104-112 NORTH AVENUE 56; 5567-5577 NORTH FIGUEROA STREET
Highland Park Masonic Temple, HCM #282
Contributor to the Highland Park-Garvanza HPOZ
CHC-2018-1406-MAEX

Agenda packet includes:

1. Staff Recommendation Report
2. ZIMAS Report
3. Mills Act Historical Property Contract Application
4. Historic Structure Report (HSR)
5. Pre-Approval Inspection Report

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

HEARING DATE: August 2, 2018
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

CASE NO.: CHC-2018-1406-MAEX

Location: 104-112 North Avenue 56;
5567-5577 North Figueroa Street
Council District: 1 - Cedillo
Community Plan Area: Northeast Los Angeles
Area Planning Commission: East Los Angeles
Neighborhood Council: Historic Highland Park
Legal Description: Packard and Wilson Tract, Lot 11

PROJECT: 104-112 North Avenue 56; 5567-5577 North Figueroa Street
Highland Park Masonic Temple, Historic-Cultural Monument (HCM) #282
Contributor to the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ)

APPLICANT & OWNER: 104 North Avenue 56 LLC
2202 South Figueroa Street, Suite522
Los Angeles, CA 90007

APPLICANT'S REPRESENTATIVES: Andrew Goodrich and Katie Horak, Architectural Resources Group
360 East 2nd Street #225
Los Angeles, CA 90012

REQUEST: **APPROVAL OF EXEMPTION FROM LIMITATION OF ELIGIBILITY FOR HISTORICAL PROPERTY CONTRACT (MILLS ACT) APPLICATION**

RECOMMENDATION: **That the Cultural Heritage Commission:**

1. **FIND** the above-listed property meets the stated conditions for valuation exemption.
2. **APPROVE** the above-listed property for exemption from the valuation limit.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Architect
Historical Property Contracts Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

ATTACHED EXHIBITS:

- Attachment 1 – ZIMAS Report
- Attachment 2 – Mills Act Historical Property Contract Application
- Attachment 3 – Historic Structure Report (HSR)
- Attachment 4 – Pre-Approval Inspection Report

BACKGROUND

Economic incentives foster preservation of residential neighborhoods and revitalization of downtown commercial districts. The Mills Act is the single most important economic incentive program in California for preservation of qualified historic buildings by private property owners.

Enacted in 1972, Mills Act legislation grants participating local governments (cities and counties) authority to enter into contracts with owners of qualified historic properties who actively participate in rehabilitation, restoration, and maintenance work to receive property tax relief. The City of Los Angeles (City) adopted Mills Act legislation in 1996. Since then, 892 properties have benefited from the program.

A formal agreement, known as a Mills Act or Historical Property Contract (Mills Act Contract), is executed between the City and property owner for a revolving minimum ten-year term. Contracts are automatically renewed each year. Property owners agree to rehabilitate, restore, maintain, and protect the property in accordance with the *Secretary of the Interior's Standards for Rehabilitation* (*Secretary's Standards*) and conditions identified in the Contract. Periodic inspections by City and County officials ensure proper adherence to the Contract. The City may impose penalties for breach of Contract or failure to protect the historic property. The Contract is binding to all successive owners.

Los Angeles Administrative Code Chapter 14. Section 19.142 identifies limitations on eligibility for a Mills Act Contract. The current pre-contract assessed valuation limits are $1,500,000 for single-family residential properties and $3,000,000 for multi-family residential, commercial, or industrial properties. Properties located in the Greater Downtown Los Angeles Area, including the Figueroa Economic Strategy Area, and National Register of Historic Places-listed Hollywood Boulevard Commercial and Entertainment District are exempt from valuation limits. The Cultural Heritage Commission may grant an exemption from the limitations imposed by Administrative Code Section 19.142 under the following conditions:

(a) granting the exemption will not cause the cumulative loss of property tax revenue to the City to exceed $2,000,000 annually; and
(b) the site, building or structure is a particularly significant Historic-Cultural Monument or Contributing Structure to an Historic Preservation Overlay Zone; and
(c) granting the exemption will assist in the preservation of a site, building or structure which would otherwise be in danger of demolition, substantial alteration or relocation.

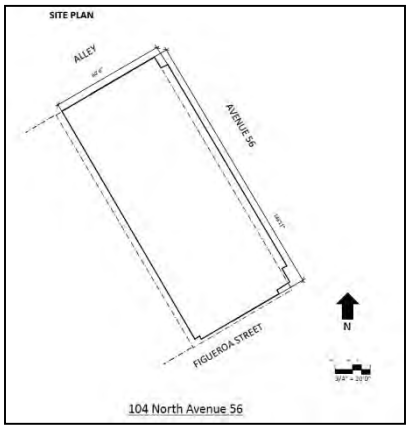
The above-listed criteria are further delineated in the Contract application materials to include substantial rehabilitation and excessive and/or unusual maintenance requirements for a property.

In order to better substantiate justification for exemption properties to meet the ordinance criteria, the application process requires preparation of an Historic Structure Report (HSR) consistent with format requirements published by the Office of Historic Preservation *Historic Structure Report Format Guidelines* and the National Park Service in *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*. An HSR provides documentary, graphic, and physical information about a property's history and existing condition. Broadly recognized as an effective part of preservation planning, an HSR also addresses management or owner goals for continued use or re-use of the property. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, prior to commencement of work, and outlines a scope of recommended tasks. The HSR serves as an important guide for all changes made to a historic property during a project—repair, rehabilitation, or restoration—and can also provide information for maintenance procedures. This requirement sets a higher bar for exemption requests and allows property owners and staff to better understand the unique challenges such properties entail and the owner's commitment to preservation under a Mills Act Contract.

SUBJECT PROPERTY

Located on a flat, rectangular shaped lot at the northwest corner of North Figueroa Street and North Avenue 56, the Highland Park Masonic Temple occupies a prominent location in Highland Park's historic commercial core. The legal description of the property is lot 11 of the Packard and Wilson Tract, identified by the Los Angeles County Assessor as 5468-024-010. The building was designated as Los Angeles Historic-Cultural Monument (HCM) No. 282 in 1984. It was listed in the National Register of Historic Places in 1990 and is thus listed in the California Register of Historical Resources. It is also a Contributor to the Highland Park-Garvanza HPOZ.

The Highland Park Masonic Temple is significant in the area of social history for its association with the Freemasons and Highland Park Masonic Lodge No. 382 and is significant in the area of architecture, as an excellent example of the Italian Renaissance Revival style as applied to a mixed-use commercial building. The mixed-use commercial and institutional building was designed and constructed in 1923 in the Italian Renaissance Revival style by local architect and Lodge member Elmore R. Jeffrey as the first permanent home of Highland Park Masonic Lodge No. 382, a locally significant civic institution that occupied the second story. It also housed retail stores on the ground story, and offices in the partial third story.



Site Plan of subject property (2018)

In 1982, the building was seismically retrofitted and historical elements – most notably, interior finishes that had deteriorated, and storefronts that had been extensively modified – were rehabilitated in accordance with the *Secretary of the Interior's Standards*. The building was most recently sold in 2015 and remains commercial and office space.

Description


Primary, south elevation along North Figueroa St., view north

Rectangular in plan, the building spans lot line to lot line with no setback from the street. The building reads as two stories when viewed from the street, but contains a partial third story, evidenced by several windows incorpoated into the cornice on the northeast elevation. The building sits on a shallow concrete foundation and is of wood-frame and unreinforced masonry construction with brick cladding.

It has a flat roof with a parapet and pent roofs clad with red clay tile on the two street-facing (northeast and southeast) elevations.. Beneath the pent roof structures is a bracketed wood cornice and frieze; the frieze is emblazoned with the Freemasons' square-and-compass icon and other Masonic insignia. The soffit of the cornice is articulated with floral motifs and decorative attic vents. Door and window surrounds, trim, moldings, and other decorative elements are generally composed of terra cotta.

Features on the primary, southeast-facing elevation, as with the others, are balanced and symmetrical. The primary visual element on this elevation is a second story colonnade comprised of five arches supported by twisted columns with Corinthian capitals. The corbels, columns, and trim units framing the colonnade are composed of terra cotta. The colonnade encloses a recessed, second story logia accessed by paired, multi-light wood French doors that are crowned by a fanlite. The ground story consists of storefronts and is divided into three bays comprised of fixed metal plate glass windows that rest on tile bulkheads. The entire storefront system is surmounted by a ribbon of transom windows with

combed glass, leaded cames, and operable center pivot sashes. There are two deeply recessed entrances with glazed metal doors.

The northeast-facing elevation exhibits many of the same features that are found on the primary elevation. Fenestration consists primarily of wood double hung windows, but also includes wood awning and casement windows. Both the northwest-facing and southwest-facing elevations are utilitarian and lack distinctive architectural features.

Generally, spaces that exhibit greater detail in terms of architectural ornamentation and workmanship in features and finishes, are those on the second floor. Characteristic features of these spaces include hardwood floors, decorative wood trim and surrounds, paneled wood doors with metal hardware, decorative plaster trim with Masonic motifs, paneled wood walls, and multi-colored print wallpaper. Other spaces – specifically, street-level retail units and accessible third story offices – have been extensively altered over time and apart from the circulation pattern, hardwood floors, and extant wood trim and wood paneled doors, minimal historic fabric and characteristic features remain.

Rehabilitation/Restoration/Maintenance Plan
The scope of rehabilitation, restoration, and maintenance work is substantial and includes: the repair of water damaged wood at the cornice and frieze, window repair, repair of the original main entry door, repair and replacement of the gutters and drainage system, mechanical, electrical, and plumbing upgrades, additional seismic strengthening, repointing and repair of exterior brick, repair of deteriorating exterior terra cotta, restoration of the brick parapet, and restoration and rehabilitation of the storefronts, interior wall panels, wallpaper wallcoverings, and murals. The scope of rehabilitation and restoration work is proposed to be completed by 2028. Additional work items include routine maintenance of the building systems and interior and exterior finishes.

The current owner began work on rehabilitating the property in 2017; however, almost all of this initial work was limited to interior spaces and accessibility upgrades to accommodate the building's new use as a performance venue and restaurant. These completed items include: the installation of two new HVAC units, electrical systems and wiring upgrades to the second story spaces, the installation sprinklers throughout the entire building, and the installation of a new accessibility-compliant passenger elevator in an existing door opening.

Additional completed work, noted during the inspection consisted of: the installation of an appropriate railing extension on the second-floor balcony, repair and repainting of the roof membrane and flashings, the addition of interior acoustical windows on the second story, and re-painting of interior wood trim.

Review
GPA Consulting reviewed the Mills Act Contract application materials and conducted an on-site, pre-approval inspection on behalf of the Office of Historic Resources (OHR) on June 12, 2018. The inspection was attended by the property owner, Hugh Horne, and his historic preservation consultant, Andrew Goodrich from Architectural Resources Group. After conducting the pre-approval inspection and upon further review of the proposed Rehabilitation/Restoration/Maintenance Plan, GPA Consulting noted the following revisions to be made to the Rehabilitation/Restoration/Maintenance Plan, which are consequently being added as Conditions of Approval:

- Reorganize the Rehabilitation/Restoration/Maintenance Plan (Exhibit A of proposed contract) to prioritize structural and safety concerns, including work to stabilize deteriorated and damaged wood cornice and trim, repair of broken gutters/drainage, repair of deteriorated bricks, and structural upgrades, as listed below, before other less critical and time-sensitive work.

  - Immediately commence and complete work to stabilize the deteriorating and damaged historic architectural details at wood cornice and trim. If this work is not completed soon, the wood elements are at risk of deteriorating beyond repair. These repairs are critical by nature due to potential life safety issues and damage should they be postponed.
  - Prioritize work to investigate extent of external and possible internal water damage to structure caused by faulty gutters and drainage systems. Repair as recommended by specialist with care to avoid any further damage to historic architectural features. Gutters should be repaired and replaced in a timely manner and work should be completed simultaneously with repair of deteriorating historic architectural details at cornice.
  - Repoint and repair/replace individual bricks in kind as needed. If this work is not completed soon, the brick is at risk of deteriorating beyond repair. In addition, these repairs are critical by nature due to potential fall hazards and damage should they be postponed.
- Carefully remove paint from all originally exposed woodwork, particularly on the second floor in the primary character-defining spaces (Lodge Room, Lobby Corridor, Lodge Room Lobby, Parlors, etc.). Condition, stain, and repair original wood.
- Engage a structural engineer with experience in historic preservation to study structural upgrades that would remedy the undesirable steel cross-bracing work completed in the 1980s and consult with OHR on viable solutions.

With the added Conditions of Approval, the scope of recently completed and proposed work conforms to the *Secretary of the Interior's Standards* and substantiates necessity for a Mills Act Historical Property Contract.

Staff recommends approval of the exemption from limitation of eligibility for a Mills Act Contract. The property is significant as an outstanding example of a Renaissance Revival Style building, and for its historical association with civic and fraternal organizations. In addition, there is evidence for substantial private investment beyond routine maintenance, and appropriate completed and proposed rehabilitation, restoration, and maintenance tasks with the added Conditions of Approval.

FINDINGS

A) Granting the exemption will not cause the cumulative loss of property tax revenue to the City to exceed $2,000,000 annually.

The estimated fiscal impact to the City of Los Angeles on the existing and proposed Mills Act Contracts for 2018 is as follows:

Fiscal Impact of (892) existing Mills Act Contracts:	$1,340,812
Fiscal Impact of (27) 2018 Applications (excluding exemptions):	$16,084
Fiscal Impact of Pending Exemption Application:	$4,176
Fiscal Impact of (3) other Exemption Applications:	$10,653
Fiscal Impact of all proposed and executed contracts (1997 to 2018):	$1,371,725

The City's share of the general levy property tax collected by the County Assessor for FY 2017-18 (1.02% of property value) is 0.107503529, or 10.7%. It is the intent of the City Council that unrealized City revenue from the loss of property taxes not collected due to executed Historical Property Contracts shall not exceed $2,000,000 annually. The current total revenue loss projection for 2018-19 would put the program at 68.6% capacity.

B) The site, building or structure is a particularly significant Historic-Cultural Monument or Contributing Structure to an Historic Preservation Overlay Zone.

The property is designated as a Los Angeles Historic-Cultural Monument based on findings that the property is significant in the context of civic and fraternal organizations for its association with the Free and Accepted Masons, a civic and fraternal organization that constructed and occupied the building from 1923 until 1983. Additionally, the building is an excellent example of Renaissance Revival design with an exceptional level of architectural detail.

C) Granting the exemption will assist in the preservation of a site, building or structure which would otherwise be in danger of demolition, substantial alteration or relocation.

The current owners have shown they are good stewards of the historic property, having engaged the services of Architectural Resources Group and working with the Office of Historic Resources on the review of previously completed interior work. The owners have committed to continuing the necessary repair, restoration, and rehabilitation work to ensure the material health and outward appearance of the property. However, in its present state, the building is at risk of continued deterioration. Granting the exemption will facilitate investment in major rehabilitation and repair projects necessary to ensure the building is preserved. Without the financial assistance of the Mills Act, the owners may not be able to undertake all the improvements necessary to rehabilitate and maintain the property according to the *Secretary of the Interior's Standards*.

City of Los Angeles
Department of City Planning

3/7/2018
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

112 N AVE 56
110 N AVE 56
108 N AVE 56
106 N AVE 56
104 N AVE 56
112 N AVENUE 56
110 N AVENUE 56
108 N AVENUE 56
106 N AVENUE 56
104 N AVENUE 56
5567 N FIGUEROA ST
5577 N FIGUEROA ST

ZIP CODES

90042

RECENT ACTIVITY

ENV-2008-291
DIR-2013-3913-CWNC
SP-AVENUE 50 TOD

CASE NUMBERS

CPC-2010-943-HPOZ
CPC-2003-1501-CA
CPC-2002-2774-HD-GPA
CPC-1999-524-SP
CPC-1999-523-CA
CPC-1992-283-HPOZ
CPC-1989-22490-ZC
CPC-1989-177
CPC-1986-826-GPC
ORD-175891
ORD-175088-SA4075C
ORD-174665-SA4075C
ORD-174663-SA1
ORD-172316
ORD-169776
ORD-165351-SA2046
ORD-129279
DIR-2008-390-SPP
ZA-7737
ZA-1998-617-CUZ
BZA-5657
ENV-2013-3392-CE
ENV-2010-944-CE
ENV-2008-391-CE

Address/Legal Information	
PIN Number	151-5A227 232
Lot/Parcel Area (Calculated)	9,003.6 (sq ft)
Thomas Brothers Grid	PAGE 595 - GRID C3
Assessor Parcel No. (APN)	5468024010
Tract	PACKARD AND WILSON TRACT
Map Reference	M B 3-47
Block	None
Lot	11
Arb (Lot Cut Reference)	1
Map Sheet	151-5A227
	151-5A229
Jurisdictional Information	
Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Historic Highland Park
Council District	CD 1 - Gilbert Cedillo
Census Tract #	1838.10
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	C2-2D-HPOZ
Zoning Information (ZI)	ZI-2440 Highland Park - Garvanza
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	Avenue 57 Transit Oriented District
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	Highland Park - Garvanza
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No

ENV-1990-615-EIR

Rent Stabilization Ordinance (RSO)	No
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5468024010
Ownership (Assessor)	
Owner1	104 NORTH AVENUE 56 LLC
Address	2202 S FIGUEROA ST STE 522 LOS ANGELES CA 90007
Ownership (Bureau of Engineering, Land Records)	
Owner	ORTEGA, TRINIDAD (TR) TRINIDAD ORTEGE REVOCABLE TRUST DTD 09/13/2004
Address	5567 N FIGUEROA STREET LOS ANGELES CA 90042
APN Area (Co. Public Works)*	0.207 (ac)
Use Code	6400 - Recreational - Club, Lodge Hall, Fraternal Organization - One Story
Assessed Land Val.	$2,080,800
Assessed Improvement Val.	$3,238,320
Last Owner Change	05/23/2016
Last Sale Amount	$9
Tax Rate Area	4
Deed Ref No. (City Clerk)	9983370
	202
	131055-6
	1194780
Building 1	
Year Built	1923
Building Class	C65B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	11
Building Square Footage	19,020.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes

Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.06259376
Nearest Fault (Name)	Raymond Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.50000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	HIGHLAND PARK
Promise Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	Highland Park
Public Safety	
Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1149
Fire Information	
Bureau	Central
Batallion	2
District / Fire Station	12
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2010-943-HPOZ
Required Action(s):	HPOZ-HISTORIC PRESERVATION OVERLAY ZONE
Project Descriptions(s):	HIGHLAND PARK HPOZ EXPANSION - ADDITION OF PARCELS FROM THE GARVANZA ICO BOUNDARIES.
Case Number:	CPC-2003-1501-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	REVISIONS TO THE HPOZ ORDINANCE IN CONJUNCTION WITH THE PRESERVATION PLAN PROCESS
Case Number:	CPC-2002-2774-HD-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
	HD-HEIGHT DISTRICT
Project Descriptions(s):	
Case Number:	CPC-1999-524-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1999-523-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	REQUEST AN AMENDMENT TO ZONING REGULATIONS THAT WOULD ONLY ALLOW LANDFILLS PURSUANT TO A CONDITIONAL USE PERMIT. (CITYWIDE)
Case Number:	CPC-1992-283-HPOZ
Required Action(s):	HPOZ-HISTORIC PRESERVATION OVERLAY ZONE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1989-22490-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1989-177
Required Action(s):	Data Not Available
Project Descriptions(s):	INTERIM CONTROL ORDINANCE FOR THE ENTIRE NORTHEAST LOS ANGELESDISTRICT PLAN
Case Number:	CPC-1986-826-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS
Case Number:	DIR-2008-390-SPP
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
Project Descriptions(s):	PROJECT PERMIT FOR AVE 56 TOD SPECIFIC PLAN FOR A CHANGE OF USE FROM OFFICE TO RESTAURANT
Case Number:	ZA-1998-617-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	CONDITIONAL USE TO PERMIT THE ESTABLISHMENT OF A PAWN SHOP IN CONJUNCTION WITH AN EXISTING RETAIL JEWELRY STORE LOCATED IN THE C2 ZONE HAVING HOURS OF OPERATIONFROM 9 A.M. TO 7 P.M. SEVEN DAYS A WEEK.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2010-944-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HIGHLAND PARK HPOZ EXPANSION - ADDITION OF PARCELS FROM THE GARVANZA ICO BOUNDARIES.
Case Number:	ENV-2008-391-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PROJECT PERMIT FOR AVE 56 TOD SPECIFIC PLAN FOR A CHANGE OF USE FROM OFFICE TO RESTAURANT
Case Number:	ENV-1990-615-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

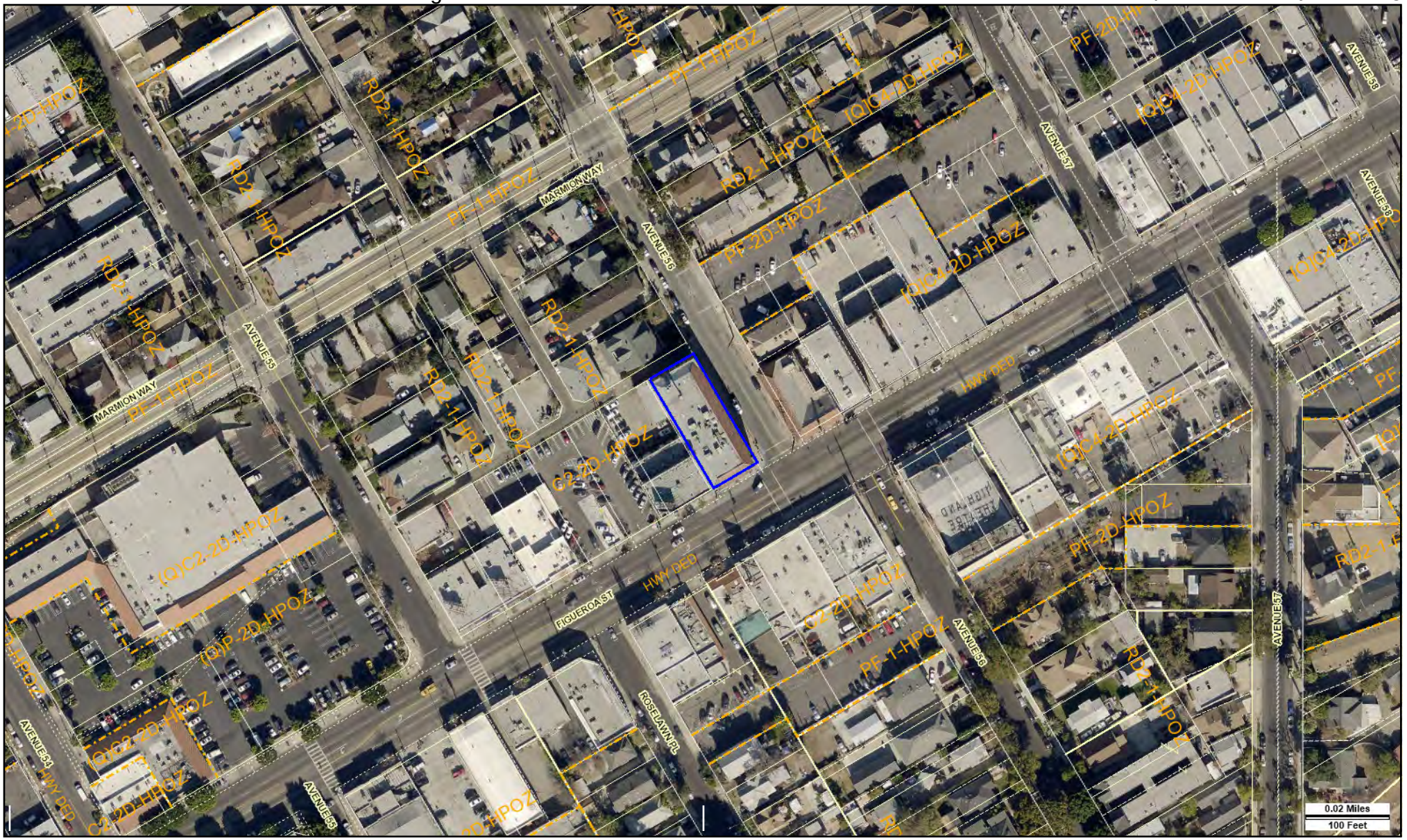
ORD-175891
ORD-175088-SA4075C
ORD-174665-SA4075C
ORD-174663-SA1
ORD-172316
ORD-169776
ORD-165351-SA2046
ORD-129279
ZA-7737
BZA-5657

ZIMAS INTRANET

2014 Digital Color-Ortho

03/07/2018

City of Los Angeles
Department of City Planning



Address: 104 N AVENUE 56

APN: 5468024010

PIN #: 151-5A227 232

Tract: PACKARD AND WILSON TRACT

Block: None

Lot: 11

Arb: 1

Zoning: C2-2D-HPOZ

General Plan: Neighborhood Commercial

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Los Angeles Department of City Planning
Historical Property Contracts Program
221 North Figueroa Street, Suite 1350
Los Angeles, California 90012

SPACE ABOVE THIS LINE IS RESERVED FOR RECORDER'S USE

TITLE(S)

(Free recording requested pursuant to Government Code Section 6103)

HISTORICAL PROPERTY CONTRACT

BY AND BETWEEN THE CITY OF LOS ANGELES,
A MUNICIPAL CORPORATION, AND

104 North Avenue 56, LLC

_____,
(PRINT NAME OF EACH OWNER AS LISTED ON TITLE)

FOR THE PRESERVATION AND BENEFIT OF THE
HISTORIC-CULTURAL MONUMENT OR
CONTRIBUTING STRUCTURE PROPERTY LOCATED AT

104 North Avenue 56
(ADDRESS)

THIS AGREEMENT is made and entered into this _____ day of _____ 2018, by and
(LEAVE DATE BLANK UNTIL RECORDED)
between the CITY OF LOS ANGELES, a municipal corporation (hereinafter referred to as the "City") and 104 North Avenue 56, LLC (hereinafter referred to as the "Owner").
(PRINT NAME OF EACH OWNER AS LISTED ON TITLE)

WITNESSETH:

(i) California Government Code Sections 50280, et seq. authorize cities to enter into contracts with the owners of qualified historical properties to provide for the use, maintenance and restoration of such historical properties so as to retain their characteristics as properties of historical significance.

(ii) Owner possesses fee title in and to that certain real property, together with associated structures and improvements thereon, commonly known as the Highland Park Masonic Temple and located at the street address 104 North Avenue 56, Los Angeles, California 90042 (hereinafter such property shall be referred to as the "Property"), and recorded with the Los Angeles County Recorder with the following legal description:

PACKARD AND WILSON TRACT, LOT 11
Assessor Identification Number (AIN): 5468-024-010

(iii) On August 29, 1984: (a) the City Council of the City of Los Angeles declared the Property Historic-Cultural Monument No. 282 pursuant to Section 22.171.10 of the Los Angeles Administrative Code (Council File No. N/A - N/A); or,
(b) The Property was determined to be a Contributing Structure to the Highland Park-Garvanza Historic Preservation Overlay Zone pursuant to Section 12.20.3 of the Los Angeles Municipal Code.

(iv) City and Owner, for their mutual benefits, now desire to enter into this agreement both to protect and preserve the characteristics of historical significance of the Property and to qualify the Property for an assessment of valuation pursuant to the provisions of Section 439, et seq., of the California Revenue and Taxation Code.

NOW THEREFORE, City and Owner, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1. **Effective Date and Term of Agreement.**
This Historical Property Contract (hereinafter referred to as the "Agreement") shall be effective and commence on the date it is recorded (hereinafter referred to as the "effective date") and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the effective date, such initial term will automatically be extended, subject to provisions of paragraph 2, below.

2. **Renewal.**
Each year on the anniversary of the effective date of this Agreement (hereinafter referred to as the "renewal date"), a year shall automatically be added to the initial term of this Agreement unless notice of nonrenewal is mailed as provided herein. If either Owner or City desires in any year not to renew the Agreement, Owner or City shall serve written notice of nonrenewal of the Agreement on the other party in advance of the annual renewal date of the Agreement. Unless such notice is served by Owner to City at least ninety (90) days prior to the annual renewal date, or served by City to Owner at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the Agreement as provided herein. Upon receipt by Owner of a notice of nonrenewal from City, Owner may make a written protest of the notice. City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to Owner of nonrenewal. If either City or Owner serves notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

3. **Standards for Historical Property.**
During the term of this Agreement, the Property shall be subject to the following conditions, requirements and restrictions:
   a. Owner shall preserve and maintain the characteristics of historical significance of the Property in accordance with the Rehabilitation/Restoration/Maintenance Plan (hereinafter referred to as the "Plan") for the Property is attached hereto, marked as Exhibit "A", and is incorporated herein by this reference. Attached hereto, marked as Exhibit "B", and incorporated herein by this reference, is a list of those minimum standards and conditions for maintenance, use and preservation of the Property, which shall apply to such property throughout the term of this Agreement.

b. Owner shall restore and rehabilitate the property according to the Plan, the rules and regulations of the Secretary of the Interior's Standards for Rehabilitation (Exhibit "B"), and the California Historical Building Code.

c. Owner shall allow reasonable periodic examinations, by prior appointment, of the interior and exterior of the Property by representatives of the City, County or City and County prior to any new agreement and every 5 years thereafter, and as may be necessary to determine owner's compliance with the terms and provisions of this Agreement.

4. Provision of Information of Compliance.

Owner hereby agrees to furnish City with any and all information requested by the City which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

5. Cancellation.

City, following a duly noticed public hearing as set forth in California Government Code Sections 50280, et seq., may cancel this Agreement if it determines that Owner breached any of the conditions of this Agreement or has allowed the property to deteriorate to the point that it no longer meets the standards for a Historic-Cultural Monument or Contributing Structure. City may also cancel this Agreement if it determines that the Owner has failed to restore or rehabilitate the property in the manner specified in subparagraph 3(b) of the Agreement, including but not limited to Owner's failure to comply with the Plan and/or Owner's failure to complete the rehabilitation and restoration identified in the Plan as provided for in the Plan. Except as otherwise provided in Section 19.143 of the Los Angeles Municipal Code, in the event of cancellation of this Agreement by the City, Owner shall pay the State of California a cancellation fee of Twelve and One-Half percent (12 1/2%) of the current fair market value of the Property at the time of cancellation, as determined by County Assessor without regard to any restrictions on the Property imposed pursuant to this Agreement. Payment of the fee shall be made in accordance with the provisions of subsection (b) of Section 50286 of the Government Code.

6. Enforcement of Agreement.

In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement. In the event of a default under the provisions of this Agreement by Owner, City shall give written notice to Owner by registered or certified mail addressed to the address stated in this Agreement, and if such a violation is not corrected to the reasonable satisfaction of the City within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default if said breach or default cannot be cured within thirty (30) days (provided that acts to cure the breach or default must be commenced within thirty (30) days and must thereafter be diligently pursued to completion by Owner), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owner pursuant to the terms of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by Owner, or apply for such other relief as may be appropriate. City does not waive any claim of default by Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic

properties are available to the City to pursue in the event that there is a breach of this Agreement. No waiver of any breach or default under this Agreement shall be deemed to a waiver of any other subsequent breach thereof or default hereunder.

7. Binding Effect of Agreement.

The Owner hereby voluntarily subjects the Property hereto to the covenants, reservations and restrictions as set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, reservations and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors and assigns in title or interest to the Property. Each and every contract, deed or other instrument hereinafter executed, covering or conveying the Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement whether or not such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that Owner's legal interest in the Property is rendered less valuable thereby. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Property for the benefit of the public and Owner.

8. Notice.

Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below or at any other address as may be later specified by the parties hereto.

To City:

Los Angeles Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, California 90012
Attn: Historical Property Contracts Manager

To Owner:

Name: 104 North Avenue 56, LLC, c/o Hugh Horne

Address: 2202 S. Figueroa Street #522
Los Angeles, CA 90027

9. **General Provisions.**
   a. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause them to be considered joint venturers or members of any joint enterprise.
   b. Owner agrees to and shall hold City and its elected officials, officers, employees and agents harmless from any and all liability for damage or claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of Owner or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to the use, operation and maintenance of the Property. Owner hereby agrees to and shall defend the City and its elected officials, officers, employees and agents with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of Owner's activities in connection with the Property. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement whether or not the City prepared, supplied or approved the plans, specifications or other documents for the Property.
   c. All of the agreements, rights, covenants, reservations and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns and all persons acquiring any part or portion of the Property, whether by operation of law or in any manner whatsoever.
   d. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.
   e. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be effected thereby.
   f. This Agreement shall be construed and governed in accordance with the laws of the State of California.

10. **Recordation.**
    No later than twenty (20) days after the parties execute and enter into this Agreement, City shall cause this Agreement to be recorded in the Office of the County Recorder of the County of Los Angeles.

11. **Amendments.**
    This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

12. **Fees.**
    Owner agrees to pay any such fees associated with the administration of the Agreement, so long as the fee does not exceed the City's and County's reasonable cost of providing the service pursuant to this article for which the fee is charged.

IN WITNESS WHEREOF, the parties have caused this contract to be duly executed.

THE CITY OF LOS ANGELES, a municipal corporation:

ATTEST: HOLLY WOLCOTT, City Clerk/Executive Officer

By: _____
Deputy Date

By: _____
VINCENT P. BERTONI, AICP, Director of Planning Date

By: _____
Owner Signature*

Hugh Horne 4/30/18
Print Name Co-President of 604 North Avenue 56, LLC Date

By: _____
Owner Signature*

_____
Print Name Date

By: _____
Owner Signature*

_____
Print Name Date

APPROVED AS TO FORM
MICHAEL N. FEUER, City Attorney

By: _____
Deputy City Attorney, Office of the City Attorney Date

* Approved Recording Signature Method: The contract signature(s) and printed names(s) above MUST BE IDENTICAL to the printed names(s) on the first page of the contract and the Notary Acknowledgement Form. If not, the contract will be rejected by the County Recorder.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the Individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On APRIL 30, 2019 before me, Alan H. Uehara, Notary Public

personally appeared HUGH HORNS

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

ALAN H. UEHARA
Notary Public - California
Los Angeles County
Commission # 2154085
My Comm. Expires Jun 7, 2020

Signature

OPTIONAL **(Information below is not required by law, but may prove to be of value to persons relying on the Document)**

Description of Attached Document

Title or Type of Document: INTERNAL PROPERTY CONTRACT

Document Date: APRIL 30, 2019 Number of Pages: 6

Signers Other Than Named Above: VINCENT P. BENTONE

CITY OF LOS ANGELES

CULTURAL HERITAGE COMMISSION APPLICATION FOR EXEMPTION FROM LIMITATION ON ELIGIBILITY FOR HISTORICAL PROPERTY CONTRACT

Los Angeles Administrative Code § 19.142 "Limitations on Eligibility" provides that:
...eligibility for Historical Property Contracts shall be limited... to buildings or structures with a pre-contract assessed valuation of $1,500,000 or less for Single-Family dwellings, and $3,000,000 or less for Multi-Family residential, commercial or industrial buildings, unless the individual property is granted an exemption from those limits by the Cultural Heritage Commission.

The Cultural Heritage Commission may grant exemption from the limitations imposed by this Section when:

(a) granting the exemption will assist in the preservation of a structure (including unusual and/or excessive maintenance requirements) that would otherwise be in danger of demolition, substantial alteration or relocation; and

(b) the structure is an exceptional Historic-Cultural Monument or Contributing Structure to an HPOZ; and

(c) granting the exemption will not cause the cumulative loss of property tax revenue to the City to exceed $2,000,000 annually.

1. NAME: 104 No rthAvenue 56, LLC

2. ADDRESS: 2202 S. Figuero aStreet #522, Los Angeles, CA 90007

3. ADDRESS OF PROPERTY: 104 No rthAvenue 56, Los Angeles, CA 90042

4. HISTORIC-CULTURAL MONUMENT NUMBER: 282 **or HPOZ:** Highland Park-Garvanza

5. TAX ASSESSED VALUATION (Attach a copy of your most recent tax bill): $ $4,896,000

6. EXEMPTION CRITERION: Granting the exemption will assist in the preservation of a structure that would otherwise be in danger of demolition, substantial alteration or relocation. ***A Historic Structure Report prepared for the property is attached.***

I, Hugh Horne **, owner of the structure referenced above apply for exemption from the limitations contained in L.A.A.C. §19.142. I certify, under the penalty of perjury, that the information attached and provided above is accurate. Executed this** 30th **day of** April **, 2018, at** South Pasadena **, California.**

Hugh Horne
Owner's Name (print or type)

Owners Signature

For Office Use Only

A) Cumulative loss of more than $2,000,000? _____
B) Exceptional HCM or HPOZ Contributing Structure? _____
C) Specific threat to resource? Complete HSR submitted? _____

Percent above limit _____ % Criteria a, b, and c listed above satisfied? _____ Initial_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

> A notary public or other officer completing this certificate verifies only the identity of the Individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On APRIL 30, 2019 before me, Alan H. Uehara, Notary Public

personally appeared HUGH HURNA

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/s~~he/the~~y executed the same in his/~~her/the~~ir authorized capacity(~~ies~~), and that by his/~~her/the~~ir signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

ALAN H. UEHARA
Notary Public - California
Los Angeles County
Commission # 2154085
My Comm. Expires Jun 7, 2020

WITNESS my hand and official seal

Signature ______________

OPTIONAL **(Information below is not required by law, but may prove to be of value to persons relying on the Document)**

Description of Attached Document

Title or Type of Document: CHC APPL FOR EXEMPTION FROM LIMITATION ON ELIGIBILITY FOR HISTORICAL PROP. CONTRACT

Document Date: 4/30/2019 Number of Pages: ~~4~~ 1

Signers Other Than Named Above: —

CITY OF LOS ANGELES

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 104 North Avenue 56

Use this form to propose all preservation work necessary to rehabilitate the property. In this plan, include all of the expected maintenance, restoration and replacement of historic features on the property, NOT modernization, remodels, or construction of new elements. Although modernization may be an important part of your rehabilitation project, this form is meant to specifically capture the preservation work involved and not anything else. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed preservation work (if applicable) and continue with work proposed to complete within the next ten years arranging in order of priority.

☐ Maintenance ■ Rehabilitation/Restoration ■ Completed ☐ Proposed

Building Feature: HVAC Systems

Cost $ 54,950 (round to nearest dollar) Contract Year of Proposed Work Completion: 2017

Description of work: Installed two (2) new HVAC units, to better service the building and to refurbish existing units (note that additional HVAC work still needs to be completed for other spaces).

☐ Maintenance ■ Rehabilitation/Restoration ■ Completed ☐ Proposed

Building Feature: Electrical Systems

Cost $ 87,780 (round to nearest dollar) Contract Year of Proposed Work Completion: 2017

Description of work: Upgraded antiquated electrical systems and wiring to most second story spaces (note that additional electrical work still needs to be completed for other spaces).

☐ Maintenance ■ Rehabilitation/Restoration ■ Completed ☐ Proposed

Building Feature: Fire Life Safety Systems

Cost $ 124,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2017

Description of work: Installed new smoke detectors, alarms, and sprinklers throughout entire building

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☐ Maintenance ■ Rehabilitation/Restoration ■ Completed ☐ Proposed

Building Feature: Conveyance Systems/Elevator

Cost $ 115,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2017

Description of work: Installed new ADA compliant passenger elevator per Secretary of the Interior's Standards.

EXHIBIT "A"

CITY OF LOS ANGELES

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 104 North Avenue 56

Use this form to propose all preservation work necessary to rehabilitate the property. In this plan, include all of the expected maintenance, restoration and replacement of historic features on the property, NOT modernization, remodels, or construction of new elements. Although modernization may be an important part of your rehabilitation project, this form is meant to specifically capture the preservation work involved and not anything else. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed preservation work (if applicable) and continue with work proposed to complete within the next ten years arranging in order of priority.

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Wood Cornice and Trim

Cost $ 19,640 (round to nearest dollar) Contract Year of Proposed Work Completion: 2019

Description of work: Repair wood cornice and frieze. Remove decayed wood; treat damaged areas; replace or splice-in new members; fill splits/losses; prepare/prime/paint wood; replace mesh soffit screens.

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Wood Windows

Cost $ 28,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Repair windows. Remove/treat deteriorated wood; clean/prepare/paint wood surfaces; replace damaged glazing; replace deteriorated putty/sealants; realign misaligned sash; adjust hardware.

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Main Entrance Doors (northeast elevation)

Cost $ 8,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Repair doors. Replace side stiles/bottom rails with new wood; fill splits/losses; clean/refinish wood surfaces, and apply varnish; clean/adjust hardware; install weatherstripping/new threshold.

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Drainage and Gutters

Cost $ 5,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Survey existing gutters and repair as needed. Clean/repair/repaint sheet metal gutters; replace loose screens at area drains with strainers.

EXHIBIT "A"

CITY OF LOS ANGELES

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 104 North Avenue 56

Use this form to propose all preservation work necessary to rehabilitate the property. In this plan, include all of the expected maintenance, restoration and replacement of historic features on the property, NOT modernization, remodels, or construction of new elements. Although modernization may be an important part of your rehabilitation project, this form is meant to specifically capture the preservation work involved and not anything else. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed preservation work (if applicable) and continue with work proposed to complete within the next ten years arranging in order of priority.

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: HVAC Systems

Cost $ 55,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Engage a qualified HVAC contractor; upgrade additional HVAC systems/install new HVAC units in areas of the building that were not addressed in the previous scope of HVAC work (2017).

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Structural Systems

Cost $ 450,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2021

Description of work: Complete additional seismic retrofit measures to render the building compliant with modern-day seismic code requirements.

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Plumbing Systems

Cost $ 30,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2022

Description of work: Engage a qualified plumber; correct outstanding issues/upgrade plumbing systems. Replace original cast iron pipe; install main sewer line cleanout; perform additional upgrades as identified.

☐ Maintenance ☐ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Building Facades (Brick Masonry)

Cost $ 105,300 (round to nearest dollar) Contract Year of Proposed Work Completion: 2024

Description of work: Repair brick facades. Clean surfaces/remove paint; apply anti-graffiti coating; replace damaged/ eroded bricks; repoint deteriorated/eroded/missing mortar joints; remove abandoned anchors.

EXHIBIT "A"

CITY OF LOS ANGELES

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 104 North Avenue 56

Use this form to propose all preservation work necessary to rehabilitate the property. In this plan, include all of the expected maintenance, restoration and replacement of historic features on the property, NOT modernization, remodels, or construction of new elements. Although modernization may be an important part of your rehabilitation project, this form is meant to specifically capture the preservation work involved and not anything else. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed preservation work (if applicable) and continue with work proposed to complete within the next ten years arranging in order of priority.

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Building Facades (Terra Cotta)

Cost $ (included with cost of brick repair) (round to nearest dollar) Contract Year of Proposed Work Completion: 2024

Description of work: Repair terra cotta trim. Clean surfaces; repoint deteriorated/missing mortar joints; patch loss areas with polymer-modified repair mortar/grout; install sealant joints at railings.

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Brick Parapets

Cost $ 15,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2024

Description of work: Restore corner brick parapets to their original height. Install compatible replacement bricks; replicate corbelled arch details; brace parapet walls to structure with steel.

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Electrical Systems

Cost $ 40,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2026

Description of work: Engage a qualified electrical contractor; upgrade additional electrical systems/wiring that were not addressed in the previous scope of electrical work (2017).

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Storefronts

Cost $ 35,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2026

Description of work: Replace deteriorated, non-original storefronts with new storefronts. Design of replacement storefronts shall be based on historical documentation/photographic evidence.

EXHIBIT "A"

CITY OF LOS ANGELES

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 104 North Avenue 56

Use this form to propose all preservation work necessary to rehabilitate the property. In this plan, include all of the expected maintenance, restoration and replacement of historic features on the property, NOT modernization, remodels, or construction of new elements. Although modernization may be an important part of your rehabilitation project, this form is meant to specifically capture the preservation work involved and not anything else. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed preservation work (if applicable) and continue with work proposed to complete within the next ten years arranging in order of priority.

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Transom Windows (above storefronts)

Cost $ 18,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2026

Description of work: Repair windows. Remove plywood; remove transoms/framings; rebuild sash, prime/paint wood; repair leaded glass; repair/waterproof openings; reinstall transoms/flashing; replace sealants.

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Interior Wall Panels (Lodge Room)

Cost $ 7,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2027

Description of work: Clean surfaces, and repair localized damage. Patch plaster loss; visually integrate similar wallpaper; mend minor tears. Repair scratched/vandalized area of wood paneling on NE wall.

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Interior Wallcoverings (Parlors)

Cost $ 4,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2027

Description of work: Repair localized areas of damage. Mend tears/gouges; reattach lifted seams; paint to visually integrate repairs; engage wallpaper manufacturer to replicate paper for heavily damaged areas.

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Interior Murals (Lodge Room)

Cost $ 6,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2027

Description of work: Engage a qualified conservator to clean and restore murals in Lodge Room.

EXHIBIT "A"

CITY OF LOS ANGELES

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 104 North Avenue 56

Use this form to propose all preservation work necessary to rehabilitate the property. In this plan, include all of the expected maintenance, restoration and replacement of historic features on the property, NOT modernization, remodels, or construction of new elements. Although modernization may be an important part of your rehabilitation project, this form is meant to specifically capture the preservation work involved and not anything else. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed preservation work (if applicable) and continue with work proposed to complete within the next ten years arranging in order of priority.

☐ Maintenance ■ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Membrane Roof

Cost $ 40,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2028

Description of work: Remove existing membrane roof; install new membrane roof and flexible flashings.

■ Maintenance ☐ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Roof (Membrane and Clay Tile)

Cost $ 3,500 (round to nearest dollar) Contract Year of Proposed Work Completion: Ongoing

Description of work: Perform routine maintenance. Monitor for/correct leaks; inspect roofs at minimum annually; clean/remove debris; install sheet metal coping; replace chipped/broken roof tiles.

■ Maintenance ☐ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Drainage and Gutters

Cost $ 2,000 (round to nearest dollar) Contract Year of Proposed Work Completion: Ongoing

Description of work: Perform routine maintenance. Clean/remove debris from area drains and gutters regularly to ensure proper operation.

■ Maintenance ☐ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Exterior Walls and Trim

Cost $ 4,000 (round to nearest dollar) Contract Year of Proposed Work Completion: Ongoing

Description of work: Perform routine maintenance. Clean bricks/terra cotta surfaces as needed; repair cracks/spalls in bricks and terra cotta; repoint open joints; prime/paint wood trim as needed.

EXHIBIT "A"

CITY OF LOS ANGELES

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 104 North Avenue 56

Use this form to propose all preservation work necessary to rehabilitate the property. In this plan, include all of the expected maintenance, restoration and replacement of historic features on the property, NOT modernization, remodels, or construction of new elements. Although modernization may be an important part of your rehabilitation project, this form is meant to specifically capture the preservation work involved and not anything else. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed preservation work (if applicable) and continue with work proposed to complete within the next ten years arranging in order of priority.

■ Maintenance ☐ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Storefronts

Cost $ 1,500 (round to nearest dollar) Contract Year of Proposed Work Completion: Ongoing

Description of work: Perform routine maintenance. Maintain glazing, sealants, and finishes.

■ Maintenance ☐ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Wood Windows and Doors

Cost $ 2,000 (round to nearest dollar) Contract Year of Proposed Work Completion: Ongoing

Description of work: Perform routine maintenance. Maintain glazing/sealants/finishes; prime/paint wood window sash and trim; clean/refinish wood doors as needed.

■ Maintenance ☐ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Building Systems

Cost $ 10,000 (round to nearest dollar) Contract Year of Proposed Work Completion: Ongoing

Description of work: Perform routine maintenance. Complete necessary upgrades to mechanical/electrical/plumbing/ fire life safety/conveyance systems as needed.

■ Maintenance ☐ Rehabilitation/Restoration ☐ Completed ■ Proposed

Building Feature: Interior Finishes

Cost $ 5,000 (round to nearest dollar) Contract Year of Proposed Work Completion: Ongoing

Description of work: Perform routine maintenance. Gently dust and clean surfaces regularly; remove adhesives from wall coverings.

EXHIBIT "A"

MAINTENANCE AND REHABILITATION STANDARDS AND CONDITIONS

Secretary of the Interior's Standards for Rehabilitation

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.
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.
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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.
10. New additions and adjacent or related new construction will 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.

Property Maintenance

All buildings, structures, yards and other improvements shall be maintained in a superior manner. All current building and zoning codes will be enforced. The following conditions are prohibited:

- **a.** Dilapidated buildings or features such as fences, roofs, doors, walls and windows.
- **b.** Abandoned or discarded objects, equipment or materials such as automobiles, automobile parts, furniture, appliances, containers, lumber or similar items stored outside but within property lines.
- **c.** Stagnant water or open excavations.
- **d.** Any device, decoration or structure, which is unsightly by reason of its height, condition or location.
- **e.** Peeling exterior paint or unremoved/uncovered graffiti.
- **f.** Overgrown landscaping, exposed bald areas within yards or grounds and broken hardscape features which could cause injury.
- **g.** Other substandard conditions as cited by the Cultural Heritage Commission, the Director of Planning, or the City's Office of Historic Resources.

Conditions

This Historical Property Contract provides the potential for property tax reduction in exchange for agreement to rehabilitate and maintain an historic building. Existing conditions not in conformance with the Secretary of the Interior's Standards, may be required to be removed and the original conditions remedied as part of this contract.

EXHIBIT "B"

Architectural
Resources Group

Architecture
Planning
Conservation

Highland Park Masonic Temple
Historic Structure Report

Prepared for

104 North Avenue 56, LLC

Prepared by

Architectural Resources Group

May 1, 2018

Reverse: Highland Park Masonic Temple, primary (southeast) elevation, view west (ARG, 2018)

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Table of Contents

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1. Introduction

Reverse: Highland Park Masonic Temple, primary (southeast) elevation, view northwest (ARG, 2018)

1. INTRODUCTION

1.1. Purpose of the Report

This Historic Structure Report (HSR) was completed by Architectural Resources Group (ARG) at the request of 104 North Avenue 56, LLC, owner of the Highland Park Masonic Temple ("subject building") at 104 North Avenue 56, Los Angeles. The purpose of this document is to document the subject building's history, significance, and existing conditions, and to appropriately guide its rehabilitation and maintenance. This HSR is associated with a Mills Act contract application that is being submitted for the subject building, and is a required component of the application.

An HSR establishes a valuable foundation for the rehabilitation of historic properties. It is a planning tool that will direct the future of the subject building in a manner that retains significant features, materials, spatial relationships, circulation patterns, and interiors. The prevailing goal of this document is to provide a clear understanding of the subject building's significance and condition, and to establish a basic framework for decision making that shall be used by current and future stewards of the building.

The Highland Park Masonic Temple was constructed in 1923. This mixed-use commercial and institutional building was erected as the first permanent home of Highland Park Masonic Lodge No. 382, a locally significant civic institution that occupied the second story. It also housed retail stores on the ground story, and offices in the partial third story. The building was designed in the Italian Renaissance Revival style by local architect and Lodge member Elmore R. Jeffrey.

The building was designated as Los Angeles Historic-Cultural Monument (HCM) No. 282 in 1984. It was listed in the National Register of Historic Places (National Register) in 1990. By virtue of its inclusion in the National Register, the building is also listed in the California Register of Historical Resources (California Register).

1.2. Preservation Objectives

According to *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*, an HSR provides documentary, graphic, and physical information about a property's history and existing conditions. Broadly recognized as an effective part of preservation planning, an HSR also provides a thoughtfully considered argument for selecting the most appropriate approach to treatment prior to the commencement of work. The report serves as an important guide for all changes made to a historic property and outlines a scope of recommended work.

This HSR shall guide the rehabilitation, restoration, and maintenance of the Highland Park Masonic Temple.

1.3. Methodology

This HSR has been developed using information gathered from correspondence with ownership, document review, archival research, and field investigation. The methodology that was employed for this report ascribes to the guidelines, standards, and best professional practices that are enumerated in the following reference materials:

- *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*
- *The Secretary of the Interior's Standards for the Treatment of Historic Properties*
- *National Register Bulletin 39: Researching a Historic Property*

Correspondence With Ownership

ARG corresponded with ownership about the scope of work that has already been completed, as well as future architectural, systems, and programmatic objectives for the subject building.

Document Review

Multiple reports that assessed the condition of the property had been commissioned prior to the preparation of this HSR, most of which were associated with its recent transfer to current ownership in 2015. The contents of the following reports were reviewed by ARG:

- *Real Estate Inspection Report,* prepared by LaRocca Inspection Associates (Jan. 2015)
- *Seismic Risk Assessment,* prepared by MHP, Inc. (Jan. 2015)
- *Sewer Line Inspection Report,* prepared by SewerLine Check Professionals, LLC (Jan. 2015)
- *Limited Property Condition Assessment* (lender report), prepared by Bold Control (Dec. 2015)

In addition, a scope and fee proposal related to the restoration of exterior veneer surfaces was prepared by the firm CGI Preservation in January 2017. ARG also reviewed the contents of this document.

All of the above-listed documents are included as Appendix A of this report.

Research

ARG reviewed primary and secondary source materials related to the history and development of the building. Sources include books, journals, and periodicals; newspaper articles from the archives of the Los Angeles Times and other publications; historical building permits from the City of Los Angeles Department of Building and Safety; historical subdivision maps from the Los Angeles County Department of Public Works; Sanborn Fire Insurance Maps; and historical photographs from the archives of the Los Angeles Public Library and the Online Archive of California. These materials aided in the preparation of *Section 2. Developmental History* of this report.

Field Investigation

ARG staff visited the property on February 22, 2018 to document and evaluate existing conditions. The building's exterior spaces, interior spaces, and surrounding site were examined and extensively documented with digital photographs.

2. Developmental History

Reverse: Highland Park Masonic Temple at the corner of Pasadena Avenue (now North Figueroa Street) and Avenue 56, ca. 1920s (Security Pacific National Bank Collection, Los Angeles Public Library)

2. DEVELOPMENTAL HISTORY

2.1. Historical Background Summary

The Highland Park Masonic Temple was constructed in 1923. It was – and continues to be – a visually and architecturally dominant element of Highland Park's historic commercial core, and is a tangible expression of the integral role that fraternal orders once played in binding together the social fabric of Highland Park and other Los Angeles communities.

Origins of Highland Park Masonic Lodge No. 382

Highland Park was known for the breadth and vitality of its civic institutions in the early decades of the twentieth century. Among these institutions was Highland Park Masonic Lodge No. 382, a local chapter of the Free and Accepted Masons that served the men of Highland Park, Garvanza, and other communities in Northeast Los Angeles. One of the nation's oldest and most enduring fraternal organizations, the Masons were known for forging strong social bonds and cultivating a strong sense of camaraderie among members, typically men who resided in the local community.

In addition to the Masons, several other civic and fraternal organizations operated local chapters in Highland Park including the Oddfellows, the Knights of Columbus, the Knights of Pythias, the American Legion, and the Native Sons of the Golden West. These organizations played an important role in building and sustaining social capital and fostering a sense of civic pride, especially in an era where face-to-face interaction constituted the vast majority, if not the entirety of one's social encounters.[1]

Lodge No. 382 was formed by thirteen Master Masons in 1906, but the institution lacked a permanent home in its formative years.[2] During this time members met and conducted business out of several leased spaces, all of which were located in the general vicinity of what would become the Lodge's permanent home. Membership soon swelled, and the Masons assumed an increasingly dominant role in the civic affairs of Highland Park. By the 1910s it had become clear that construction of a permanent lodge hall was needed to keep pace with an uptick in membership.

In 1919, the property at the southwest corner of North Figueroa Street (then Pasadena Avenue) and Avenue 56 was purchased by the Highland Park Masonic Association.[3] The Association acquired the property with the intent of erecting a new, permanent home for Highland Park Masonic Lodge No. 382. The site that the Association selected occupied a prime, corner lot in what had become a bustling streetcar business district amid the commercial core of Highland Park.

Design and Construction of the Subject Building

The Association selected architect and Lodge member Elmore Jeffery to design the Lodge's new, permanent home. Elmore Robinson Jeffery (1876-1931) was born in Wisconsin but came to California as a child, initially residing with his parents in the Bunker Hill district of Downtown Los Angeles before moving to Highland Park circa 1910. He began his architectural career as a West Coast representative for the Boston firm Maginnis and Walsh, and subsequently entered into partnership with Los Angeles architect Paul Van Trees (Jeffery and Van Trees).[4] In the late 1910s

1 David T. Beito, *From Mutual Aid to the Welfare State: Fraternal Societies and Social Services, 1890-1967* (Chapel Hill: University of North Carolina Press, 2000), 1-3.

2 "Highland Park Masonic Lodge," *Highland Park Herald*, Oct, 20, 1906.

3 "National Register of Historic Places Registration Form: Highland Park Masonic Temple," certified Jan. 8, 1990, 8.1.

4 Ibid.

he partnered with another local architect, Frank R. Schaefer (Jeffery and Schaefer), with whom he collaborated through at least the 1920s.

Jeffery's architectural practice focused primarily on the design of institutional buildings. In conjunction with his partners, he designed a number of public school campuses across Southern California including Anaheim High School (1920), Franklin High School in Highland Park (1920), Montebello High School (1921), Grant Elementary School in Hollywood (1923), and Banning High School in Wilmington (1928). Other notable commissions included a Carnegie Library in the community of Watts (1913), and several churches in Los Angeles, San Bernardino, and other Southern California communities.[5] Most of the buildings that Jeffery designed exhibited characteristics of the Renaissance Revival, Neoclassical, and other Classically derived idioms that were popular choices for institutional buildings at the time and exuded a prevailing sense of formality and grandeur.

Given his penchant for designing elegant institutional buildings, Jeffery was ideally suited for this commission. The new, two-story lodge building that he designed occupied the entirety of the parcel and embodied characteristics of the Italian Renaissance Revival style that he so often employed in his body of work. Notable architectural features on the new lodge hall included brick-and-terra cotta facing, an elaborate cornice, an upper-story colonnade that formed a loggia, and Classically-inspired door and window surrounds. Inside the building, wood floors and panes were applied throughout, and a dramatic, second floor lodge room served as the Masons' primary gathering space. These distinctive features, coupled with the building's relative scale, rendered it an instant community landmark.

The building was designed for both commercial and institutional use. The main lodge hall, a banquet hall, and various other communal spaces associated with the lodge were located on the building's second floor and were accessed by a side entrance on Avenue 56; the ground floor was divided into several retail stores with frontage on both Figueroa Street and Avenue 56. A partial third floor was originally given over to small club rooms and offices. The incorporation of retail space allowed the Masons to generate a steady source of income and finance the costs associated with building and operating their lavish new quarters.

The original building permit was issued to the Highland Park Masonic Temple Association on November 6, 1922 and had a valuation of $70,000.[6] The cornerstone was laid in December 1922; construction was completed in July 1923. The Lodge's 600 members held their first official meeting in the new temple on July 23, 1923.[7]

Reflecting the important role that symbolism and iconography played in Freemasonry, the building was awash in symbols and inscriptions that connoted its primary use as a Masonic lodge. The Freemasons' symbolic square-and-compass icon, which marked "the local stronghold of the secret fraternity and its philosophy of honest work, brotherhood, and higher purpose," was incorporated into architectural elements on both the interior and exterior of the building.[8]

Located in the heart of Highland Park and along a major streetcar line, the new building was highly visible and centrally located, signifying the influential role that the Highland Park Masons played in

5 Ibid; Pacific Coast Architecture Database, "Elmore Robinson Jeffery," accessed Apr. 2018.

6 Los Angeles Department of Building and Safety, Building Permit No. 40050, issued Nov. 6, 1922.

7 "National Register of Historic Places Registration Form: Highland Park Masonic Temple," certified Jan. 8, 1990, 8.1.

8 Keegan Clements-Housser, "Crumbling Foundation: The Decline of Freemasonry," *Ethos*, Sept. 26, 2011, accessed Apr. 2018.

community affairs. Along with the Security Trust and Savings Bank Building and the Highland Park Theatre, both of which are located across the street, and due to its relative scale and grandeur, the Masonic temple helped to anchor Highland Park's historic commercial core.

Social and Cultural Contributions to Highland Park

Once established in their new temple, the Highland Park Masons prospered. The Lodge was led by some of the most influential figures in the Highland Park and Los Angeles business communities, and among its ranks were judges, attorneys, bankers, real estate brokers, teachers, and government officials. One of the most memorable members was the silent movie actor John Aasen, who purportedly stood at 7'2" and weighed in at 450 pounds.[9] For the next fifty years, the building's second story was used to host countless meetings and various functions associated with the Lodge, and in this way it played a pivotal role in the social lives of its members and the social fabric of the Highland Park community.

Though the building was erected for, and primarily used by the Highland Park Masons, it was also sometimes used as a meeting place for other local fraternal organizations. Garvanza Lodge No. 482 (another local Masonic chapter), an Order of the Eastern Star chapter, and three youth organizations – Demolay, Job's Daughters, and the Rainbow Assembly – all conducted meetings and hosted events in the building's well-appointed lodge quarters.

The building was not used strictly for fraternal affairs; it also served as a community center for members of the Highland Park community, hosting events like the New Deal Democratic Club's 1933 Inaugural Ball and various other social and charitable endeavors.[10] Demonstrating the institution's commitment to civic responsibility and public service, members of the Lodge also tended to be among the most involved members of the community, and regularly supported events and charitable causes that benefited community members. The building, then, became an important community resource, and stood as an important focal point within the context of civic life in Highland Park.

Contemporary History

The building continued to operate as the primary gathering place for the Highland Park Masons and other local fraternal organizations well into the postwar period. As was true for Masonic chapters nationwide, membership within Lodge No. 382 prospered after the war as large numbers of veterans returned home, started families, set down roots, and became active members of the communities in which they lived.[11] Belonging to the institution, and attending meetings and other events, also provided these men with a social outlet and respite from their professional and familial obligations.

However, moving further into the postwar period membership within fraternal organizations like the Masons began to wane. Younger generations of men, raised in an era defined by the rise of counterculture and a backlash against established cultural norms, were less inclined to participate in structured social orders than their forebears.[12] Many local Mason chapters no longer needed the large, lavish meeting halls that they once did. In addition to grappling with waning membership, the Highland Park Masons were

9 Betsy Bates, "Old Masonic Lodge: Past and Present Win Appreciation," *Los Angeles Times*, May 11, 1990.

10 "National Register of Historic Places Registration Form: Highland Park Masonic Temple," certified Jan. 8, 1990, 8.1-8.2.

11 Marc Ferris, "To Fill Its Ranks, Freemasonry Lifts Veil," *New York Times*, Jan. 12, 2003.

12 Clements-Housser (2011), accessed Apr. 2018.

faced with another challenge in the early 1980s: the temple that they had occupied since 1923 was built of unreinforced masonry, and required extensive and costly seismic upgrades to meet current code.

Unable to afford the upgrades mandated by the City, the Highland Park Masons vacated the space and sold the subject building in 1982.[13] The members of Lodge No. 382 consolidated with those of a nearby Masonic chapter in Lincoln Heights (Eastgate Lodge No. 290); together they formed a new chapter, Fellowship Lodge No. 290.[14]

The Masons sold the building to Glendale investors Jerry Manpearl and Jerry Sullivan. Making use of historic tax credits, Manpearl and Sullivan undertook an extensive rehabilitation project in which the building was seismically retrofitted and historical elements – most notably, interior finishes that had deteriorated, and storefronts that had been extensively modified – were rehabilitated in accordance with the *Secretary of the Interior's Standards.*[15] Rehabilitation cost approximately $400,000 and was a three-year endeavor: work commenced in 1985 and was completed in 1988.

When the building re-opened in 1988, it was alternatively referred to as the Mason Building and the Highland Hall Cultural Center. The ground story continued to house retail stores; what were formerly the Lodge room and the banquet hall on the second story now functioned as a community center and social hall and were used for weddings, banquets, quinceañeras, community meetings, and other special events.[16] Spaces on the third story were rented out as offices. In this way, the building carried on its longstanding role as a pillar within the social life of Highland Park, albeit in a manner that perhaps more clearly reflected the cultural and demographic evolution of the neighborhood.

The building was most recently sold in 2015. Ground floor retail tenants currently include a bakery (Delicias Bakery), a restaurant (Good Girl Dinette), a retail store (Avalon Vintage), and a field office for Los Angeles City Council District 1. In 2017 the second story lodge room and banquet hall were repurposed into a performance venue (Lodge Room) and restaurant (Checker Hall), respectively, by the architecture and design firm Design, Bitches of Los Angeles.

13 Bates (1990).

14 Charles J. Fisher and the Highland Park Heritage Trust, *Images of America: Highland Park* (Charleston: Arcadia Publishing, 2008), 51.

15 Bates (1990); "National Register of Historic Places Registration Form: Highland Park Masonic Temple," certified Jan. 8, 1990.

16 Bates (1990).

2.2. Overview of Historical Significance

Significance

The Highland Park Masonic Temple is significant in the area of social history for its association with the Freemasons generally, and Highland Park Masonic Lodge No. 382 specifically. The institution was historically a pillar of the Highland Park community, and played a central role in shaping and influencing its social and cultural spheres.

The building is also significant in the area of architecture, as an excellent example of the Italian Renaissance Revival style as applied to a mixed-use commercial building. It features distinctive characteristics that are associated with the style and exhibits an exceptional level of detail and articulation, rendering it valuable to a study of 1920s architecture and the Period Revival movement.

Previous Evaluations

The Highland Park Masonic Temple is listed as an individual resource at the local, state, and federal levels.

The building was designated Los Angeles Historic-Cultural Monument (HCM) No. 282 on August 29, 1984.[17] It was subsequently listed in the National Register of Historic Places as an individual resource on January 18, 1990.[18] By virtue of its listing in the National Register, the building is also listed in the California Register of Historical Resources as an individual resource.

In addition, the building is a contributing feature of the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ). The HPOZ was adopted by the Los Angeles City Council in 1994, and was expanded in 2010 to include the Garvanza area.

Period of Significance

The National Register nomination identifies the period of significance as 1922-1939. Per the nomination, this accounts for the period during which "the Lodge was formed, built this building as their first permanent Lodge, established an institutional and architectural presence on Figueroa Street, and continued its philanthropic work in Highland Park."[19]

For purposes of this report and the planned rehabilitation/maintenance of the property, two periods of significance have been identified since the building is significant under two criteria.

- The period of significance for its social significance has been identified as 1923 (when the building was constructed) to 1960 (by which time membership within the institution had begun to notably decline).
- The period of significance for its architectural significance has been identified as 1923, which corresponds to the year that the building was constructed and assumed its distinctive architectural character.

17 City of Los Angeles Office of Historic Resources, "Designated Historic-Cultural Monuments," accessed Apr. 2018.

18 "National Register of Historic Places Registration Form: Highland Park Masonic Temple," certified Jan. 8, 1990.

19 Ibid, 8.2.

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3. Construction History

Reverse: North Figueroa Street at Avenue 56, 1925. The Highland Park Masonic Temple is visible at left (Security Pacific National Bank Collection, Los Angeles Public Library)

3. CONSTRUCTION HISTORY

3.1. Chronology of Development and Use

The events recorded below are derived from building permit files maintained by the City of Los Angeles, other City records, historic photographs, and other sources that document the development of the building and physical changes that have been made over time.

1919

Parcel at the southwest corner of North Figueroa Street (then Pasadena Avenue) and Avenue 56 is purchased by the Highland Park Masonic Association as the site of a new Masonic temple for Highland Park Lodge No. 382.

1922

Permit issued for the construction of a two-story, mixed-use brick building that will be occupied by a "lodge house and stores." The Highland Park Masonic Temple Association is the owner; Jeffrey and Schaefer are the architects. No contractor is identified on the permit (City of Los Angeles, Permit No. 40050, 11/6/22).

Cornerstone for the new Masonic temple building is laid on December 16.

1923

Subject building is constructed at a cost of $70,000.

600 members of Highland Park Masonic Lodge No. 382 conduct their first meeting in the building on July 23.

1930

Permit issued for new interior partitions and tenant improvements on the ground level; scope of work related to conversion of a storefront into a café (City of Los Angeles, Permit No. 1131, 1/18/30).

Permit issued to re-sheathe roof with slate surfaced roofing (City of Los Angeles, Permit No. 22983, 9/24/30).

1932

Permit issued for new interior partitions and tenant improvements on the ground level. Permit specifies that the work is non-structural in scope (City of Los Angeles, Permit No. 7174, 4/21/32).

1933	Permit issued to modify storefronts on the ground level. Scope of work entails removing plate glass windows and replacing them with wood doors; blocking up an existing door; and removing non-load bearing interior partitions (City of Los Angeles, Permit No. 8481, 6/12/33).
1940	Permit issued to re-cover two crank type awnings on the ground level to comply with a local ordinance. Safeway Stores, Inc. of 5567 North Figueroa Street is the applicant (City of Los Angeles, Permit No. 22000, 6/5/40).
1942	Permit issued to remove doors and install windows in storefront system (City of Los Angeles, Permit No. 6656, 5/20/42).
1955	Permit issued to install new plate glass at the ground level (City of Los Angeles, Permit No. 19848, 7/7/55).
1963	Permit issued for unspecified work; scope is to "comply with building requirements on file x 65834." Valuation of proposed work is $600 (City of Los Angeles, Permit No. 50084, 10/4/63). Permit issued to correct parapet per a notice issued by the City. The precise scope of work is not specified, but it likely entailed the shortening of decorative brick parapets that originally adorned each corner of the roof and appear in historic photos of the property (City of Los Angeles, Permit No. 54184, 12/12/63).
1966	Permit issued to install two double-faced, illuminated projecting signs (City of Los Angeles, Permit No. 24148, 4/28/66).
1968	Permit issued to modify storefronts; scope includes enlarging show windows, closing a door, closing transom windows, and installing an acoustical drop ceiling (City of Los Angeles, Permit No. 64178, 4/4/68).

Construction History

1982	Highland Park Masonic Lodge No. 382 sells the building and vacates its second story quarters; Jerry Manpearl and Jerry Sullivan purchase the building. The Lodge decided to sell the building amid dwindling membership and extensive seismic upgrades, which the City required for unreinforced masonry buildings such as this.
1984	Permit issued for unspecified work; scope is "full compliance, Div. 68 Class II." This presumably permitted the execution of seismic upgrades that were mandated by the City (City of Los Angeles, Permit No. 93019, 7/27/84). Building is designated Los Angeles Historic-Cultural Monument No. 282 on August 29. Historic designation rendered the building eligible for tax credits, which were used to finance seismic upgrades and conduct a certified rehabilitation of the building.
1985	Permit issued for tenant improvements and façade restoration; this work resulted in the restoration of the original plate glass storefront system, and the uncovering of transom windows that had been obscured in the 1960s (City of Los Angeles, Permit No. 10290, 3/14/85). Permit issued to alter an interior mezzanine overlooking the lodge hall; scope of work resulted in the mezzanine's enclosure (City of Los Angeles, Permit No. 23718, 11/4/85).
1985-87	Multiple permits issued to improve the building's electrical, mechanical, plumbing, and HVAC systems. This work was carried out concurrently with the building's rehabilitation.
1986	Permit issued for tenant improvements, and restoration of facades and awnings (City of Los Angeles, Permit No. 84125, 1/21/86).

Construction History

1987	Permit issued to install new, non-bearing interior partition walls and two new handicap access toilets on the ground level (City of Los Angeles, Permit No. 55345, 1/20/87). Permit issued to install new, non-bearing interior partitions on the ground level. Permit specifies that the work is non-structural in scope (City of Los Angeles, Permit No. 63833, 4/29/87).
1988	Rehabilitation of the building completed; the building is known alternatively as the Mason Building and the Highland Hall Cultural Center. Second floor spaces previously occupied by the Masons are now used for special events.
1990	Building listed in the National Register of Historic Places on January 8.
1995	Permit issued to remove and replace built-up roof (City of Los Angeles, Permit No. 32593, 11/27/95).
2008	Permit issued to convert a portion of ground floor office space into a restaurant. This space (110 North Avenue 56) is currently occupied by Good Girl Dinette (City of Los Angeles, Permit No. 08016-10000-05003, 8/28/08).
2009	Certificate of Occupancy issued for new restaurant space (5/12/09).
2013	Permit issued for tenant improvements; scope includes installing office partitions and cubicles to accommodate the Council District 1 Field Office (5567 North Figueroa Street) (City of Los Angeles, Permit No. 13016-10000-13405, 7/23/13).
2014	Permit issued for the installation of window decal signs (City of Los Angeles, Permit No. 14048-10000-00538, 3/17/14).
2015	Building sold to 104 North Avenue 56, LLC.

2017	Permit issued for change of use and interior improvements. Scope includes changing the use of the second floor lodge hall to a theater and the banquet hall to a restaurant; installing an interior elevator from the first to second floors; installing a walk-in cooler; improving egress on the ground floor; and strengthening third floor framing (City of Los Angeles, Permit No. 16016-10000-07253, 1/11/17). Certificate of Occupancy issued for second story theater (Lodge Room) and restaurant (Checker Hall) (9/28/17).

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4. Architectural Evaluation

Reverse: Primary entrance, northeast elevation (ARG, 2018)

Primary (southeast) elevation as seen from Figueroa Street, view north (ARG, 2018)

4. ARCHITECTURAL EVALUATION

4.1. Physical Description

Site

Located at the northwest corner of North Figueroa Street and North Avenue 56, the Highland Park Masonic Temple occupies a prominent location in Highland Park's historic commercial core. The subject building sits along a linear concentration of mostly one and two-story commercial buildings, many of which were erected prior to World War II and most of which either lack articulation or have been substantially altered. With its elaborate Italian Renaissance Revival style façade, the building stands out as a rather intrepid architectural statement amid this largely vernacular context.

The building occupies a flat, compact, rectangular-shaped lot with frontage on both Figueroa Street (southeast) and Avenue 56 (northeast). The lot is bounded by North Avenue 56 on the northeast, North Figueroa Street on the southeast, and a service alley on the northwest. The southwest edge of the lot abuts an adjacent commercial building and garage. The lot, as well as the street grid on which it sits, is oriented around an orthogonal grid that is askew of the cardinal directions due to geographic constraints: specifically, the contours of adjacent hillsides and the meandering course of the Arroyo Seco.

Detail of cornice and frieze (ARG, 2018)

Brick facade, with bricks laid in a common bond pattern. Note the vertical coursing at base (ARG, 2018)

Pent roof and colonnade, primary (southeast) elevation (ARG, 2018)

Building Exterior

The building is constructed to the edges of the lot on all sides; there is no setback from the street. It has a rectangular footprint. Though it reads as two stories when viewed from the street, the building contains a partial third story, which is evidenced by the presence of several windows that are incorpoated into the cornice on the northeast elevation. The building sits on a shallow concrete foundation and is constructed of unreinforced masonry that was seismically retrofitted in the 1980s. It features a concrete slab-on-grade ground floor, and wood frame interior walls.

Capping the building is a low-sloped roof sheathed in a composition sheet membrane. Though it is slightly sloped, the roof reads as flat when viewed from the street. The roof is spanned by a flat parapet that obscures mechanical equipment. The parapet projects upward at the corners of the building on the two street-facing (northeast and southeast) elevations; historical photographs indicate that these projections were originally higher and featured some corbelling of brick, but were subsequently shortened for seismic safety. These two street facing elevations also feature pent roofs that are clad with red mission clay tile. Beneath these pent roof structures is a bracketed wood cornice and frieze; the frieze is emblazoned with the Freemasons' square-and-compass icon and other Masonic insignia. The soffit of the cornice is articulated with floral motifs and decorative attic vents.

Exterior walls are clad with bricks that are generally laid in a common bond pattern and set with a cementitious mortar. On the two street facing (northeast and southeast) elevations, bricks along the base of the building are coursed vertically. Door and window surrounds, trim, moldings, and other decorative elements are generally composed of terra cotta.

The primary elevation of the building faces southeast. Features on this elevation are balanced and symmetrical. The primary visual element on this elevation is a second story colonnade, which projects slightly outward from the face of the building and is framed underneath by corbels. The colonnade comprises five arches that are supported by twisted columns with Corinthian capitals. The corbels, columns, and trim units framing the colonnade are composed of terra cotta. The colonnade encloses a recessed, second story loggia that is accessed by paired, multi-light wood French doors. Each pair of French doors is crowned by a fanlight. The loggia is enclosed by a wrought iron handrail system with spindled balusters. Flanking either side of the colonnade/loggia is a single, multi-light wood casement window that is set within an articulated terra cotta surround. The surrounds have rounded bases with corbels and fluted colonettes with Corinthian capitals; each is surmounted by an entablature, which in turn is surmounted by a cartouche flanked by two urns. Single, multi-light wood casement windows are also incorporated into the two ends of the recessed loggia.

The ground story of the primary elevation consists of storefronts and is divided into three bays. The storefront system comprises fixed metal plate glass windows that rest on tile bulkheads. Two deeply recessed entrances are located on this elevation and provide access to retail units via concrete vestibules; each entrance comprises fully glazed metal doors, and is secured by metal security gates. The current windows, bulkheads, and doors were installed when the building was rehabilitated in the 1980s; however, they generally emulate the cadence and configuration of the building's original storefront system. The entire storefront system is surmounted by a ribbon of transom windows with combed glass, leaded cames, and operable center pivot sashes. The

Storefronts along Figueroa Street, view southwest (ARG, 2018)

Transom windows with combed glass, leaded cames, and operable center pivot sashes (ARG, 2018)

Terra cotta window surround on second story (ARG, 2018)

Articulated entrance on northeast elevation. These doors lead to upper-story spaces (ARG, 2018)

transom windows at the southwest end of the primary façade are covered by sheets of painted plywood. This storefront system wraps around the corner of the building and continues along a portion of the northeast elevation.

The northeast elevation is roughly symmetrical and exhibits many of the same features that are found on the primary elevation. Near its center is an articulated entrance, which provides access to the upper-story spaces that were historically occupied by the Masons. This entrance is set within an elaborate terra cotta surround, which is framed by pilasters with Doric capitals and surmounted by a denticulated pediment and entablature. The terra cotta used for the pilasters features two-toned glazing. “HIGHLAND PARK F&AM” is inscribed into the entablature. Ingress is provided by paired, wood doors with obscured vision panels, sidelights, and a transom. Additional storefronts are located to the northwest of this entrance; like those on the primary elevation, these storefronts feature fixed metal plate glass windows, tiled bulkheads, glazed metal entrance doors, and a ribbon of transom windows. These transom windows consist of fixed, translucent glass (as opposed to the combed glass found on the primary elevation). A historical photograph of the building indicates that these storefronts originally had transluscent glass (and not leaded glass), presumably because they were less visible and did not merit the same level of architectural detail that was applied to the other, more publically visible storefronts on Figueroa Street.

Fenestration on the northeast elevation consists primarily of wood double hung windows, but also includes wood awning and casement windows. One original casement window (at the northwest end of the second story) has been replaced. Most of the windows have brick sills. Most are also arranged singularly, though there is a tripartite configuration above the main entrance. A few are adorned by

wrought iron grilles or terra cotta surrounds. Five pairs of wood casement windows are incorporated into the cornice and filter light into the building's partial third story. Adjacent to the main entrance is a secondary entrance that is recessed into the building and is secured by a non-original metal security gate. A cornerstone, inscribed with "HIGHLAND PARK LODGE NO. 382 F&AM 1922" and the Masonic square-and-compass icon, is incorporated into the face of the brick façade, between the main entrance and the secondary entrance.

Both the northwest and southwest elevations are utilitarian and lack distinctive architectural features. The northwest elevation abuts an alley. It includes a rear entrance comprising a single, non-original metal door, and wood sash windows with brick sills and recessed arched openings. Several windows have been infilled to accommodate ventilation equipment associated with the retail space at 110 North Avenue 56 (currently occupied by Good Girl Dinette). One upper-story window has also been replaced, though the replacement window was mounted in the original wood frame. Four large bands of mortar extend downward. Much of the southwest elevation abuts an adjacent commercial building and garage, and is not visible. The portion of this elevation that is visible consists of unadorned brick walls and is devoid of fenestration. There is one arched window opening on the ground level, which has been infilled and is covered by metal security bars.

Cornerstone on northeast elevation (ARG, 2018)

Detail of inscription at primary entrance, northeast elevation (ARG, 2018)

Storefronts on northeast elevation as seen from Avenue 56, view northwest (ARG, 2018)

Historical view of the primary (southeast) facade, ca. 1920s (Los Angeles Public Library)

Current view of the primary (southeast) elevation (ARG, 2018)

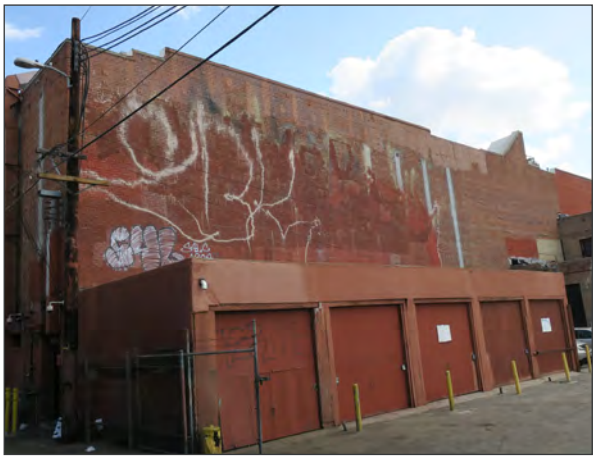
Historical view of the northeast elevation, ca. 1920s (Los Angeles Public Library)

Current view of the northeast elevation (ARG, 2018)

Northeast elevation, view south (ARG, 2018)

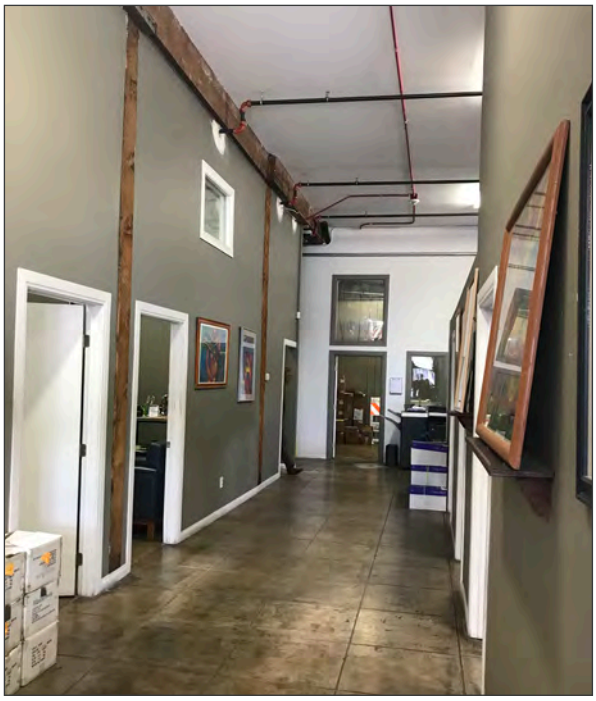
Northwest elevation and alley as seen from Avenue 56, view southwest (ARG, 2018)

Detail of northwest elevation. Note windows with brick sills, and bands of mortar (ARG, 2018)



Southwest elevation, view southeast (ARG, 2018)

Interior of retail unit at 5567 North Figueroa Street, currently occupied by Delicias Bakery (ARG, 2018)



Interior of retail unit at 5577 North Figueroa Street, currently occupied by offices (ARG, 2018)

Building Interior

First Story

The ground floor of the building is generally divided between four retail units, a lobby that provides access to the second story, an egress corridor at the rear (southwest) of the building, and interstitial spaces that are used for utilitarian purposes.

Two of the retail units are located along the building's primary (southeast) elevation. The southernmost retail unit (5567 North Figueroa Street) is currently occupied by Delicias Bakery and operates as a panadería. This space has an open plan and features exposed brick perimeter walls, polished concrete floor tiles, a contemporary drop ceiling, and bakery cases. The rear (northwest) of this space is used for food preparation and other utilitarian functions associated with the bakery. A single-occupancy restroom is located in this space. The northernmost retail unit (5577 North Figueroa Street) is currently occupied by a field office for Los Angeles City Council District No. 1. It also features exposed brick perimeter walls and polished concrete floor tiles. This space is parsed into a series of offices by non-original interior partition walls. Steel seismic framing is appended to the southeast perimeter wall in both of these retail units.

Two additional retail units are located at the far end of the northeast elevation and are approached by Avenue 56. One of the units (106 North Avenue 56) is currently occupied by Avalon Vintage, a vintage and consignment store; the other (110 North Avenue 56) operates as a restaurant and is currently occupied by Good Girl Dinette. Both of these spaces feature open plans, exposed ceilings, and polished concrete floor tiles. 110 North Avenue 56 also features exposed brick along its northwest perimeter wall, and non-original interior partition walls that obscure the kitchen and other utilitarian areas from public view.

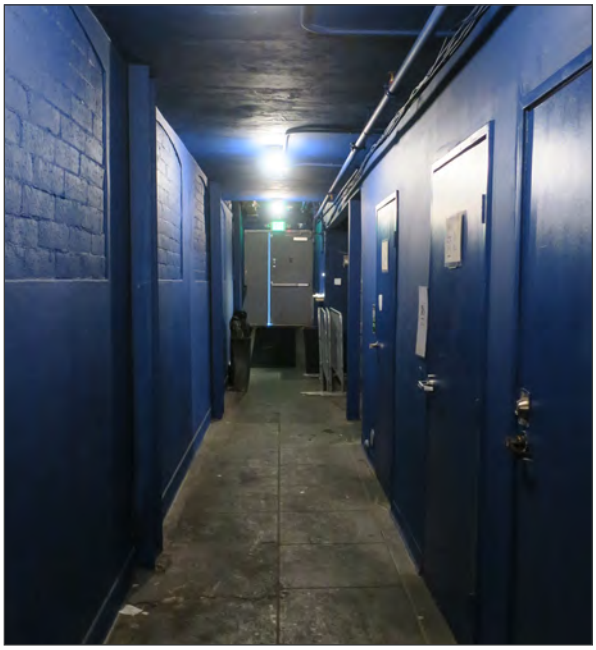
Historical permits and visual inspection of the building indicate that interior partitions within these storefront spaces have been modified over the years, often many times, to accommodate the needs of individual retail tenants. A historic photograph indicates that the space along Figueroa Street was originally occupied by a single store but was subsequently divided into two separate retail units.

The retail units at 106 and 110 North Avenue 56 both open into a rear egress corridor that spans the southwest side of the building. This linear passageway provides access between a stairwell that descends from the second floor (southeast) to a rear exit door at the alley (northwest). Steel seismic bracing is visible along the length of this corridor. This corridor also provides access to two single-occupancy restrooms, and interstitial spaces at the center of the building that house a walk-in cooler, storage, and various other utilitarian functions. These interstitial spaces have been reconfigured and contain no architectural features of note.

Near the center of the northeast elevation is a small, compact lobby that provides access to the building's upper stories and reads as the building's primary entrance. The lobby is accessed via the articulated entranceway on Avenue 56. It features tiled floors and stained wood wall panels and trim. Access to the upper floors is provided by a U-shaped staircase with vinyl treads, wood risers, and wood handrails. At the base of the stairs is a non-original elevator, which is incorporated into what was originally a doorway that led to a small closet/storage room. This closet/storage room is now occupied by the elevator shaft. The elevator was installed in 2017 to improve accessibility between the first and second stories. Another small closet is located beneath the U-shaped staircase.

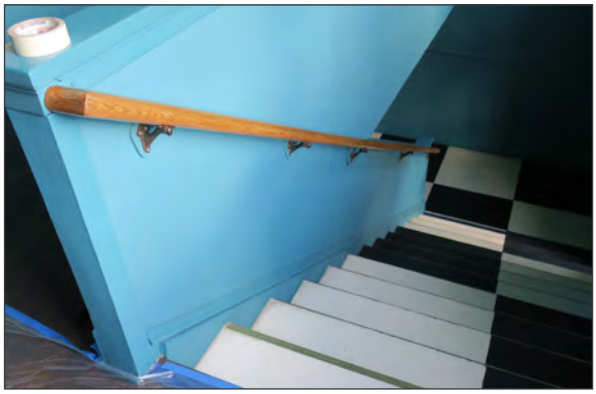
Interior of retail unit at 110 North Avenue 56, currently occupied by Good Girl Dinette (ARG, 2018)

Detail of paneled walls and trim in first floor lobby. The elevator is a non-original feature (ARG, 2018)

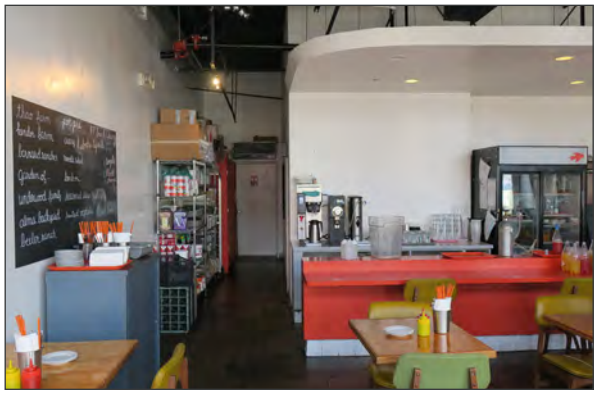


Rear egress corridor (ARG, 2018)

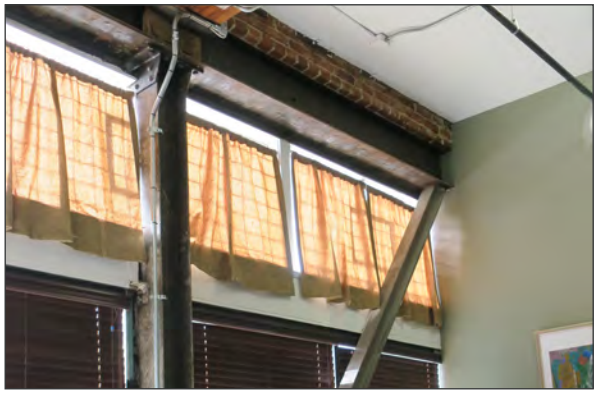
Storage space at center of first floor (ARG, 2018)



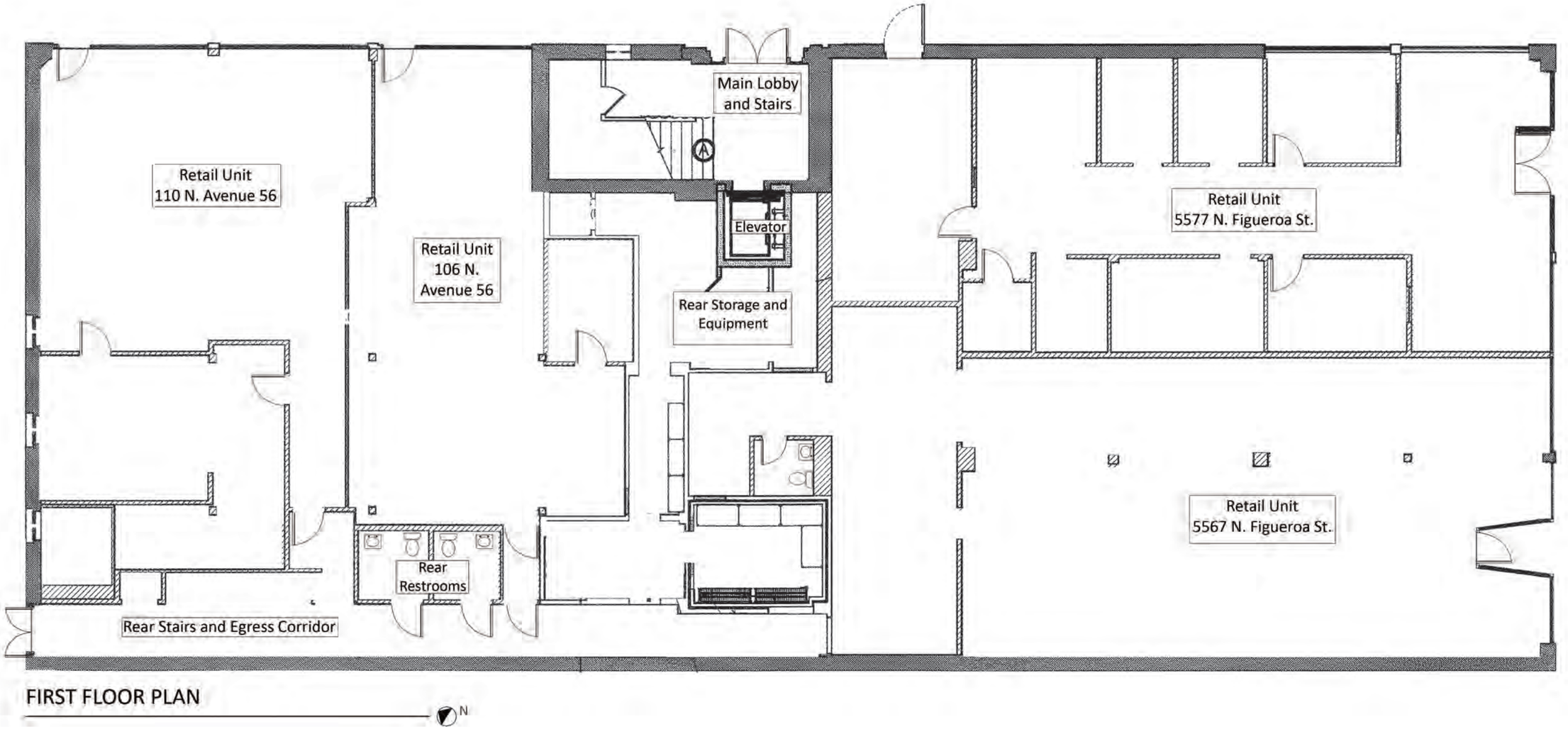
Detail of main entry stairs. Note vinyl treads and wood handrail (ARG, 2018)



Interior of retail unit at 110 North Avenue 56 (Good Girl Dinette) (ARG, 2018)



Detail of transom windows and seismic bracing, 5577 North Figueroa Street (Council District office) (ARG, 2018)



FIRST FLOOR PLAN

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Second Story

The building's second story historically housed the operations of the Masonic Lodge, and contains what are its most significant interior spaces and features. It is dominated by two spaces: the Lodge Room (now a music/performance venue) and a Banquet Hall (now a restaurant), which functioned as the Masons' two principal assembly rooms.

The former Lodge Room (now a music venue by the same name) occupies the northwest portion of the second story. It is a voluminous space with an open plan, hardwood floors, a stage along the northwest wall, and a coved double height ceiling with decorative plaster trim. The trim is awash in Masonic insignia. There are no windows in this room. Walls have rounded corners and are finished with polished wood trim and inset panels; each panel is sheathed in an embossed wallcovering. At the center of each wall is a dais that is capped by a bracketed wood arch or lintel. Three of the daises (northeast, southeast, and northwest) frame murals depicting landscape scenes; the fourth (southwest) frames an inset panel that is believed to have originally contained a fourth mural, but is now finished with the same embossed wallcovering that is applied elsewhere. The mural panel on the northeast wall is operable, and slides upward into a pocket door. Other notable features include a light fixture that is modeled after the icon for the Order of the Eastern Star (an appendant organization of the Masons), and quatrefoil-shaped duct grilles in the ceiling. A new cocktail bar was added to the rear (southeast) of the room in 2017.

The Lodge Room is approached by a small lobby. What is now the Lodge Room Lobby originally consisted of multiple rooms that were delineated by interior partition walls; however, most of these interior walls were removed to create a more open circulation pattern when the second floor was repurposed into

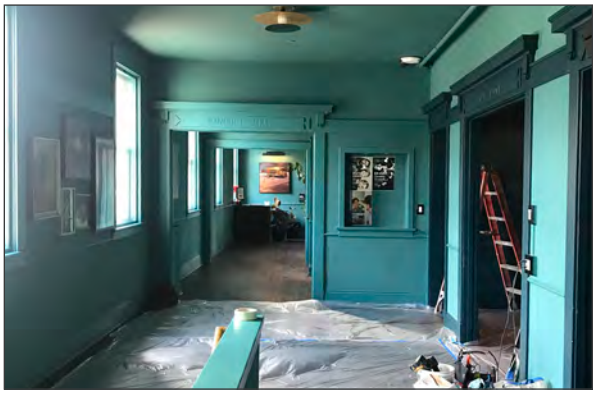
Lodge Room. Note hardwood floors, wood paneled walls, and arched dais with mural (ARG, 2018)

Detail of dais and mural (ARG, 2018)

Lodge Room Lobby (ARG, 2018)

Banquet Hall, now used as a restaurant (ARG, 2018)

Commercial kitchen (ARG, 2018)



Lobby Corridor. Note painted wood trim and moldings (ARG, 2018)

a music venue/restaurant in 2017. A cocktail bar was also installed in the Lodge Room Lobby at this time. While interior partitions have been removed in this space, some historic features and finishes remain intact. Notable historic features include hardwood floors and painted wood trim.

Behind (to the southwest of) the Lodge Room Lobby is a rear stair hall. This is largely a utilitarian space, but features some notable elements including hardwood floors and paneled wood doors with Masonic-branded hardware. The rear stair hall features a stairwell that leads to the partial third story. These stairs have wood treads, risers, and handrails. Adjcent to the rear stair hall is a small room that appears to have originally functioned as storage, but has been repurposed into a cocktail bar (called the Southwest Bar in this report).

The former Banquet Hall (now a restaurant, Checker Hall) occupies the southeast portion of the second story. Like the Lodge Room, it also features an open plan, hardwood floors, and a coved double height ceiling with crown molding and quatrefoil-shaped duct grilles. Walls in the Banquet Hall feature rounded corners. The southwest wall also features a projecting volume comprising squared columns and rounded corners within the insets. Originally an open space with a flexible plan, new programming elements were added to this room when it was repurposed into a restaurant in 2017. Elements that were added include upholstered booths that were incorporated into perimeter walls, and a wraparound cocktail bar and service counter in the center of the room whose form resembles the Masons' square-and-compass icon. A doorway on the northwest wall leads to a niche that is used as a service station for the restaurant.

To the rear (northwest) of the Banquet Hall is a commercial kitchen that was upgraded in 2017, as well as the aforementioend rear stair hall.

The primary means of circulation between the Lodge Room and Banquet Hall is a corridor that

spans the northeast perimeter of the building and is approached by the staircase leading from the ground floor lobby. Notable features in the Lobby Corridor are hardwood floors and wood surrounds and trim. The wood surrounds and trim have been painted. Lettering is incised into the headers above some of these surrounds and connote the original use of the spaces to which they lead, including "LODGE ROOM" (southwest doorway), "BANQUET HALL" (southeast doorway), and "LADIES PARLOR" (northwest doorway). The elevator (added in 2017) opens into the Lobby Corridor, and like the ground level it has been incorporated into an existing doorframe.

Two restrooms are hemmed into the space between the Lodge Room/Lodge Room Lobby and the Banquet Hall. One restroom is accessed via the Lobby Corridor; the other is accessed via the Lodge Room Lobby. Both are slightly elevated and feature concrete floors, marble stall dividers, wood stall doors, and wall mounted porcelain sinks. The northeast restroom features two urinals; the southwest restroom originally featured three urinals along its southwest wall, but these were removed in 2017. Since membership within the Masons was historically restricted to men, both were originally used as men's restrooms; today, however, the northeast restroom is used as a men's restroom, and the southwest restroom is used as a women's restroom.

Adjacent to the men's restroom is a stair vestibule that leads to the partial third story. The vestibule is accessed via the Lobby Corridor and is located behind a door. The vestibule and stairs are carpeted.

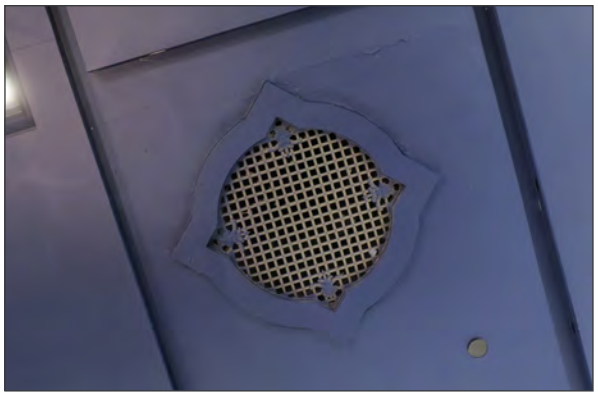
At each end of the Lobby Corridor is a space that was historically used as a parlor; the southeast parlor is currently used for storage, and the northwest parlor (originally the Ladies' Parlor) is now used as a dressing room/green room for musicians and other performers. Notable features in both parlors include hardwood floors, wood trim and wainscoting, and

Women's restroom. Note marble stall dividers and paneled wood stall doors (ARG, 2018)

Detail of wallpaper and door hardware with Masonic insignia in parlor (ARG, 2018)

Lodge Room, view southeast (ARG, 2018)

Detail of wood wall panels, embossed wallcovering, coved ceiling, and decorative trim in Lodge Room (ARG, 2018)



Detail of quatrefoil-shaped duct grille in Lodge Room (ARG, 2018)

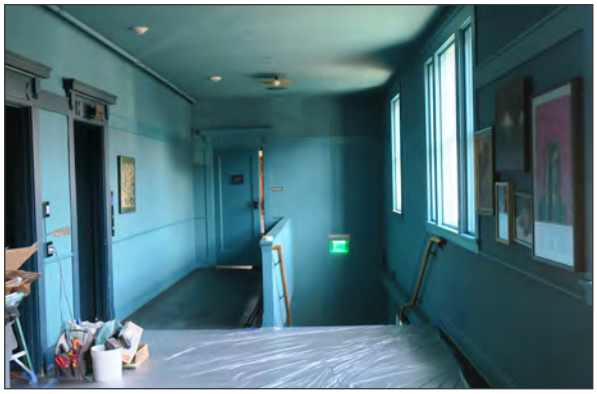
multi-colored printed wallpaper that is presumed to be original. Each parlor features a restroom; the southeast parlor restroom has been reconfigured to meet accessibility requirements, but the northwest parlor restroom retains original fabric and features marble stall dividers and wood stall doors. A new shower has been installed within one of the original stalls. The northwest parlor opens into two rooms that were originally dressing rooms, but are now used as offices and act as extensions of the green room. The office nearest the parlor has a small, L-shaped staircase that leads to the partial third story; the other has exposed brick perimeter walls, and a hidden door that opens into the Lodge Room.

Second story spaces generally feature original, paneled wood doors. Many of these doors feature metal hardware that is embossed with the Masons' square-and-compass icon and is a palpable reminder of the building's historical use and occupancy.

Detail of dais, mural, and wood trim in Lodge Room. The non-original cocktail bar is in the foreground (ARG, 2018)

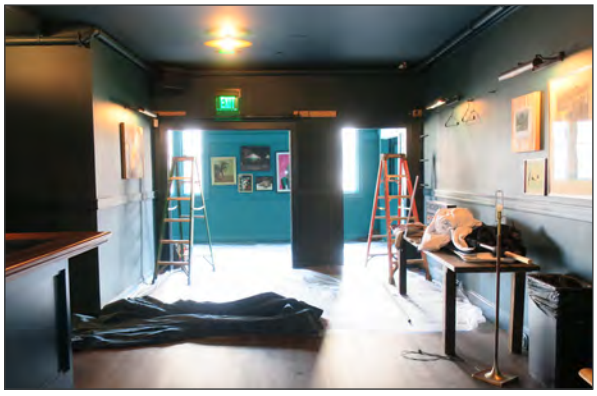
Banquet Hall (now Checker Hall), view southwest (ARG, 2018)

Banquet Hall (now Checker Hall), view northeast. Note non-original bar/service counter and booths (ARG, 2018)

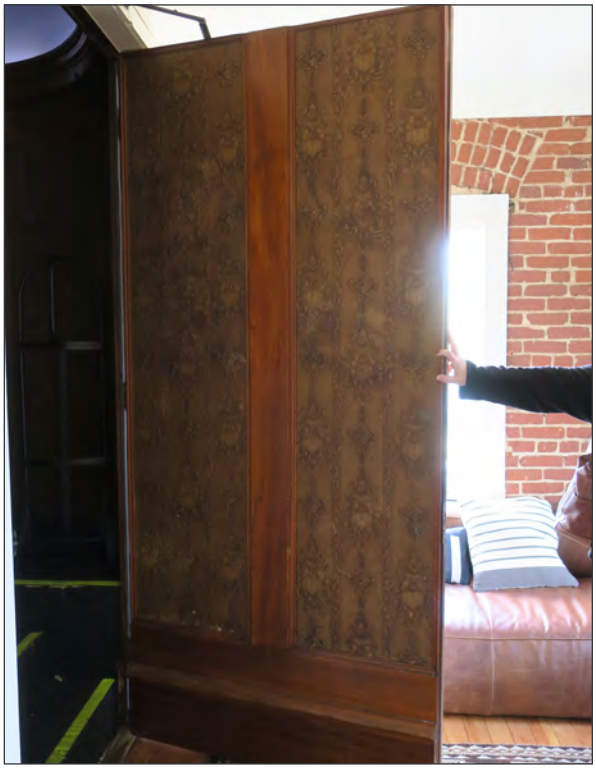


Lobby Corridor and stairs from ground floor lobby, view northwest (ARG, 2018)

Doorway from Lobby Corridor to Lodge Room Lobby. Note decorative trim and incised lettering in header (ARG, 2018)



Lodge Room Lobby, view northeast (ARG, 2018)

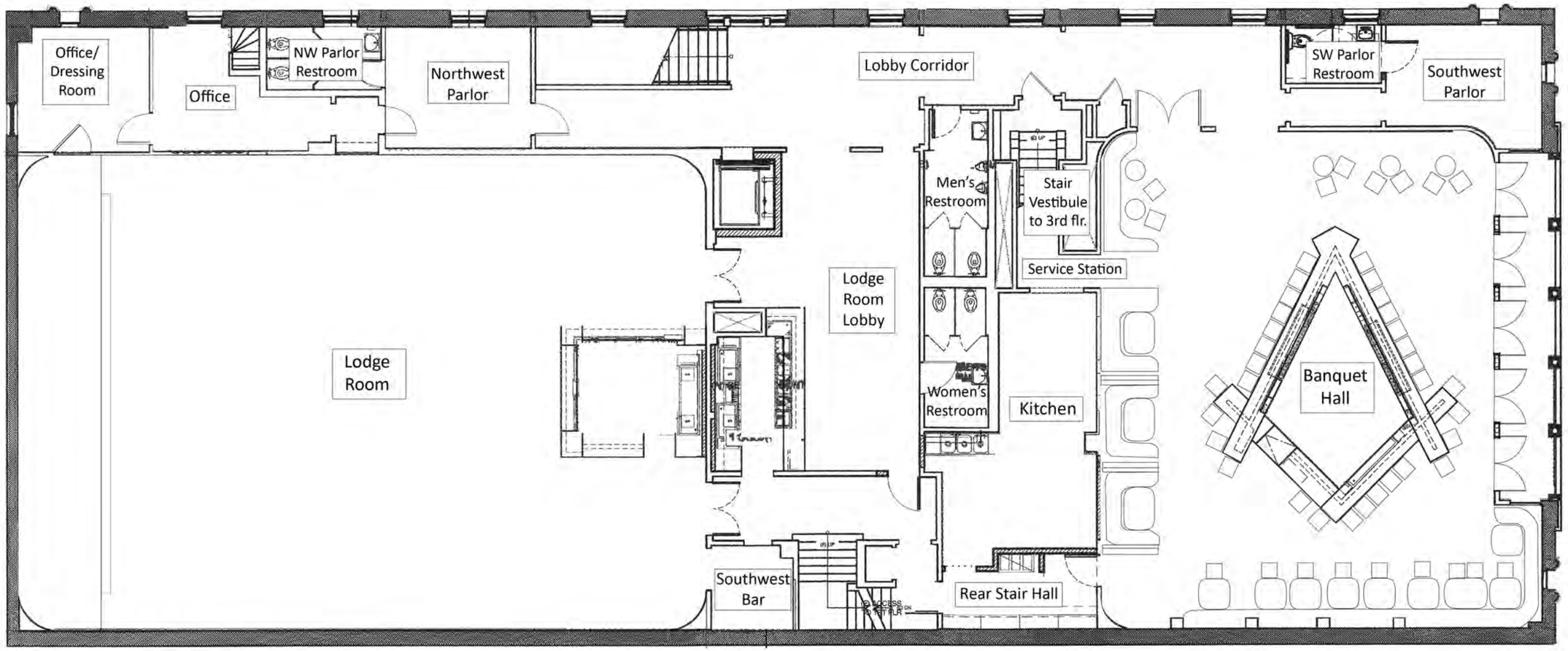


Hidden door between Lodge Room and office (ARG, 2018)

Office and Green Room. The northwest parlor is visible in the background. (ARG, 2018)

Door hardware with Masonic insignia at rear stair hall (ARG, 2018)

Northwest Parlor Restroom. The stall divider/door are original; a shower has been installed in the stall (ARG, 2018)



SECOND FLOOR PLAN

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Third Story

The building features a partial third story that is generally confined to the center of the building, since the Lodge Room and Banquet Hall are both double height spaces. The third story is accessed by three interior stairwells: the first is located at the southwest end of the building, and is accessed via the aforementioned rear stair halll; the second is located within the aforementioned vestibule at the northeast end of the building; and the third is accessed via the office/green room.

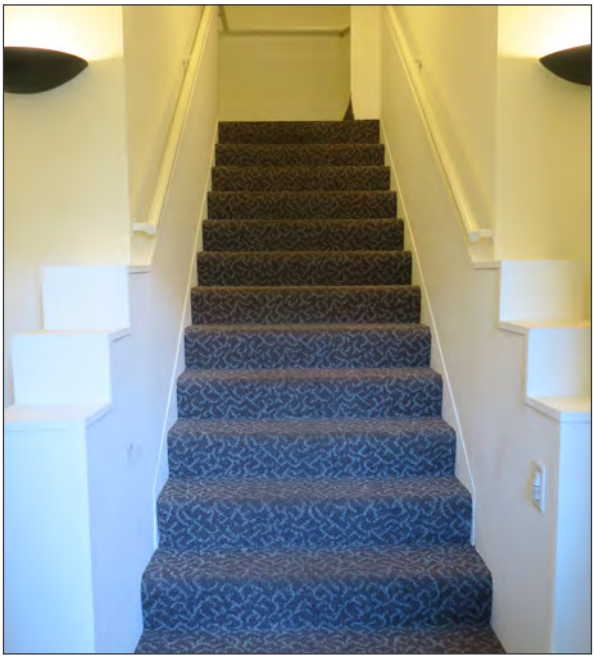
The third story adheres to a T-shaped plan. It is oriented around a hallway that transects the building's width and is flanked on either side by offices. The hallway is carpeted (hardwood floors are presumed to be underneath) and does not exhibit any notable architectural features; doors to the offices consist of original wood doors with inset panels, and contemporary wood doors. The offices were not accessible during this study, and are not included within the scope of this HSR. The hallway also provides access to a mezzanine that overlooks the Lodge Room, and a U-shaped stairwell with wood treads and risers that leads to a roof hatch. The mezzanine has been heavily modified.

A portion of the third story also spans the northeast perimeter of the building. This space is also used as offices and is parsed into multiple rooms by interior partition walls, some of which are not original. Portions of the perimeter walls in these offices exhibit exposed brick. Other features in this section of the third story include hardwood floors, and exposed wood bowstring trusses and roof framing.

Third story corridor, view northeast (ARG, 2018)

Third story office space at northeast perimeter of building (ARG, 2018)

Stairs at southwest end of third story corridor (ARG, 2018).



Stairs at northeast end of third story corridor(ARG, 2018).

Third story office space at northeast perimeter of building (ARG, 2018).

Exposed wood bowstring trusses and roof framing at northeast end of third story (ARG, 2018).

4.2. Building Systems

Previous consultant reports and property inspection reports evaluated the building's systems in detail. All applicable reports are included as Appendix A of this report. The building's mechanical, electrical, plumbing and sanitary sewer, fire suppression, and conveyance systems are also described and evaluated in *Section 5. Existing Conditions* of this report.

4.3. Alterations

Overall, the exterior of the Highland Park Masonic Temple has experienced few alterations and is largely intact. Most alterations are located in interior spaces, and have been carried out to accommodate changes in tenancy and use. This section identifies major alterations that have been made to the building's exterior and interior. This information was derived from historical building permits, visual inspection of the property, and consultation with ownership.

Exterior Alterations

- Brick parapets were shortened at building corners for seismic safety.
- Storefronts have been modified over time. In the 1980s they were replaced with a contemporary system comprising metal windows, metal doors, and tiled bulkheads. It should be noted that the current configuration of the storefronts mimics the original, and is a character-defining feature; only the materials are new.
- The wrought iron balustrade on the primary façade was heightened to meet current safety requirements.
- Plywood panels were placed over several transom windows on the primary elevation. The condition of the transom windows is not known.
- One original window on the northeast elevation was replaced; one original windows on the northwest elevation was replaced.
- Several windows on the rear (northwest and southwest) elevations were infilled.
- Secondary entrance doors on the northeast and northwest elevations were replaced.
- A non-original metal security gate was installed on the northeast elevation.

Interior Alterations:

Interior spaces have experienced varying degrees of alterations. Generally, spaces on the second floor, which historically housed the Masonic Lodge, remain the most intact. Ground floor retail units and third floor offices have experienced more substantial degrees of alteration to accommodate the needs of individual tenants. The following lists of alterations identify modifications to interior spaces that have had the greatest impact on the building's appearance and spatial relationships.

First Story

- Ground-level retail units were altered and partitioned to meet the needs of individual tenants.
- Restrooms, storage rooms, and other ancillary spaces were added to the ground level to accommodate the adjacent retail units.
- An ADA-compliant elevator was added to the main lobby, connecting the first and second floors. The elevator shaft was incorporated into an original door frame, which minimizes its visual impact.

Second Story

- Interior partition walls delineating several smaller rooms were removed to create a single, larger space that now serves as the lobby to the Lodge Room.
- A mezzanine that historically overlooked the Lodge Room was largely infilled. This occurred during the 1980s renovations to meet fire codes.
- New cocktail bars were added to the Lodge Room and the Lodge Room Lobby.
- The southwest dais in the Lodge Room is believed to have originally had a painted mural that was similar in composition and theme to the others; however, this mural is not extant.
- What was originally a small closet to the rear of the Lodge Room was repurposed into a cocktail bar (referred to as Southwest Bar in this report).
- Programmatic elements including a cocktail bar/ service counter and booths were added to the Banquet Hall. One wall was also removed in the Banquet Hall to create a small niche that is now occupied by a booth.
- The kitchen abutting the Banquet Hall was reconfigured and modernized.
- The southeast parlor restroom was remodeled to meet ADA standards.
- A shower was incorporated into one of the stalls in the northwest parlor restroom.
- Three urinals were removed from what is now the Women's Restroom.

Third Story

- Carpet was installed over what were presumed to be hardwood floors.
- Several doors to individual offices were replaced.
- Non-original partition walls were added to office spaces along the northeast elevation.

  **Offices flanking the third floor hallway were not accessible for this HSR. Alterations were not noted for these spaces.*

4.4. Character-Defining Features and Materials

Character-defining features are those aspects of a building's design, construction, or detail that are representative of its significant function, type, or architectural style. Character-defining features may include the overall shape of the building; its materials, craftsmanship, and decorative details and features; and the various aspects of the building's site. For a historic resource to retain its significance, its character-defining features and spaces must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a rehabilitation plan that incorporates appropriate levels of restoration, rehabilitation, maintenance, and protection.

Exterior Character-Defining Features

Most exterior features date to the building's original construction (1923) and have been identified as character-defining features.

- Rectangular footprint, with no setback from the street
- Prevailing sense of balance and symmetry
- Slightly sloped roof that reads as flat from the street

- Flat parapet with projecting corners
- Pent roofs with red mission clay tile (southeast and northeast elevations)
- Bracketed wood cornice and frieze (beneath pent roofs on southeast and northeast elevations)
- Brick exterior walls and terra cotta trim
- Colonnade/loggia with terra cotta corbels, arches, and twisted columns and wrought iron handrails with spindled balusters (southeast elevation)
- Multi-light wood French doors and fanlights (second story, at colonnade/loggia)
- Configuration of storefronts, in which plate glass windows rest on bulkheads and are surmounted by transoms (the materials comprising the plate glass windows and bulkheads date to the 1980s and are not significant)
- Transom windows with combed glass, leaded cames, and pivot sashes (above storefronts)
- Double hung, casement, and awning wood sash windows with brick sills
- Terra cotta window surrounds with corbels, cartouches, and urns (second story, southeast and northeast elevations)
- Articulated terra cotta entrance surround with pilasters, denticulated pediment, and inscribed entablature (northeast elevation)
- Wood entrance doors with partial glazing, sidelights, and transom (northeast elevation)
- Wrought iron window grilles (northeast elevation)

Interior Character-Defining Features

Main Lobby and Entrance Stairs (First Floor)

- Compact configuration
- Tiled floors
- Wood wall panels, trim, and surrounds
- U-shaped staircase with wood handrails

Lobby Corridor (Second Floor)

- Linear configuration
- Hardwood floors
- Wood trim and surrounds
- Lettering that is incised into the headers of some surrounds
- Paneled wood doors with metal hardware

Lodge Room

- Open plan
- Elevated stage at west end of room
- Walls with rounded corners
- Hardwood floors
- Coved, double height ceiling
- Decorative plaster trim with Masonic motifs
- Paneled wood walls with an embossed wallcovering
- Daises capped by wood arches or lintels
- Murals within the northeast, northwest, and southeast daises
- Hidden door that is incorporated into a wall panel

- Paneled wood doors with metal hardware
- Star-shaped, ceiling-mounted light fixture
- Quatrefoil-shaped duct grilles at ceiling

Lodge Room Lobby

- Hardwood floors
- Wood trim and surrounds
- Paneled wood doors with metal hardware

Banquet Hall

- Open plan
- Double-height ceiling with crown molding
- Hardwood floors
- Projecting volume with squared corners and rounded insets (south wall)
- Paired, wood French doors
- Quatrefoil-shaped duct grilles at ceiling

Parlors (Southeast and Northwest)

- Hardwood floors
- Wood trim, surrounds, and wainscoting
- Multi-colored print wallpaper
- Paneled wood doors with metal hardware

Restrooms

- Concrete floor tiles
- Marble stall dividers; paneled wood stall doors
- Paneled wood doors with metal hardware

Rear Stair Hall

- Hardwood floors
- Wood trim and surrounds
- L-shaped staircase with wood treads, wood risers, and wood handrails
- Paneled wood doors and hardware

4.5. Significant Spaces

The exterior of the Highland Park Masonic Temple has experienced few alterations over time. Exterior features and materials work together to produce a cohesive architectural statement, and collectively read as a unified whole. Exterior features and finishes constitute the most visible parts of the building.

However, like many commercial properties interior spaces within the subject building are less cohesive. The building contains a hierarchy of spaces that is easily distinguished by use, size, and level of decoration. Generally, spaces that were associated with the building's primary use as a Masonic lodge, and were intended to be experienced by the public, exhibit greater attention to detail and higher quality features and finishes. Spaces that were not intended to be accessed by the public, or were used for utilitarian purposes, are notably less articulated. Yet other spaces – specifically, street-level retail units and accessible third story offices – have been extensively altered over time and retain minimal, if any, historic fabric.

Building elevations and interior spaces have been assigned one of the following four significance ratings: (1) Highly Significant, (2) Significant, (3) Historic Utilitarian, and (4) Non-Historic. This section defines each significance rating, assigns a rating to each

elevation and space, and contains color-coded floor plans that identify areas by hierarchal importance.

Methodology

Defining and assigning significance ratings requires consideration of multiple factors: amount of original historic fabric, quality of materials and finishes, extent of prior modification, levels of integrity, and expression of original design intent, and is a holistic conclusion that takes into account all of these factors.

Significance ratings that were used to assess the Highland Park Masonic Temple are defined as follows. They are listed in gradation from most significant (Highly Significant) to least significant (Non-Historic).

- **Highly Significant** spaces are those that most strongly exemplify the essence of the building's design. These spaces are most critical to understanding the building's historical significance, and are essential in establishing and defining its historic character. As they constitute the building's most historically or architecturally important elements, it is imperative that features within these spaces be retained.
- **Significant** spaces enhance the understanding of the overall character and importance of the building, but play a somewhat subservient role to the spaces identified as Highly Significant. They are generally of lower importance relative to the understanding of the building's history. This category also captures spaces that would have otherwise been categorized as Highly Significant, but their modification over time has diminished their integrity. Alteration within these spaces may be necessary in the future to accommodate new programmatic or building system requirements; however, changes within these areas should be minimized to the greatest extent feasible.
- **Historic Utilitarian** spaces are of historic importance and contribute to the building's character in a different manner than those ranked Highly Significant or Significant. They provide contextual value related to the use and operation of the building, and generally include spaces that historically had little to no public exposure. These spaces include utilitarian, back-of-house areas. They may contain original historic materials and features. Because of their tertiary role and their limited public exposure, these areas may be more appropriate for accommodating change than more publically visible spaces. However, modification should preserve historic materials and existing spatial relationships to the greatest extent feasible.
- **Non-Historic** spaces include those that have been extensively altered after the period of significance. Their current appearance does not contribute to an understanding of the building's history or significance. Generally, these areas can be modified since there is little to no historic fabric to compromise. They present an opportunity to reconfigure space for changes that are required to meet code or adapt the building to a new use.

Highly Significant Spaces

Highly significant spaces are generally limited to the two street-facing elevations, and interior spaces that historically served as the building's principal assembly spaces and circulation corridors. Almost all interior spaces in this category are located on the second floor. These spaces have the most public exposure, and bear the strongest and most palpable association with the building's architectural and associative significance. Compared to other spaces within the building they also exhibit higher quality features and

finishes, greater attention to architectural detail, and more distinctive workmanship.

The following spaces have been identified as Highly Significant. All interior spaces are located on the second floor aside from the main lobby and entrance stairs, which are located on the first floor and are noted as such.

- Main Lobby and Entrance Stairs (first floor)
- Lobby Corridor
- Lodge Room
- Street-facing exterior façades (southeast, northeast) **excludes storefront materials, which have been replaced*

Significant Spaces

Significant spaces generally fall into two broad categories. The first includes spaces that are intact and contain historic materials and finishes, but had less public exposure than other spaces in the building and thus play a lesser role in articulating the building's history and significance. The two parlors (southeast and northwest) and the Rear Stair Hall are examples of these spaces, as are the two secondary (northwest and southwest) façades. The second includes spaces that have high public exposure, but have been modified to accommodate new uses. The Lodge Room Lobby and Banquet Hall are examples. Both have experienced some alterations, but retain enough of their historic fabric to legibly convey the respective roles that they historically played.

The following spaces have been identified as Significant. All interior spaces are located on the second floor.

- Lodge Room Lobby
- Rear Corridor and Stairs
- Southeast Parlor
- Northwest Parlor
- Banquet Hall (now Checker Hall)
- Secondary exterior elevations (northwest, southwest)

Historic Utilitarian Spaces

Historic utilitarian spaces in the building consist of back-of-house spaces including offices, restrooms, work areas, and stair vestibules. These spaces have some historic fabric, but their significance is largely contextual. Compared to other spaces within the building they exhibit features and materials that are undistinguished, and whose primary focus is on durability and efficiency rather than architectural or aesthetic merit.

The following spaces have been identified as Historic Utilitarian. All are located on the second floor aside from the rear stairs and egress corridor, which is located on the first floor and is noted as such.

- Rear Stairs and Egress Corridor (first floor)
- Office (now part of Green Room)
- Office/Dressing Room (now part of Green Room)
- Men's Restroom
- Women's Restroom
- Northwest Parlor Restroom
- Stair Vestibule to Third Floor

Non-Historic Spaces

Spaces within the building that have been extensively altered and do not retain enough historic fabric to sufficiently convey historical significance are

identified as non-historic. This includes an elevator shaft that was added in 2017; a storage room that was converted into a cocktail bar; a new kitchen that was installed to service the restaurant; and a second-story restroom that was remodeled to meet ADA requirements. All of the ground floor retail units were also identified as non-historic because they have been partitioned and modified numerous times over the years to accommodate the needs of individual tenants; however, it should be noted that the configuration of the storefront system as viewed from the building exterior is an important character-defining feature and should be retained. In addition, all accessible areas on the third story retain minimal historic fabric and are considered to be non-historic.

The following spaces have been identified as Non-Historic.

- Retail Unit, 5567 North Figueroa Street (Delicias Bakery)
- Retail Unit, 5577 North Figueroa Street (Council District No. 1 Field Office)
- Retail Unit, 106 North Avenue 56 (Avalon Vintage)
- Retail Unit, 110 North Avenue 56 (Good Girl Dinette)
- Rear Restrooms (first story)
- Rear Storage and Equipment (first story)
- Elevator (between first and second stories)
- Southeast Parlor Restroom (second story)
- Kitchen (second story)
- Service Bar (second story)
- All visible third story spaces

Diagrams of Significant Spaces

The following floor plans graphically identify each area of the building based on its hierarchical significance.

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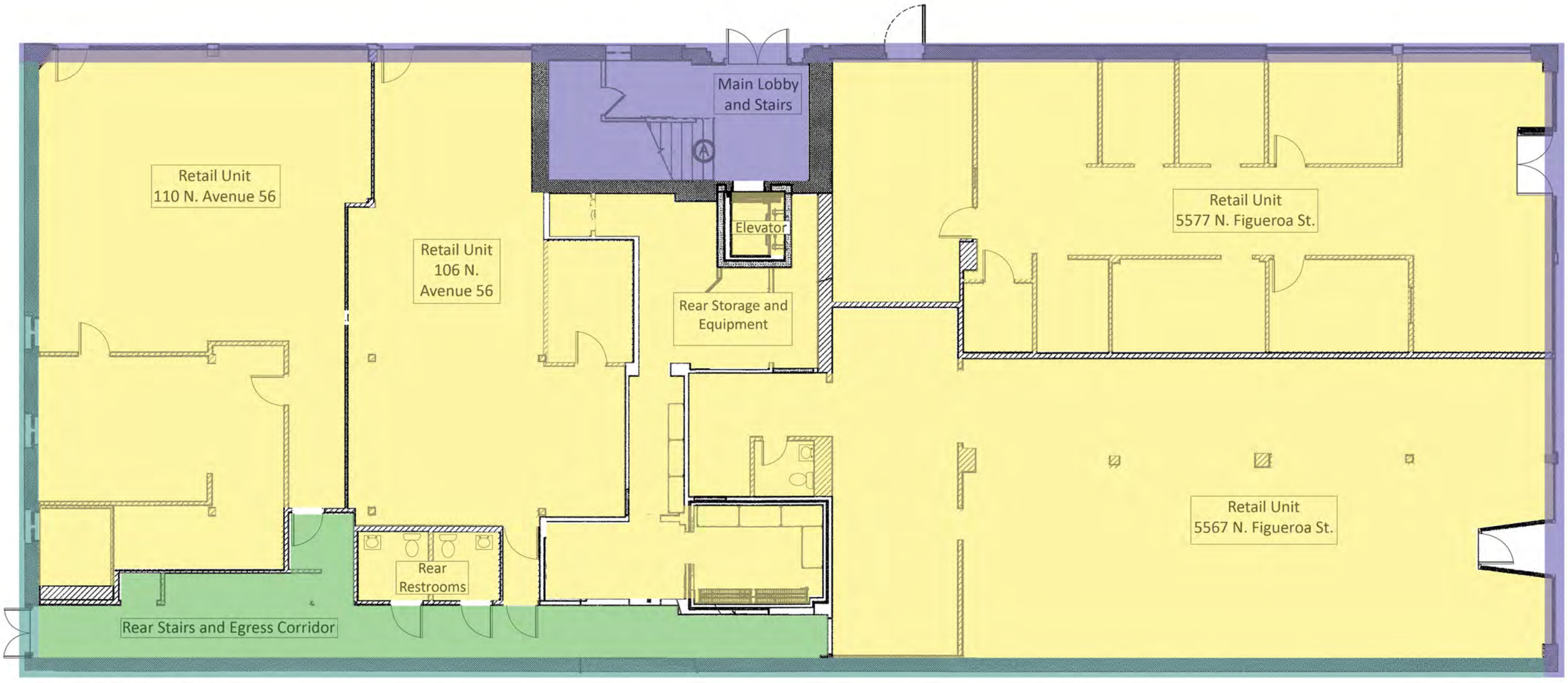

FIRST FLOOR PLAN

Highly Significant

Significant

Historic Utilitarian

Non-Historic

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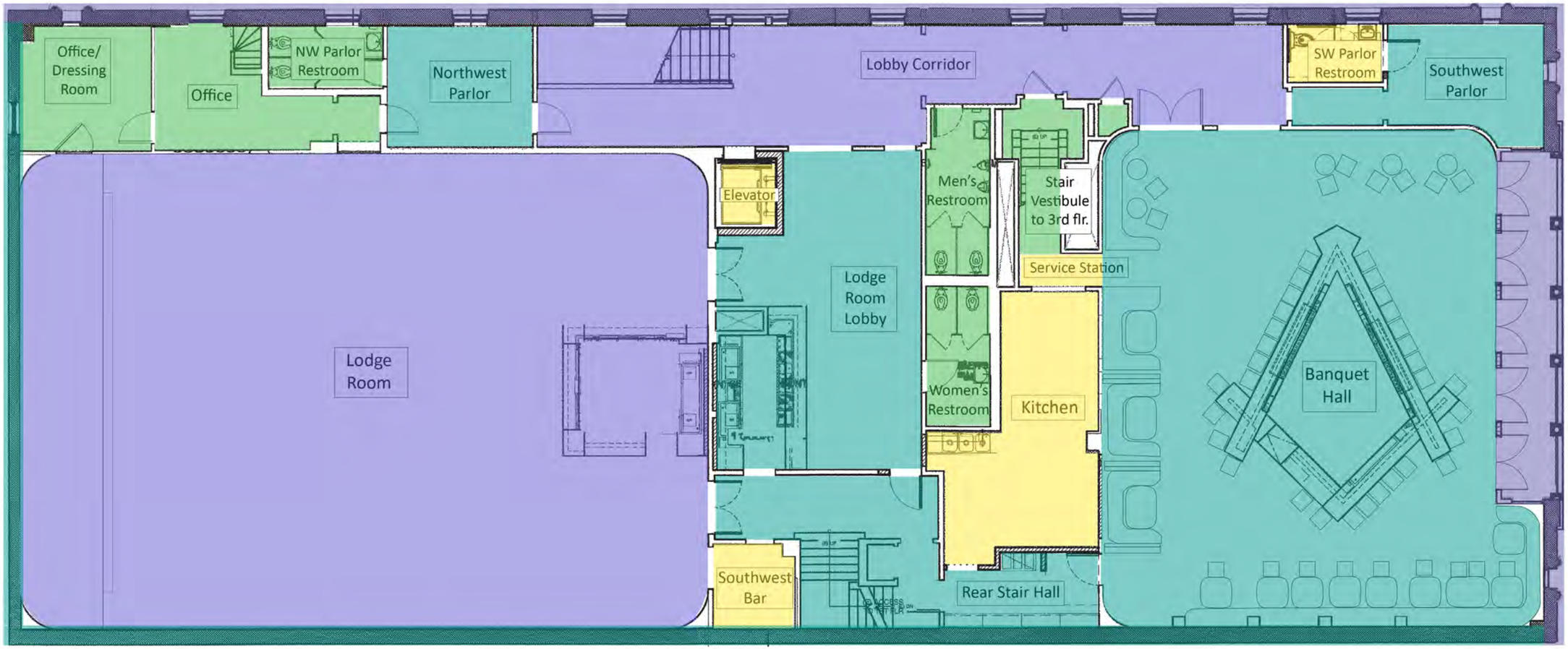

SECOND FLOOR PLAN

N

Highly Significant

Significant

Historic Utilitarian

Non-Historic

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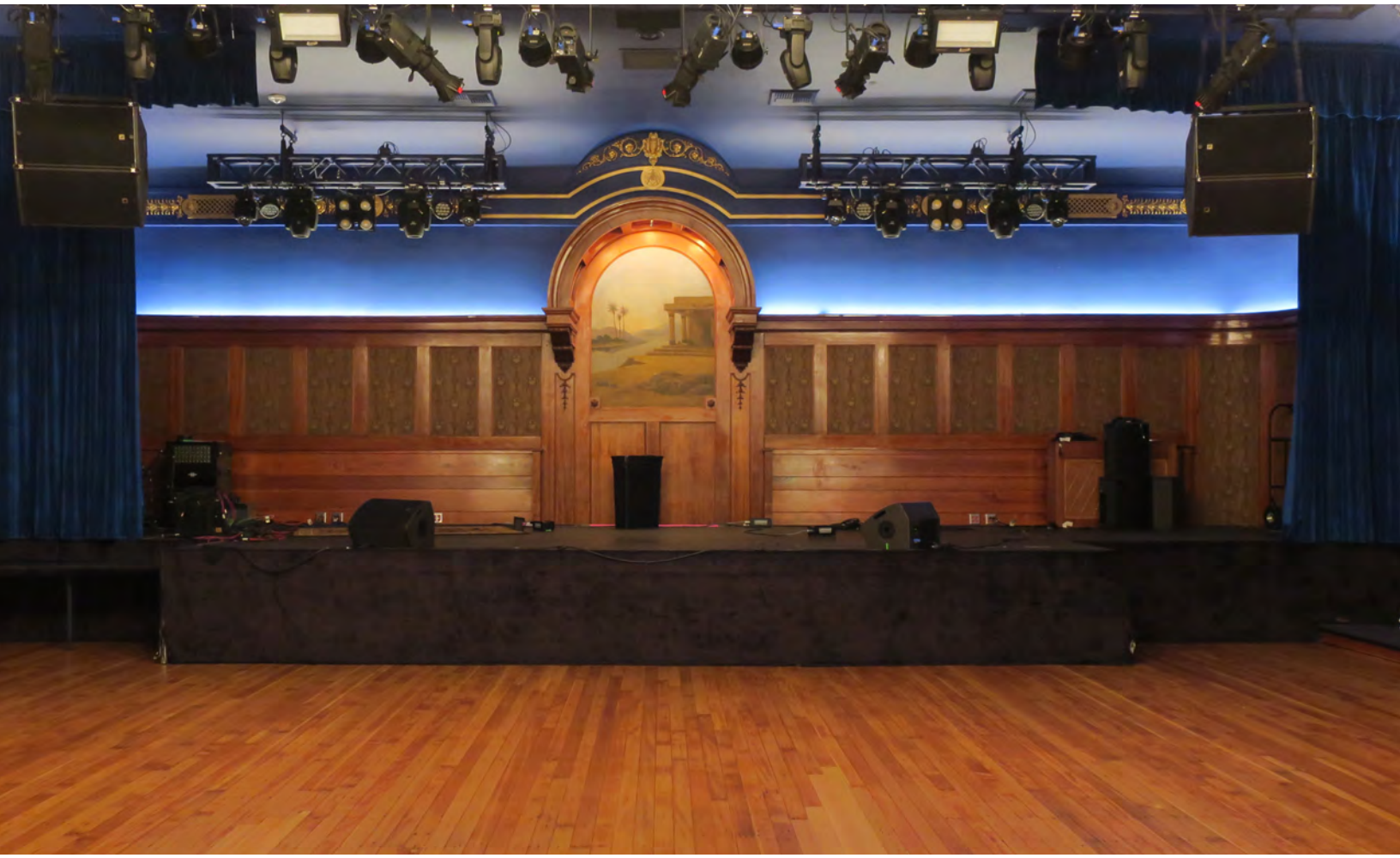


5. Existing Conditions

Reverse: Lodge Room on second floor (ARG, 2018)

5. EXISTING CONDITIONS

5.1. Conditions Assessment

Introduction

This section provides an analysis of the current conditions of the Highland Park Masonic Temple. The assessment addresses the building's exterior features, interior features, and systems. Information derived from this assessment was used to develop recommendations for treatment that are addressed in *Section 7. Treatment and Work Recommendations* of this report.

ARG staff performed a visual survey of the property on February 22, 2018. The exterior of the building was surveyed from the street, parking lot, second floor balcony, and main roof. Available habitable spaces within the building interior were surveyed as well. Observable distress conditions were noted and documented with digital photographs.

Several reports from other consultants have previously been prepared for the property. Most include descriptions of building materials or systems, and recommendations for repair. Many of the work items identified in these reports have already been addressed by the current owners. The following reports were reviewed by ARG:

- *Real Estate Inspection Report*, prepared by LaRocca Inspection Associates (Jan. 2015). General conditions assessment of the plumbing system, electrical system, fire suppression system, heating and cooling system, roofing, foundation, building exterior, property grounds, and building interior.
- *Seismic Risk Assessment*, prepared by MHP, Inc. (Jan. 2015). Report includes a structural evaluation, seismic hazard evaluation, and seismic risk assessment.
- *Sewer Line Inspection Report*, prepared by SewerLine Check Professionals, LLC (Jan. 2015). Specialty inspection of the main sewer line (waste drainage piping system) that is exterior to the building, and carries waste from the building drain to the city sewer connection.
- *Limited Property Condition Assessment*, prepared by Bold Control (Dec. 2015). Lender report containing very basic description and condition of property, including building grounds, exterior, interior, and building systems.
- *Proposal Memo*, prepared by CGI Preservation (Jan. 2017). Proposal for restoration of exterior facades, including cleaning and repairs to brick and terra cotta masonry; repairs and painting of the cornice; stripping brick surfaces (graffiti removal); and painting of windows, storefronts, metal grates and metal seismic plates.

These documents are included as Appendix A of this report.

The survey was visual in scope only, and was limited to visible and accessible areas of the interior and exterior. The survey of roofing and drainage systems was limited to accessible roof areas, and where viewed from the interior or street. The survey of structural systems was limited, and reviewed for material degradation only, not structural performance. Other building systems (MEP, HVAC, fire suppression, etc.) were not surveyed by ARG; however, they are included in the above-listed reports provided by others, and are summarized below.

Wood bowstring truss and framing at third story interior (ARG, 2018)

Steel framed brace at storefront, southeast elevation (ARG, 2018)

Building Exterior

Exterior conditions have been broadly grouped into the following categories: structural systems; roofing and drainage; exterior walls and trim; and exterior doors, windows, and storefronts.

Structural Systems

The building is constructed with perimeter unreinforced masonry (URM) walls, wood-framed roof and floor diaphragms, and a concrete slab-on-grade ground floor. There is likely a conventional shallow concrete foundation system, including isolated spread footings below interior columns, and continuous footings below perimeter and interior bearing walls. Second and third floor framing comprises regularly spaced wood joists with board sheathing. The joists are supported by the URM walls, interior built-up wood beams, and interior wood stud bearing walls. The roof is framed with bowstring wood trusses, which support wood rafters and board sheathing. The trusses are composed of wood chord and diagonal web members, and are interconnected with bolts and vertical rods.

The building was seismically retrofitted in the 1980s. At that time, a steel braced frame was added along the southeast storefront elevation. The frame consists of steel wide-flange beams and columns, and welded diagonal braces. Additional lateral resistance is provided by two transverse URM shear walls at the ground floor level that encompass the east entry lobby, as well as two transverse wood-framed shear walls at the second floor level that appear to align with the Lodge Room. Positive wall anchorage was not required at the time the building was constructed. Nominal wall anchorage appears to have been provided with localized hooked “J” bolts that are fastened to select wood framing members and embedded in the perimeter walls. The 1980s retrofit

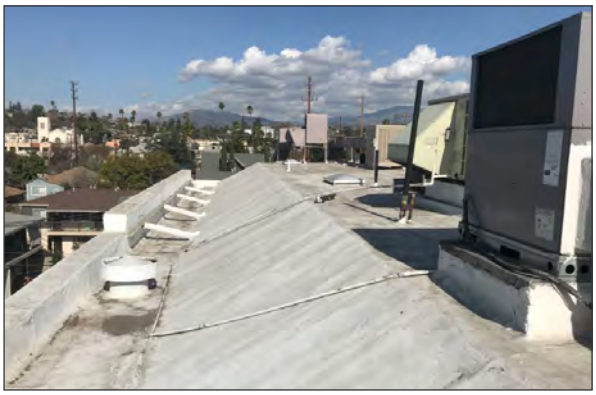
project included the addition of new wall anchorage systems at the roof and floor structures. The URM walls are anchored to the roof structure with retrofit steel strap anchors that are nailed to the underside of the wood roof rafters, and welded to a continuous steel angle ledger that is bolted to the URM walls. Anchorage of the URM walls to the floor structures was not visible; however, bolts and anchor plates similar to the roof level were observed along the building exterior that align with the floor structures. Therefore, it is assumed that similar retrofit anchors are installed at the floor levels

The structural systems are in fair condition overall. According to a report prepared by MHP, Inc., Structural Engineers (MHP), the vertical load carrying systems appear to be supporting the superimposed gravity loads without deficiency. However, deterioration and cracking of the URM brick masonry walls was noted throughout (see "Exterior Walls and Trim" section below). MHP states that, although the building has been seismically strengthened, the lateral force resisting system does not meet modern seismic code requirements. Additionally, due to the limitations of the wall anchorage systems, there is the potential for damage in a seismic event, including heavy cracking, spalling, and possible localized framing and/or URM wall collapse. It should be noted that, in general, seismic vulnerabilities are inherent with URM construction, even if seismic strengthening has been performed.

Seismic wall anchors and braced framing at exterior URM wall, northwest elevation (ARG, 2018)

Tie rods at third floor interior (ARG, 2018)

Wood joist roof framing and board sheathing (trusses not shown) (ARG, 2018)



Membrane roof, view northwest. Note bracing at parapets and rooftop units (ARG, 2018)

Membrane roof and landing at roof access stair (ARG, 2018)

Roofing and Drainage

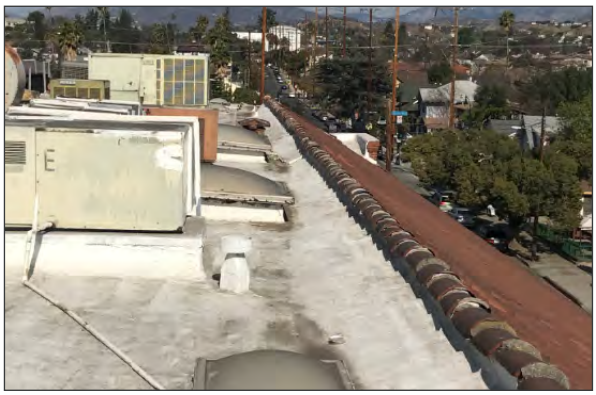
The building is primarily covered with a low-sloped roof, consisting of composition sheet membrane roofing installed over board sheathing. There may be additional plywood sheathing and/or older roofing membranes or underlayments below the current outer membrane, but these were not visible at the time of the survey. The membrane covers the low-sloped areas and extends up and over the top side of the brick masonry parapet walls. The parapets along the southwest and northwest elevations have been structurally braced. The remainder of parapets, at the building corners of street-facing elevations, have been lowered in height (see "Exterior Walls and Trim" section below for more information). There are numerous penetrations throughout the roof, as well as mechanical units/ductwork and HVAC rooftop units. There are also bubble-type skylights along the northeast side for additional light to third floor office spaces.

In general, the membrane roof is in good to fair condition, depending on location. Some deterioration was noted at flashings and penetrations, as well as corroded flashings and roof accessories/equipment. The membrane covering the top of the parapet walls is lifting and detached from the wall surface. There is no turn down or coping flashing at the face of the brick wall, and the brick masonry and mortar joints in these areas are eroded (see "Exterior Walls and Trim" section below). The membrane and flashings have been repaired recently, including repainting of the membrane services to extend their service life.

The street-facing (northeast and southeast) elevations contain short sections of pent roof that are covered with red mission clay tile. The tile appears to be conventionally installed, and has tile copings at the ridges and hip edges. No tie wires or other mechanical attachments were visible. Mortar is installed in some

areas for tile end closure. In general, the tile roofs are in good condition. The tile surfaces are soiled, with some localized areas of debris and mortar droppings, but are otherwise intact. ARG noted a few chipped or broken tiles in localized areas. The condition of underlayments or concealed flashings could not be determined at this time.

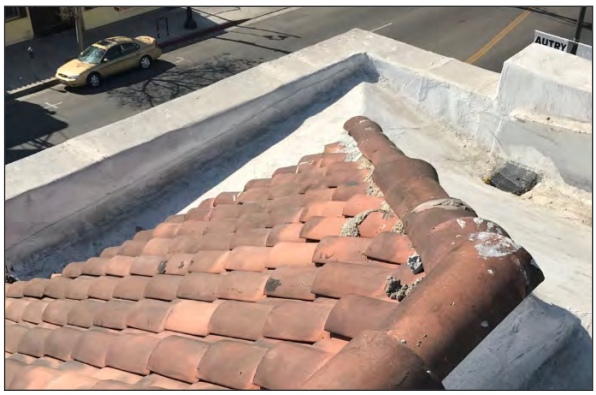
Stormwater drainage is typically by surface flow to area roof drains within the membrane roof areas, and to built-in gutters with internal drains at the clay tile roof areas. Area drains are typically covered with mesh screens. The drainage systems are in fair condition overall. Soiling and trash/debris was noted at several area drains, as well as loose screen mesh materials (meant to keep debris from entering drains). The built-in gutters and internal drains were not visible at the time of the survey, and could not be assessed at this time. However, peeling paint and sheet metal deterioration was noted at gutter locations when viewed from the street; further up-close inspection is needed.



Membrane roof, view northwest. Note skylights and rooftop HVAC units (ARG, 2018)

Membrane roof, view north. Note mechanical equipment and ductwork for restaurant kitchen (ARG, 2018)

Brick parapet wall. Note loose membrane at top of wall, with no turn down or coping/ flashing. Also note general deterioration of brick masonry (ARG, 2018)



Tile roof at east corner of building (ARG, 2018)

Built-in gutter at tiled roofs, view from street (ARG, 2018)

Chipped and broken ridge coping tile along northeast elevation (ARG, 2018)

Area drain at east corner of membrane roof. Note trash/ debris and loose screen (ARG, 2018)

Exterior Walls and Trim

Brick Masonry

Exterior facade walls are composed of red brick masonry. The walls are approximately three wythes thick, and are unreinforced masonry (URM). Some seismic stabilization has been performed, in the form of wall plates and tie rods; these are visible at the facades (see "Structural Systems" above for additional information). The brick is generally set with cementitious (likely Portland cement-based) mortar in a common bond pattern, with some vertical soldier-type coursing at the base of building walls at street elevations. Many of the interior spaces have exposed brick wall finishes (the interior side of the URM walls).

The brick masonry is in fair to poor condition, depending on location. ARG noted numerous areas of brick deterioration, in particular at the base of building walls and at the tops of parapet walls. Mortar joints are typically very eroded in these areas, with some erosion/deterioration of brick faces and missing units noted. At areas adjacent to window or storefront openings, there is localized vertical cracking through brick and mortar joints, and further erosion of brick and mortar from water intrusion around openings.

The parapet walls at the street facing elevations were originally taller. Historical photographs show a repetitive arch pattern with some corbelling of brick. The current parapet walls are much shorter, and are missing the arched detail. The parapet walls along the alley and parking area elevations have been structurally braced, most likely during the 1980s seismic retrofits. The building corners were not braced, but were shortened instead.

Brick exterior walls on primary (southeast) elevation (ARG, 2018)

Northwest elevation. Note paint at ground level (ARG, 2018)

Southwest elevation (off-street/parking). Note paint and graffiti (ARG, 2018)

Detail of seismic plates and anchors at second floor level, northwest elevation. Note surface corrosion (ARG, 2018)

Crack at brick masonry, northeast elevation (ARG, 2018)

Deteriorated and missing brick at southeast corner (ARG, 2018)

Eroded/deteriorated brick at base of building wall, northeast elevation (ARG, 2018)

Deteriorated brick and open mortar joints at base of wall, southwest elevation (ARG, 2018)

Open mortar joints at base of wall, northeast elevation (ARG, 2018)

Deteriorated mortar joints at top of parapet wall (ARG, 2018)

Damaged brick at window opening, southwest elevation (ARG, 2018)

Deteriorated brick and mortar at interior side of brick wall, southeast building corner (ARG, 2018)

Historic photo, c. 1920s. Note taller parapets at corners (Los Angeles Public Library)

Current view of building. Note shortened parapets (ARG, 2018)

Spall damage at terra cotta unit, southeast elevation. Damage may have occurred during installation of adjacent seismic plate/tie rod (ARG, 2018)

Large spall at balcony side of terra cotta column, and previous patch at railing connection (ARG, 2018)

Crack at base of terra cotta column (ARG, 2018)

Terra Cotta Masonry and Trim

The street-facing elevations of the building contain decorative terra cotta units. Terra cotta is used at the second floor balcony, and for window and door surrounds. The second floor balcony, located at the southeast elevation, consists of five arched bays with twisted columns and Corinthian column capitals. Terra cotta window surrounds are located at second floor windows at building corners (street-facing elevations). Each surround includes a small pediment and a projecting rounded base, and the window is flanked by fluted pilasters with Corinthian capitals. The main entrance also has a terra cotta surround with Doric capital pilasters and a triangular pediment, with the words “HIGHLAND PARK F&AM”. The terra cotta generally has a two-tone color with a matte glaze, most likely to mimic sandstone. Portions of the entrance surround also have a light green glaze. The units are set with a cementitious (likely Portland cement-based) mortar.

In general, the terra cotta is in good condition, with some minor localized damage. At the second floor balcony, ARG noted a few cracks, spalls, and previous patches at the terra cotta columns. Some units at the building face below the columns are also spalled, and were perhaps damaged during installation of seismic plates and tie rods. In general, terra cotta surfaces are soiled, and some mortar joints are deteriorated.

View of second floor balcony with terra cotta columns and arches (ARG, 2018)

Detail of railing connection at terra cotta column. Note vertical crack at column (ARG, 2018)

Terra cotta surround and pediment at main entrance, northeast elevation (ARG, 2018)

Typical terra cotta window surround at building corner, found on both street elevations (ARG, 2018)

Missing wood bracket and heavily deteriorated/loose wood trim, southeast elevation cornice (ARG, 2018)

Loose trim at southeast elevation frieze panel (ARG, 2018)

Deteriorated and loose trim at end of cornice, southeast elevation. Also note vents at cornice soffit (ARG, 2018)

Deteriorated cornice at northeast elevation; also note loose bracket at wall (ARG, 2018)

Wood Cornice and Trim

Both street-facing elevations, below tiled roof areas, contain a decorative wood cornice and trim. The cornice includes spaced molded brackets, wood moldings, and a frieze panel containing wreaths, floral details, and Masonic motifs. The soffit of the cornice also contains openings for attic ventilation. Overall, the wood cornice is in poor condition, and is in need of immediate stabilization. Reportedly, one decorative wood bracket at the southeast elevation recently fell to the street below. A second bracket is missing at the northeast elevation, and other wood trim was observed to be loose or displaced, with many areas of wood decay (rot) and peeling paint noted.

Exterior Doors, Windows, and Storefronts

Exterior Doors

The main entrance doors consist of stained wood stile-and-rail doors with glass vision panels, and fixed sash sidelights and transoms, all set within a wood frame. The glass at the transom and sidelights is clear; the glass in the vision panels is semi-translucent/ obscure glass. In general, the doors are in fair condition. They were recently damaged by pry bars when the fire department responded to a small fire in the lobby during recent tenant improvements; the doors and lobby have since been repaired. The repairs included adding a metal bar along the door stile, and a wood dutchman at the dead bolt location. There is additional damage at the base of the doors, primarily due to exposure to surface water (poor drainage).

At the second floor balcony (southeast elevation), there are five pairs of exterior French doors with arched transoms. The doors have two-over-five divided lights; the arched transoms have four divided fan-style lights. Doors and transoms appear to be original, and are in good condition. They were recently repaired as part of tenant improvements.

Damage and previous repairs at wood doors, northeast elevation (ARG, 2018)

Balcony doors at southeast elevation (ARG, 2018)

Interior view of balcony doors and transoms (ARG, 2018)

Original three-light wood casement window in terra cotta surround, southeast elevation (ARG, 2018)

Replacement window in terra cotta surround, northeast elevation (ARG, 2018)

Windows

The building's windows are almost entirely original. They consist of wood sash in wood frames, and vary in type and configuration based on location. Types include double-hung, casement, awning, and fixed sash windows. Most are single light sash; some casements have three divided lights. The windows are in good to fair condition, depending on location. Exterior wood surfaces have peeling paint throughout and exhibit areas of wood decay, particularly at the bottom of the sash and at frames and sills. The interiors of the windows were recently repaired during building renovations, and the windows at the second floor balcony were repaired inside and out. During renovations, two windows were also replaced, and interior panes were added throughout the second floor for sound control. The interior panes comprise single pane laminated safety glass; they prevent operation or maintenance of windows from the interior unless removed.

Original wood double-hung windows over primary entrance, northeast elevation (ARG, 2018)

Typical original wood double-hung window at northeast elevation (ARG, 2018)

Wood double-hung window with metal grille, northeast elevation (ARG, 2018)

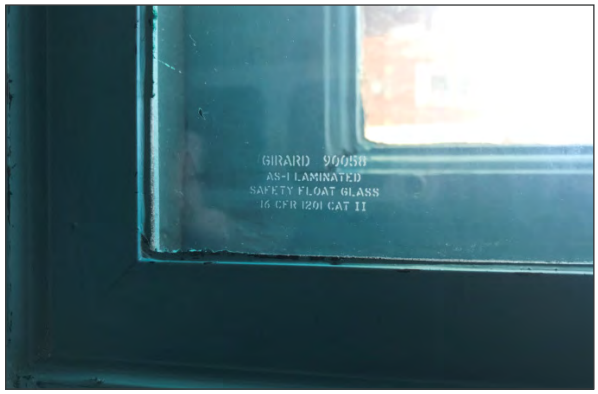
Wood awning window, northeast elevation (ARG, 2018)

Paired wood casement windows at third floor frieze, northeast elevation (ARG, 2018)

Interior view of paired wood casement windows (ARG, 2018)

Paired wood casement window at west end of second floor balcony; note scratched glass pane (ARG, 2018)

View of typical interior pane, added for sound control (ARG, 2018)



Detail of interior pane: Girard 90058 AS-1 Laminated Safety Float Glass (ARG, 2018)

Paired wood casement window at east end of second floor balcony; note misaligned sash (ARG, 2018)

Storefronts

The building contains two sections of storefronts. The first is a section located at the southeast elevation and the east end of the northeast elevation. These are composed of original transoms in wood frames, and replacement aluminum storefronts and tile bulkheads. The masonry openings are framed with painted steel, and steel braced frames have been added at the interior for seismic retrofits (see "Structural Systems" section above). The bulkheads appear to be wood-framed, and are clad with ceramic tile on the exterior. There are two entrances, both of which are recessed to provide a concrete-paved entrance vestibule, which can be secured with metal gates. The transom windows are composed of horizontal patterned (combed) glass, arranged in a grid pattern with lead cames. At the center of each transom, there is an operable pivot sash with similar leaded glass and a steel frame. Based on a historic photo from the 1920s, the original storefronts were likely wood-framed, with large single pane glazing and a low bulkhead clad with what appears to be white/gray marble (veining visible in photo). The leaded glass transoms are present, and are similar in appearance to what exists today. The entrances have been modified. This portion of the building was originally occupied by a single store, and was later subdivided. There was only one entrance at the center of the southeast elevation, and now there are two entrances.

These storefronts are in fair to poor condition overall. The wood framing at the transoms is decayed throughout. The leaded glass transoms and operable sash appear to be intact, but surfaces are soiled, and the glazing putty is deteriorated. Several transoms at the west end of the southeast elevation have also been covered with painted plywood; their condition is unknown at this time. The aluminum storefront framing and entrances are also deteriorated. Aluminum surfaces are soiled and oxidized, with surface abrasions/damage throughout. Glazing gaskets are loose and deteriorated. The glass is intact, but is heavily soiled and one location has yellowed/deteriorated films. The masonry openings around the storefronts are heavily damaged from water intrusion. The steel lintels have peeling paint and surface corrosion. Brick and mortar joints are also heavily eroded (see "Brick Masonry" section above). The ceramic tile is largely intact, but chipped throughout, with some deteriorated grout joints noted.

The other section of storefronts is located at the west end of the northeast elevation. These are composed of original transom windows in wood frames; and replacement aluminum storefronts and bulkheads. The masonry openings are framed with painted steel. There does not appear to be any seismic retrofit framing at this location. The bulkheads are similar to the other storefronts; they appear to be wood-framed and are clad with ceramic tile. There are two entrances, both of which are flush with the storefront framing. The storefronts can be secured with surface-mounted roll-down metal shutters. The transom windows are composed of single pane glass in wood sash and frames, and appear to be original based on the historic photo. The original bulkhead material is unknown at this time; it is not visible in the photo.

These storefronts are in fair condition overall, with some general deterioration from use. Wood framing at the transoms is split and decayed in localized areas. The aluminum storefront framing and entrances are soiled, but painted surfaces are generally intact, with some surface abrasions noted. The masonry openings are moderately damaged from water intrusion (see "Brick Masonry" section above). The ceramic tile is intact and in fair condition.

Historic photo, ca. 1920s; note storefronts, awnings, and bulkhead (possibly white marble). The storefront originally contained one central entrance (Los Angeles Public Library)

Current storefronts at southeast elevation; note original transoms remaining (ARG, 2018)

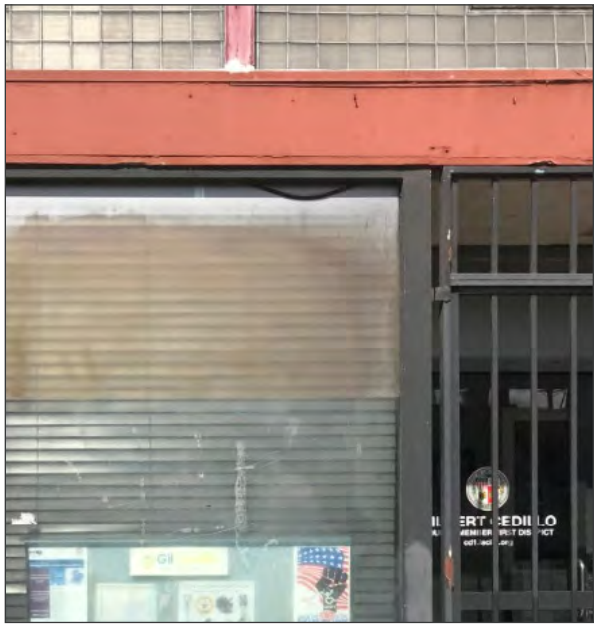
Current storefronts at east end of northeast elevation; note original transoms remaining (ARG, 2018)

View of typical original leaded glass transom (ARG, 2018)

Portion of transoms at southeast elevation covered with painted plywood (ARG, 2018)

Entrance to 5577 North Figueroa Street; note aluminum storefront framing, gates and ceramic tile (ARG, 2018)

Entrance to 5567 North Figueroa Street (ARG, 2018)



Detail of storefront, 5577 North Figueroa Street; note loose gaskets and deterioration (ARG, 2018)

Detail view of transom and storefront framing, northeast elevation (ARG, 2018)

Interior of storefront, 5577 North Figueroa Street; note steel bracing installed during seismic retrofit (ARG, 2018)

Corrosion at steel storefront frame, northeast elevation (ARG, 2018)

Interior view of storefront transoms, 5577 North Figueroa Street (ARG, 2018)

Interior view of storefront bulkhead/entry, 5577 North Figueroa Street (ARG, 2018)

Historic view of storefronts at west end of northeast elevation, ca. 1920s (Los Angeles Public Library)

Current view of storefronts at west end of northeast elevation (ARG, 2018)

Interior Finishes and Features

Lodge Room Murals

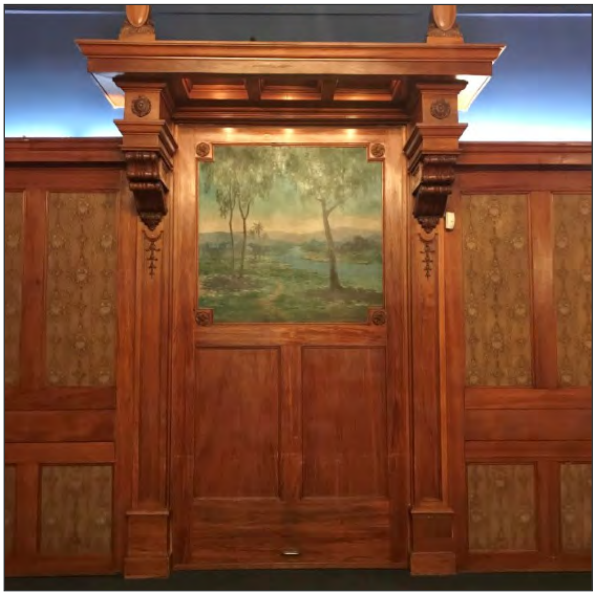
The Lodge Room contains three murals. There were most likely four murals originally (one at the center of each wall), but the fourth is not extant; the space has been infilled with wallcovering to match the rest of the room. The murals are painted on canvas, each depicting various landscape settings with images of temples, pyramids, and trees. The canvas is attached to the wood panel with an unknown adhesive. The mural panel at the northeast wall is operable, and slides up into a pocket within the wall to allow for passage. The murals are in good to fair condition. The mural at the northeast wall was damaged during recent renovations, and was recently restored by a painting conservator. The other two remaining murals are intact but in need of cleaning. The surfaces are soiled and stained with nicotine.

Detail view of storefronts (ARG, 2018)

Interior view of storefronts from inside restaurant at 110 North Avenue 56 (ARG, 2018)

Arched top mural at northwest wall, over stage (focal point of room) (ARG, 2018)

Mural at southeast wall, over bar area (ARG, 2018)



Mural at northeast wall; recently restored (ARG, 2018)

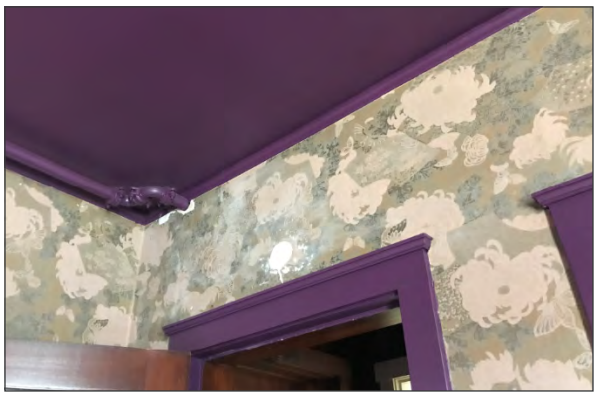
Mural missing at southwest wall (ARG, 2018)

Wallpaper

The walls of both parlors (southeast, northwest) contain what is believed to be original wallpaper; further documentation is needed to confirm. It is a multi-color printed paper with a floral pattern in muted greens and tan shades. The wallpaper in both spaces is in fair condition. There are areas of damage including tears, lifted seams, and buckling. Other areas have been patched with plaster.

Northwest parlor, damage to wallpaper over entrance (ARG, 2018)

Southeast parlor, damage to wallpaper at northeast wall (ARG, 2018)



Southeast parlor, damage to wallpaper over entrance; note plaster patches (ARG, 2018)

Building Systems

Mechanical System

LaRocca Inspection Associates (LRI) performed an inspection of the building's mechanical systems in 2015. They noted that the building is heated and cooled by six packaged rooftop HVAC units (heat pumps), and five split-system units, composed of forced air furnaces inside the building and condensers at the roof. Several additional smaller units have since been added as part of the building renovations. LRI noted that many of the existing HVAC units are not clearly identified or labeled, so it was difficult to determine which units served which areas. Most were also older systems and past their expected service life. The heat pump units on the west side of the roof and one of the condensing units are recent equipment, manufactured in 2014. Many of the older units were found to be operational, but not operating optimally. Other equipment at the roof level includes ventilating equipment for the bakery, and an evaporative cooler for the restaurant. Both are older systems and beyond their useful service life.

Electrical System

Electrical service to the building is supplied by an overhead line, and rated at 120/240 Volts. The main

electrical panel is located in a utility area/rear corridor at the ground floor. The main panel has two 600-Amp sections, with metered main shutoffs for each tenant, cartridge fuses, and circuit breakers. There are electrical subpanels in each of the first floor units, plus the banquet room and kitchen area of the second floor. Electrical wiring is a combination of older/original cloth-covered wires and plastic-insulated wires.

Electrical systems and equipment were inspected by LaRocca Inspection Associates (LRI) in 2015. The main panel/circuit breaker system and subpanels appeared serviceable, but it is an old system and nearing the end of its service life. Some subpanels had incorrectly sized breakers, and were missing knockout panels or labels. Cloth-covered wiring is older, but may continue to function for some time. It will continue to wear and eventually need to be replaced. LRI also noted some damaged conduit and exposed wiring in the south end of the attic above the office areas. Outlets and switches that were tested were found to be working order. Some GFCI safety outlets are needed in certain areas.

Plumbing and Sanitary Sewer System

Interior hot- and cold-water piping that supplies water throughout the building is composed of copper piping. Some older galvanized piping may still be in use in concealed areas. Hot water is provided by gas-fired water heaters that are located throughout the building, including at the bakery, restaurant, and Banquet Hall. LaRocca Inspection Associates (LRI) performed an inspection in 2015, and noted some corrosion on valves in piping near the Banquet Hall. They also noted a safety pressure relief valve at the exterior of the building with pressures reading slightly over the recommended 40-80 psi range. No pressure regular was found at the main line. The majority of the water supply pipes, waste lines, and gas lines are underground, in walls, or installed in concealed areas, and were not visible for LRI inspection.

The waste piping is predominantly cast iron piping. Some areas of plastic piping were also noted, and the main sewer line from the building drain to the city sewer connection is vitrified clay pipe. Beneath the concrete slab floor/foundation of the building, the sewer lines are cast iron. There are visible patches at the concrete slab indicating previous repairs. In general, the sanitary sewer system is in fair condition. Some recent repairs have already been performed, but the system continues to be a problem, including sewage leaks into ground floor areas. SewerLine Check (SLC) performed a video inspection of the main sewer line. The inspection was performed from a secondary cleanout at the bakery since there is no main sewer line cleanout at the property. SLC noted a short section of pipe near the middle of the street, which is incorrectly sloped and holding about one inch of water. No break or blockage in the pipe was noted, and it does not appear to be causing the leak issues at this time. SLC noted an older section of cast iron piping under the concrete floor of the building before the drain exits the structure which may be contributing to the problems. Cast iron pipe typically has a service life of 70 to 80 years, and will eventually corrode and leak.

Fire Suppression System

The building's fire suppression systems was completely updated in 2017. The building is now protected with automatic sprinklers throughout, and new smoke detectors, fire alarms, and fire extinguishers have been placed in all required locations.

Conveyance System

A new passenger elevator was installed in the building in 2017, bringing the building into ADA compliance. The elevator was installed at the first floor entrance lobby, and conveys passengers to the second floor Lobby Corridor above. The elevator cab, doors and finishes are contemporary; however the door openings are situated with historic door openings, and contain the original wood trim. In order for the second floor door opening to line up to the elevator shaft, the existing opening had to be relocated approximately six inches over. However, this was carried out in a way such that it has a minimal visual impact.

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6. Maintenance Requirements

Reverse: Detal of colonnade and terra cotta trim on primary (southeast) elevation (ARG, 2018)

6. MAINTENANCE REQUIREMENTS

6.1. Historic Preservation Objectives

Selection of a Treatment Approach

The Highland Park Masonic Temple is listed in the National Register of Historic Places, California Register of Historical Resources, and as Los Angeles Historic-Cultural Monument No. 282, and is also a contributing property to the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ). It bears significant architectural and associative qualities, and is an important landmark within the Highland Park community. Therefore, it is imperative that all future work planned for the building is undertaken with the highest level of consideration for its preservation and long-term stewardship.

Future work on the building will be guided by the *Secretary of the Interior's Standards for the Treatment of Historic Properties* ("the Standards"). The Standards provide general information for stewards of historic resources to determine appropriate treatments. They are intentionally broad in scope so that they can be applied to a wide range of circumstances, and are designed to enhance the understanding of basic preservation principles. The Standards identify four defined levels of treatment for a property. Each level of treatment is accompanied by its own set of standards that serve to guide the approach to work. Generally, in planning for anticipated work on a historic property, one of the four treatment levels is selected as the overall treatment approach.

The four approaches to treatment are as follows :

- **Preservation** is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.
- **Rehabilitation** is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
- **Restoration** is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.
- **Reconstruction** is the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

The Highland Park Masonic Temple possesses a high level of historic significance, and overall the building retains the essence underpinning its design and integrity of historic materials. However, due to years of deferred maintenance the building is encumbered by a number of architectural, structural, and systems-related issues, and requires a substantial amount of work to ensure its preservation. In addition, some flexibility is needed to accommodate new uses since much of its interior was very specifically programmed to accommodate the needs of its original owner and occupant, the Masons – an organization that has not been affiliated with the building for decades. Some of these programmed spaces are not compatible with the conditions of modern life, and with current code and accessibility requirements. For these reasons ARG recommends rehabilitation as the overall treatment approach.

To comply with the Standards for Rehabilitation, all interventions should be designed and constructed with a minimal loss of historic material. Additionally,

they should be designed with an eye toward restoring altered or missing features from the building's period of significance.

Secretary of the Interior's Standards for Rehabilitation

Following are *The Secretary of the Interior's Standards for Rehabilitation.* These standards guide all treatment recommendations herein, and should inform all future work on the Highland Park Masonic Temple.

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.
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.
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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.
10. New additions and adjacent or related new construction will 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.

6.2. Requirements for Work

Applicable Codes, Laws, and Regulations

Compliance with prevailing building codes is required for work on existing buildings anytime they undergo an addition, alteration, repair, change in use, or if a code deficiency presents a distinct hazard to life safety. The prevailing building code governing any proposed work is California Code of Regulations Title 24, 2016 California Building Code (CBC), including:

- Part 2 California Building Code Volumes 1 &2 with 2017 L.A. City Amendments
- Part 3 California Electrical Code with 2017 L.A. City Amendments
- Part 4 California Mechanical Code with 2017 L.A. City Amendments
- Part 5 California Plumbing Code with 2017 L.A. City Amendments
- Part 6 California Energy Code
- Part 8 California Historical Building Code (CHBC)
- Part 9 California Fire Code with 2017 L.A. City Amendments
- Part 10 California Existing Building Code with 2017 L.A. City Amendments
- Part 11 California Green Building Standards Code with 2017 L.A. City Amendments

Additional applicable codes, laws, and directives include:

- The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, Revised 1995, 36 CFR Part 6, Federal Register (Vo. 60, No 133)
- City of Los Angeles Municipal Code
- City of Los Angeles Planning and Zoning Code
- National Fire Protection Association, "NFPA 13, Automatic Sprinkler Systems Handbook, 2007 Edition."

Accessibility requirements are governed by the following:

- 2016 CBC, Chapter 11
- United States Access Board
- Americans With Disabilities Act (ADA)
- Architectural Barriers Act Accessibility Guidelines, July 23, 2004

The prevailing code, the CBC, prescribes solutions to conditions based on new construction models. According to the City of Los Angeles Office of Historic Resources, "owners of qualified historic properties are entitled to use the California Historical Building Code (CHBC) for rehabilitation of structures. The CHBC, found in the California Code of Regulations, Title 24, Part 8, supplants the Uniform Building Code (UBC) and is particularly useful in code issues related to requirements for plumbing, electrical, structural, seismic, fire safety, energy requirements, and disabled access." Further, as enumerated in California Code of Regulations Title 24, Part 8, the CHBC provides a "new building code to meet the intent of protecting the public health and safety and also retain enough flexibility to allow restoration of a Historic feature while still retaining its Historic integrity. Restoration… is frequently made difficult by unnecessarily rigid interpretation of building … codes."

As a Los Angeles Historic-Cultural Monument (HCM) and a property that is listed in the National Register and California Register, the Highland Park Masonic Temple is a qualified historic building and eligible for application of the CHBC.

The following preliminary analysis outlines the larger code, fire protection, life safety, and accessibility issues that currently exist at the subject building.

While not a building code, the American with Disabilities Act (ADA) is a national civil rights law enacted in 1990 that addresses the needs of disabled people in all areas of public life, which includes access to facilities. In 2010, new design guidelines were released for new or altered facilities covered by the Americans with Disabilities Act (ADA) and the

Architectural Barriers Act (ABA). The combined ADA-ABA Accessibility Guidelines (ADA-ABA) have been used in this analysis.

Code Requirements

Type of Construction

The Highland Park Masonic Temple is an unreinforced masonry (URM) building that has undergone some seismic retrofits in the 1980s. The exterior walls are exposed brick that vary in width from 14" to 18". The interior walls, floors, and ceilings are wood framed construction. The low-sloped roof is composed of Class A asphalt roofing. The sloped roofs on the northeast and southeast elevations are covered with red clay tile. Decorative, non-combustible terra cotta units clad the second floor balcony, columns, cornice, and window surrounds.

The building is considered Type III-B construction. Type III is described in CBC Section 602.3 as "that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code." Type III-A requires a 1-hour rating at most building elements, while III-B requires only a 2-hour rating at exterior bearing walls and no other fire-resistance ratings.

Occupancy Group

Chapter 3 of the CBC defines the different types of uses for each occupancy group. As a mixed-use building with ground floor retail, restaurant, and office spaces with assembly and dining uses on the second floor, the Highland Park Masonic Temple consists of multiple occupancy groups: Assembly (or A), Mercantile (or M), and Business (or B). The CBC further characterizes assembly occupancies by the density of the crowds to be expected in that use. Business offices and small restaurants that measure less than 2,500 square feet are classified as Group B occupancies. Retail is Mercantile Group M occupancy. Theaters fall into Assembly Group A-1, and restaurants are under Assembly Group A-2.

Allowable Area and Height

As described previously, per the CBC, Tables 504.3, 504.4 and 506.2, the subject building is categorized as a Type III-B building with mixed occupancies: A-1, A-2, B, and M occupancies. Under A-1 occupancy, the height limit is two stories plus one additional story with a maximum height of 85 feet, and the area permitted is 25,500 square feet (with sprinkler system). This building is three stories, approximately 43 feet in height, and 19,000 square feet in size, and has a new sprinkler and fire alarm system installed throughout. It therefore complies with the code limitations.

Occupant Load and Egress Paths

Chapter 10 of the CBC establishes the number of allowable occupants in the building (the occupant load) based on the different building functions and the area of each within the building. The number of required exits and the required width for each exit path is then determined from the occupant loads being served.

The subject building has multiple occupancies and uses: retail on the ground level, assembly space on the second floor, and business space in the upper third floor. The assembly (Theater) space has an occupant load of seven (7) square feet per occupant, while the restaurant/dining room has an occupant load of fifteen (15) square feet per occupant. During the change of occupancy from the Lodge room to Theater, the occupancy was reduced from 561 to 485

people total for the second floor. For other uses in the building, the occupancy factor is as follows: M is 60 gross square feet per occupant, and business services (offices and small restaurants) are 100 gross square feet per occupant. Depending on the future scope of work for the building, these occupancies would most likely not change unless there is a building addition or change in use.

A minimum level of illumination and exit signage is required for all exit paths. The illumination must be provided by lights connected to an emergency power system that will operate when the building power fails. Exit signs and emergency lighting were included in the renovation of the building's second floor assembly areas. Exit signs are not required in rooms or areas that only require one exit. Main exterior exit doors that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.

Toilet Fixtures

When the subject building was repurposed into a theater and restaurant, the restrooms were required to be upgraded as part of the project. The plumbing fixture count complies with California Plumbing Code Table 4-1. The required number of ADA-compliant restrooms was met. Drinking fountains were not required, as all service counters provided water stations; this is allowed by the City's Department of Building and Safety. If any additional work is permitted in the building, restrooms in the new scope of work would need to be recalculated for fixture quantity based on revised occupant load, and shall comply with accessibility requirements as defined by the project.

Human Safety (Egress)

As noted earlier in this section, the means of egress from the subject building generally comply with the CBC, due largely to the building's orientation on a corner lot and the adjacent alley in the rear. There are sufficient numbers of exit stairs that meet the egress requirements for distance traveled and minimum width. The existing stairs are a significant character-defining feature of the space, and shall remain intact. Per the CHBC, "existing stairs having risers and treads or width at variance with the regular code are allowed if determined by the enforcing agency to not constitute a distinct hazard. Handrails with nonconforming grip size or extensions are allowed if determined by the enforcing agency do not constitute a distinct hazard."

Title III of the ADA contains an exception to the general rule requiring elevators. Elevators are not required in facilities under three stories or with fewer than 3,000 square foot per floor unless it is a shopping mall or professional office of a health care provider office (i.e. a dentist's office). A new Limited Use, Limited Access (LULA) elevator was included as part of the renovation project to provide access between the first and second floors. The LULA elevator was incorporated into an existing closet, thereby maintaining the integrity of the building's interior historic character. The third floor is accessed by two sets of existing stairs. As long as a health care provider does not become a tenant, the elevator requirement is exempt.

The balcony railing on the second floor loggia was lower than the minimum height requirement. During the renovation, the existing railing was modified with an extension that increased the height to 42." This scope of work was carried out in accordance with the Secretary of the Interior's Standards.

Fire Protection

Fire protection systems, including fire alarms, smoke detectors, and sprinklers, are not required by code if the building is not undergoing a change in use. A new fire alarm and automatic sprinkler systems were installed throughout the subject building in 2017 when it was repurposed into a performance venue and restaurant.

Energy Conservation

The California Green Building Standards Code (CALGreen) is the green building code for projects undertaken in California. New buildings and major renovations are required to meet CALGreen sustainability requirements, but upgrades are only required if a major renovation is planned and executed. During the recent repurposing of the subject building, new lighting that was installed received dimmer switches and energy efficient control systems. Rehabilitating and repurposing the building also harnesses its embodied energy, and thus works toward the prevailing goal of energy conservation.

7. Treatment and Work Recommendations

Reverse: Mural and wood lintel in Lodge Room (ARG, 2018)

7. TREATMENT AND WORK RECOMMENDATIONS

7.1. Introduction

This section provides repair and treatment recommendations for the Highland Park Masonic Temple. These recommendations are based upon the conditions assessment provided in Section 5 of this report, and also incorporate information from previous consultant reports related to building systems. They address items related to the building envelope, significant exterior features, significant interior features, and building systems.

7.2. Treatment Recommendations

Following are recommendations for treatment and maintenance of exterior and interior features of the Highland Park Masonic Temple. Building features have been broadly grouped into the following categories: structural systems; roofing and drainage; exterior walls and trim; exterior doors, windows, and storefronts; interior finishes and features; and building systems. Within those categories, the condition of each feature is summarized, and is accompanied by ARG's recommendations for treatment.

Structural Systems

Structural System

The structural system is in fair condition overall. According to the MHP report, the vertical load carrying systems appear to be supporting the superimposed gravity loads without deficiency. Deterioration and cracking of brick ma-sonry walls was noted (see "Exterior Walls and Trim" section below). MHP notes that, although seismical-ly strengthened, the lateral force resisting system would not met modern seismic code requirements. Due to limitations of the wall anchorage systems, there is the potential for damage in a seismic event, including heavy cracking, spalling, and possible localized framing and/or URM wall collapse. Seismic vul-nerabilities are generally inherent in URM walls even if seismic strengthening has been completed.

MHP states that retrofit measures would likely include the following:

- Wall anchorage improvements
- Upgrades to roof and floor diaphragms
- Addition of interior transverse shear walls.
- Strengthening of the bowstring trusses

Roofing and Drainage

Membrane Roof

The membrane roof is in good to fair condition, depending on location. Some deterioration at flashings and penetrations was noted, as well as corroded flashings and roof accessories/equipment. At the top of the parapet walls, the membrane is lifting/detached from surface, and there is no turn down or drip edge at the face of the brick wall.

Conditions noted in LaRocca report (Jan 2015) have largely been addressed. The roof membrane and flashings have been repaired and repainted to extend their service life. However, they are nearing the end of their useful life; complete roof replacement is recommended within the Mills Act contract period.

ARG recommends the following scope of work for the membrane roof:

- Monitor for leaks, and correct/address quickly as they occur. Inspect roofs at minimum annually,

and after heavy rainstorms or seismic events. Correct any deficiencies found. Clean and remove debris. In-stall galvanized sheet metal coping at brick parapet walls along the northwest and southwest elevations, and short sections at north, east and south corners.

- During 7-10 year timeframe, remove existing roof membranes and underlayments down to existing roof sheathing. Repair board sheathing as required and/or install additional layer of plywood sheathing, and install new membrane roof and flexible flashings.

Clay Tile Roof

Clay tile roofs are generally in good condition. Tile surfaces are soiled, with some localized areas of debris and mortar droppings. ARG noted several chipped or broken tile. Condition of underlayments or concealed flashings could not be determined.

ARG recommends the following scope of work for clay tile roofs:

- Monitor for leaks, and correct/address quickly as they occur. Inspect roofs at minimum annually, and after heavy rainstorms or seismic events. Correct any deficiencies found. Clean and remove debris, and replace broken tile.

Drainage System

The drainage system is in fair condition overall. Soiling and trash/debris was noted at area drains, as well as loose screen materials. Gutters and internal drains were not visible at the time of our survey, and could not be assessed. Peeling paint and deterioration was noted at gutter locations when viewing cornice from the street.

ARG recommends that the drainage system be repaired as follows:

- Clean and remove debris from area drains and gutters regularly.
- Replace loose screens at area drains with strainers.
- Perform up-close survey of existing gutters (at time of cornice survey).
- Clean, repair and repaint sheet metal gutters as required.

Exterior Walls and Trim

Brick Masonry

Brick masonry is in fair to poor condition depending on location. ARG noted numerous areas of brick deterioration, in particular at the base of building walls and tops of parapet walls. Mortar joints are typically very eroded in this areas, with some erosion/deterioration of brick faces and missing units noted. At areas adjacent to window or storefront openings, there is localized vertical cracking through brick and mortar joints, and further erosion of brick and mortar from water intrusion around openings.

The parapet walls at street facing facades were originally taller. The historic photo shows a repetitive arch pattern with some corbelling of brick to create a crenellated tower design. The current parapet walls are much shorter, and missing the arched detail. The parapet walls along the alley and parking area elevations have been structurally braced, most likely during the c. 1988 seismic retrofits. The building corners were not braced, perhaps choosing to shorten the walls instead.

Repairing and maintaining the brick masonry walls and mortar joints will be essential to controlling leaks/

moisture ingress into the building, and performing optimally in a seismic event. ARG recommends that brick masonry facades be repaired as follows:

- Clean brick masonry surfaces overall.
- Chemically strip/ remove existing paint coating at south corner of southeast elevation (N. Figueroa St.) and north corner of northeast elevation (N. Avenue 56).
- Chemically strip/ remove paint at first floor of northwest elevation (Alley), and southwest elevation (off-street/parking area).
- Apply an anti-graffiti coating at all brick surfaces from ground level to height of 12 feet, and at area above low roof at southwest elevation (currently covered with graffiti).
- Replace heavily damaged/eroded brick units (typically at base of building walls). Sawcut and remove damaged units and infill with new bricks to match existing.
- Perform mortar analysis to determine original mortar constituents and proportions.
- Repoint deteriorated, eroded or missing mortar joints (at base of building walls and other localized areas). Match existing mortar mix, color and joint profile.
- Remove misc. abandoned anchors at masonry walls, and point holes with mortar.
- At anchors to remain (seismic anchors/plates, etc.), prepare metal surfaces and paint.
- Rebuild brick parapet walls at north, east and south corners to original height with corbelled arch details. Include steel bracing of parapet walls to structure.

Terra Cotta Masonry/Trim

In general, the terra cotta is in good condition, with some minor localized damage. At the second floor balcony, ARG noted a few cracks, spalls and previous patches at the terra cotta columns. Some units at the building face below the columns are also spalled. In general, terra cotta surfaces are soiled, and some mortar joints are deteriorated.

ARG recommends that terra cotta masonry be repaired as follows:

- Clean terra cotta surfaces overall.
- Repoint deteriorated, eroded or missing mortar joints (localized areas). Match existing mortar mix, color and joint profile.
- Inject polymer-modified repair grout at cracks (localized areas) and match surface glaze/color.
- Patch loss areas with polymer-modified repair mortar, and coat with surface glaze/color to match.
- Install sealant joints at locations where railings penetrate terra cotta units.

Wood Cornice and Trim

The wood cornice and frieze are in poor condition overall, and in need of immediate stabilization. Re-portedly, one decorative wood bracket at the southeast elevation recently fell to the street below; a second is missing at the northeast elevation. Other wood trim was observed to be loose or displaced, with many areas of wood decay (rot) and peeling paint noted.

Emergency stabilization work should be completed to address immediate safety issues. ARG recommends the following scope of work toward this end::

- Perform hands-on inspection of all wood cornice and frieze elements.
- Reattach loose trim elements using nails, wood screws, lag bolts, or similar fasteners.
- Remove heavily deteriorated trim elements that are unable to be reattached due to the severity of wood rot/decay. Salvage pieces where possible for future matching/replication.
- Anchor decorative wood brackets to the supporting wood framing or masonry wall beyond, most likely with lag bolts or similar fasteners. Recess bolts slightly below surface of wood; bolts will remain in place, and be covered during later repair work.
- Alternative to the above: Cover the entire cornice with protective netting. Netting to include rope-type netting of sufficient strength to retain a large corbel unit, with a fine debris mesh backing to retain any smaller loose pieces.

In addition to this emergency stabilization, ARG recommends the following scope of work related to the repair of the wood cornice and frieze:

- Remove light to moderately decayed wood and debris to sound wood.
- Treat damage areas with a wood preservative.
- At heavily decayed areas, replace or splice-in new wood members to match existing.
- Fill splits and losses with a wood-compatible epoxy-based filler.
- Prepare and prime wood surfaces, and apply two coats of high quality paint.
- Replace mesh screens at attic vents in soffit.

Exterior Doors, Windows, and Storefronts

Exterior Doors

The main entrance doors are in fair condition overall. Doors were damaged by pry bars when fire department responded to small fire in lobby during recent tenant improvements. Door has been repaired. Hardware has been added over damage, and a Dutchman installed at the dead bolt location. There is additional damage at the base of doors.

The balcony doors are in good condition.

ARG recommends that the main entrance doors be repaired as follows:

- Replace entry side stiles and bottom rails with new wood; stain and varnish to match.
- At areas of damaged wood to remain, fill splits and small losses with a wood-compatible pigmented epoxy-based filler.
- Clean and refinish wood surfaces, and apply clear protective varnish.
- Clean and adjust hardware as req'd; install new weatherstripping.
- Provide new metal threshold below door for drainage of surface water; may require some cutting/alteration of door to accommodate new threshold.

Windows

Windows are in good to fair condition, depending on location. Exterior wood surfaces have peeling paint throughout and areas of wood decay, in particular at the bottom of sash and frames. The interior sides were recently repaired during building renovations; windows at the second floor balcony were repaired

inside and out. During renovations, two windows were replaced, and interior panes were added throughout the second floor for sound control. The interior panes are single pane laminated safety glass; they prevent operation or maintenance of windows from the interior unless removed.

ARG recommends that exterior window repairs be repaired as follows:

- Remove light to moderately decayed wood, and consolidate/treat with a wood preservative. Fill losses and splits with a wood-compatible epoxy-based filler.
- Clean and prepare wood surfaces. Prime and paint to match existing.
- Replace broken or damaged glazing.
- Replace deteriorated glazing putty and perimeter joint sealants.
- Align and adjust misaligned sash.
- Clean and adjust hardware for proper operation.
- Clean, prep and paint metal grilles at two locations.

Storefronts

The storefronts at the southeast elevation and the east end of the northeast elevation are in fair to poor condition overall. Wood framing at transoms is decayed throughout. Leaded glass transoms and operable sash appear to be intact, but surfaces are soiled, and glazing putty is deteriorated. Several transoms at the west end of the southeast elevation have been covered with painted plywood; their condition is unknown at this time.

Aluminum storefront framing and entrances are deteriorated. Aluminum surfaces are soiled and oxidized, with surface abrasions/damage throughout. Glazing gaskets are loose and deteriorated. Glass is intact, but heavily soiled and one location has deteriorated films.

Masonry openings are heavily damaged from water intrusion. Steel framing at openings have peeling paint and corrosion. Brick and mortar joints are eroded (see “Brick Masonry” section above).

Ceramic tile is chipped and damaged throughout, with deteriorated grout joints noted.

The storefronts at the west end of the northeast elevatin are in fair condition overall, with some general deterioration from use. Wood framing at transoms is split and decayed in localized areas. Aluminum storefront framing and entrances are soiled, but painted surfaces are generally intact, with some surface abrasions/damage noted. Masonry openings are moderately damaged from water intrusion (see “Brick Masonry” section above). Ceramic tile is intact and in fair condition.

ARG recommends the following scope of work for storefronts:

- Replace non-original/ deteriorated aluminum storefront framing and ceramic tile knee walls with new. Design to be based on historic documentation and found evidence of original construction. Original knee walls appear to be clad with marble (TBD).
- Consider installing awnings at storefront locations for additional protection and signage. Design to be based on historic documentation/photos.

In addition, ARG recommends that existing original transom windows, including wood frames and pivot sash, be restored as follows.

- Carefully document and remove original transoms and framing to masonry opening.

- Rebuild transom sash with new wood frame and salvaged leaded glass. Prime and paint wood.
- Repair leaded glass as follows:

  -Carefully clean all glass and support components.

  -Repair/ re-solder lead cames as req'd for proper connections (localized areas).

  -Renew "waterproofing" cement (putty) at glass and came joints (may be performed in-situ).

  -Replace broken or damaged glass panes with similar or matching glass.

  -Prime and paint steel frame at pivot sash.

  -Repair hardware/adjust as required for full functionality.
- Repair and waterproof brick masonry openings prior to reinstall (see "brick masonry" section above).
- Reinstall transoms and framing in repaired masonry opening. Provide through-wall flashing at opening.
- Replace perimeter joint sealants

Significant Interior Finishes and Features

Lodge Room Murals

The murals are in good to fair condition. The mural at the northeast wall was damaged during recent renovations, and was recently restored by a painting conservator. The other two remaining murals are intact but in need of cleaning. The surfaces are soiled and stained with nicotine.

ARG recommends the following scope of work for the Lodge Room murals:

- Engage a painting conservator to clean and restore two remaining murals.

Lodge Room Paneling

The paneled walls in the Lodge Room are in good condition, with localized areas of damage. At the southeast wall, near the east entrance to the room, there is an area of plaster loss, with wood lath visible. Other surfaces are lightly soiled and abraded from normal wear and tear. Wood surfaces are generally in good condition also. There is an area at the northeast wall, near the east end, that has been vandalized. Other surfaces are lightly soiled, with misc. adhesive tape noted throughout.

ARG recommends the following scope of work for paneled walls in the Lodge Room:

- Patch loss area at plaster panel with similar cementitious plaster patching material; key patch into existing wood lath. Piece in similar paper at loss area, and inpaint/texture to visually integrate the repair. Mend minor tears at surrounding existing paper, and reattach where lifted with compatible adhesive.
- Repair area of wood paneling to visually minimize scratches/abrasions, and blend with surrounding surfaces.
- Gently dust and clean surfaces regularly, and remove adhesive tape/residue.

Parlor Wallcoverings

The wallpaper in both spaces is in fair condition. There are areas of damage, including tears, lifted seams, and buckling. Other areas have been patched with plaster.

ARG recommends the following scope of work related to the parlor wallcoverings:

- Repair existing wallpaper. Mend tears and gouges. Reattach and flatten lifted seams and bubbled areas with a compatible adhesive. Perform minor inpainting to visually integrate repairs.
- Optional/Alternate: Engage wallpaper manufacturer to replicate new wallpaper to match original pat-tern.

Building Systems

Plumbing/Sanitary Sewer System

The sanitary sewer system is in fair condition, some repairs/replacements have already been performed, but the system continues to be a problem, including sewage backups into ground floor areas.

SLC performed a video inspection of the main sewer line, and noted that where the pipe drops down near the middle of the street, there is a short section that is sloped incorrectly causing the pipe to hold about one inch of water; no break was noted, and it does not appear to be causing the blockage issues at this time.

SLC noted an older section of cast iron piping under the concrete floor of the building before the drain exits the structure; cast iron pipe typically has a service life of 70 to 80 years.

The following scope of work is recommended for plumbing and sanitary sewer systems:

- Identify sections of pipe not yet upgraded by the location of the main sewer line and the concrete patches in the floor of the lower front unit.
- Engage a qualified plumbing contractor to replace sections of original cast iron drain pipe remaining in service.
- Install a main sewer line cleanout for future cleaning and inspection.
- Continue to perform regular drain rooting/ cleanouts until sewage backup issues are resolved.
- Inspect sanitary sewage system annually and following any significant seismic activity for potential damage; repair as required.

Mechanical and Electrical Systems

Some upgrades have been made to mechanical systems when the building was repurposed into a performance venue and restaurant. New HVAC units were installed to better service portions of the building. Antiquated electrical equipment and wiring was also replaced in most second story spaces as part of this scope of work.

Additional HVAC and electrical improvements are still needed in areas of the building (notably, first and third floor spaces) that were not addressed in the previous scope of work. ARG recommends that a qualified HVAC contractor and electrical contractor be engaged to survey the property and identify additional upgrades and repairs. Antiquated systems and equipment should be repaired or replaced based on the results of these surveys.

Additional information relating to building systems, and more specific treatment recommendations toward this end, is included in the Building Assessment reports that are attached as Appendix A.

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8. Bibliography

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Appendix A

Building Systems and Inspection Reports

Real Estate Inspection Report

Wednesday January 21, 2015

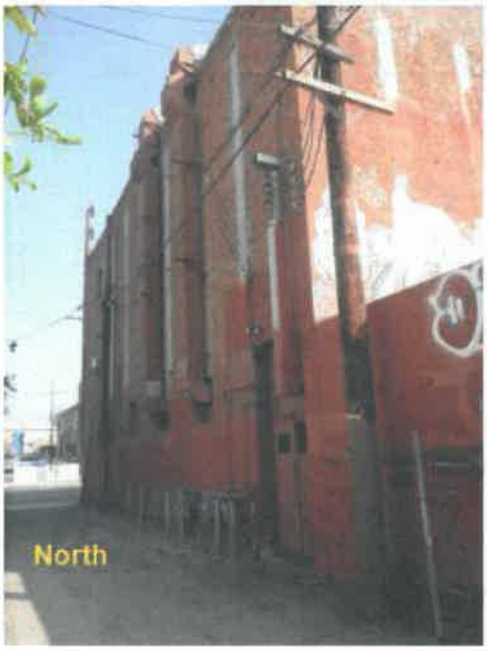
Hugh Horne

104 N Avenue 56
Highland Park, CA 90042

Inspector - Jerry Corum, David Hamilton, Gregg Forscher
Confidential and Proprietary

2315 West Burbank Blvd, Burbank, CA 91506
(818) 951-1795
www.LaRoccaInspect.com

CLIENT INFORMATION



CLIENT NAME:	Hugh Horne
CLIENT ADDRESS:	104 N Avenue 56, Highland Park, CA 90042
INSPECTION DATE:	Wednesday January 21, 2015, 12:30 PM
TOTAL FEE:	$1540
INSPECTOR:	Jerry Corum, David Hamilton, Gregg Forscher

INSPECTION CONDITIONS

CLIMATIC CONDITIONS:

WEATHER:
Clear.

TEMPERATURE:
70's.

BUILDING CHARACTERISTICS:

BUILDING TYPE:
Commercial Building.

STORIES:
Three.

UTILITY SERVICES:

UTILITIES STATUS:
The utilities were on.

OTHER INFORMATION:

BUILDING OCCUPIED:
Yes.

CLIENT PRESENT:
Yes.

COMMENTS:
It is important to understand that though the Inspection Agreement in the back of the report may not have been signed by the client it is understood that use of this Report implies the acceptance of the agreement and all its terms by the client.

INTRODUCTORY COMMENTS:

This is not a Phase I/II or similar inspection. Specifically, locating or identifying hazardous materials is beyond the scope of this report. It does appear there are materials in use on the property which could require special handling and/or disposal. Further evaluation of the property by a qualified specialist is recommended.

GENERAL COMMENTS:
There are several signs of moisture intrusion in the building. This is viewed as a concern and should be pursued so that all active sources of moisture entry are corrected.

ADDITIONAL NOTES:

It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might possibly be available. This should be done prior to the expiration of the contingency period.

This is not a mold or fungus inspection, it is advised to have a mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any mold that may affect the health or safety of the occupants.

DEFINITIONS AND STANDARDS

TERMS OF THE INSPECTION:

SERVICEABLE:
It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.

NEEDS ATTENTION:
It is the inspectors opinion that this item is in need of further investigation and/or repairs or appears to be at the end of its service life. The inspector has made the client aware of this situation by calling it "needs attention" in the report and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

NOT ACCEPTABLE:
It is the inspectors opinion that this item is either a safety hazard or not functioning properly, The inspector has made the client aware of this situation by calling it "not acceptable" and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

STANDARDS:
A. The report conforms to the Standards and Practices of the California Real Estate Inspection Association and the Business and Professions Code which defines a real estate inspection as a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.

B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service life. The report may include the Inspector's recommendations for correction or further evaluation.

C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

PLUMBING SYSTEM

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant property. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

MAIN WATER SUPPLY LINE:

MAIN WATER LINE MATERIAL:

The main water line shut off was not located. It is advised to check with the current owner to determine where the shut off valve is located. As this line is underground from the street to the building and not visible, the material it is made of is not known.

CONDITION:

Needs Attention: No main water shut off valve was located at the outside of the building. This is typically required as for repairs and emergency shut off, and this should be located or one may need to be installed by a plumbing contractor.

WATER SUPPLY PRESSURE REGULATOR:

CONDITION:

There is a safety pressure relief valve at the exterior of the building, at the east side near the 104 entry doors. This is required to reduce the risk of pipes bursting and potential flooding the building. This is not tested or operated, but only noted as being in place. A plumbing contractor could and should test this for correct operation.

No pressure regulator was observed at the main line where it enters the structure. Sometimes they are installed in other areas and it is advised to check with a professional to determine if there is one on the system or not.

WATER PRESSURE:

Needs Attention: The pressure is over 80 psi. This is too high, it should be between 40 and 80. A pressure regulator should be installed to bring it into proper range.

INTERIOR WATER SUPPLY LINES:

WATER SUPPLY PIPING MATERIAL:

The interior water piping that supplies the water throughout the building is made of copper piping where visible, though some of the older galvanized piping may still be in use in areas not visible.

CONDITION:

Needs Attention: There is rust and corrosion on the valves in the piping near the Banquet area, and they may need to be replaced soon.

WASTE LINES:

CONDITION:



Needs Attention: There are areas on the visible waste lines with rust blisters where the material is failing and may seep or leak at any time, such as noted in the Banquet room area. These sections of pipe have failed and are ready for replacement at this time. **The waste system should be fully evaluated by a plumbing specialist and repaired / replaced as needed.**

There is plastic piping installed in the waste line system - this material is not approved for use in commercial buildings.

There are loose pipes in the vent system which need repairs, as on the east side of the attic above the office area.

WASTE LINE COMMENTS:

The waste lines are under the slab and in the walls of the building, they are not visible and were not inspected.

GAS SYSTEM:

SEISMIC GAS SHUT OFF VALVE:
There is an automatic seismic gas shut-off valve installed on the main gas line at one of the gas meters. It is beyond the scope of this general inspection to determine its operating status or if it has been sized correctly for this gas system. If further information is desired or required it is advised to consult a qualified plumbing contractor.

GAS METER LOCATION:
The gas meters are located on the back (north) end of the building, in the alley.

CONDITION:
The meters are not clearly labeled with unit or address number.

It is advised to have the gas provider inspect the gas system to determine its condition and check all the gas appliances and fixtures. This is usually a free service.

WATER HEATER:

LOCATION:
There are several water heaters in the building. These were found in the Restaurant, Bakery, and the Banquet room. The appliance in the Banquet room may serve the common areas of the building but this could not be confirmed. See Interior section for additional information.

COMMENTS:
The adequacy or efficiency of the hot water heaters cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last and this is many times a matter of personal preference.

PLUMBING COMMENTS:

BATH & KITCHEN FIXTURES COMMENTS:
The plumbing fixtures are worn and need repairs, a plumber should make all needed repairs. See the Interior section for additional information.

WASTE LINE COMMENTS:
The sewer lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a specialist to determine their true condition and any needed repairs.

NOTE: there is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the building, the 'waste line' is under the building, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the building and extends to the city sewer.

A typical 'sewer line inspection' is only the portion outside the building to the city sewer, and not under the building. Some sewer line inspection specialists can also inspect the 'waste / drain' lines actually under the building, using a smaller video camera system. This is a separate specialty inspection.

IMPORTANT! a recent change in LA building code requires that any structure built before 1965 that is undergoing plumbing repair or building remodeling with permits is required to have a video inspection of the sewer line between the building and the public sewer main to check for the presence of concrete sewer pipe, and if found, this may need to be repaired or replaced.

A specialist inspection of the sewer line system was performed by others - see their findings for further information.

GENERAL COMMENTS:
The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

MAIN ELECTRICAL SERVICE:

TYPE OF ELECTRICAL SERVICE:
The electricity is supplied by an overhead line from the power pole, 120/240 Volts.

ELECTRICAL SERVICE TO THE BUILDING:
Serviceable.

MAIN PANEL LOCATION:
The main electrical panel is located in the utility area of the rear corridor.

MAIN PANEL AMPERAGE:

Service Amperage - stand up panel with two 600 Amp sections.

The left panel section is metered and labeled House/104 N Ave 56. The section of breakers at the base of this section serves the large AC units on the roof and has 3-100 Amp breakers which appear to feed sub-panels but are not labeled.

The right panel section has 6 metered main shutoffs:
104 N Ave 56 - 100 Amps
Bakery Office area/104 N Ave 56 - 100 Amps
Resale shop/106 N Ave 56 - 200 Amps
Restaurant/110 N Ave 56 - 200 Amps
Bakery/5567 Figueroa - 100 Amps
Council Office/5577 Figueroa - 200 Amps.

TYPE OF CIRCUIT PROTECTION DEVICE:
The main panel has cartridge fuses and circuit breakers.

MAIN PANEL CONDITION:
Serviceable.

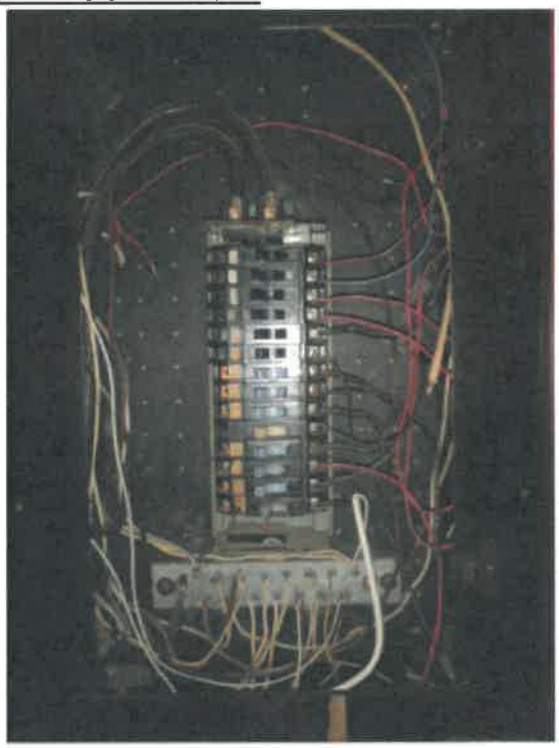
MAIN PANEL CIRCUIT BREAKERS:
Needs Attention: This panel and circuit breaker system is an old system. It is nearing the end of its expected life span. As with all older systems it will be more prone to failure due to its age and design. Some of these older systems have a reputation for unreliability, failing to trip, jamming, or overheating. Some electricians may recommend the panel be replaced and upgraded for safety.

GROUNDING SYSTEM:
Appeared Serviceable.

ELECTRICAL SUBPANELS:

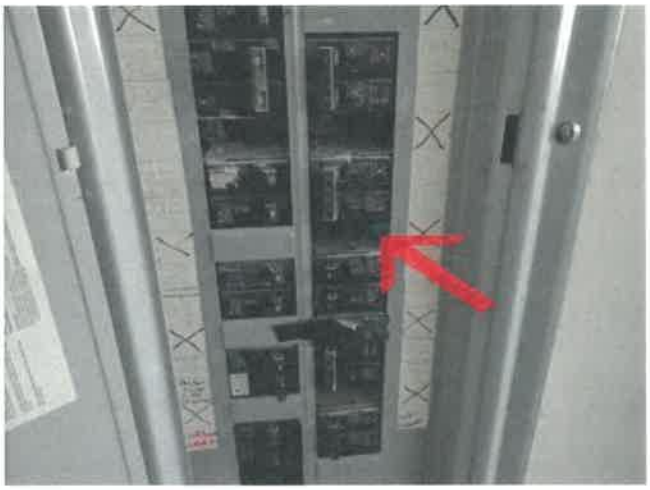
SUBPANEL LOCATION:
There are electrical subpanels in each of the units on the first level, plus the banquet and kitchen area, and the lodge.

SUBPANEL CONDITION:




Needs Attention: Some panel and circuit breaker are an older system, such as in the Lodge stage area, and at the back stairway near the kitchen. These are past their expected useful service life span. As with all older systems they will be more prone to failure due to its age and design. An electrician may recommend replacement if called upon to do repairs to the system.

At the Lodge panel, there are circuit breakers in the panel that appear to be too large to protect the wire attached to them. The breakers need to be correctly sized to protect and prevent overheating of the wires attached to them. This can be a safety hazard if they are not correct as it can overload that part of the system. Further evaluation by a qualified specialist is recommended.

There are knock-outs missing at many of the panels leaving open spaces in the cover and there are exposed live electrical parts as a result. This is inexpensive to correct but should be repaired to make the panel safer.

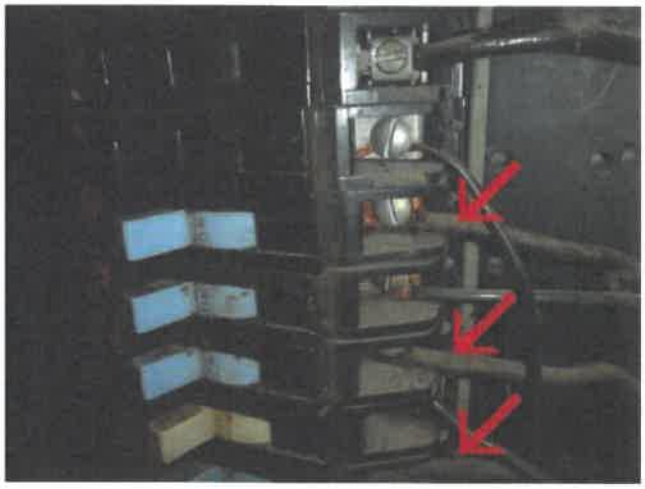
SUBPANEL COMMENTS:
The electrical system has been upgraded in the past with new panels and new wiring in several areas. It is advised to consult with the current owner for more information.

INTERIOR ELECTRICAL WIRING:

TYPE OF WIRING:
The wiring is a combination of older, original cloth covered wires and plastic insulated wires.

TYPE OF WIRING CONDUIT:
The conduit that carries the wiring is a combination of different types.

WIRING CONDITION:
Needs Attention: The wiring is a combination of the original cloth covered wiring and plastic coated wiring. The cloth covered wiring is older but may continue to generally function unless it is disturbed or overloaded. The cloth covering will continue to wear out and have to be replaced at some time in the future when it can no longer serve its purpose of insulating the wires. For example, cloth wiring was observed in the panel at the Lodge. **Further evaluation by a qualified specialist is recommended.**



There is damage conduit and exposed wiring, as found in the south end of the attic above the office areas.

OUTLETS:

CONDITION:
A representative sampling of outlets were tested and those that were checked were found to be in working order.

See Interior section for additional information.

OUTLET COMMENTS:
It is recommended that Ground Fault Circuit Interrupter (GFCI)(safety) outlets be installed in various places such as bathrooms, laundry & kitchen outlets. There are areas that do not appear to have this safety feature. It is an upgrade to have this done and is not a requirement at the time of sale.

SWITCHES:

CONDITION:
A representative sampling of switches were checked and those that were tested were found to be in working order.

FIXTURES:

CONDITION:
See Interiors section for additional information.

EXTERIOR ELECTRICAL:

CONDITION:
The exterior lighting outside the building such as in the yard, planters and on the grounds is not part of the inspection.

FIRE SUPPRESSION & SAFETY SYSTEMS

FIRE SAFETY SYSTEMS:
This type of building is required to have certain fire safety items. These are items such as exit signs and fire extinguishers. It is advised to check with the local Fire Marshall to determine if this building meets current fire safety regulations.

ELECTRICAL COMMENTS:

ELECTRICAL PANEL COMMENTS:
The panels, and the circuit breakers in the panels, are not fully labeled and it is not known what each protects or controls.

ELECTRICAL WIRING COMMENTS:
Low voltage lighting and wiring is excluded from a standard property inspection including outdoor lights, phone lines, security systems and speaker systems. Regular voltage exterior lighting is also excluded.

ELECTRICAL COMMENTS:

The wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.

It is advised to have a licensed, qualified electrical contractor more thoroughly examine the electrical system and make all needed repairs or replacement to ensure a properly installed, correctly operating and safe system. This more in depth investigation of the system should be done prior to the expiration of the contingency period so any repair or replacement costs are known and unwanted expenses are avoided. It is expected that when the specialist more thoroughly examines the system they will find more conditions that require attention as this is a general inspection and not designed to list every fault but to isolate areas in need of further detailed inspections.

HEATING AND COOLING SYSTEM

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

HEATING AND COOLING SYSTEM:

LOCATION:

There are multiple systems on the roof. There are six package units, where the heating and cooling are together in one enclosure on the roof. There are five split systems, where the furnace (forced air unit) is inside the building and the air conditioner condenser is outside the structure on the roof.

The systems on the roof are not clearly labeled, and it could not be determined exactly which areas of the building are served by each. Most of the manufacturers labeling is missing or worn and obscure - the age and sizing of the systems could not be determined.

In general, the systems are older and past their expected service life, and some will likely need replacement. The systems did not produce heat when operated in a heating mode. No thermostat was found for the Bakery. The Restaurant system was not operated beyond its current setting.

CONDITION:

There are four large package units which appear to serve the Banquet room, and Lodge. The systems are a heat pump - an all electric system that uses refrigerant to produce heating and cooling.

These systems are older and past their expected useful service life span.

There are two smaller package units. The systems are a heat pump - an all electric system that uses refrigerant to produce heating and cooling.

The system on the west side is newer and manufactured in 2014. **The system on the east side is much older and is past its expected service life span. The unit was not operating.**

There are condenser units for five spilt systems on the roof near the center.

One unit is manufactured in 2014. **The other four units are older and past their expected service life span.**

DUCTING:


There are damaged areas of duct insulation inside the attic. There are abandoned ducts inside the attic.

Much of the ducting is inside the ceiling and the walls of the building was not visible.

NOTE: Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired." A property observation will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond he scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

COOLING SYSTEM CONDITION:

At the Councilman office, the air coming out of the unit is somewhat cool and has less than the expected temperature difference between the return air and the cooled air. This is not cooled enough to be considered functioning properly as it should be more like a 15 - 20 degrees differential. The air conditioner is not working at full strength and should be evaluated and serviced by a licensed cooling contractor to determine the reason this is occurring.

CONDENSATE LINE:

There are plastic condensate drain lines installed at the systems - this piping material is not approved for use in commercial systems and needs replacement.

AUXILIARY EQUIPMENT:

The ventilation equipment at the south end was operating. This system is much older and has deteriorated. This system appears to serve the Bakery but this was not confirmed.

EVAPORATIVE COOLER:

The system is older and deteriorated - this appears to supply makeup air the Restaurant. There are stains on the roof as if from past leaking,

HEATING AND COOLING COMMENTS:

COMMENTS:

It is advised to have a licensed, qualified heating/cooling contractor more thoroughly examine the systems and make all needed repairs or replacements to ensure a properly installed and correctly operating heating/cooling system in all areas of the structure. This more in depth investigation of the systems should be done prior to the expiration of the contingency period so any repair or replacement costs are known and unwanted expenses are avoided. It is expected that when the specialist more thoroughly examines the systems he will find more conditions that require attention as this is a general inspection and not designed to list every fault but to isolate areas in need of further detailed inspections.

ROOF SYSTEM

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters deteriorate and have a limited life span before they need to be replaced.

ATTIC:

ACCESS TO ATTIC:
The attic access is located in the choir loft.

ACCESS CONDITION:
Serviceable.

AREA OF ATTIC:
There appears to be an attic space over the entire floor plan of the building.

TYPE OF ATTIC FRAMING:
The attic has conventional framing in it.

ATTIC FRAMING CONDITION:

Needs Attention: There are areas of stains on the framing lumber - it is unknown if this is from a current or past roof leak

There are containers in the attic that were most likely used to collect water from past roof leaks.

ATTIC CONDITION:
Needs Attention: Rodent droppings were observed in the attic. It is advised to have a specialist in this area examine the structure and property to determine the presence or not of any infestation and recommend any corrective measures.

ATTIC VENTILATION:
Needs Attention: The vents that supply a fresh air flow to the attic have damaged or missing screens on them. This may allow animals or insects to enter.

ATTIC INSULATION:

INSULATION CONDITION:
There is very little insulation provided in the attic. When this building was built it was not common to install the amount that is required today. 8 - 12 inches of insulation is standardly recommended in the attic for energy savings.

ROOF:

ROOF STYLE:
The roof is a combination of styles.

TYPE OF ROOFING MATERIAL:


The roofing material on the sloped roof is made of clay tile.


The roofing material on the low sloped roof is rolled sheet composition roofing with a granular surface.

ROOF ACCESS:
The low sloped roof was walked on to inspect it. The pitched roof was not walked on due to it being tile and easily damaged.

ROOF COVERING STATUS:

Not Acceptable: There is a tarp over the tiles at the northwest corner.

Needs Attention: On the tile roof the underlayment on the roof is brittle and worn. This is under the tile material and is a vital part of the waterproofing of the roof. It will need to be replaced soon, which involves taking off the tiles and then relaying them over new underlayment.

There are loose tiles. These can slip down and fall off which is a potential safety hazard. Displaced tile also allows sunlight to deteriorate the exposed underlayment. These should be repaired.

On the low sloped / flat roof, there are areas of patching near the center of the roof.

There are areas were the roof is poorly sloped and water collects and ponds and does not fully drain off at the edges. This can lead to premature wear and failure. There is deteriorated roofing in these areas. A roofing contractor may be able to remedy this.

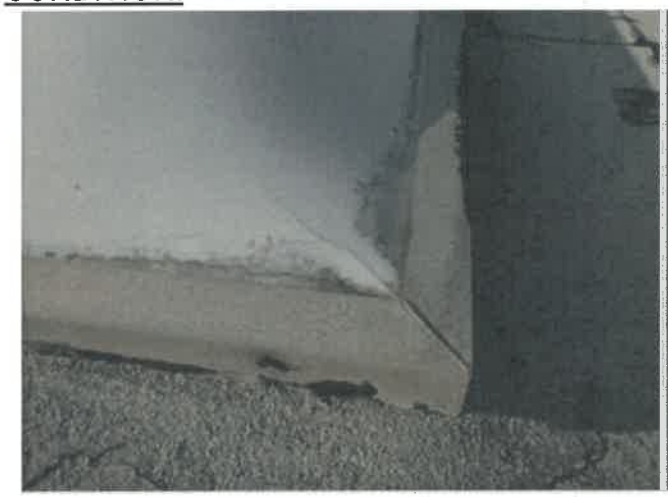
EXPOSED FLASHINGS:

CONDITION:

Needs Attention: The metal flashing is rusting and corroded in areas. The mastic is cracked in areas and is not reliable to ensure a watertight seal.

SKYLIGHTS:

CONDITION:




Not Acceptable: There are skylight lens which are cracked and damaged. There is a tarp over one of the skylights.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE:

GUTTER CONDITION:


Needs Attention: There are rusty areas in the gutter system, and staining in the trim near the gutters.

There are roof drains installed in the low areas of the flat roof to direct water off of the roof. Some do not drain as needed and water is pooling near the drains. There are areas of temporary patching near the drains.

DOWNSPOUT CONDITION:

Needs Attention: The drain piping appear to pass into the through the structure - this was not visible and was not traced. This system will require proper maintenance to prevent potential moisture intrusion.

ROOF COMMENTS:

COMMENTS:
As noted at the interior portion of the report, there are signs of water intrusion and moisture stains inside the building. Consult the current owner for the history of the leaks and/or repairs.

NOTES:
There are patches on the roof, these are an indication that there have been problems with the roof in the past. This is a less reliable roof and may have similar problems in the future. It should be monitored on a regular basis to ensure that the roof remains leak free and the current owner should be consulted for a history of any past leaks.

The roof has been inspected at a time when it was not raining. Since one of the purposes of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.

It is important for all roofs to have regular maintenance, including cleaning out the gutters and drain lines and ensuring all the penetrations are properly sealed.

It is advised to have a licensed, qualified roofing contractor more thoroughly examine the entire roof system and make all needed repairs (or replacements) to ensure a long lasting leak free condition. This more in depth investigation of the roof system should be done prior to the expiration of the contingency period so any repair or replacement costs are known and unwanted expenses are avoided. It is expected that when the roofing specialist more thoroughly examines the system they will find more conditions that require attention as this is a general inspection and not designed to list every fault but to isolate areas in need of further detailed inspections.

FOUNDATION SYSTEM

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION:

SLAB ON GRADE:

This building is on a concrete slab over earth, with no crawl space underneath. There were no observable signs of significant shifting or deflection in the slab from observing the finish flooring. It appears to be performing its function of supporting the structure however the actual slab itself was not seen and it may appear different once the finish flooring is removed. NOTE: Concrete typically develops cracks, so it is expected some cracking would be found if the concrete were exposed to view. By the nature of slab construction the structure would be bolted to this concrete slab per the standards at the time of construction.

There are areas of exposed / finished concrete floor. There are some cracks noted, as is typical and expected in this material.

SLAB ON GRADE COMMENTS:

The concrete slab is not visible due to floor coverings (and/or other personal items), thus any cracks cannot be seen, however all concrete has some cracking so it is expected cracks would be found should the floor covering be removed. If you would like the extent or severity of concrete cracking viewed and included in this report the floor covering would need to be removed and the concrete surface exposed.

FOUNDATION COMMENTS:

GENERAL SUGGESTIONS:

A standard property inspection cannot determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If information is desired regarding the geological conditions it is advised to retain a Geo-Technical specialist who can provide more information in this area.

EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

EXTERIOR COVERING OF THE BUILDING:

MATERIAL:

The exterior surface of the building is brick.

CONDITION:

Needs Attention: There are open holes in the brick wall at the west side.

The mortar between the bricks is older deteriorated and failing. There are gaps and open holes in the mortar between the bricks, and repairs/restoration is needed at this time. There are cracked bricks in the exterior wall. Further evaluation and repair by a licensed, qualified professional is recommended.

This is a brick or partially brick structure. It is unknown if this was reinforced at the time of construction, or may require retrofitting designed to reduce the damage to the structure in the event of movement (such as due to a seismic disturbance). It appears modifications have been made in the past to add some reinforcing at the floor and roof level. It is advised to get the history on this work including plans and permits.

ADDITIONAL NOTES:

It is strongly advised to have the building fully evaluated by a structural engineer during the contingency period so that all aspects and possible corrections are known.

EXTERIOR WINDOW SURFACES:

MATERIAL:

The exterior window surfaces are wood, metal, etc.

CONDITION:

Needs Attention: There are areas of deterioration to the exterior of the windows. There are areas of weather beaten wood and peeling paint.

EXTERIOR DOOR SURFACES:

MATERIAL:

The exterior door surfaces are wood, metal, etc.

CONDITION:

Needs Attention: There are areas of deterioration to the exterior of the doors, such as the 104 N entry. There are areas of damage to the roof access door.

EXTERIOR DOOR THRESHOLDS:

CONDITION:

Needs Attention: The exterior door thresholds are not sufficiently raised above the exterior walking surface to prevent moisture intrusion in all circumstances. They may allow moisture to enter at times which can damage the structure.

EXTERIOR TRIM:

MATERIAL:
The exterior trim surfaces are a combination of different types.

CONDITION:


Needs Attention: The trim has areas of damage and needs repair/restoration.

DECKS AND BALCONIES:

TYPE:
The deck is made of concrete.

DECK CONDITION:


Needs Attention: There are areas of cracked concrete on the deck.

COMMENTS:
The exterior deck/balcony surface height is about the same or only a little lower than the interior floor surfaces, this may allow moisture intrusion during rains or wet conditions and should be closely monitored.

RAILINGS:

CONDITION:
Needs Attention: The balcony railing is not tall enough to meet the current safety standard of 42 inch railing height.

EXTERIOR COMMENTS:

COMMENTS:
The exterior of the building has general deferred maintenance and shows signs of wear and tear.

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry rot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

WALKWAYS:

CONDITION:

There are cracked areas of the walkways that appear typical for the age and style of construction.

There are cracked and damaged tiles in areas, such as the entry to the Bakery.

DRAINAGE:

DRAINAGE CONDITION:

There were no observable defects in the grading and drainage within six feet of the building.

COMMENTS:

Determining the adequacy of the grounds to shed water and prevent moisture intrusion into the structure is beyond the scope of the inspection. It is advised to obtain the history of any drainage problems and monitor the site regarding water run-off and drainage in general.

This inspection does not address drainage issues further than 6 feet from the building. Additionally drainage systems that are not visible such as underground systems are not evaluated or inspected. If more information is required it is advised to consult with a drainage specialist.

GROUNDS COMMENTS:

Area drains are not tested as part of this inspection and their condition is unknown. It is recommended that these be tested and cleaned as necessary to ensure they function properly.

INTERIORS

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine and cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

COMMON AREAS:

ENTRY AREA:

Needs Attention: There is some cracking and damage to the floor at the entry area of #104.

STAIR CONDITION:

Needs Attention: There are some loose stairs to the 104 N entry. There is some damage to the stair tiles. There are damaged and loose treads in the stairs at the rear corridor (photo).

The closet below the entry stairs was locked shut and this area was not inspected.

OVERVIEW OF UNIT COMPONENTS:

INTERIOR DOORS CONDITION:

Needs Attention: There are interior doors that are out of adjustment. They will need repairs to prevent them doing things such as binding, rubbing or hitting the door jambs.

WINDOW CONDITION:

Needs Attention: The windows do not work well and are generally difficult to operate. They will need adjustments or repairs to operate properly.

The sash cords are broken and the windows will not stay open on their own.

RAILING CONDITION:

Needs Attention: The handrail is loose and not well secured to the wall at the northwest office area stairs.

STAIR CONDITION:

Needs Attention: For the winding or circular stair, current requirements are for the step surface at 12 inches from the inside to be at least 9 inches wide for foot support, this has less than this and may be a trip hazard at the northwest.

110 N Ave 56.

RESTAURANT.

INTERIORS:
Serviceable with general wear.

KITCHEN:
The kitchen is a restaurant kitchen. It appears basically functional however this inspection is not determining its compliance to restaurant codes, etc.

BATH 1:
The bathrooms to the restaurant are the same as to the retail space.

PLUMBING
Need Attention: Per the tenant there is often a sewer smell from the drain in the bathroom.

WATERHEATER:
The water heater is located in the kitchen
75 gallons
The water heater is gas
The water heater appears to be 9 years old
Needs Attention: The water heater is old and approaching the end of its expected life.
There is no pan under water heater to catch any leaks.
Not Acceptable: The vent is in contact with combustible materials.

106 N Ave 56.

RETAIL.

INTERIORS:


Needs Attention:
WALLS/CEILING: There are areas of moisture damage on the wall at the rear of the unit.
FLOOR: The floor has an area of what appears to be a raised foundation (it sounds hollow) but there is no access.

BATH 1:
Men's: Needs Attention:
SINK: The sink is cracked.

BATH 2:
Women's: Needs Attention:
FLOOR: There is damage to the floor at the entry.
TOILET: The toilet seat is loose or damaged.

5577 Figueroa.

COUNCILMAN
This has six offices, a bathroom and kitchenette.

INTERIORS:
Needs Attention:
WALLS/CEILING: There is a hole in the ceiling in one of the front offices.

KITCHEN:
Serviceable with typical wear. This space only has a sink.

BATH 1:
Needs Attention:
SINK: The faucet is a bit loose.

PLUMBING
Needs Attention: There are areas on the waste lines coming through the ceiling which may be roof drains with rust blisters where the material is failing and may seep or leak at any time. These sections of pipe have failed and are ready for replacement at this time. The waste system should be fully evaluated by a plumbing specialist and repaired / replaced as needed.

5567 Figueroa.

BAKERY.

INTERIORS:


Needs Attention:
WALLS/CEILING: There is moisture damage by the cooler in the front area and blackish stains on the wall including under the front window.
The ceiling is old and worn and has some moisture staining.
DOORS: The metal door at the front is rusted through in areas.
FLOOR: The tile floor is worn through in areas and there are cracked tiles.

KITCHEN:


Needs Attention: There are moisture stains on the ceiling tiles in the back storage rooms/office area.

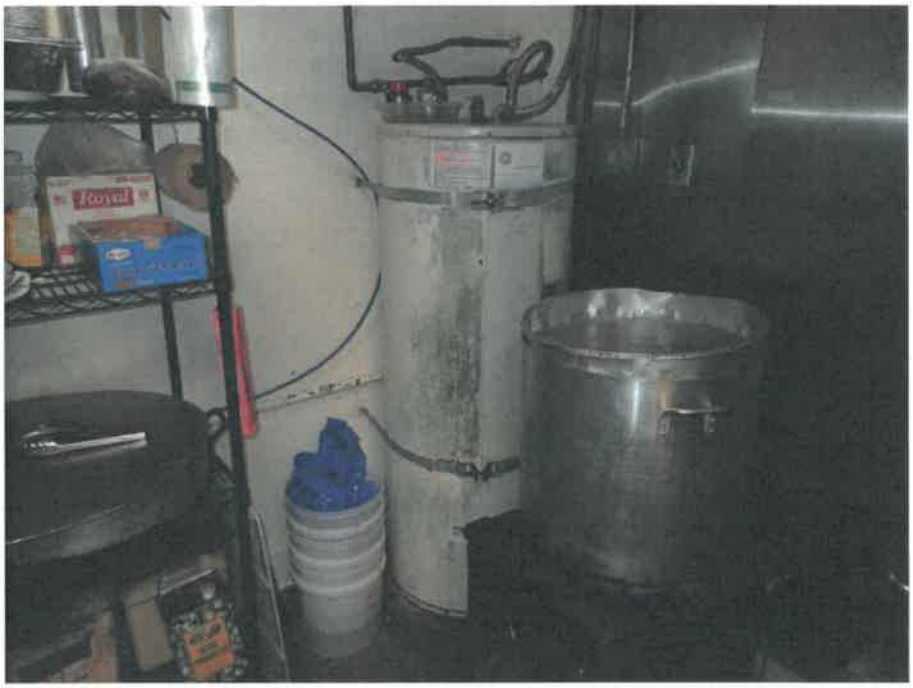
There are locked closets in the storage area which were not inspected.

BATH 1:

Needs Attention:
WALLS / CEILING: There are rough patching and repairs to the walls / ceiling.
There is an AC unit coming through the walls which is not a standard installation.
FLOOR: The floor is old and has damaged tiles.
SINK: The faucet hoses are old and appear rusty.

WATERHEATER:

The water heater is located in the kitchen
75 gallons
The water heater is electric.
The water heater appears to be very old however the label is not readable.
Needs Attention: The water heater is very old and beyond its expected life.
There is no pan under water heater to catch any leaks.



104 N Ave 56 - Lodge.

Banquet West - This includes an office and stairway.

INTERIORS:

Needs Attention:
WALLS/CEILING: There is moisture damage/staining on the walls and ceiling including in the entry hallway.
FLOOR: The wood floor has areas of significant wear and damage such as going into the kitchen areas, and in the banquet area itself.
WINDOWS: There is moisture staining around the window and this window will likely allow moisture in. There are broken sash cords which need repair.
STAIRS: The hand rail is loose, the stairs are old and worn and it does not meet current safety standards.

KITCHEN:
See Banquet East.

BATH 1:

Mens: Needs Attention: There is a missing latch mechanism to the toilet doors.
The bathroom appears older and has general wear.

BATH 2:

Women's: Needs Attention:
SINK: There is no hot water to the sink.
The bathroom is older and worn.

ELECTRICAL

Needs Attention:
FIXTURES: There are light fixtures that are missing such as on the ceiling.

OUTLETS: There are not a lot of outlets in the unit, (it was built in a simpler time when each room might have only one or two).

104 N Ave 56 - Banquet.

BANQUET.

INTERIORS:
Needs Attention:
WALLS/CEILING: There is rough patching on the walls and ceiling which may have been moisture related.
WINDOWS: There is a broken window in the front hallway. The wood windows are old and worn in areas. There are broken sash cords so the windows will need repair to operate properly.
DOORS: There is damage to some of the doors such as to the hallway closet. The exteriors doors have a lot air space around them and could use weather stripping.

KITCHEN:
Needs Attention: The cooking equipment is very old and worn. There is some disconnected open plumbing on the walls.

NOTE: The kitchen equipment is not evaluated as part of this report.

BATH 1:
Ladies: Needs Attention: There is no hot water to the sink and the hose is disconnected. It appears old and worn but generally functioning.

BATH 2:
Men: Needs Attention: The bathroom is old and worn.
WALLS / CEILING: There is a hole in the wall where the toilet plumbing enters.
SINK: There is a missing angle stop handle to the cold water.
TOILET: One of the toilets is loose and not correctly attached to the floor.
WINDOW / VENTING: There is a missing fan and no ventilation.

ELECTRICAL
Needs Attention:
OUTLETS: There are not a lot of outlets in the unit, (it was built in a simpler time when each room might have only one or two).

WATERHEATER:

The water heater is located in a closet below the stairs.
It is electrically heated.
30 gallons.
The age of the water heater is about 7 years old.

Needs Attention: There is not the required catch pan and drain under the water heater to prevent water damage to the building in case of leaking.
The Temperature / Pressure Relief safety valve does not have the required drain pipe extending to a safe location as required.

104 N Ave 56 - 3A,B,C.

UPSTAIRS

Recording Studio, Office, 3rd Office/Storage. There is also an upstairs far right office which appears to be a converted attic.

INTERIORS:

Not Acceptable: There is rough patching and potential moisture damage on the ceiling. There are bolts sticking out of the wall in the office/storage area and the floor slopes significantly and has some damage and wear. This room also has some cracking and potential moisture damage where the wall meets the ceiling.

The converted attic space has a lot of staining to the ceiling. There is heavy wear to the wood floor. There are roof draining coming through the ceiling and into the room.

There is a leak above the staircase by the office with a bucket in place to catch leakage.

The recording studio is full of stored items, piled up trash and not fully accessible and not fully viewed. There is moisture damage on the ceiling in the south closet.

To room 3B the skylight is cracked and there are nails popping through the ceiling which per the tenant occurred during the last rain.

The hallway has areas of moisture stains on the ceilings.

BATH 1:
This is the **Hall Bathroom.**

Needs Attention:
FLOOR: The floor has cracked and worn tile.
CABINET: The doors are out of adjustment and there is staining in the cabinet.
WINDOW / VENTING: The fan does not operate.

ELECTRICAL

Needs Attention: There is an open electrical box without a cover in the ceiling of the office/storage room.

INTERIOR COMMENTS:

COMMENTS:

This is a general visual inspection, there was no destructive or intrusion testing performed. The intention of this report is to inform the client of the overall condition of the property and the material defects therein, not to itemize or list all the individual flaws.

GENERAL COMMENTS:

The interior of the building has personal items and furniture blocking the view and therefore access to parts of the property.

There are several signs of moisture intrusion in the building. This is viewed as a concern and should be pursued so that all active sources of moisture entry are corrected.

This is not a mold or fungus inspection, it is advised to have a mold specialist examine the property and structure and do a complete inspection to determine the presence or not of any mold that may affect the health or safety of the occupants.

During this inspection there may be items discovered that require further inspection and/or subsequent repairs. Where further inspection by a specialty trade is advised, this is meant to be done during the inspection period, prior to the contingency expiring and certainly prior to the close of escrow. The whole intent of this procedure being to fully discover the extent of the repairs needed and the associated costs.

INSPECTION LIMITATIONS

SPECIFIC EXCLUSIONS AND LIMITATIONS:

OUR GOAL:
Our Goal is to enlighten you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. **Thus the goal is not to identify every defect concerning the property but focus upon the material defects and thereby put you in a much better position to make an informed decision.**

GENERALIST VS. SPECIALIST
A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

REPRESENTATIVE SAMPLING:
The building has many identical components such as windows, electrical outlets, etc. We inspect a representative sampling of these only. We do not move any furniture or personal belongings. This means that some deficiencies which were there may go unnoted or there may be items which are impossible to anticipate. We suggest that you plan for unforeseen repairs. This is part of property ownership as all buildings will have some of these repairs as well as normally occurring maintenance.

USE OF THE REPORT:
The inspection report does not constitute a warranty, insurance policy or guarantee of any kind. It is confidential and is given solely for the use and benefit of the client and is not intended to be used for the benefit of or be relied upon by any other buyer or other third party.

PRE-INSPECTION AGREEMENT:
Terms and conditions crucial to interpretation of the report are contained in a separate pre-inspection agreement. Do not use this report without consulting the pre-inspection agreement as use of this report constitutes the acceptance of all the terms, conditions and limitations in that agreement.

MOLD, MILDEW AND FUNGI:
Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold. In some cases mold has been found to be a serious problem and should not be overlooked. Because we do not inspect for mold, should you have any concerns at all about mold or the future discovery of mold, we always recommend that a buyer has a building inspected for mold during the contingency period and prior to the close of escrow.

WOOD DESTROYING ORGANISMS:
Termites, dry-rot, wood rot and wood destroying organisms are covered by the structural pest control operator's report. These are not part of the inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

BUILDING CODES:

This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period.

HAZARDOUS SUBSTANCES:

Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and not within the scope of the inspection.

INSPECTION LIMITATIONS:

This is a limited time visual inspection. It excludes any items we cannot directly observe such as chimney interiors, furnace heat exchangers, underground piping, etc. These are specialty inspections and those inspections can be arranged using specialized equipment.

Additionally we do not inspect to see if components are installed properly. We do not have the specialized training, instruction sheets or manuals to determine if they meet manufacturer or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.

COMMERCIAL STANDARDS OF PRACTICE

Originally Adopted January 4, 2002
Revised April 3, 2007 — Effective July 1, 2007

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *commercial building inspection* and define certain terms relating to these *inspections*. ***Italicized*** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *commercial building inspection* is a survey and basic *operation* of the *systems* and *components* of a *building*. The purpose of the *inspection* is to provide the Client with information regarding the general *condition* of the *building(s)*.

B. A *commercial building inspection* report identifies material deficiencies observed in the *inspected building's components* and *systems* which, in the opinion of the *Inspector*, are not functioning as intended or are at the ends of their service lives. The report may be written or verbal or any other agreed upon format.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building(s)*.

Part II. Standards of Practice

A *commercial building inspection* includes the *readily accessible systems* and *components* or a representative number of multiple similar *components* listed in SECTIONS 1 through 8 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 – Foundation, Basement, and Under-floor Areas

A. Items to be *inspected*:
1. Foundation *system*
2. Floor framing *system*
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

B. The *Inspector* is not required to:
1. *Determine* size, spacing, location, or adequacy of foundation bolting/ bracing *components* or reinforcing *systems*
2. Determine the composition or energy rating of insulation materials

SECTION 2 – Exterior

A. Items to be *inspected*:
1. Surface grade directly adjacent to the *buildings*
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

B. The *Inspector* is not required to:
1. *Inspect* door or window screens, shutters, awnings, or security bars
2. *Determine* whether a *building* is secure from unauthorized entry
3. *Inspect* fences or gates or *operate* automated door or gate openers or their safety *devices*
4. Use a ladder to *inspect systems* or *components*

SECTION 3 – Roof Covering

A. Items to be *inspected*:
1. Covering
2. Drainage
3. Flashings
4. Penetrations

B. The *Inspector* is not required to:
1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a hazard to the *Inspector*
2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

SECTION 4 – Roof Framing

A. Items to be *inspected*:
1. Framing
2. Ventilation
3. Insulation

B. The *Inspector* is not required to:
1. *Inspect* suspended ceiling *systems* or remove suspended ceiling panels
2. Inspect mechanical attic ventilation *systems* or *components*
3. *Determine* the composition or energy rating of insulation materials

SECTION 5 – Plumbing

A. Items to be *inspected*:
1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and *fixtures*
4. Fuel gas piping
5. Water heaters
6. *Functional flow* and *functional drainage*

B. The *Inspector* is not required to:
1. Fill any *fixture* with water or *inspect* overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks
5. *Inspect* wells or water treatment *systems*

SECTION 6 – Electrical

A. Items to be *inspected*:
1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting *fixtures*

B. The *Inspector* is not required to:
1. *Inspect high voltage systems or components*
2. *Operate* circuit breakers or circuit interrupters
3. Remove covers from any electrical panel, *equipment*, or outlet
4. *Inspect* de-icing *systems* or *components*
5. *Inspect* private or emergency electrical supply *systems or components*

SECTION 7 – Central Heating and Cooling

A. Items to be *inspected*:
1. Central heating and cooling *equipment*
2. Energy source and connections
3. Combustion air and exhaust vent *systems*
4. Condensate drainage
5. Conditioned air distribution *systems*

B. The *Inspector* is not required to:
1. *Operate* heating, cooling, or ventilation *equipment*
2. *Inspect* heat exchangers or electric heating elements
3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
4. *Inspect* electronic air filtering or humidity control *systems* or *components*
5. *Inspect* or review any *equipment* printouts or displays
6. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*

SECTION 8 – Building Interior

A. Items to be *inspected*:
1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails

B. The *Inspector* is not required to:
1. *Inspect* window or floor coverings
2. *Operate* or test smoke alarms or automated door safety *devices*
3. *Determine* adequacy of exiting
4. Use a ladder to *inspect systems* or *components*

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a *commercial building inspection:*

1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which are specifically excluded by the *Inspector*
2. Site improvements or amenities, including, but not limited to; accessory *buildings*, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Signage
4. Deficiencies that fall within the scope of routine maintenance
5. Nonessential features of *inspected appliances*
6. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
7. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
8. *Building* ingress or egress, compliance with Americans with Disabilities Act or other accessibility standards, regulations, ordinances, covenants, or other restrictions
9. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
10. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
11. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
12. *Conditions* related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
13. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
14. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
15. *Determining* the integrity of hermetic seals at multi-pane glazing
16. Differentiating between original construction or subsequent additions or modifications
17. Reviewing information from any third-party, including but not limited to; product defects, construction documents, and recalls or similar notices
18. Specifying repairs/replacement procedures or estimating cost to correct
19. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*
20. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies
21. Elevators, escalators, lifts, and dumbwaiters
22. Fireplaces and their chimneys
23. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is shut down, unsafe to operate, or does not respond to *normal user controls*
24. *Operating* shutoff valves or *shutting down* any *system* or *component*
25. Dismantling any *system*, *structure*, or *component* or removing access panels

B. The *Inspector* may, at his or her discretion:

1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards unless agreed otherwise.
2. Include photographs in the written report or take photographs for *Inspector's* reference.

Part IV. Glossary of Terms

*__NOTE:__ All definitions apply to derivatives of these terms when ***italicized*** in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function

Building: The subject of the inspection

Commercial Building: A structure other than a residential dwelling structure of one to four units or its primary parking structure. Refer to Part I, "Definitions and Scope", Paragraph A

Component: A part of a system, appliance, fixture, or device

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a building inspection

Device: A component designed to perform a particular task or function

Equipment: An appliance, fixture, or device

Fixture: A plumbing or electrical component with a fixed position and function

Function: The normal and characteristic purpose or action of a system, component, or device

Functional Drainage: The ability to empty a plumbing fixture in a reasonable time

Functional Flow: The flow of the water supply at the highest and farthest fixture from the building supply shutoff valve when another fixture is used simultaneously

High Voltage: Electrical energy 600 volts or more

Inspect: Refer to Part I, "Definition and Scope", Paragraph A

Inspector: One who performs a commercial building inspection

Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building

Operate: Cause a system, appliance, fixture, or device to function using normal user controls

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A building that an Inspector has agreed to inspect

Primary Parking structure: A building for the purpose of vehicle storage associated with the primary building

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls

System: An assemblage of various components designed to function as a whole

Technically Exhaustive: Examination beyond the scope of a commercial building inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

LaRocca Inspection Associates, Inc.

Inspection Contract

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY

Client: Hugh Horne Inspection Date: Wednesday January 21, 2015

Inspection Address: 104 N Avenue 56, Highland Park CA 90042 Fee: $1540

Scope of the Inspection: The real estate inspection to be performed for the Client is a limited non-invasive physical examination and operation of the systems and components of the building which can be entered or viewed without difficulty, moving obstructions or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to identify material defects in the systems, structures, and components of the building and its associated primary parking structure as it exists at the time of the inspection. This contract also covers any requested re-inspections of the property for the same client. The written report shall document any material defects in the building's systems or components which, in the opinion of the inspector, are safety hazards, are not functioning properly or appear at the end of their service life. The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association, and incorporated by reference and limited to those items specified herein.

The inspector will do a representative sampling of identical components, such as electrical outlets, etc. Components shall be operated with normal controls only. This is not intended to be technically exhaustive. Testing, measuring, using meters or devices of any kind, dismantling equipment or doing calculations for any system or component to determine adequacy, capacity or compliance with any standard is outside the scope of a standard property inspection. **This is not a wood destroying organism inspection (termite, rodent, dryrot, etc.). This is not a building code, ordinance, energy audit, product recall or permit compliance inspection. It is not an inspection of modifications to the property and will not determine if in fact modifications exist and if they were performed with or without permits.** **Client Initials_____**

Client's Duty: The Client agrees to read the entire inspection contract. The signature on the contract is the client's consent to the terms of the contract. Client further agrees to read the entire inspection report before the close of the conditions period to this sale. If any questions arise during the escrow it is the duty of the client to call the inspector and inquire. Client shall not rely on any oral statements by an inspector. The client is the owner of the inspection report which can not be transferred, relied on nor shall constitute any 3rd party beneficiary rights in another person without the written permission of LaRocca Inspection Associates, Inc. (LIA).

The client agrees that any claim for failure to accurately report a material defect in accordance with this contract and report shall be made in writing within 10 days of discovery, by return receipt request. The inspector and/or representative must be allowed to re-inspect/document & photograph the alleged defect in its unchanged condition prior to any repair/alteration or replacement, except in case of water emergency. Failure to comply with this provision is a material breach of this contract and constitutes a full waiver of any claim presented.

Environmental: The Client acknowledges that this contract is for a "general property inspection" and is not an environmental property inspection. The inspection is not intended to detect/identify environmental or health concerns regarding this building, including but not limited to asbestos, radon, lead, creosote, urea-formaldehyde, mold, fungus or other toxic substances in the water, air, soil or building materials. **This is not a MOLD or ENVIRONMENTAL Inspection. It is recommended that this property be fully tested and inspected by a mold specialist before the close of the inspection contingency period.** **Client Initials_____**

General Provisions: This inspection report & contract are not intended as a warranty, guarantee or insurance policy of any kind. The inspection & report are not a substitute disclosure for this property, disclosure by the seller or the client(s) own independent statutory duty to inspect the property as required by law or contract. A buyer of a property is statutorily required to do his/her own due diligence of the property during the transaction. Further, this contract shall be binding upon the undersigned parties (including their agents, heirs, successors and assigns). No 3rd party beneficiary rights exist in this home inspection contract and/or report and therefore can not be assigned. An agent for the client is deemed to have the authority to sign for the client unless expressly denied in writing and acknowledged by LaRocca Inspection Associates, Inc. In the event that any further re-inspection or appearance in any legal proceeding is necessary this client will pay $150 per hour portal to portal.

This agreement constitutes the entire agreement between the parties and can only be modified by a written document signed by all the parties to this contract and inspection. **No legal action of any kind shall be commenced against the Inspector/Inspection Company, et al. for any dispute more than one year after the date of the inspection whether in arbitration or Court. A dispute shall be defined as any form of disagreement, mediation, arbitration, or any type of civil lawsuit. THIS TIME IS SHORTER THAN OTHERWISE PROVIDED BY LAW AND CLIENT AGREES AS A MATERIAL TERM AND CONDITION TO THIS AGREEMENT TO BE BOUND BY THAT CONDITION. Client is aware that the price of this inspection is based on the 1 year statute of limitation.**

Client Initials_____

Please choose one of the types of inspections listed below:

Generalist Inspection: The Client requests a **general**-limited-visual inspection performed in a manner consistent with the Standards of Practice of the California Real Estate Inspection Association. The client acknowledges that the inspector is acting as a **generalist** and that further investigation by the appropriate specialist of a reported condition may be necessary. Any further investigation by an appropriate profession shall be the duty of the client and not the inspector. The client is advised to consider this issue carefully and obtain further evaluation of reported conditions before removing any inspection contingency. **Client Initials**_____

--Or--

Specialist Inspection: The Client requests a **Specialist Inspection** of the property. A **Specialist Inspection** requires a comprehensive inspection of the building and environmental codes where the building is located performed by a licensed contractor. The **Specialist Inspection** will include a comprehensive report as to all Code compliant issues re: Foundation, Plumbing, Electrical, Heating/Cooling, Roofing, Fireplace, Sewerline, Pool, Geologist, thermography testing, permit review, environmental, product recall, gas detection, review of City records for gas-methane districts, water intrusion, rodent infestation, modifications to the property without permits, energy audits and Engineering issues. The fee for this multiple day(s) inspection is to be determined by the size, age and condition of the property, starts at $5,000 for the inspection company with additional costs for related experts as an additional fee authorized and approved in writing by the client. **Client Initials**_____

Liquidated Damages Clause: The parties in understanding litigation costs do hereby agree to a liquidated damages clause of two times the cost of the inspection. **Client Initials**_____

Mediation Agreement: The contracting parties agree to mediate all disputes through ADR in Century City, CA. before a law suit is filed. Notice of mediation must be sent return receipt requested with 30 days to respond. If suit is in violation with the above the non-complying party forfeits all rights to prevailing party attorney fees, expert fees and costs. Each side shall share the mediation fees equally but same will be a cost to the prevailing party. The mediator must have experience in mediating property inspection cases and is familiar with the Standards of Practice of the California Real Estate Inspection Association (CREIA).

Binding Arbitration Agreement: The contracting parties agree to binding arbitration through ADR in Century City, CA and voluntarily waive any rights to trial by jury and the right to appeal. Punitive damages are expressly waived for both the complaint & cross complaint. All notices of binding arbitration must be served in the same manner as for the mediation as set forth above. Failure to comply with the above terminates all rights of that party to prevailing party legal and expert fees and costs of all types. The arbitrator must have experience in arbitrating property inspection cases and is familiar with the Standards of Practice of the California Real Estate Inspection Association. Each party has the right to the same discovery as if this action were filed in the Superior Court. Neither party has a right to Small Claims unless it is for non-payment of fees.

Attorney Fee Provision: In any action in law or equity the prevailing party is entitled to reasonable attorney fees, expert fees and costs of the arbitrator hearing this matter in binding arbitration.

The Client acknowledges that they have read, understood and agreed voluntarily to all the terms, conditions and limitations of this contract and agrees to pay the fee listed above.

Client Signature _____ Date_____

Client Printed Name _____ Inspector_____

LaRocca Inspections Associates, Inc.
2315 West Burbank Blvd.
Burbank, California 91506
(818) 951-1795

INVOICE

Received from	*Date*
Hugh Horne	Wednesday January 21, 2015

Description	*Amount*
Property Inspection *Client name:* Hugh Horne *Property address:* 104 N Avenue 56 Highland Park CA 90042 *Inspection date:* Wednesday January 21, 2015 *Inspector:* Jerry Corum, David Hamilton, Gregg Forscher *Payment Amount:* Terms: Cash/Check/VISA/MC/AMEX Due upon Receipt	$1540
PAID IN FULL	$1540

Thank you for your business!

Retail Office Building

104 No Ave 56
Los Angeles, CA 90042

Date of Review **12/30/2015**

Limited Property Condition Assessment

Prepared for:

Iberia Bank
315 E Robinson Street, Ste 350
Orlando, FL 32801
Lisa Bott

Bold Control
1715 N Eagle Glenn Circle
West Bountiful, UT 84087

Phone: 801-755-7003
Fax: 801-992-9000
email: rsn@boldcontrol.com

Retail Office Building

104 No Ave 56
Los Angeles, CA 90042

Summary

Project Description	The subject property is an existing 3 story office/retail type building of approximately 18,810 SF on a site of 9,004 SF. Originally constructed in 1923 with reported renovations that bring it up to current standards. The original use was a Masonic Temple. The main floor appears to have four tenant spaces with the second floor comprised mainly of a banquet area. Per the appraisal, the Owner plans to upgrade the space by improving the electrical, plumbing, HVAC, roof and cosmetic int/ext changes. Construction is masonry with steel beams.
Neighborhood Condition	The subject property is located in the Highland Park district of Los Angeles. There is a variety of retail stores, eateries, services, and residential properties. It is an older neighborhood and some of the architecture reflects it. Like most large cities, it has it's share of sidewalk deterioration and some vagrants walking around. There is potential for a good amount of foot traffic.
Project Site Condition: Curb, Gutter, Sidewalks, Asphalt, Landscaping, Fencing	The building sits on a corner lot and is surround by city paving. Only city street parking services the bldg. Concrete sidewalks are located at the east & north sides of the bldg. An asphalt covered alley is located at the west side. The north sidewalk and asphalt surface in the alley are in poor condition. There is no landscaping or fencing system provided around the bldg.
Building Exterior Condition: Siding, Roof, Windows, Doors	The overall exterior of the building is poor. The brick is dis-colored, there are areas where mortar joints need repointing. Portions of the wood carved decorative soffits/trim are dry rotted. It appears the rolled composition of the roof has reached design life. Due to interior staining, it appears the roof will need to be re-surfaced. The wood window frames are in poor condition. Window panels are missing above the bakery entrance. And at least one cracked pane was observed on the 2nd floor landing. Doors are operable and in fair condition.
Building Common Area Condition	There are no patios or courtyards provided on the property.
Building Interior Condition: Walls, Ceilings, Paint, Flooring, Plumbing, Restrooms, Fire Alarms, Lights, Security	On the 1st floor, the interior units appear to be in average condition with minor deficiencies. The 2nd floor is in poor condition. The wood flooring needs to be re-surfaced, paint is peeling from the ceiling, there are cut-outs through the ceiling and stains. However, the office unit is in average condition. The 3rd floor is in average condition. However, there is excessive water damage in the stairwell leading up to the roof. The plumbing appears to be in average condition, however, some tenants complained about poor drainage. Water heaters were observed throughout the building. Bathrooms are in average condition. No fire alarms in the building. Security alarms were not observed.
HVAC System: Type, Manufacturer, Age	The building is supplied with 4 large Ruud single-packaged heat pumps, they are approximately 25 to 30 years old. There are 4 smaller Rheem single-packaged heat pumps, they are approximately 25 to 30 years old. A 1 year old Trane single-packaged heat pump. A 10 to 15 year old York heat pump, the air handler was not observed. A 1 year old Day & Night single-packaged heat pump. A 7 year old Champion evaporative cooler. There are 3 exhaust power ventilators, two of which are past design life and 5 to 6 passive vents through the roof. All but 1 single-packaged heat pump is past design life.
Electrical System: Manufacturer, Phase Type	The building is supplied with 100 amp Federal Pacific switchgear. A 3 phase; 4 wire service is provided to the building. The system appears to be properly grounded and no deficiencies were observed. However, blanks were missing in sub-panels throughout the building and the bakery complained of breakers constantly tripping. Federal Pacific has been a poorly rated system over the years with faulty tripping capacity leading to fires and safety hazards. The internet is full of complaints and the rating agencies do not recommend this brand be used. We recommend full replacement of the Federal Pacific equipment.

Fire Sprinkler System: Manufacturer, Inspection Date	There is no fire sprinkler system provided in the building. Fire safety components include fire extinguishers mounted throughout the building, fire hoses in the staircases, EXIT signs, and emergency lighting.
Elevator System: Manufacturer, Inspection Date	N/A
Environmental Concerns	Being an older building, there may be lead-based paint and/or asbestos. We recommend the Lender have on file a Phase I report reporting on environmental issues.
Deferred Maintenance Items	The exterior of the building needs a complete refurbishment which includes repointing brick, re-surfacing or painting brick, repair or replace damaged wood, repair window frames and replace missing and/or damaged glass panels. The rolled composition on the roof needs to be re-surfaced. There is extensive interior work needed. There are numerous cracked floor tiles in the entry lobby. On the 2nd & 3rd floors work includes: wood floor re-surfacing, ceiling repairs, and some staircase work, a cracked/leaky skylight above unit 3B. In addition, we recommend the HVAC system be fully evaluated and most of the units replaced. The electrical panels and main switch gear is Federal Pacific which is poorly rated electrical equipment and we recommend all of this be replaced as a safety issue.
Recommendations	Recommend replacing 8 of the 9 single-packaged heat pumps which are past design life. Recommend replacing 2 of 3 power exhaust vents. Recommend contacting a licensed commercial plumber to evaluate the entire system, especially the sewer/waste lines. Recommend contacting a licensed commercial electrician to evaluate the entire distribution system. Recommend replacing the roof and making the other repairs noted in the deferred maintenance section as well as general basic upkeep items. We estimate the cost for the repairs as noted on the Remaining Life Analysis tab to be in the range of $150,000 to $300,000. In its current condition, we could not recommend moving forward with this transaction. With improvements to the Electrical System, HVAC system, Roof System, Cosmetic improvements to the Soffit/Fascia/Brick/Windows/Int/Ext Paint/Floor refinishing/Tile improvements, we could recommend moving forward with the transaction.

Retail Office Building

104 No Ave 56
Los Angeles, CA 90042

BOLD CONTROL
Construction/Term Risk Services & Consulting

Project Description

Property Information		Comments
Property Type	Retail/Office	
Number of Buildings	1	
Number of Units	8	4 on main floor; 1 on the 2nd floor; 3 on the 3rd floor
Vacant Units	1	On the 3rd floor
Out of Order Units	0	
Number of Stories	3	
Year Built	1923	With renovations to date
Exterior Siding	Brick	
Roof Material	Rolled composition & Tile	Primarily flat with slopes at east & north sides
Building Square Feet	18,810	
Site Square Feet	9,004	

Comments:

The four 1st floor units are accessible outside the building. The 1st floor interior of the building includes only an entry lobby, storage room, and staircase to the upper floors.

Retail Office Building

104 No Ave 56
Los Angeles, CA 90042

Neighborhood Evaluation

Surrounding Area and Land Use	The lot is located on a southwest corner of Figueroa St & N. Ave 56. The main entrance into the building is at the north side, off N. Ave 56. Based on visual observations, it appears the area is zoned for retail use and residential occupancy. The 1st floor units consist of a Mexican bakery, a Councilman's office, a clothing & accessories shop and a restaurant. The 2nd floor consists of a large banquet room, a large meeting hall, and a management office. The 3rd floor consists of a special service business which deals with art.
Surrounding Properties	Across Figueroa St. there is the famed Highland Theatre, a bar & grill, a nails salon, a pizzeria, a county wellness center, a juice store, a Mexican restaurant, and an animal hospital. The south side of the building has a coffee store/jeweler, a beauty salon, a nail salon, H&R Block, an optical store, and Bank Of America. Across N. Ave 56, there is a similar looking building, however, in better condition. Did not enter to confirm business. There is also a public pay parking lot. At the west side of the building there are residential homes and apartments.
Area Trends	The area is an old and established neighborhood. However, there does appear to be high turnover of some of the smaller surrounding units. The next door coffee/jeweler store does not appear to be in business. Also, the 1st floor clothing store was not open for business, but I was able to view product on the floor. The site visit was early in the morning when not much foot traffic was observed, however, it is assumed that it increases later in the afternoon.
Neighborhood Age	It appears construction in the neighborhood started in the 1920s. The subject property was built in 1923 and the Highland Theatre was built in 1925. Residential construction possibly began around the same time.
Comparison with Competition	The Mexican bakery is a specialty store with heavy traffic. The Councilman's office is a governmental agency. The clothing store does not appear to have direct competition, however, there are larger clothing stores within a few miles. The restaurant is in a bad location being down N. Ave 56. There are numerous restaurants/eateries located on Figueroa St.; However, it's an Asian restaurant with no other in close proximity. Units on 2nd & 3rd floor do not deal with competition.
Environmental Concerns	As far as the neighborhood, there did not appear to be any environmental concerns.
Other	Like most large urban cities, there are vagrants which walk around the neighborhood.

Retail Office Building

104 No Ave 56
Los Angeles, CA 90042

BOLD CONTROL
CONSTRUCTION/TERM RISK SERVICES & CONSULTING

Site Evaluation

Description	Excellent	Good	Average	Fair	Poor	NA
Ingress/Egress						X
Asphalt Paving/Parking						X
Striping and Signage						X
Curb						X
Sidewalks					X	
Site Lighting			X			
Signs				X		
Accessibility					X	
Landscaping						X
Irrigation System						X
Overall Appearance					X	
Handicap Friendly					X	

Comments:

North sidewalk in poor condition - Maintained by City.....Exterior lighting was not observed in the daylight, average comment refers to physical condition.....The accessibility to the upper floors is controlled by a bell or calling a number. Waited 15 minutes to enter.

It appears the maintenance of the site is the responsibility of the City and not the Owner.

Retail Office Building

104 No Ave 56
Los Angeles, CA 90042

BOLD CONTROL
Construction/Term Risk Services & Consulting

Building Exterior Evaluation

Description	Excellent	Good	Average	Fair	Poor	NA
Footing/Foundation			x			
Foundation Plaster						x
Siding Material					x	
Soffit					x	
Fascia					x	
Gutter						x
Roof					x	
Storefronts				x		
Doors/Windows					x	
Security System						x
Handicap Friendly					x	
Overall Appearance					x	

Comments:
The overall exterior of the building is in poor condition.

Retail Office Building

104 No Ave 56
Los Angeles, CA 90042

BOLD CONTROL
CONSTRUCTION/TERM RISK SERVICES & CONSULTING

Interior Evaluation

Description	Excellent	Good	Average	Fair	Poor	NA
Entrances			x			
Wall Conditions				x		
Ceiling/Acoustical Ceiling					x	
Paint/Wall Coverings				x		
Floor Coverings				x		
Electrical System				x		
Plumbing System				x		
HVAC System					x	
Fire Suppression System						x
Fire Alarm System						x
Common Areas					x	
Overall Appearance				x	x	
Security Systems						x
Handicap Friendly					x	

Comments:
Overall interior needs work on the 2nd & 3rd floors

Retail Office Building

104 No Ave 56
Los Angeles, CA 90042

BOLD CONTROL
CONSTRUCTION/TERM RISK SERVICES & CONSULTING

Remaining Life Analysis

Description	Useful Life/Yrs.	Remaining Life/Yrs.	Immediate Rehab	One Year Rehab	Five Year Rehab
Roof-Asphalt	20	0	x		
Roof-Rubber Membrane	30	NA			
Gutter/Downspouts	25	0			
Soffit/Fascia/Gutters/Downspouts	15	0	x		
Stucco/Wood	20	0	x		
Concrete/Masonry Siding	50	0	x		
Driveway/Sidewalk/Curb/Gutter	50	0	x		
Asphalt Paving	15	NA			
Irrigation System	30	NA			
Roof Top Units	15	0	x		
Electrical Systems	30	0	x		
Plumbing Systems	30	10			
Fire Suppression System	30	NA			
Storefronts/Windows/Doors	25	5			x
Elevators	30	NA			
Roof cost in the range of $3 to $5/SF or $30,000 to $50,000 depending on the subsurface damage					
Brick repairs should be bid out. Cost unknown					
Paint and wood repairs to the soffit and fascia in the range of $2,000 to $5,000					
HVAC system replacement and repairs in the range of $30,000 to $50,000					
Electrical costs unknown. Recommend bids for replacement of all Federal Pacific equipment					

PHOTOGRAPHS

Retail Office Building

Property Condition Assessment

December 30, 2015

NO. 01

by

Front view of building.

NO. 02

West view down N. Ave 56

NO. 03

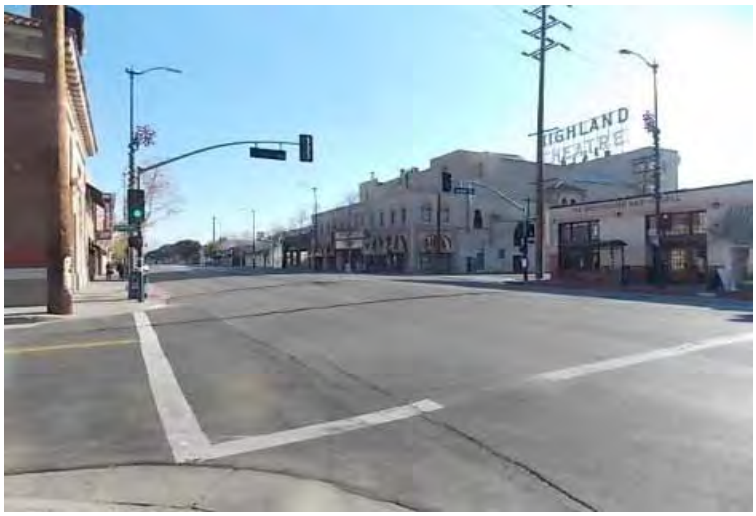
View of building across N. Ave 56.

NO. 04

View of pay parking lot across N. Ave 56.

NO. 05

North view up Figueroa St. and Highland Theatre.

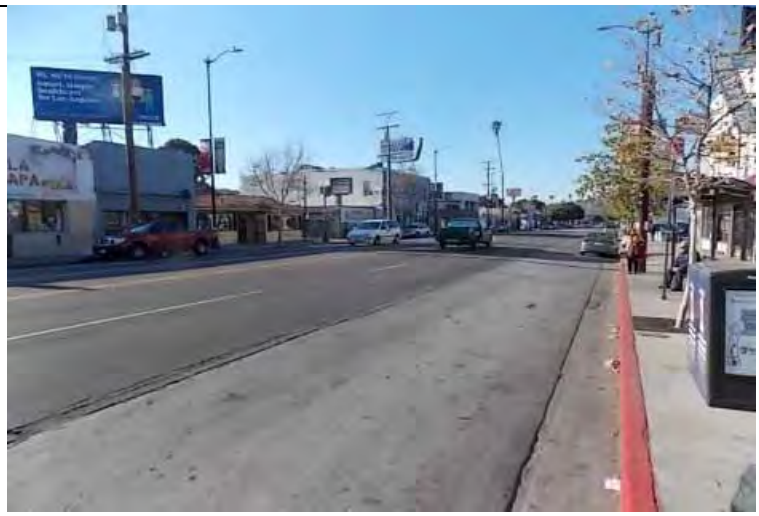


NO. 06

View of businesses across Figueroa St.

NO. 07

South view down Figueroa St.



NO. 08

View of stores south of building.

NO. 09

View of alley behind building.

NO. 10

View of residential across alley.

NO. 11

View of damaged north sidewalk.

NO. 12

East view of building.

NO. 13

View of damaged soffit at east side of building.

NO. 14

View of missing window panes leading into the bakery.

NO. 15

View of the east storefront.

NO. 16

View of the east balcony.

NO. 17

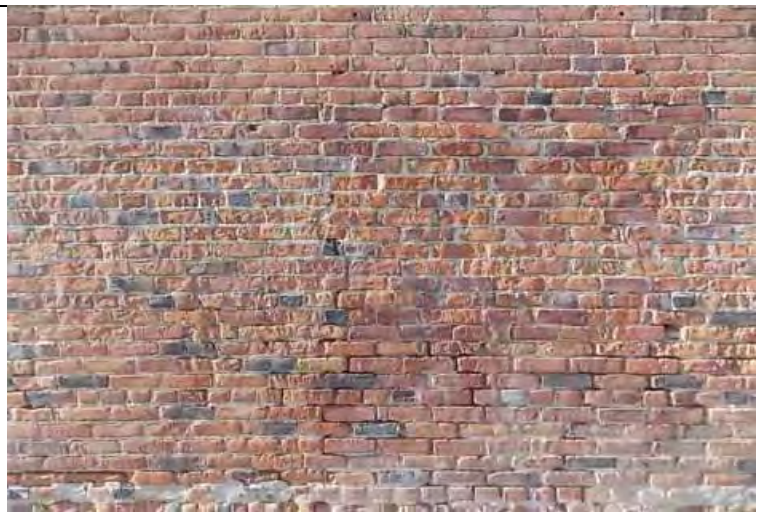
View of the main entrance to access the upper floors

NO. 18

Close view of damaged mortar joints

NO. 19

Close view of brick surface damage



NO. 20

Soffit damage at north soffit

NO. 21

Rear view of building

NO. 22

South view of building - Garages not part of subject property

NO. 23

Closer view of south exterior wall

NO. 24

View of roof - Rolled composition has reached design life

NO. 25

View of roof surface

NO. 26

View of parapet wall and support

NO. 27

View of roof tiles - Fair condition

NO. 28

1 of 4 large Ruud singe-packed heat pump - Past design life

NO. 29

2 of 4 smaller single-packaged heat pumps - Past design life

NO. 30

New single-packaged heat pump

NO. 31

New heat pump

NO. 32

Air handler for the new heat pump above

NO. 33

View of the evaporative cooler

NO. 34

1 of 3 exhaust power vents - Only one appears to be operable

NO. 35

One of several passive vents

NO. 36

View of electrical service entering the building

NO. 37

View of electrical switchgear

NO. 38

View of gas meters behind building

NO. 39

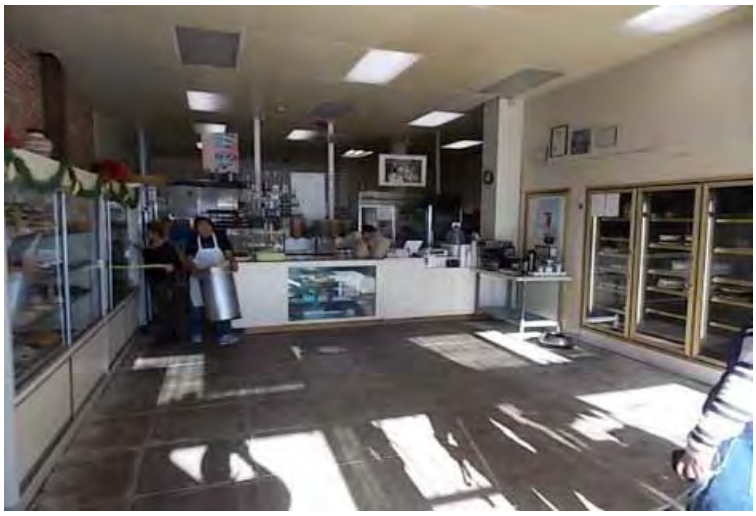
View of exposed plumbing lines in exposed closet - Supply lines are copper and observed waste/vent lines are ABS

NO. 40

Roof support is wood joists and panel boards

NO. 41

View of 1st floor bakery - Average condition

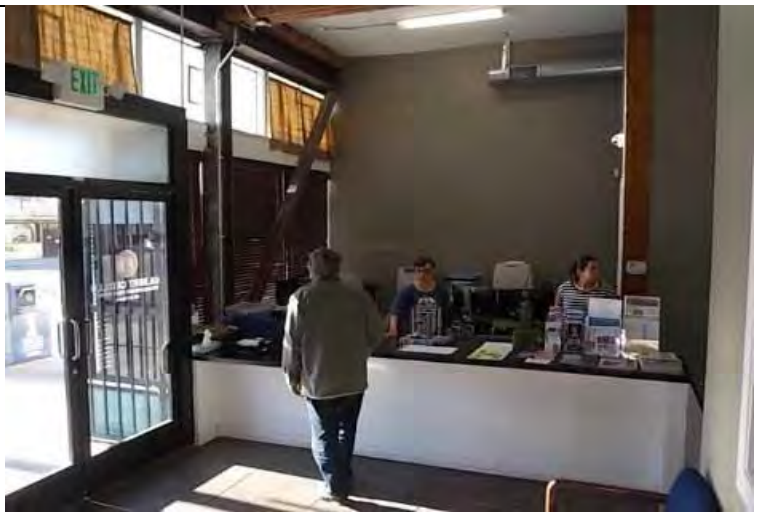


NO. 42

Missing blanks in all 3 sub-panels - Tenant complains about electrical distribution.

NO. 43

View of 1st floor Councilman's office - Good condition

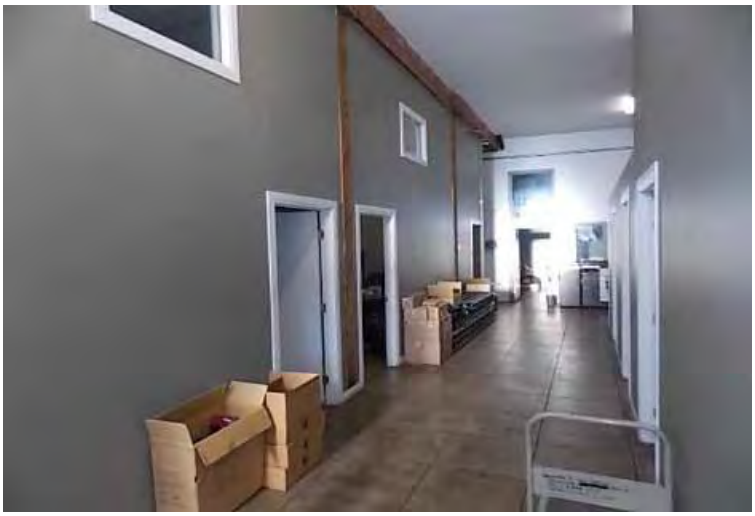


NO. 44

View of structural steel

NO. 45

View of main corridor - Wood column & beam support can be viewed



NO. 46

1st floor clothing shop was not accessible

NO. 47

View of restaurant storefront

NO. 48

View of dining room - Restaurant in average condition

NO. 49

View of kitchen

NO. 50

View of 1st floor common rear hallway

NO. 51

View of common men's bathroom

NO. 52

View of common women's bathroom

NO. 53

View of 1st floor entry into building.

NO. 54

View of cracked floor tiles

NO. 55

View of staircase up to 2nd floor

NO. 56

View of 2nd floor landing

NO. 57

Cracked window pane

NO. 58

Ceiling damage

NO. 59

View of banquet hall

NO. 60

View of kitchen - Proper exhaust system

NO. 61

Ceiling cut-outs

NO. 62

View of meeting hall - No lighting provided

NO. 63

Damaged wood flooring

NO. 64

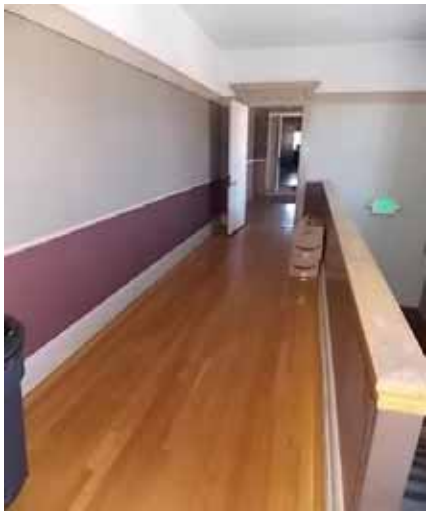
Damaged window sill

NO. 65

Damaged ceiling

NO. 66

2nd floor corridor to office



NO. 67

View of 2nd floor office

NO. 68

View of 2nd floor office

NO. 69

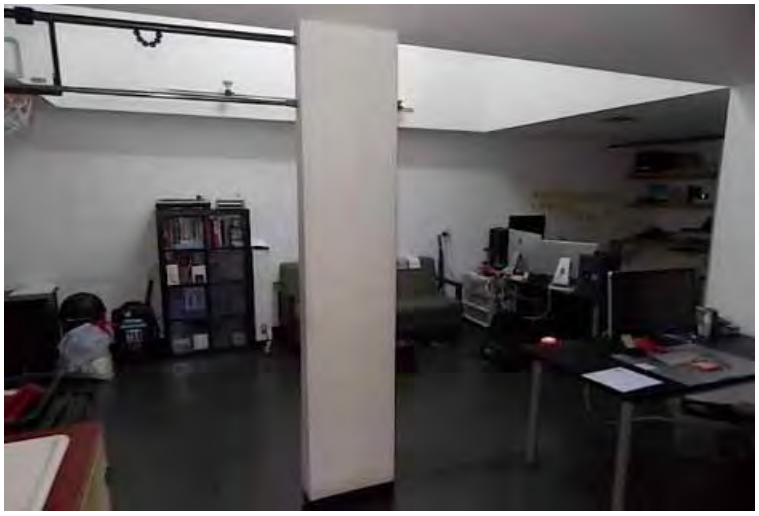
View of 3rd floor corridor

NO. 70

View of 3rd floor common bathroom

NO. 71

View of 3B office - 3A & 3C were not accessible



NO. 72

View of cracked and leaking skylight above 3B

NO. 73

View of wall & ceiling damage in stairwell leading up to the roof

NO. 74

View of damaged roof access

NO. 75

View of EXIT sign & emergency lighting

NO. 76

View of fire extinguisher

NO. 77

View of fire hose

Retail Office Building

104 No Ave 56
Los Angeles, CA 90042

Legal Notice to Client

By the acceptance and use of this Report, Lender (the Client) acknowledges that Bold Control, Inc. (The Agent) is acting solely as a limited service consultant for monitoring, review, and/or budget administrative services. Any action to be implemented by the Client as a result of this report shall be identified in writing and transmitted by Client to Bold Control, Inc..

This report is designed to give the Lending Agency a limited assessment of the property condition as seen at a certain point in time. Agent has reviewed the project but we cannot certify or guarantee the integrity of the structure or systems. The review is designed to be basic in nature and not comprehensive. Agent has reported any concerns that might require further investigation in this report.

Indemnification - Lender acknowledges and agrees that Bold Control, Inc is undertaking administrative functions under this Agreement and that the Lender will fully indemnify and hold Bold Control, Inc harmless from and against any and all claims, liabilities, losses, expenses, actions, suits, proceedings or injuries (pecuniary or otherwise) arising out of or in connection with the performance of the Service pursuant hereto or otherwise in connection with Bold Control, Inc's involvement with subject property. This indemnification shall not, however, include any such claims, liabilities, losses, expenses, actions, suits, proceedings or injuries (pecuniary or otherwise) arising out of the gross negligence or intentional wrongdoing of Bold Control, Inc.

SEISMIC RISK ASSESSMENT

104 NORTH AVENUE FIFTY-SIX
LOS ANGELES, CALIFORNIA

Prepared For

CBRE | Capital Markets
1840 Century Park East, Suite 900
Los Angeles, CA 90067

Prepared By

MHP, Inc.
Structural Engineers
3900 Cover Street
Long Beach, California 90808

January 23, 2015
MHP JN 15-0021-00

TABLE OF CONTENTS

EXECUTIVE SUMMARY

A seismic risk assessment of the subject project was conducted by MHP, Inc. at the request of CBRE Capital Markets. This seismic risk assessment was completed in conformance with the scope and limitations of ASTM E2026-07 and E2557-07 for a Level 1 Ground Motion (G1), Building Stability (BS1), Site Stability (SS1), and Building Damageability (BD1) assessment.

The project consists of a two-story assembly and retail building with a partial third story office space originally constructed circa 1922 and seismically retrofitted circa 1988. The building is constructed with wood framed roof and floor structures, perimeter unreinforced brick masonry (URM) walls, concrete slab-on-grade ground floor, and assumed shallow concrete foundation system. Lateral wind/seismic forces are resisted by the wood-sheathed roof and floor diaphragms spanning between URM shear walls.

The vertical load carrying systems appear to be supporting superimposed gravity loads without obvious deficiency. Although seismically strengthened, the lateral force resisting system would not meet modern seismic code requirements and is susceptible to moderate to heavy damage during a 475-Year scenario earthquake. Due to the limitations of the wall anchorage systems, localized framing collapse is considered possible, and heavy cracking, spalling and possible localized collapse of the URM may occur during this strong, 475-year scenario earthquake.

The building was observed to be in generally fair structural condition for its age during our January 21, 2015, site visit. The following items of structural concern require attention:

- Deterioration and light cracking of the brick mortar joints was observed at the perimeter URM walls at both the interior and exterior faces. The deteriorated joints should be re-pointed and the cracks epoxy injected to restore durability and strength at an estimated construction cost of $25,000 to $40,000.

The site is exposed to a high level of seismic hazard. Peak ground acceleration (PGA) at the site associated with the Design Basis Earthquake (DBE or 475-year return period event) is estimated to be 0.58g. The site is not located in a currently designated California Earthquake Fault Zone for surface rupture or a California Seismic Hazard Zone for liquefaction or landslide. The probability of ground surface fault rupture, soil liquefaction, settlement, or slope stability failure is low.

The Probable Maximum Loss (PML) for the structure is reported for two levels of confidence, (1) a mean (expected) estimate of building damage consistent with ASTM E2026-07 terminology for Scenario Expected Loss (SEL), and (2) a 90th percentile confidence level estimate of building damage consistent with ASTM E2026-07 terminology for Scenario Upper Loss (SUL). The PML for both the SEL and the SUL result from earthquake ground motions with a 10 percent probability of being exceeded in a 50-year period (475-year average return period) and are summarized in the table below. The loss estimates provided do not account for the possibility of fault rupture affecting the site.

PROBABLE MAXIMUM LOSS (PML) 475-year Average Return Period			
Building	**Year Built**	**Mean (SEL)**	**90th Percentile (SUL)**
104 North Avenue 56 Los Angeles, California	1922 (1988 Seismic Retrofit)	28%	45%

Seismic vulnerabilities are generally inherent in buildings with URM walls even if seismic strengthening has been completed. The estimated PML for the project is high due to these vulnerabilities as well as the high projected ground motion at the site. Voluntary seismic strengthening of the project building could be completed to reduce the potential for earthquake damage and to reduce the SEL estimate below 20%.

A rough order of magnitude construction cost to seismically retrofit the building is $15 to $20 per square foot of building area. Retrofit measures would likely include wall anchorage improvements, upgrades to the roof and floor diaphragms, and the addition of interior transverse shear walls. In conjunction with the seismic retrofit, strengthening of the bowstring trusses should be considered at an estimated construction cost of $120,000. The construction costs provided assume that there are not significant building restrictions due the historic nature of the project, and that the work will be completed in conjunction with other building renovations.

104 NORTH AVENUE FIFTY-SIX
LOS ANGELES, CALIFORNIA

1.0 INTRODUCTION

A seismic risk assessment of the subject project was conducted by MHP, Inc. at the request of CBRE Capital Markets. This seismic risk assessment was completed in conformance with the scope and limitations of ASTM E2026-07 and E2557-07 for a Level 1 Ground Motion (G1), Building Stability (BS1), Site Stability (SS1), and Building Damageability (BD1) assessment. The evaluation consisted of our site observations, seismic hazard assessment, seismic risk determination, and preparation of this report. Original or retrofit structural design drawings and a site-specific geotechnical report for the project were not provided for our review. Limited documents regarding previous permit applications were reviewed including a permit for Earthquake Safety dated June 18, 1984, which lists Frank Burke, S.E. #1203, as the Engineer of Record and states “Full Compliance Div 68 Class II.”

The project consists of a two-story assembly and retail building with a partial third story office space originally constructed circa 1922. A seismic retrofit of the URM wall anchorage systems at the roof and floor levels was reportedly completed circa 1988. The site is located on the northwest corner of Avenue 56 and Figueroa Street, less than 1/2-mile northwest of the Arroyo Seco (I-110) Parkway in Highland Park (Los Angeles), California. The building has a generally rectangular plan configuration, barrel-shaped roof structure protected by built-up roofing, and generally open south storefront elevation. The building was designated as a Los Angeles Historic-Cultural Monument in 1984 (HCM #282), and was added to the National Register of Historic Places (NRHP #89002268) by the United States Department of the Interior in 1990.

Section 2.0 of this report includes a description of the structural systems and a review of the structural design. Section 3.0 describes the methodology used to develop the estimated Probable Maximum Loss (PML), and includes a discussion of the potential earthquake ground motion at the site, as well as fault rupture, liquefaction, landslide, tsunami, and seiche potentials at the site. Section 4.0 contains the seismic risk assessment, and any recommendations to reduce seismic damage or life safety hazards. The seismic risk assessment is our opinion of the probable maximum loss (PML) for the project based on the stipulated ground motion and the structural evaluation.

2.0 STRUCTURAL EVALUATION

2.1 STRUCTURAL FRAMING

Our description and assessment of the structural systems are based on our site observations and engineering knowledge of similarly designed and constructed buildings.

Foundations

The building is likely supported on a conventional shallow concrete foundation system with isolated spread footings below interior columns and continuous footings below perimeter and interior concrete bearing walls. The ground floor level is a concrete slab-on-grade.

Framing

The roof structure is framed with sawn 1x wood sheathing straight-laid across regularly spaced sawn wood rafters. The rafters are supported by perimeter URM bearing walls and interior bowstring wood trusses. The trusses, comprised of sawn wood chord and diagonal web members interconnected with bolts and vertical rods, span between perimeter URM bearing walls.

The second and third floor framing likely consists of sawn 1x wood sheathing supported by regularly spaced 2x sawn wood joists. The joists presumably span to perimeter URM bearing walls, interior built-up wood beams, and interior wood stud bearing walls.

Perimeter bearing walls are of unreinforced brick masonry (URM) construction.

Lateral Force Resisting System

Lateral wind and earthquake forces acting on the building are resisted by the wood roof and floor sheathing, which act as diaphragms, or deep horizontal beams, spanning between perimeter URM shear walls and a retrofit steel braced frame along the south storefront elevation. The reviewed permit documents suggest that additional lateral resistance is provided by two transverse URM shear walls at the ground floor level which encompass the east entry lobby, as well as two transverse wood-framed shear walls at the 2nd floor level that appear to align with the assembly hall layout. The wood shear walls are sheathed with straight-laid sawn 1x wood sheathing. The steel braced frame appears to be constructed with original steel wide-flange beams and columns and retrofit steel wide-flange braces. The diagonal braces are welded directly to the beam and column flanges. Lateral forces appear to be transferred to the braced frame beam via steel plates or angles that are welded to the beam and anchored to the brick wall above. The shear walls and braced frame transfer the lateral forces to the concrete foundations.

Positive wall anchorage was not required at the times the building was constructed. Nominal wall anchorage appears to have been provided with localized hooked “J” bolts that are fastened to select wood framing members and embedded in the perimeter walls. The 1988 retrofit project included the addition of new wall anchorage systems at the roof and floor structures. The heavy URM walls appear to be anchored to the roof structure with retrofit steel strap anchors that are nailed to the underside of the wood roof rafters (24” on-center spacing) and welded to a continuous steel angle ledger. The angle ledger is anchored to the perimeter walls with through-bolts spaced approximately 4’-0” on-center. Continuity straps across roof rafter lines were not observed. Anchorage of the URM walls to the floor structures was not visible, however, bolts and anchor plates similar to the roof level were observed along the building exterior that align

with the floor structures. Therefore, similar retrofit anchors are assumed to be installed at the floor levels.

2.2 DESIGN REVIEW

The building was originally constructed in circa 1922 prior to the adoption of the first Edition of the Uniform Building Code (UBC) published in 1927. The building was seismically strengthened circa 1988. The configuration and construction of the building appear to be typical for buildings of this type and vintage, and the gravity framing systems appear to be supporting existing superimposed loads without obvious widespread distress. Aspects of the lateral force resisting systems that affect the seismic performance of the building include:

- The building was constructed at a time when consideration for seismic loads was largely neglected; only the effects of wind loads on the exterior walls were likely accounted for in the original structural design. Detailing for ductility of the lateral force-resisting elements, which is critical for good earthquake performance, was virtually non-existent. The first Edition of the UBC was not published until 1927. Since the original design, rigorous analytical procedures have been developed and adopted by the UBC to account for earthquake loads. Since the 1960's, structural engineers have developed a significantly greater understanding of building response to earthquake ground motion. The current Edition of the California Building Code (2013 CBC) has significantly improved seismic design standards compared to those used for the original building design. The current code mandates a considerably greater lateral design force and has strict standards for detailing and strength calculation of the lateral force resisting systems.

  Following the February 1971 San Fernando Earthquake, the City of Los Angeles adopted an ordinance known as Division 68 on February 13, 1981. Division 68 required seismic retrofitting of all unreinforced masonry (URM) bearing-wall buildings that were built prior to 1933. The 1985 Edition of the Los Angeles Building Code revised Division 68 to Division 88 and included provisions for the testing and strengthening of mortar joints to meet minimum values for shear strength. Furthermore, Division 88 required that URM walls be positively anchored to floor and roof diaphragms with anchors spaced not more than 6-feet apart.

  The building was seismically strengthened circa 1988, and the reviewed permit documents indicate that the retrofit design was completed in conformance with the Division 68 retrofit ordinance described above. The seismic strengthening included positively attaching the heavy perimeter URM walls to the wood roof and floor structures, bracing the parapets to the roof structure, the addition of a ground floor steel braced frame along the south storefront elevation, and reinforced concrete "strong back" pilasters cast integrally with the perimeter. It is assumed that these "strong back" pilasters were constructed during the 1988 retrofit design and are intended to reinforce the tall URM walls surrounding the 2nd floor north assembly hall.

  The completed retrofit work significantly improved the seismic capacity of the building and reduces the potential for structural damage and collapse. However, the retrofit design utilized a lower seismic design force and less stringent detailing requirements than what would be required by the current design code. The remaining URM shear walls, wall anchorage systems and retrofit braced frame have very limited ductility compared to current engineering standards, and remain inherently susceptible to damage during a strong earthquake. Due to the reduced design force level and lack of ductile detailing, the lateral force resisting elements

(URM shear walls, diaphragms, wall anchorage connections, braced frame, etc.) will be susceptible to moderate to heavy damage during a 475-year return period scenario earthquake. Heavy cracking, spalling and possible localized collapse of the original unreinforced masonry walls and/or framing during a strong seismic event cannot be ruled out.

- The reviewed permit documents suggest that there are two transverse URM shear walls at the ground floor level, as well as two transverse wood-framed shear walls at the 2nd floor. The ground floor URM shear walls and the 2nd floor wood-framed shear walls do not stack vertically. This complication in the lateral force transfer paths will lead to stress concentrations creating a potential for somewhat increased damage compared to simpler, more regular structures.
- The roof and floor structures (and possible 2nd floor transverse shear walls) were originally constructed with straight sawn wood sheathing. Straight- and diagonally-laid sheathing typically is no longer used for structural diaphragms, having been replaced with plywood sheathing, which provides superior performance under lateral (wind and seismic) forces. Newer plywood sheathing above the 1x straight sheathing was not apparent. Buildings utilizing only straight diaphragm sheathing are more vulnerable to increased damage during a strong earthquake.
- The main roof structure is constructed with long-span fabricated wood trusses. As these truss assemblies age, local stress concentrations in the truss chords, webs, and connections caused by knots, bolt holes, and loaded end and edge conditions can cause sudden failure. The degree of risk is influenced by the age of the assemblies and the conservatism of the original design and construction. This situation can be further aggravated when added loads associated with mechanical or tenant improvement systems or short-term seismic are imparted to the roof structure. A structural engineer should review the existing framing systems prior to installation of any additional roof and/or ceiling supported loads. Strengthening of the trusses (approximately 8 trusses total) with steel tension cables at an estimated construction cost of $15,000 per truss should be considered as it would reduce the potential for a sudden collapse scenario.
- Minimal structural separation is provided between the project building and the adjacent building to the west of the site. Increased localized structural damage along the interface between the buildings is expected during a future strong earthquake due to structural pounding effects.

Based on the observed conditions, previously mentioned aspects of the structural design, and high projected scenario earthquake ground motion, a moderate to heavy level of overall structural damage is anticipated for the 475-year return period scenario earthquake. There is significant risk in the original wall anchorage systems, and failure of these elements during a strong seismic event could result in localized collapse.

2.3 SITE OBSERVATIONS

Site observations were conducted on January 21, 2015. The building appeared to be in overall fair structural condition for its age. Most structural elements within the building were covered by

architectural finishes and could not be observed. Structural issues worth noting or requiring action include:

- Deterioration and light cracking of the brick mortar joints was observed at the perimeter URM walls at both the interior and exterior faces. The deteriorated joints should be re-pointed and the cracks epoxy injected to restore durability and strength. A rough order-magnitude construction cost to complete the repairs is $25,000 to $40,000. The repairs should be completed under the supervision of a structural engineer.
- The observed rooftop mechanical equipment appears to be marginally anchored to the roof structure. If the rooftop units are to be replaced in the short term, the new units should be laterally braced per current code requirements. As mentioned above, a structural engineer should review the adequacy of the existing framing systems prior to installation of any additional roof and/or ceiling supported loads.
- Several miscellaneous items were observed to be stored within the roof attic space. The roof and ceiling framing has limited capacity to support additional superimposed live loads. The stored items should be removed, or a structural engineer should be retained to verify the adequacy of the existing framing to support the additional loads.
- An automatic shutoff valve was observed on one of the three natural gas service lines. Installation of automatic shutoff valves on the remaining two natural gas service lines would reduce the potential for an earthquake-related natural gas fire.

3.0 SEISMIC HAZARD EVALUATION

3.1 EARTHQUAKE GROUND MOTION

Earthquake ground motion at the site is estimated for two purposes, 1) current code design basis ground motion for comparison with the original code of record and 2) future site-specific ground motion for purposes of loss estimation.

Current code design earthquake forces are evaluated in accordance with 2013 California Building Code (CBC) seismic design requirements, considering site soil conditions and mapped ground motion parameters as specified by the CBC. The required ground motion is based on the Maximum Considered Earthquake (MCE), which has a probability of exceedance of two percent in a 50-year period (equivalent to a return period of 2,475-years). Two-thirds of the MCE ground motion value is used when determining the seismic design forces required by the 2013 CBC.

Future site-specific ground motion is based on a scenario event evaluated either deterministically or probabilistically. A deterministic event is based on a postulated earthquake (magnitude and location) on a specified fault with a specified probability of exceedance using an accepted attenuation relation for the seismic setting. Alternatively, ground motion with a specified return period is estimated based on a probabilistic seismic hazard analysis (PSHA) considering the location, geometry, slip rate and maximum magnitude for active and potentially-active faults in the region and the use of ground motion attenuation relations suitable for the type of faulting and the site soil profile.

Site-specific ground motion is characterized in terms of Peak Ground Acceleration (PGA) and Modified Mercalli Intensity (MMI). The MMI scale is useful for correlation with data on the performance of structures in past earthquakes, and is based on a qualitative description of the perceptions of people and the amount of damage sustained by various types of structures during earthquakes. An approximate correlation between MMI and peak ground acceleration is shown in the following Table – Modified Mercalli Intensity Scale:

MODIFIED MERCALLI INTENSITY SCALE		
Intensity Value and Description		**Range of Peak Acceleration**
I.	Not felt except by a very few under especially favorable circumstances.	
II.	Felt only by a few persons at rest, especially on upper floors of buildings. Delicately suspended objects may swing.	
III.	Felt quite noticeably by persons indoors, especially on upper floors of buildings. Many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibration similar to the passing of a truck. Duration estimated.	
IV.	Felt indoors by many, outdoors by few during the day. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.	0.01g - 0.02g
V.	Felt by nearly everyone, many awakened. Some dishes, windows broken. Unstable objects overturned. Pendulum clocks may stop.	0.01g - 0.04g
VI.	Felt by all; many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.	0.03g - 0.10g
VII.	Damage negligible in building of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken. Noticed by persons driving motor cars.	0.07g - 0.22g
VIII.	Damage slight in specially designed structures; considerable in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, and walls. Heavy furniture overturned.	0.15g - 0.50g
IX.	Damage considerable in specially designed structures; well-designed frame structure thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations.	0.30g - 1.0g
X.	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.	> 0.60g
XI.	Few, if any (masonry) structures remain standing. Bridges destroyed. Rails bent greatly.	
XII.	Damage total. Lines of sight and level destroyed. Objects thrown into the air.	

Adapted from ATC-13

3.1.1 Design Basis Ground Motion

Mapped spectral response accelerations (S_S and S_1) used for new design in the 2013 CBC are derived from the Maximum Considered Earthquake (MCE) event, with a return period of 2,475-years. The Seismic Site Coefficients (F_a and F_v) are used to adjust the mapped spectral accelerations (which are based on an assumed site classification of B) to represent the soil classification of the specific building site. The MCE spectral response accelerations, site coefficients, and design spectral response accelerations (S_{DS} and S_{D1}) which would be required by the 2013 CBC for design of a new building on the subject site are summarized in the following Table:

2013 CBC DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS						
S_S	S_1	Site Class	F_a	F_v	S_{DS}	S_{D1}
2.84g	0.93g	D*	1.00	1.50	1.89g	0.93g

*Regional geologic maps indicate the subsoils at the site consist of Pleistocene (older) alluvial fan deposits. In the absence of site-specific information, the site is classified as Site Class D per the 2013 CBC.

3.1.1 Site-Specific Ground Motion

Based on published geologic reports and maps, strong ground shaking may affect the site as the result of earthquakes likely to occur on the following regional Quaternary aged faults:

REGIONAL FAULTS			
Fault or Fault Zone	Distance From Site	Recent Activity	Maximum Magnitude
Hollywood-Raymond (A)	1 mile	--	6.8
Verdugo (A)	3 miles	--	6.9
Upper Elysian (A)	4 miles	--	6.7
Santa Monica (A)	6 miles	--	7.4
Puente Hills (A)	8 miles	--	7.1
Sierra Madre (A)	8 miles	1991 M5.8	7.3
Elsinore (A)	14 miles	1987 M6.8	7.8
Newport-Inglewood (A)	15 miles	1933 M6.4	7.5
Northridge (A)	21 miles	1994 M6.7	6.9
San Andreas (A)	36 miles	1857 M7.8	8.2

Future earthquake ground motion at the site was estimated for a single level of earthquake ground motion, the Design Basis Earthquake (DBE) with a 10 percent probability of being exceeded in a 50-year period (equivalent to a return period of 475-years). The earthquake ground motion was obtained from the 2008 National Seismic Hazard Maps (NSHM) dataset (July 2009 update) published by the United States Geologic Survey [Petersen, Mark D., Frankel,

Arthur D., Harmsen, Stephen C., Mueller, Charles S., Haller, Kathleen M., Wheeler, Russell L., Wesson, Robert L., Zeng, Yuehua, Boyd, Oliver S., Perkins, David M., Luco, Nicolas, Field, Edward H., Wills, Chris J., and Rukstales, Kenneth S., 2008, Documentation for the 2008 Update of the United States National Seismic Hazard Maps: U.S. Geological Survey Open-File Report 2008–1128, 61 p.] for a Site Soil Class B/C and modified for the site-specific Soil Class using published relationships.

The site-specific ground motion, characterized in terms of PGA and MMI, and the estimated PGA and MMI at the site caused by previous instrumentally-recorded earthquake events likely to have affected the site, are summarized in the following table:

SITE-SPECIFIC GROUND MOTION		
Ground Motion Level	**Peak Ground Acceleration (PGA)**	**Modified Mercalli Intensity (MMI)**
475-Year Event (DBE)	0.58g	X
PRIOR EVENTS *		
Whittier Narrows (1987/ M5.9/ 7)	0.18g	VII
Pasadena (1988/ M5.0/ 5)	0.14g	VIII
Northridge (1994/ M6.7/ 21)	0.13g	VII
Sierra Madre (1991/ M5.8/ 16)	0.10g	VII
San Fernando (1971/ M6.4/ 24)	0.10g	VII

**Name (year / magnitude / epicenter distance in miles)*

It can be seen that ground motion at the site caused by recent earthquakes in the region has not exceeded the estimated future ground motion for the 475-year earthquake.

3.2 FAULT RUPTURE

California Earthquake Fault Zones (EFZs), established by the State of California under the Alquist-Priolo Earthquake Fault Zoning Act of 1973, are delineated around known surface traces of active faults. In accordance with State law, cities and counties must withhold development permits for new construction used for human occupancy and for extensive additions to or remodeling of existing structures until geologic investigations demonstrate that the proposed construction is not threatened by surface displacement from future faulting. If an active fault is found, a structure cannot be placed over the trace of the fault and must be set back from the fault (generally 50 feet). In addition, the effects of surface faulting are considered when estimating the degree of earthquake-related damage for existing structures located within the fault or drag zone.

The site is not located within a California EFZ (nearest EFZ is less than one-mile north on the Hollywood-Raymond Fault). Since no active or potentially active faults are known to cross the site, the potential for ground surface rupture due to recognized faulting is considered to be low.

3.3 OTHER EARTHQUAKE HAZARDS

Seismically-induced settlement, liquefaction (loss of soil strength in saturated soil deposits during strong ground shaking), and slope failure (landslides or local failures triggered by

earthquakes) may affect soils supporting foundations. The effects of these other earthquake hazards can lead to loss of bearing capacity and excessive settlement of foundations, resulting in increased seismic-related building damage. In California, Seismic Hazard Zone (SHZ) maps have been issued by the State Department of Conservation for some major urban areas showing areas prone to liquefaction and landslides. These maps show areas where investigations are required for liquefaction and landslide hazards before development and construction permits can be obtained.

Regional geologic maps indicate subsoils at the site consist of Pleistocene (older) alluvial fan deposits with groundwater at an approximate depth of 20 feet. The site is not located in a California SHZ for liquefaction (Los Angeles Quadrangle official map released March 25, 1999) and regional maps indicate a low liquefaction potential. Based on this information, the seismically induced settlement and liquefaction potential at the site is considered low.

The site is not located within a California SHZ for landslide (Los Angeles Quadrangle official map released March 25, 1999). The site consists of generally level ground with no adjacent slopes above or below the site. Based on this information; the potential for earthquake-induced landslide or slope stability failure is considered low.

The site is not located adjacent to a coastal or inland body of water and is therefore not subject to flooding by earthquake-related tsunami or seiche.

4.0 SEISMIC RISK ASSESSMENT

4.1 GENERAL

The degree of damage sustained by an individual building subjected to strong earthquake ground shaking depends on a number of factors, including intensity and duration of ground shaking, building configuration, structural systems, materials of construction, structural details such as connections, non-structural components, and quality of construction. The seismic risk analysis procedure used to estimate the PML is a three-step process including: *seismic hazard evaluation*, *structural evaluation*, and *earthquake loss estimation*.

S*eismic hazard evaluation* provides a description of earthquake effects at the site (e.g., ground shaking or ground failure) and a statement of the likelihood of their occurrence irrespective of buildings or other improvements on the site. Seismic hazards include strong ground shaking, ground rupture due to faulting, seismically-induced soil settlement, liquefaction, and slope failure.

The *structural evaluation* provides basic knowledge of the configuration, structural characteristics, and seismic attributes of the building. The type and configuration of primary vertical and lateral-force resisting systems are determined to the extent practical based on available information. Building performance during past earthquakes and evidence of building settlement or structural deterioration are other important factors to be assessed.

Earthquake loss estimation combines the results of the seismic hazard evaluation and the structural evaluation as the basis for estimating the risk of earthquake damage loss. Damage-ground motion relationships for defined Facility Class (building) types published within ATC-13 *Earthquake Damage Evaluation Data for California* (Applied Technology Council, 1985) are used to generate the loss estimate for the base building type. However, since the performance of a specific building can deviate substantially from the average values produced for the base building type, the base building loss estimates are modified utilizing proprietary tools developed by MHP to account for specific building performance characteristics identified by the structural evaluation.

Seismic risk is characterized in terms of Probable Maximum Loss (PML). The PML is defined as the direct economic loss, expressed as a percentage of building replacement cost, as a result of the occurrence of the specified scenario earthquake event and for a specific confidence level. The PML is typically reported for one or both of two commonly stipulated levels of confidence: (1) a mean (expected) estimate of building damage consistent with ASTM E2026-07 terminology for Scenario Expected Loss (SEL), and (2) a 90th percentile confidence level estimate of building damage consistent with ASTM E2026-07 terminology for Scenario Upper Loss (SUL). Excluded from the loss estimate are losses to building contents and inventory; secondary damage due to inundation, fire, and hazardous materials release; costs of relocation and income and rental loss; and costs related to injury or casualty. The following table provides a general description of damage that can be expected at various PML levels:

EARTHQUAKE DAMAGE LOSS RATIOS			
PML Range (%)	**Damage State**	**General Description Of Expected Damage**	**Function Loss Potential**
0-1	Slight	Limited localized minor damage not requiring repair.	None
1-10	Light	Significant localized damage of some non-structural components generally not requiring structural repair.	Low
10-30	Moderate	Significant localized damage of many components warranting structural repair.	Medium
30-60	Heavy	Extensive structural and non-structural damage requiring major repairs.	High
60-100	Major	Major damage that may result in demolition or long term repair.	Very High

4.2 SEISMIC RISK ASSESSMENT

Considering the high level of ground motion anticipated at the site for the 475-year seismic event and the other seismic hazards identified in Section 3.0, along with the design considerations and proportioning of the lateral force resisting systems described in Section 2.0, the building is expected to perform moderately to potentially poorly during a future 475-Year earthquake.

The extent of potential damage is estimated to be moderate overall with areas of heavy damage. Damage is anticipated to include tearing of the wood roof and floor diaphragms, wall anchorage failure, cracking of URM bearing walls, and distress to nonstructural elements (ceilings, partitions, glazing, interior and exterior finishes, and equipment and piping). Due to the limitations of the wall anchorage systems, localized framing collapse is considered possible.

The Probable Maximum Loss (PML) for the structure is reported for two levels of confidence, (1) a mean (expected) estimate of building damage consistent with ASTM E2026-07 terminology for Scenario Expected Loss (SEL), and (2) a 90th percentile confidence level estimate of building damage consistent with ASTM E2026-07 terminology for Scenario Upper Loss (SUL). The PML for both the SEL and the SUL result from earthquake ground motions with a 10 percent probability of being exceeded in a 50-year period (475-year average return period) and are summarized in the table below.

PROBABLE MAXIMUM LOSS (PML) 475-year Average Return Period			
Building	**Year Built**	**Mean (SEL)**	**90th Percentile (SUL)**
104 North Avenue 56 Los Angeles, California	1922 (1988 Seismic Retrofit)	28%	45%

The above stated earthquake loss estimate was developed for a moderate level of uncertainty consistent with a Level 1 Building Damageability (BD) study as defined by ASTM E2026-07.

4.3 REMEDIAL MEASURES

Seismic vulnerabilities are generally inherent in buildings with URM walls even if seismic strengthening has been completed. The estimated PML for the project is high due to these vulnerabilities as well as the high projected ground motion at the site. Voluntary seismic strengthening of the project building could be completed to reduce the potential for earthquake damage and to reduce the SEL estimate below 20%.

A rough order of magnitude construction cost to seismically retrofit the building is $15 to $20 per square foot of building area. Retrofit measures would likely include wall anchorage improvements, upgrades to the roof and floor diaphragms, and the addition of interior transverse shear walls. In conjunction with the seismic retrofit, strengthening of the bowstring trusses should be considered at an estimated construction cost of $120,000. The construction costs provided assume that there are not significant building restrictions due the historic nature of the project, and that the work will be completed in conjunction with other building renovations.

5.0 LIMITATIONS

The seismic risk assessment was performed by MHP, Inc. on behalf of CBRE Capital Markets and their client for the purpose of evaluating the structural integrity of the building(s) and determining the seismic risk at the project. The site survey was based on limited inspection of interior and exterior areas, a review of available documents, and a review of information provided by the representatives of the property manager. This report deviates from ASTM E2026-07 Section 13.2.3 in that proprietary damage relationships used to modify ATC 13 base building loss numbers are not disclosed.

Physical testing was not performed and is considered outside the scope of this assignment. Intrusive testing was neither authorized nor performed.

The scope of work for the property review was based on standards developed and outlined by MHP, Inc. Differences, problems, and/or code violations were noted where observed; however, it is possible that areas containing deficiencies, physical inadequacies, or code and other regulatory violations may be present but were not observable at the time of the inspection. The recommendations and cost estimates provided in the report are intended to serve as general guidelines to be used in future repair, maintenance, and capital improvement decisions. The implementation of any recommendations will require specific details and specifications to be prepared by a licensed engineer or architect. Detailed cost estimates can be made based on the specific details.

The information and estimates of cost presented in this report have been developed in accordance with the above limitations, using that degree of professional care and skill ordinarily exercised under similar circumstances by engineers using the standards of practice and care normally exercised in the design and evaluation of investment-grade buildings in the local marketplace. No other warranty, express or implied, is made.

This report is subject to the limitations set forth above and is for the exclusive use of CBRE Capital Markets and their client. Use by others is authorized only after acknowledging and accepting the limitations stated and upon the express written permission of MHP, Inc.

By:

DRAFT

Jennifer Hiatt, S.E., CA S5788
Senior Project Engineer

DRAFT

Brad E. Ferris, S.E., CA S4640
Partner

APPENDIX A
PHOTOGRAPHS

Photo 1: *South storefront elevation.*

Photo 2: *East exterior elevation.*

Photo 3: *North exterior elevation.*

Photo 4: *West exterior elevation.*

Photo 5: *Roof overview.*

Photo 6: *Retrofit parapet bracing.*

Photo 7: *Main roof framing.*

Photo 8: *Typical bow-string roof truss and interior straight-sheathed shear wall.*

Photo 9: *Retrofit wall anchorage connection at roof rafters.*

Photo 10: *Retrofit steel channel wall anchorage connection within stairwell.*

Photo 11: *Floor framing.*

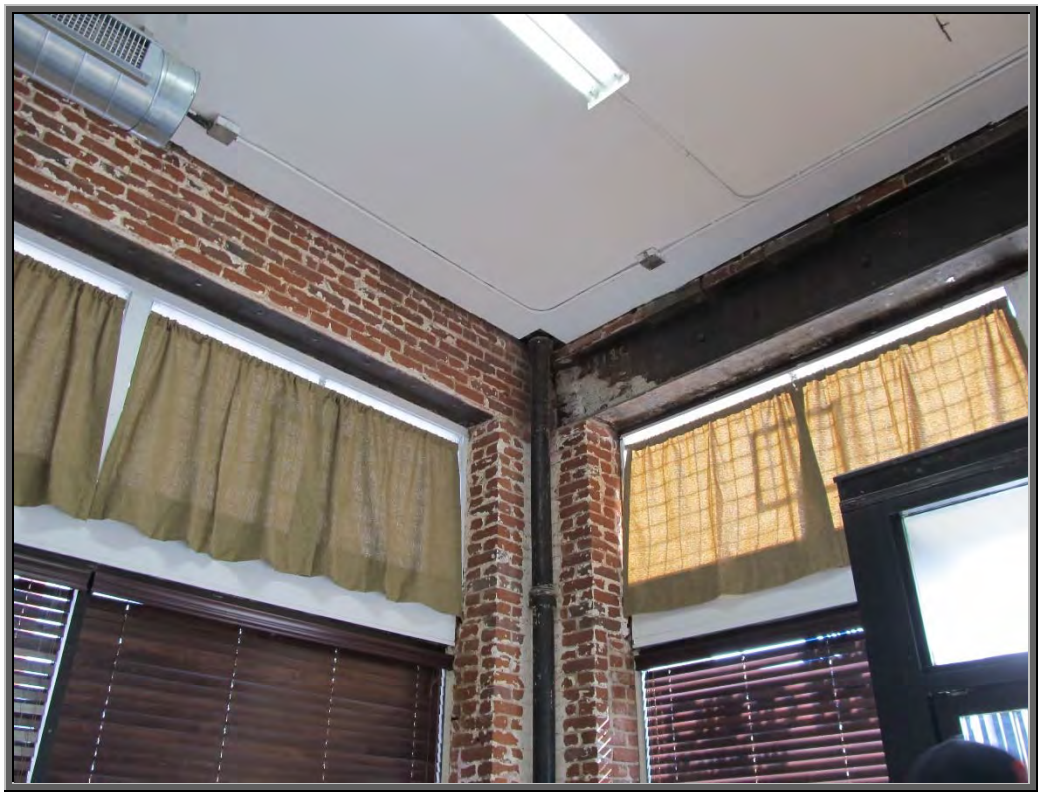


Photo 12: *Storefront framing.*

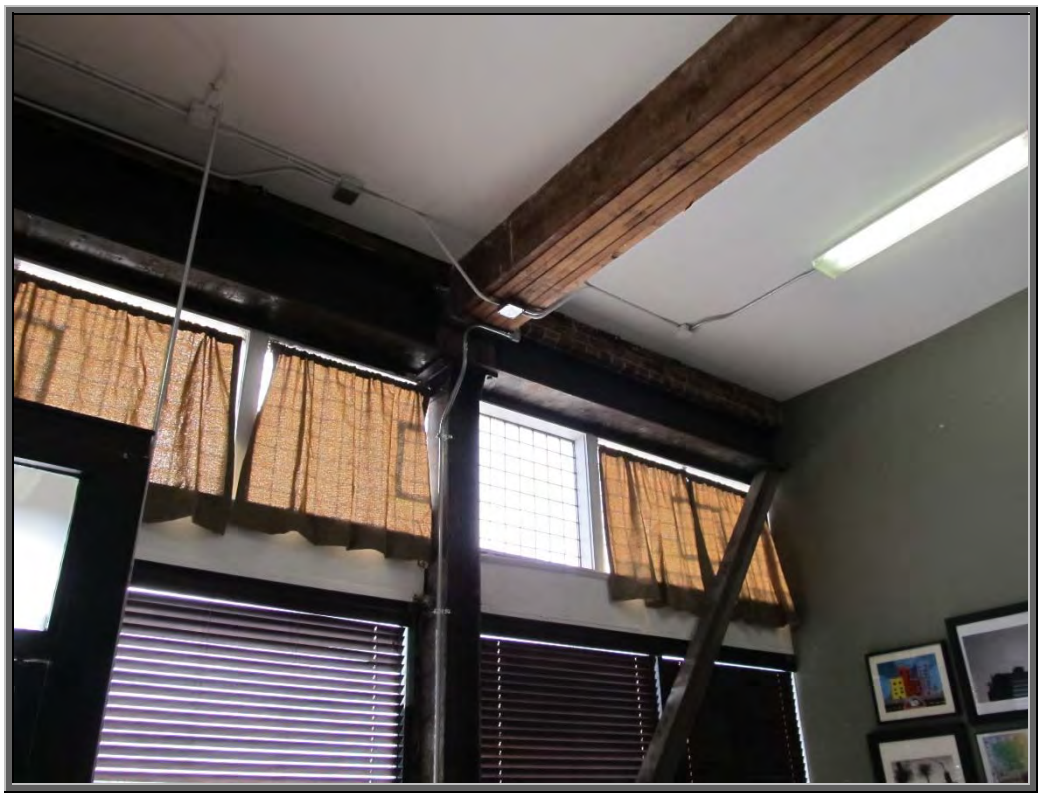
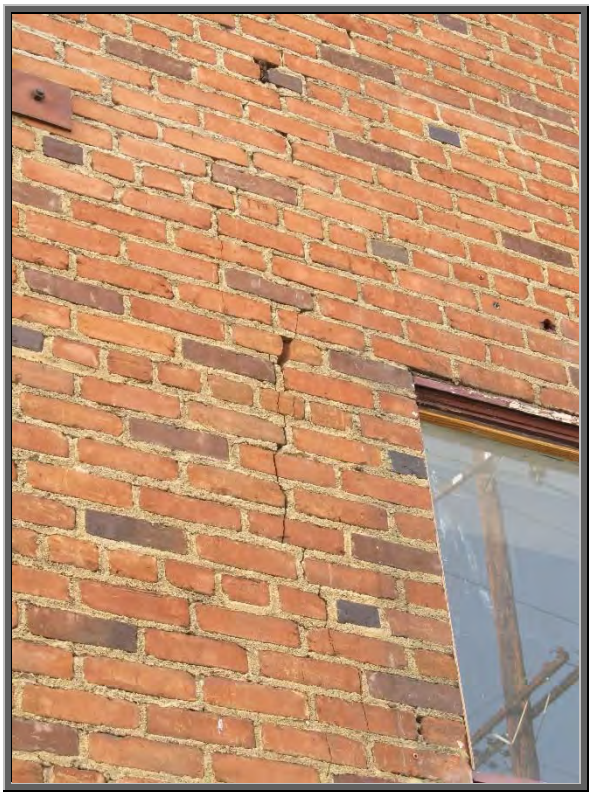


Photo 13: *Storefront framing and retrofit braced frame.*

Photos 14A & B: *Retrofit braced frame – brace connection to beam and column.*

Photo 15: *Deterioration of URM wall.*



Photos 16A & B: *Cracks in URM walls.*

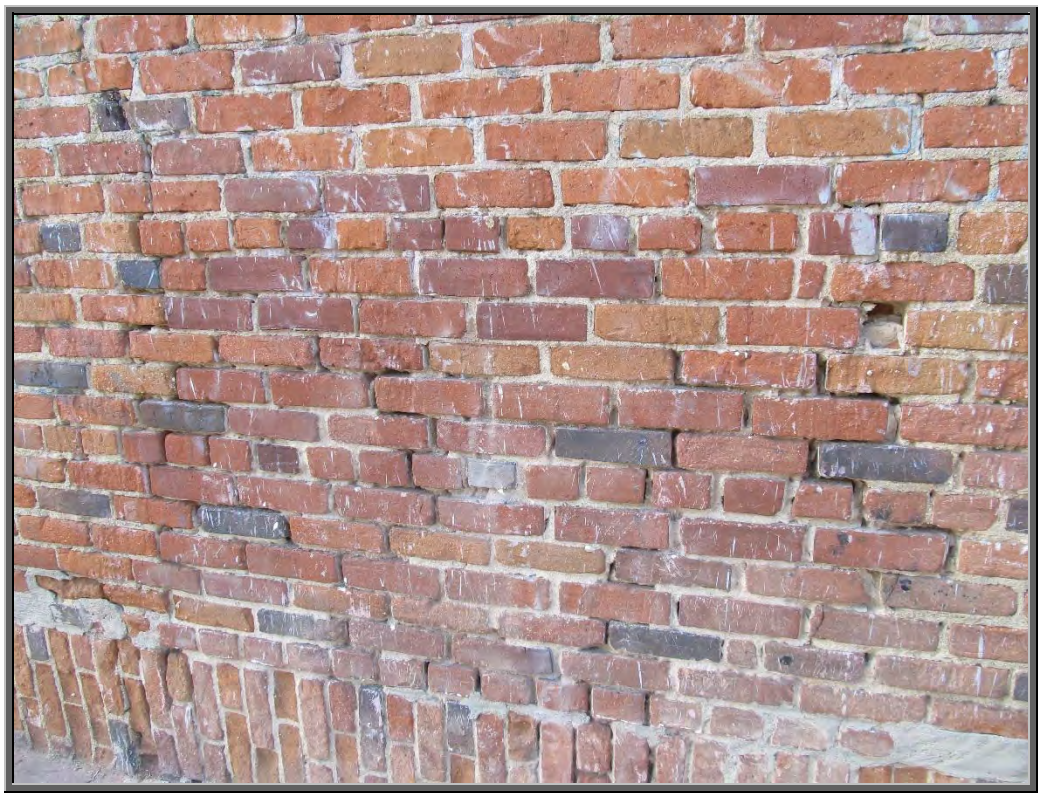


Photo 17: *URM wall with deteriorating grout.*

Photo 18: *Minimal seismic separation to adjacent building.*

Photo 19: *Marginal anchorage at existing rooftop units.*

Photo 20: *Gas service meters - note automatic shut-off valve at meter on the left.*

APPENDIX B
AUTHOR RESUME(S)

Resume

BRAD FERRIS
PARTNER

Partner responsible for structural evaluations, design, and seismic rehabilitation of significant projects and buildings. Completed over 1,000 structural building evaluations and PML assessments, for buildings ranging from industrial tilt-up, retail, multi-family and high-rise retail. Experience in analysis and design, project management, and construction support for a variety of new construction and seismic retrofit projects.

REGISTRATION

Licensed Structural Engineer – State of California
Licensed Civil Engineer – State of California

EDUCATION

B.S. Civil Engineering with Structural Emphasis, 1993, *Cum Laude*

California State University, Long Beach, California

PROFESSIONAL AFFILIATIONS

Member – Structural Engineers Association of California
Member – Seismological Society of America
Member – Chi Epsilon (Civil Engineering Honor Society)

EXPERIENCE

1994 – Present	MHP, Inc. Long Beach, California

3900 Cover Street, Long Beach, CA 90808 562.985.3200 P 562.985.1011 F www.mhpse.com

Resume

JENNIFER HIATT
SENIOR PROJECT ENGINEER

Senior project engineer responsible for structural evaluations and design of significant projects and buildings. Completed over 200 structural building evaluations and PML assessments for buildings ranging from industrial tilt-up, retail, multi-family and high-rise office. Experience in analysis and design, project management, and construction support for a variety of new construction and seismic retrofit projects ranging from mid-rise retail, mixed-use and residential, and classroom. Jennifer has significant experience in analysis and design of K-12 school buildings.

REGISTRATION

Licensed Structural Engineer – State of California
Licensed Civil Engineer – State of California

EDUCATION

B.S. Architectural Engineering, 2005
California Polytechnic State University, San Luis Obispo, California

PROFESSIONAL AFFILIATIONS

Member – Structural Engineers Association of California

EXPERIENCE

2006 – Present	MHP, Inc. Long Beach, California

3900 Cover Street, Long Beach, CA 90808 562.985.3200 P 562.985.1011 F www.mhpse.com

SewerLine Check Professionals, LLC

Sewer Line Inspection Report

Hugh Horne

104 N. Avenue 56 Los Angeles, CA 90042

Mark Harrison

SEWERLINE CHECK PROFESSIONALS, LLC INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:	January 21, 2015
TIME OF INSPECTION:	10:30 AM
CLIENT NAME:	Hugh Horne
ADDRESS:	104 N. Avenue 56 Los Angeles, CA 90042
INSPECTOR:	Mark Harrison

BUILDING CHARACTERISTICS:

BUILDING TYPE:	Mixed use commercial/residential
STORIES:	Three

OTHER INFORMATION:

BUILDING OCCUPIED:	Yes
CLIENT PRESENT:	Yes
COMMENTS:	This is a specialty inspection of the main sewer line only. The main sewer line is that portion of the waste drainage piping system that is exterior to the structure and carries the building waste from the building drain (that portion of the waste drainage piping system that is under/interior to the structure) to the city sewer connection. The findings of this inspection are based on the opinions and education of the inspector and reflect the conditions discovered at the time of inspection only.

PAYMENT INFORMATION:

TOTAL FEE:	$265
PAID BY:	Check

DEFINITIONS OF TERMS:

ACCEPTABLE:	It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.
NEEDS ATTENTION:	It is the inspectors opinion that this item is in need of repairs and/or further investigation. The client should be aware of this situation and take appropriate action with the appropriate professional during the inspection period and prior to the close of escrow (if applicable). During the repair process, additional problems may be found.
NOT ACCEPTABLE:	It is the inspectors opinion that this item is either not performing the job for which it was intended and/or is otherwise a potential threat to health and safety. The client should be aware of this situation and take appropriate action with the appropriate professional during the inspection period and prior to the close of escrow. During the repair process, additional problems may be found.

THE GOAL OF THE INSPECTION:

OUR GOAL:	Our Goal is to determine the true condition of the main sewer line and identify potential material defects that would affect the operation and safety of this system and therefore the purchaser's buying decision (if applicable). We strive to add significantly to your knowledge of this system. The scope of this inspection is to determine if the main sewer line has been damaged. The scope of this inspection does not require or include construction evaluation. Do not rely on this report as an exhaustive evaluation of the sewer line as this scope is limited to visible and observable areas only.
EMPHASIS:	The report emphasis is on material defects (which are observable with a video inspection) within the main sewer line. While some minor defects may be mentioned this is not intended to be an all inclusive list of the main sewer line "flaws".

SEWER LINE:

The following is based on a video line inspection of the sewer line only. This inspection is exclusive to the main sewer line and does not include any part of the water supply system or above ground waste line pipes (unless otherwise stated in this report).

This report is not intended as a code inspection nor is it intended to itemize every "flaw". It is intended to give an overall condition of the main sewer line.

The findings of this inspection are based on the opinions and education of the inspector and reflect the conditions discovered at the time of inspection only.

VIDEO:

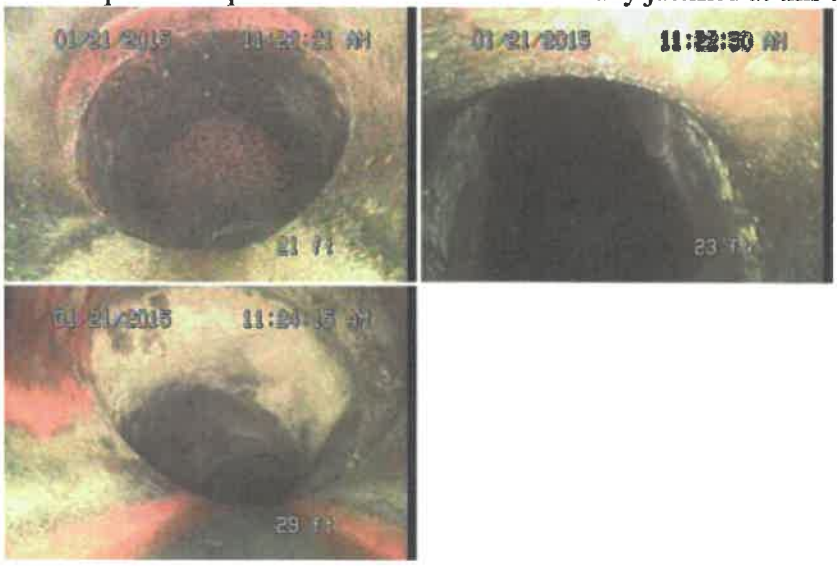
LINK: http://youtu.be/8kic-dlzpcg

SEWER LINE OBSERVATIONS:

ACCESS LOCATION: Needs Attention: An exposed or accessible main sewer line cleanout was not found on the property. A main sewer line cleanout is an area outside the structure that has a removable cap allowing direct access into the main sewer line. In order to examine the main sewer line, a couple of different cleanouts inside the building were opened up. First a four inch cleanout in the Men's room behind the restaurant was tried. After this was unsuccessful a cleanout was found on the wall in the bakeries bathroom. From here the camera was able to be pushed though a section of the drain system under the building out to the main sewer line and all the way to the public sewer.

FINDINGS: The main sewer line is made of vitrified clay pipe. The line exits the front of the building to the left of the gated door and runs straight out toward the middle of the street dropping down about a foot a few feet before the public sewer connection at the middle of the street. The red chip in the photograph below illustrates the approximate location where the clay pipe begins.

Needs Attention: Where the pipe drops down near the middle of the street there is a section that is sloped incorrectly backward causing a short section of pipe to hold about one inch or so of water. There is no break here that can be seen. Instead it looks to be a past repair that was not done well. Ideally the line would have a downward slope. The minimum slope requirement for a main sewer line is one quarter on an inch per foot of pipe run. Either end of this section can also be seen to be offset at the joints. That being said, there is no evidence to support that this section is causing blockage issues in the line so an expensive repair recommendation is not really justified at this time.



The bigger concern here is an older section of cast iron piping under the concrete floor of the building before the drain exits the structure. Cast iron pipe was typically expected to have an average service life of approximately 70 to 80 years. This pipe should be upgraded/rehabilitated before failures prevent the system from operating and is being recommended at this time

Most of what was seen under the building today has already been upgraded and the patches in the floor are further evidence that several of the drains have been replaced. Modern plastic and less deteriorated cast iron pipes were seen in these areas.

RECOMMENDATIONS

The following recommendations and "estimated costs" are based on the inspectors experience, education and opinions. This is not a guarantee of costs for any work to be performed and is not a warranty for any work to be performed.

Only qualified licensed contractors should be used to perform any repairs or reconstruction. It is recommended, for health and safety reasons, that a high level of integrity be maintained for the sewer line system. This includes yearly servicing and appropriate inspections.

RECOMMENDATIONS:

RECOMMENDED REPAIRS:	It should be fairly easy to identify the sections of pipe not yet upgraded by the location of the main sewer line illustrated above and the concrete patches in the floor of the lower front unit. It is recommended that a qualified and reputable plumbing contractor be consulted for upgrades of any original cast iron drain pipes still left in service and the costs involved with those repairs. Some sort of main sewer line cleanout should also be provided during the repairs.
RECOMMENDED MAINTENANCE:	It is our recommendation that all main sewer lines should be examined after any significant seismic activity and that main sewer lines should be examined annually to monitor for changing conditions in the system as changing conditions could potentially dictate future repairs.

CGI Preservation

PROPOSAL MEMO

FROM: Charles Kibby
TO: John Gates / Cal Asia Construction
DATE: January 24, 2017
PROJECT: Figueroa Lodge
SUBJECT: Exterior Restoration Proposal

Sent via ■ email ☐ fax ☐ mail

Dear John:

Per your request, I am submitting this proposal for the restoration of exterior veneer surfaces at the Figueroa Lodge located at 104 N. Ave. 64 in Los Angeles. The Scopes of Work proposed include the following activities by line-item pricing:

CLEAN AND RESTORE EXTERIOR BRICK AND TERRA COTTA

CLEANING: Using pressurized water in conjunction with a mild acid-based cleaning compound, rinse the outside brick and terra cotta veneer at all elevations, from sidewalk level to parapet. Strip existing paint coating at SE corner along Figueroa Blvd.
BRICK REPLACEMENT: Where damaged and/or degraded bricks occur, cut out and replace with matching common bricks. Allowance for 60 bricks.
REPOINTING: At damaged or missing grout between brick masonry units, install new pointing mortar after joint preparation. New mortar to match existing original cleaned mortar as closely as possible in color, texture, and genera appearance. Allowance for up to 1,000 lineal feet of joint repointing in both brick and terra cotta veneer.
MISCELLANEOUS STEEL: Where old steel anchors occur, cut and remove steel and patch hole with either repointing mortar or red patch mortar as required.
ANTI-GRAFFITI COATING: After all restoration is complete, apply a non-reflective coat of anti-graffiti treat to all brick surfaces from ground level to a height of 12 feet.

PRICE: $105,300

REPAIR AND PAINT WOOD CORNICE

PREPARATION: Scrape and remove loose and flaking paint to prepare surface for repainting.
REPAIRS: Mold and install matching bracket at north elevation where missing element has been lost. Re-attach any loose trim or panels as required. Minor patching where surfaces have eroded. Caulking as required to enhance weatherproofing.
GUTTER: This proposal allows for preparation and painting of the outside-facing surface adjacent to wood cornice elements. Additional gutter repairs are excluded until a hands-on survey can be completed.

Clayton Group Inc. dba CGI Preservation
License #1007923
, 8950 W. Olympic Blvd. #526, Beverly Hills, CA 90211
Tel: 310.877.3112 E: ckibby@cgipreservation.com Web: www.cgipreservation.com

FINAL PAINTING: One coat of primer and two coats of exterior-grade latex paint to all previously prepared surfaces.

PRICE: $19,640

PAINT WOOD WINDOWS, STOREFRONT ASSEMBLIES, METAL GRATING
Figueroa, Ave 64, West Elevation Alley
PREPARATION: Scrape and remove loose and flaking paint to prepare surface for repainting, exterior-facing surfaces only.
CAULKING: Caulk at window perimeter joints with masonry as required.
FINAL PAINTING: One coat of primer and two coats of exterior-grade latex paint to all previously prepared wood surfaces, two coats of DTM paint to metal surfaces

PRICE: $28,820

ADD ALTERNATE 1: STRIPPING OF BRICK SURFACES
STRIP EXISTING COATING ON BRICK: Using chemical paint stripping agents with pressurized water rinse, remove paint coating on existing brick veneer at west and south elevations.

PRICE: $14,380

ADD ALTERNATE 2: PAINTING OF METAL PLATES
METAL SEISMIC PLATES: Wire-brush existing metal seismic plates at all elevations to prepare surface; apply two coats of DTM paint to all prepared steel plates.

PRICE: $9,890

Included in this proposal are the following items:

A) Labor and Materials to complete the scope of work inclusive of the quantities as defined in our proposal and/or attached scope of work.
B) As required, material submittals, samples, and mock-ups to define and set standards of work shall be completed.
C) All coordination with other trades as required
D) As required, photographic documentation (digital) of repair processes for archival purposes
E) Insurance with the following limits: one million ($1,000,000) dollars per occurrence, two million ($2,000,000) dollars aggregate
F) Fixed scaffold and platform lift access and street use permit as required.
G) Runoff from cleaning activities will be collected and disposed of in a manner conforming to local requirements.

This proposal specifically excludes, unless stated otherwise:

A) Quantities in excess of those defined herein.
B) Power, water. Owner to provide unless Contractor is directed to include these items in its proposal.
C) Bonding
D) Any work not specifically outlined in this proposal

Pricing: All prices are based upon a forty (40) hour work week between the hours of 7am and 5pm, Monday through Friday, using non-union labor at non-prevailing wage rates. The contract value is based on one (1) mobilization and one (1) continuous phase of work. Any delays in work and additional remobilization shall be a change to the base contract value. Any overtime, weekend work, or other changes in work schedule that results in an additional cost to CGI shall be an addition to the Contract Value herein. Pricing is valid for ninety (90) days from proposal date.

Quality Assurance: CGI certifies that all work will be carried out in accordance with the Secretary of the Interior's *Standards for Rehabilitation*.

Terms of Payment:

Mobilization and project set up: 35% prior to start of work
Final Billing: Upon completion and approval of work

Mills Act Historical Property Contract Program
Pre-approval Inspection Report

Property Information		Owner Information	
Address:	104 North Avenue 56	Name:	Hugh Horne
Zip Code:	90042	Address:	2202 S. Figueroa Street #522 Los Angeles, CA 90007
APN:	5468-024-010		
HCM:	Highland Park Masonic Temple #282	Phone:	323-720-8864 (work); 323-382-2190 (mobile)
HPOZ:	Highland Park-Garvanza	Email:	hughhorne@gmail.com
		Representative:	Katie Horak and Andrew Goodrich (ARG) k.horak@arg-la.com; a.goodrich@arg-la.com

Pre-inspection

Record of communication with Applicant to schedule pre-contract inspection:

GPA Consulting sent initial email to property owner on 05/17/2018. E-mail forwarded to representative on 5/30/2018 and confirmed scheduled inspection.

Inspection Overview

Date and time of pre-contract inspection:	June 12, 2018 at 1:00pm
Parties present at inspection:	Audrey Sato, Audrey von Ahrens and Hugh Horne, Andrew Goodrich

☒ Provide owner with business cards from GPA Consulting and Sato Architects inspectors.

☒ Inspect property. If multi-family or commercial, included a ☒ thorough ☐ representative ☐ limited sample of units/spaces.

☒ Review any completed and in progress work to confirm compliance with proposed Contract.

☒ Review areas of proposed work to ensure compliance with proposed Contract.

☒ Identify and photograph any existing, non-compliant features to be rehabilitated during the Contract period.

☒ Discuss maintenance program and issues.

☒ Yes ☐ No — Do the application and documentation accurately reflect the property's existing condition? If no, items/issues noted:

☒ Yes ☐ No — Does the proposed scope of work appear to meet the Secretary of the Interior's Standards? *If no, items/issues noted:*

☒ Yes ☐ No — Does the proposed scope of work appear to meet the Contract's property maintenance guidelines? *If no, items/issues noted:*

☒ Yes ☐ No — Recommendations for existing conditions and proposed work included in the contract application? *If yes, see Notes and Recommendations on pages 2-3.*

☒ Yes ☐ No — Conditions of approval, including mandatory revisions to proposed work and/or additional work requirements? *If yes, see Conditions of Approval on page 4.*

Notes and Recommendations

Foundation/Structural

Notes/***Recommendations***

- Initial seismic retrofit completed in 1980s. Additional seismic retrofit work proposed in 10-year maintenance plan (Exhibit A of proposed contract). One steel cross-bracing member is prominently visible through the storefront on the primary South-East façade. ***Engage a structural engineer with experience in historic preservation to study structural upgrades that would remedy the undesirable steel cross-bracing work completed in the 1980s and consult with OHR on viable solutions.***

Exterior

Notes/***Recommendations***

- Wood cornice and trim, including decorative wood frieze, soffit and corbels, are beginning to severely deteriorate with at least two corbels falling to the sidewalk below, due to corroded gutters and prolonged water penetration. ***Prioritize work to stabilize the deteriorated and damaged wood cornice and trim as a preliminary measure, along with repair of the gutters. If this work is not completed soon, the wood elements are at risk of deteriorating beyond repair. In addition, these repairs are critical by nature due to potential fall hazards should they be postponed***.
- Damaged bricks and mortar joints are severely eroded and deteriorating on all elevations. ***Prioritize work to stabilize the deteriorated and damaged brick masonry. Repoint and repair or replace individual bricks in-kind as needed. If this work is not completed soon, the brick is at risk of deteriorating beyond repair. In addition, these repairs are critical by nature due to potential fall hazards and damage should they be postponed***.
- Portions of brick façade on primary south-east elevation were painted over to cover graffiti. ***Clean and restore original brick finish.***
- Railing extension appropriately added to original railing at second-story balcony.
- Original terra cotta columns, arches, and detailing at second floor seems to be in good condition.

Site/Landscape (garage or carriage house, landscape, walk/drive, fencing, and similar)

Notes/***Recommendations***

None/***None***

Chimney(s)

Notes/***Recommendations***

None/***None***

Roof

Notes/***Recommendations***

- Roof membrane and flashings recently repaired (2017), including repainting of membrane surfaces to extend service life.
- Clay tile roofs appear to be in fair to good condition. ***Repair or replace in-kind individual clay tiles on roof as needed.***
- Peeling paint and sheet metal deterioration was noted at gutter locations
- Gutters and drains are damaged beyond their useful life. Overflow of water has resulted in visible deterioration of exterior materials and likely interior/structural damage. Extent of damage unknown. Proposed work includes surveying existing gutters and extent of damage, and repairing as needed. ***Prioritize investigation of damage and stabilize structure and deteriorating elements, particularly deteriorating historic architectural details at cornice. Gutters should be repaired and replaced in a timely manner, work should be completed simultaneously with stabilization and repair of exterior materials.***

Windows/Doors

Notes/***Recommendations***

- Recently completed work includes addition of interior acoustical windows on second story. Acoustical windows are not operable but are removable/reversible with the appropriate skills and materials.
- Peeling paint and some damaged glazing observed on upper story windows. Proposed work includes clean/repair/replace in-kind/re-paint.
- Original double-hung windows on second-story are inoperable due to broken cords. While other more critical work should take priority, a goal should be to repair and restore broken windows to operable condition.
- First floor aluminum storefronts with non-original ceramic tile bulkheads and roll-down doors and safety bars at entrances. ***Until work to restore storefronts is commenced, existing non-original storefronts should be cleaned and maintained to the greatest extent feasible. Ceramic tile bulkheads are in fair condition, though need cleaning.***
- The main wood entrance doors with transom and sidelites are in fair condition. Damage is concentrated at the base of the doors, primarily due to exposure to surface water and loose hinges. Damage was also noted where the door handle and lockset had been previously replaced with poor craftsmanship. ***Proposed work includes repair of main entrance doors though replacement was mentioned during inspection. In-kind replacement of original main entrance doors, rather than repair, is conditioned on commissioning a door survey by a qualified specialist with experience in historic preservation.***

Interior

Notes/***Recommendations***

- Original woodwork, including doors, door frames, baseboards and window trim on second-floor (with the exception of the Lodge Room and door frames at original "LADIES PARLOR," now Office) has been painted. Exposed wood doorframes show signs of wear with multiple nicks and small notches missing. ***Future work should include carefully removing paint and conditioning, staining and repairing original wood.***
- Wood floors on second floor, particularly in main hallway and lobby area, and wood doorway frames are showing heavy scratching and wear from heavy-handed use by occupants. ***Greater care should be taken to protect wood floor and interior wood trim and preventative measures, such as temporarily laying down protective rugs when moving heavy equipment, should be required for tenants/occupants.***
- Three murals are extant in main lodge room, though there may have originally been 4 murals. Mural on operable panel/doorway was recently restored.
- Wallpaper in two parlor rooms is in fair condition, but has some damage. Proposed work consists of repair and in-kind replacement as needed.
- Other recently completed work includes addition of elevator shaft within original door openings, conversion of second floor bathroom for ADA accessibility, addition of bar in Lodge Room and Lodge Room Lobby, creation of restaurant space and kitchen area on second floor.

Systems

Notes/***Recommendations***

- Evidence of drainage issues observed, likely due to old piping of interior drainage system. Proposed work includes updating roof drainage systems and plumbing systems.
- Old and new HVAC systems were observed on the roof. Owner mentioned significant mechanical system upgrades are proposed. Original vent grilles around the cornice of the lodge walls are extant and should be used for future HVAC upgrades.
- Owner pointed out new piping for recent sprinkler system installed.

Conditions of Approval

1. Reorganize the Rehabilitation/Restoration/Maintenance Plan (Exhibit A of proposed contract) to prioritize structural and safety concerns, including work to stabilize deteriorated and damaged wood cornice and trim, repair of broken gutters/drainage, repair of deteriorated bricks, and structural upgrades, as listed below, before other less critical and time-sensitive work, such as window repair.
   - Immediately commence and complete work to stabilize the deteriorating and damaged historic architectural details at wood cornice and trim. If this work is not completed soon, the wood elements are at risk of deteriorating beyond repair. These repairs are critical by nature due to potential life safety issues and damage should they be postponed.
   - Prioritize work to investigate extent of external and possible internal water damage to structure caused by faulty gutters and drainage systems. Repair as recommended by specialist with care to avoid any further damage to historic architectural features. Gutters should be repaired and replaced in a timely manner and work should be completed simultaneously with repair of deteriorating historic architectural details at cornice.
   - Repoint and repair/replace individual bricks in kind as needed. If this work is not completed soon, the brick is at risk of deteriorating beyond repair. In addition, these repairs are critical by nature due to potential fall hazards and damage should they be postponed.

2. Engage a structural engineer with experience in historic preservation to study structural upgrades that would remedy the undesirable steel cross-bracing work completed in the 1980s and consult with OHR on viable solutions.

3. Carefully remove paint from all originally exposed woodwork, particularly on the second floor in the primary character-defining spaces (Lodge Room, Lobby Corridor, Lodge Room Lobby, Parlors, etc.). Condition, stain and repair original wood.

Photographs

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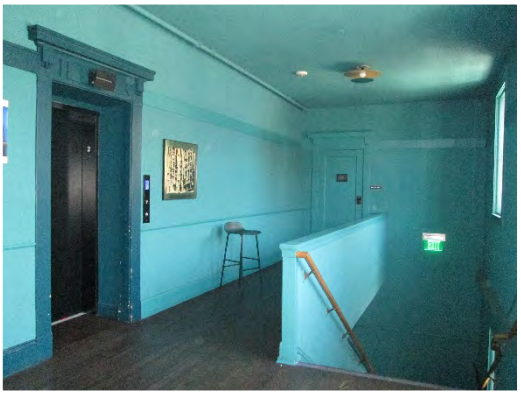

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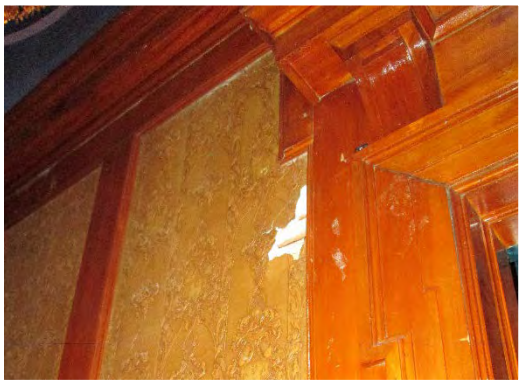

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