

921 SOUTH BEACON STREET
Harbor View House, Historic-Cultural Monument (HCM) #252
Contributor to the Vinegar Hill Historic Preservation Overlay Zone (HPOZ)
CHC-2019-1291-MAEX

Agenda packet includes:

1. [Staff Recommendation Report](#)
2. [ZIMAS Report](#)
3. [Mills Act Historical Property Contract Application](#)
4. [Historic Structure Report](#)
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

CASE NO.: CHC-2019-1291-MAEX

HEARING DATE: August 1, 2019
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 North Spring Street
Los Angeles, CA 90012

Location: 907-945 South Beacon Street;
928 South Palos Verdes Street
Council District: 15 - Buscaino
Community Plan Area: San Pedro
Area Planning Commission: Harbor
Neighborhood Council: Central San Pedro
Legal Description: Town of San Pedro Tract,
Block 73, Lots 2-4, 6-10

PROJECT: 907-945 South Beacon Street; 928 South Palos Verdes Street
Harbor View House, Historic-Cultural Monument (HCM) #252
Contributor to the Vinegar Hill Historic Preservation Overlay Zone (HPOZ)

APPLICANTS & OWNERS: Harbor House, LP
15260 Ventura Boulevard, Suite 620
Los Angeles, CA 91403

Harbor House, LP
PO Box 56766
Sherman Oaks, CA 91413

OWNER'S REPRESENTATIVES: John LoCascio, Historic Resources Group
12 South Fair Oaks Avenue
Pasadena, CA 91105

Dana A. Sayles, three6ixty
4309 Overland Avenue
Culver City, CA 90230

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

Melissa Jones, City Planning Associate
Office of Historic Resources

SIGNED ORIGINAL IN FILE

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

907-945 South Beacon Street; 928 South Palos Verdes Street

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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, 921 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.

The Mills Act is codified in Los Angeles Administrative Code Chapter 14. Section 19.142 identifies limitations on eligibility for the Mills Act. The current pre-contract assessed value 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.*

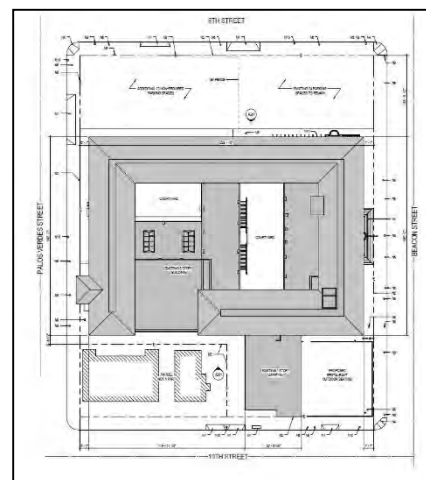
The above-listed criteria are further delineated in the Contract application materials to include substantial rehabilitation and excessive and/or unusual maintenance requirements for a property.

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

Harbor View House is a five-story, mixed-use building formerly known as the Army and Navy YMCA, located on the west side of South Beacon Street, overlooking the Main Channel of the Port of Los Angeles to the east in the San Pedro community of Los Angeles. The legal description of the property is lots 2-4, 6-10 of Block 73 of the Town of San Pedro Tract, identified by the Los Angeles County Assessor as 7455-025-019. The subject property was designated as Los Angeles Historic-Cultural Monument (HCM) #252 in August 1982, and is also a Contributor to the Vinegar Hill Historic Preservation Overlay Zone (HPOZ). The current assessed value of the property is \$9,500,000.

The 5-story, Mediterranean Revival-style building was constructed in 1926 as the Army and Navy YMCA. Construction of the building was spearheaded in 1924 by a group of 50 leading citizens of San Pedro, who partnered with the San Pedro YMCA to raise funds to construct a joint Army and Navy facility to support sailors on shore leave and benefit harbor-based military personnel. The effort reflected the growing importance of San Pedro as a naval base. The building was designed by the architectural firm of Jay, Rogers & Stevenson and was constructed by Wurster Construction Company. The building had a tiled main lobby flanked by lounges with fireplaces; a tiled patio; a gymnasium with a suspended running track; a swimming pool; boxing and wrestling rooms; a coffee shop and cafeteria; four floors of double and triple bedrooms; a dormitory with 410 beds; and two open-air handball courts on the roof.



*Site Plan of subject property.
Prepared by Omgivning (2018)*

During World War II, the facility served an estimated four million service men. In 1947, the Army and Navy YMCA was converted from military to civilian use. In 1966, the YMCA moved to a new facility, and in 1967, the subject property was purchased for use as temporary housing for the homeless. By 1973, the facility was called Harbor View House.

Description



*East (primary) elevation along S.
Beacon St., view looking southwest
(HRG, 2019)*

The subject property has a rectangular plan around a central courtyard. It is five stories in height over a raised basement and is of concrete and brick masonry construction. It has a hipped roof with clay barrel tile roofing and bracketed metal eaves. The exterior walls are finished in smooth cement plaster. The building's corners are articulated with decorative cast stone quoins. The primary (east) elevation is symmetrical. The main entrance is at center. A pair of recessed wood doors are flanked by small, recessed, rectangular windows with decorative metal grilles set within a decorative cast stone surround with paneled pilasters and frieze, dentil cornice, and a balconette with paneled parapet. The entrance is accessed by wide, cast concrete steps with scrolled parastades and decorative metal lanterns. A recessed loggia with corbelled balcony, paneled

parapet and corbelled columns occupies the five central bays of the fifth story; a similar treatment forms a blind arcade on the west elevation. Fenestration consists primarily of recessed, six-over-six double hung wood sash windows with projecting sills. There are also divided-lite, wood sash casements.

The courtyard has a rectangular plan and scored concrete paving and is accessed by pairs of fully-glazed divided-lite wood doors framed by round arches on spiral columns. A double staircase leads from the courtyard to the former theater at the second floor.

The principal interior spaces are located on the eastern portion of the first floor. The lobby is finished with terra cotta tile flooring, textured plaster walls, glazed tile wainscot, and stenciled concrete ceiling beams. The South Lounge has stamped and stained concrete flooring, textured plaster walls with a glazed tile wainscot, concrete ceiling beams, decorative metal chandeliers, and a hooded fireplace with a cast stone mantel. The coffee shop has a paneled wood counter and backbar with leaded stained-glass panels, plaster walls and a vaulted plaster ceiling. The North Lounge has textured plaster walls, stenciled concrete ceiling beams, and a fireplace with a cast stone mantel. The gymnasium, located at the southwest corner of the building, is two stories in height. It has a wood floor, brick walls, a ceiling of exposed concrete beams, and a suspended running track at the second-floor level with a metal pipe guardrail. The remainder of the first floor consists of a warren of offices and corridors, the majority of which has been added, remodeled or reconfigured. There is original tile and stenciled concrete ceiling beams extant in the basement. The second, third, fourth and fifth floors contain small bedrooms and offices flanking double-loaded corridors. These floors are utilitarian in nature with resilient tile flooring, textured plaster walls and acoustical tile ceilings. There are two former handball courts located in the southwest portion of the third floor, above the gymnasium.

The building has undergone some alterations since its dedication in 1926. In 1936, a lunch counter was constructed, altering ground-floor spaces. Handball courts on the gymnasium roof were enclosed in 1944. A covered patio was constructed on the south side of the building in 1951. An elevator was installed in 1955. A new stair tower was constructed on the west façade in 1974. The permit record also indicates multiple small interior remodels dating back to 1942, including removal, addition, or alteration of interior partitions and spaces.

Rehabilitation/Restoration/Maintenance Plan

The proposed rehabilitation, restoration, and maintenance plan includes: seismic retrofit; full re-roofing with repair of gutters and flashing; rehabilitation of existing skylights and lightwells; rehabilitation of copper soffit panels; cleaning and repair of exterior cement plaster and cast stone; rehabilitation of wood sash windows and wood multi-lite doors; repairing and repainting decorative ironwork; cleaning and repairing stamped concrete paving of courtyard; installation of a new elevator cab; rehabilitation and seismic retrofit of gymnasium and suspended running track; rehabilitation of decorative tile, wood flooring, plaster walls and ceilings, trim, lighting and interior doors and hardware; and mechanical, electrical, and plumbing (MEP) upgrades; upgrades to fire/life-safety systems such as sprinklers, alarms, and fire escapes; as well as ongoing maintenance. The proposed scope of work is estimated to be completed by 2020.

Other than structural investigation, the current owner had not begun work on rehabilitating the property at the time of the inspection.

Review

GPA Consulting, on behalf of Office of Historic Resources staff, reviewed the Mills Act Contract application materials and conducted an on-site, pre-approval inspection on June 13, 2019. The inspection was attended by Fred Afari, representing ownership, and historic preservation consultant Laura Janssen from Historic Resources Group. During the inspection, the following additional items were observed that should be addressed in the Rehabilitation/Restoration/Maintenance Plan, and are consequently being added as Conditions of Approval:

- Engage the services of a specialist to restore decorative paint and stencil work on ceilings in lobby, physical therapy room, and basement where damaged or missing. Investigate presence of other decorative beams hidden by suspended acoustical tile ceilings in the basement, and restore as appropriate.

- Investigate and document extent and condition of glazed ceramic tile in the basement. Retain original ceramic tile if intact, and determine scope of tile restoration in consultation with the Office of Historic Resources.
- Investigate and document extent and condition of the wood floor of the handball court on the second floor. If extant and repairable, restore flooring. Determine scope of floor restoration in consultation with the Office of Historic Resources.
- Repair and retain decorative red quarry tile panels on the stair penthouse and chimneys.
- In the gymnasium, retain the wood basketball court floor, and carefully remove paint from the brick veneer below the suspended track and restore the glazed finish to match the original brick finish extant above suspended track.
- Prepare a comprehensive landscape and hardscape plan for property.
- Relocate and/or conceal visible ducts, drain pipes, and conduits in the courtyard to the greatest extent feasible.
- Rehabilitate incompatible one-story addition on the south elevation to be compatible with the historic building, and retain or express the original rounded arch entrance opening to the greatest extent feasible.
- Seismic upgrades shall include structural evaluation of chimneys.
- Replace non-original, incompatible plastic flood lights and security lights with compatible light fixtures.
- Remove non-original security bars on windows and doors, and patch and repair any damage.

With the added Conditions of Approval, the scope of work conforms to the Secretary'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 an important contributor to the Vinegar Hill HPOZ and a significant example of Mediterranean Revival style architecture designed by master architects Clarence Lee Jay, Lincoln Rogers and Frank W. Stevenson. In addition, as outlined in the Historic Structure Report there is clear evidence for substantial private investment beyond routine maintenance, and appropriate proposed rehabilitation, restoration, and maintenance tasks with the added Conditions of Approval. The property is subject to the City's Non-Ductile Concrete Retrofit Ordinance and will require a substantial amount of funding to facilitate a seismic retrofit and bring the building into compliance.

As a proposed multi-family/mixed use building with greater than 20 residential rental units, the "Affordability" Priority Consideration Criterion applies to this property. To satisfy the criterion, upon completion of the project, the property owner will covenant ten safe and affordable dwelling units for low and moderate income households. The units will conform to current United States Department of Housing and Urban Development (HUD) criteria for affordable housing. If the property owner does not fulfill this requirement, they will be in violation of their Mills Act contract.

FINDINGS

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

Fiscal Impact of (921) existing Mills Act Contracts:	\$1,405,399
Fiscal Impact of (10) 2019 Applications (excluding exemptions):	\$7,539
Fiscal Impact of Pending Exemption Application:	\$6,036
Fiscal Impact of (4) other Exemption Applications:	\$21,548
Fiscal Impact of all proposed and executed contracts (1997 to 2019):	\$1,440,523

The City's share of the general levy property tax collected by the County Assessor for FY 2018-19 (1.02% of property value) is 0.108335002 or 10.8%. 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 2019-20 would put the program at 72% capacity.

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

The Harbor View House (Army and Navy YMCA building) is a designated HCM and is a prominent contributor to the Vinegar Hill HPOZ. The Army and Navy YMCA was formally determined eligible for listing in the National Register of Historic Places in 1994 and is listed in the California Register of Historical Resources. The building is significant as a prominent and exceptional example of the Mediterranean Revival architectural style applied to an early-20th century institutional building. Its design is the product of an association between three prominent Southern California architects of the 1920s: Clarence Lee Jay of Pasadena, and Lincoln Rogers and Frank W. Stevenson of San Diego. The building retains a high degree of historic integrity and exhibits exemplary character-defining features of the Mediterranean Revival style, including its rectilinear massing, plaster walls with applied cast stone ornament, hipped roof with wide eaves and clay tile roofing, paneled wood doors, wood sash windows, and decorative tile and metal work. Because of its large size, quality of design, and prominent location on the Main Channel of the Port of Los Angeles, the building remains a strong visual architectural landmark of San Pedro.

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 by engaging the services of a historic preservation consultant at an early date, developing plans for rehabilitation, and working with the Office of Historic Resources on reviewing the project. Because of its age and years of deferred maintenance, the building requires much more than routine maintenance as outlined in the Historic Structure Report. The owners have committed to continuing the substantial amount of work necessary to restore and rehabilitate the property for contemporary use which includes substantial seismic upgrades, fire/life safety and circulation upgrades, MEP upgrades, and other rehabilitation and restoration work to ensure the material health and outward appearance of the property. Additionally, the rehabilitation of the building will result in the addition of safe and affordable dwelling units for low- and moderate-income households. Ten percent of the units in the project will have affordable housing covenants for very low-income family households, in conformance with current HUD criteria for low-income housing. The proposed rehabilitation project will convert the former YMCA into a mixed-use building with commercial space and residential apartment units. The commercial component will include a restaurant, café, gymnasium, and bar/lounge that will provide employment of low- to moderate-income persons in service

industry positions including restaurant wait and kitchen staff, gymnasium attendants and fitness instructors, bartenders and servers, and maintenance personnel. Granting the exemption will provide an incentive to complete the complex, expensive tasks listed above, which will enhance the historic character of the subject property and enable its rehabilitation according to the Secretary's Standards. These improvements, as well as ongoing maintenance and rehabilitation of the building, will require a major investment that would not be feasible without the incentive of the Mills Act Contract program.

921 SOUTH BEACON STREET

Harbor View House, Historic-Cultural Monument (HCM) #252
Contributor to the Vinegar Hill Historic Preservation Overlay Zone (HPOZ)
CHC-2019-1291-MAEX

ZIMAS REPORT



City of Los Angeles Department of City Planning

7/23/2019 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

907 S BEACON ST

ZIP CODES

90731

RECENT ACTIVITY

ADM-2017-5192-TOC

ZA-2018-3962-CUB

ZA-2018-3964-CUB

CASE NUMBERS

CPC-23923

CPC-2009-1557-CPU

CPC-2005-8252-CA

CPC-2000-4046-CA

CPC-2000-199-CRA

CPC-1999-194-HPOZ

CPC-1982-30149-A

ORD-185541-SA251

ORD-183752

ORD-166352

ORD-161185

ORD-161184

DIR-2018-1897-CDP-WDI-MEL

ZA-2018-7562-ZAD-ZAA

ENV-2018-1898-CE

ENV-2017-2502-CE

ENV-2011-2857-CE

ENV-2009-1558-EIR

ENV-2005-8253-ND

ENV-2001-846-ND

ND-77-449-CZ

PKG-4384

Address/Legal Information

PIN Number	015B201 416
Lot/Parcel Area (Calculated)	5,951.6 (sq ft)
Thomas Brothers Grid	PAGE 824 - GRID C5
Assessor Parcel No. (APN)	7455025019
Tract	TOWN OF SAN PEDRO
Map Reference	M R 84-81/84
Block	73
Lot	10
Arb (Lot Cut Reference)	None
Map Sheet	015B201

Jurisdictional Information

Community Plan Area	San Pedro
Area Planning Commission	Harbor
Neighborhood Council	Central San Pedro
Council District	CD 15 - Joe Buscaino
Census Tract #	2971.10
LADBS District Office	San Pedro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]C2-1XL-HPOZ
Zoning Information (ZI)	ZI-1338 San Pedro
	ZI-2440 Vinegar Hill
	ZI-2130 HARBOR GATEWAY STATE ENTERPRISE ZONE
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	San Pedro
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	Vinegar Hill
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
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No

Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 1
CRA - Community Redevelopment Agency	Pacific Corridor Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: San Pedro Plaza Park
Assessor Information	
Assessor Parcel No. (APN)	7455025019
Ownership (Assessor)	
Owner1	HARBOR HOUSE LP
Address	0 PO BOX 56766 SHERMAN OAKS CA 91413
Ownership (Bureau of Engineering, Land Records)	
Owner	HARBOR HOUSE LP
Address	PO BOX 56766 ENCINO CA 91416
Owner	HEALTHVIEW INC
Address	921 S BEACON ST SAN PEDRO CA 90731
APN Area (Co. Public Works)*	1.091 (ac)
Use Code	7500 - Institutional - Homes for Aged and Others - One Story
Assessed Land Val.	\$409,397
Assessed Improvement Val.	\$2,006,160
Last Owner Change	06/19/2018
Last Sale Amount	\$9,500,095
Tax Rate Area	13245
Deed Ref No. (City Clerk)	6-61 5-807-8 482007 1-768 0611256
Building 1	
Year Built	1925
Building Class	AX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	107,567.0 (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	Calvo Exclusion Area Coastal Zone Commission Authority
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.00669344
Nearest Fault (Name)	Palos Verdes Fault Zone
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	3.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Moderately Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.30000000
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	SAN PEDRO HISTORIC WATERFRONT
Hubzone	Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	HARBOR GATEWAY STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	Yes
Ellis Act Property	No

Public Safety

Police Information	
Bureau	South
Division / Station	Harbor
Reporting District	566
Fire Information	
Bureau	South
Batallion	6
District / Fire Station	112
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.

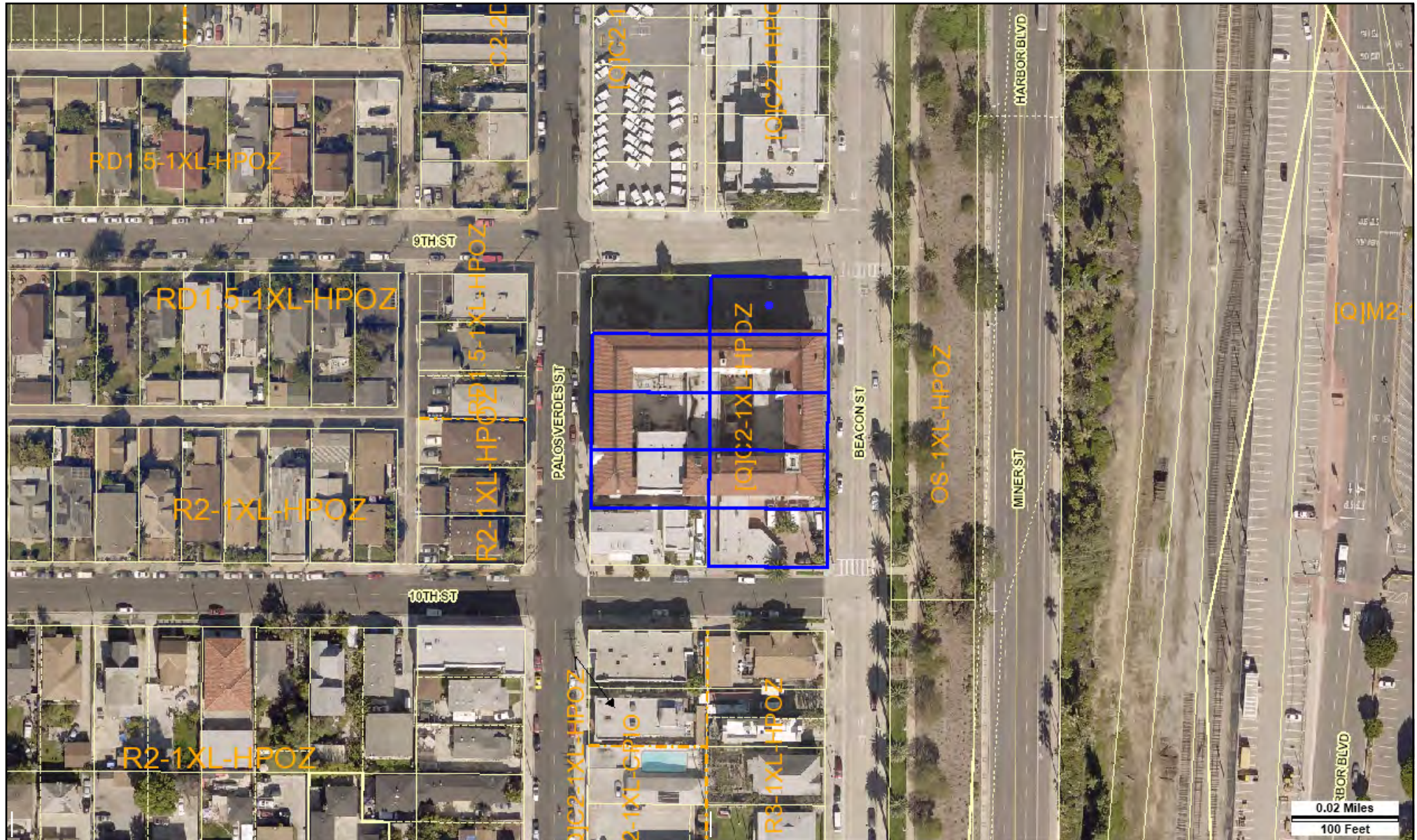
Case Number:	CPC-23923
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-23923. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CPC-2009-1557-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SAN PEDRO COMMUNITY PLAN UPDATE
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2000-4046-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-2000-199-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PACIFIC CORRIDOR REDEVELOPMENT PLAN
Case Number:	CPC-1999-194-HPOZ
Required Action(s):	HPOZ-HISTORIC PRESERVATION OVERLAY ZONE
Project Descriptions(s):	VINEGAR HILL HISTORIC PRESERVATION OVERLAY ZONE FOR PROPERTY LOCATED IN THE SAN PEDRO COMMUNITY PLAN AREA (CENTER AND PALOS VERDES STREET, SOUTH OF 9TH STREET).
Case Number:	CPC-1982-30149-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	SPECIFIC PLAN/LOCAL COAST PROGRAM/ZONE CHANGE FOR THE SAN PEDRO COMMUNITY PLAN
Case Number:	DIR-2018-1897-CDP-WDI-MEL
Required Action(s):	MEL-MELLO ACT COMPLIANCE REVIEW WDI-WAIVER OF DEDICATIONS AND IMPROVEMENTS CDP-COASTAL DEVELOPMENT PERMIT
Project Descriptions(s):	THE REHABILITATION AND CHANGE OF USE OF AN EXISTING HOME FOR THE AGED INTO A MIXED-USE PROJECT WITH 100 RESIDENTIAL UNITS, INCLUDING 8% (8 UNITS) SET ASIDE FOR EXTREMELY LOW INCOME HOUSEHOLDS, AND APPROXIMATELY 21,239 SF OF COMMERCIAL SPACE PURSUANT TO: LAMC 12.20.2, A COASTAL DEVELOPMENT PERMIT TO PERMIT A MIXED-USE PROJECT WITH 100 RESIDENTIAL DWELLING UNITS, AND APPROXIMATELY 21,239 SF OF COMMERCIAL AND RESTAURANT SPACE WITHIN AN EXISTING HISTORICAL/CULTURAL MONUMENT; PURSUANT TO 12.37; A WAIVER OF DEDICATIONS AND IMPROVEMENTS (WDI) PURSUANT TO LAMC SECTION 12.37 I TO SEEK RELIEF FROM A 3-FOOT DEDICATION OTHERWISE REQUIRED ON BEACON STREET PURSUANT TO 12.22.A.31, MINISTERIAL TRANSIT ORIENTED COMMUNITIES INCENTIVE (TOC), PURSUANT TO LAMC SECTION 12.22.A 31, TO PERMIT A MIXED-USE RESIDENTIAL APARTMENT BUILDING INCLUDING 100 UNITS. TIER 1 BASE
Case Number:	ZA-2018-7562-ZAD-ZAA
Required Action(s):	ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS) ZAD-ZA DETERMINATION (PER LAMC 12.27)
Project Descriptions(s):	PURSUANT TO 12.24 X 1, A ZONING ADMINISTRATOR'S DETERMINATION TO ALLOW AN ADAPTIVE REUSE OF AN EXISTING 5-STORY INSTITUTIONAL BUILDING TO A 5-STORY MIXED USE BUILDING WITH 100 RESIDENTIAL APARTMENT UNITS AND APPROXIMATELY 21,243 SF OF COMMERCIAL SPACE OUTSIDE OF A DESIGNATED ADAPTIVE REUSE INCENTIVE AREA; PURSUANT TO 12.28, A ZONING ADMINISTRATOR'S ADJUSTMENT TO ALLOW A MINIMUM OF 313 SQUARE FEET OF FLOOR AREA FOR A DWELLING UNIT AND AN AVERAGE UNIT SIZE OF 556 SQUARE FEET OVER 100 DWELLING UNITS, IN LIEU OF THE MINIMUM 450 SQUARE FEET OF FLOOR AREA FOR A UNIT AND 750 SQUARE FOOT AVERAGE OTHERWISE REQUIRED.
Case Number:	ENV-2018-1898-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE REHABILITATION AND CHANGE OF USE OF AN EXISTING HOME FOR THE AGED INTO A MIXED-USE PROJECT WITH 100 RESIDENTIAL UNITS, INCLUDING 8% (8 UNITS) SET ASIDE FOR EXTREMELY LOW INCOME HOUSEHOLDS, AND APPROXIMATELY 21,239 SF OF COMMERCIAL SPACE PURSUANT TO: LAMC 12.20.2, A COASTAL DEVELOPMENT PERMIT TO PERMIT A MIXED-USE PROJECT WITH 100 RESIDENTIAL DWELLING UNITS, AND APPROXIMATELY 21,239 SF OF COMMERCIAL AND RESTAURANT SPACE WITHIN AN EXISTING HISTORICAL/CULTURAL MONUMENT; PURSUANT TO 12.37; A WAIVER OF DEDICATIONS AND IMPROVEMENTS (WDI) PURSUANT TO LAMC SECTION 12.37 I TO SEEK RELIEF FROM A 3-FOOT DEDICATION OTHERWISE REQUIRED ON BEACON STREET PURSUANT TO 12.22.A.31, MINISTERIAL TRANSIT ORIENTED COMMUNITIES INCENTIVE (TOC), PURSUANT TO LAMC SECTION 12.22.A 31, TO PERMIT A MIXED-USE RESIDENTIAL APARTMENT BUILDING INCLUDING 100 UNITS. TIER 1 BASE
Case Number:	ENV-2017-2502-CE

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL CLEARANCE
Case Number:	ENV-2011-2857-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	VINEGAR HILL HISTORIC PRESERVATION OVERLAY ZONE FOR PROPERTY LOCATED IN THE SAN PEDRO COMMUNITY PLAN AREA (CENTER AND PALOS VERDES STREET, SOUTH OF 9TH STREET).
Case Number:	ENV-2009-1558-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SAN PEDRO COMMUNITY PLAN UPDATE
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2001-846-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	

DATA NOT AVAILABLE

ORD-185541-SA251
ORD-183752
ORD-166352
ORD-161185
ORD-161184
ND-77-449-CZ
PKG-4384



Address: 907 S BEACON ST

APN: 7455025019

PIN #: 015B201 416

Tract: TOWN OF SAN PEDRO

Block: 73

Lot: 10

Arb: None

Zoning: [Q]C2-1XL-HPOZ

General Plan: Neighborhood Commercial



921 SOUTH BEACON STREET

Harbor View House, Historic-Cultural Monument (HCM) #252
Contributor to the Vinegar Hill Historic Preservation Overlay Zone (HPOZ)
CHC-2019-1291-MAEX

MILLS ACT HISTORICAL PROPERTY CONTRACT APPLICATION

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

HARBOR HOUSE LP, A CALIFORNIA LIMITED PARTNERSHIP

(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

907-945 Beacon Street and 912-928 Palos Verdes Street, San Pedro, CA

(ADDRESS)

THIS AGREEMENT is made and entered into this _____ day of _____ 2019, by and
(LEAVE DATE BLANK UNTIL RECORDED)
between the CITY OF LOS ANGELES, a municipal corporation (hereinafter referred to as the "City") and
HARBOR HOUSE LP, A CALIFORNIA LIMITED PARTNERSHIP (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 Harbor View House and located at the street address 907-945 Beacon St. & 912-928 Palos Verdes St., Los Angeles, California 90731 (hereinafter such property shall be referred to as the "Property"), and recorded with the Los Angeles County Recorder with the following legal description:

Town of San Pedro Tract, Block 73, Lots 2-4, 6-10; APN 7455-025-019

- (iii) On August 25, 1982: (a) the City Council of the City of Los Angeles declared the Property Historic-Cultural Monument No. 252 pursuant to Section 22.171.10 of the Los Angeles Administrative Code (Council File No. 82 - 1108); or,
(b) The Property was determined to be a Contributing Structure to the Vinegar Hill 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

HARBOR HOUSE, LP

Address

15260 Ventura Blvd., Suite 620

Sherman Oaks, CA 91403

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* _____
Harbor House LP, By, Fred Afari, Partner 4/1/2019

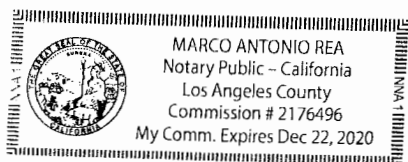
Print Name _____ Date _____

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

CIVIL CODE § 1189

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 4/11/19

Date

before me,

Marco Antonio Rea Notary Public

Here Insert Name and Title of the Officer

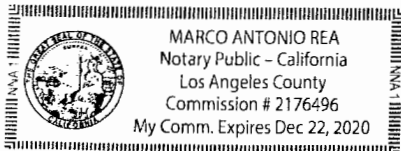
personally appeared Fred Ari

Name(s) of Signer(s)

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.



Signature [Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Historical Property Contract

Document Date: 4/11/19

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Individual ☐ Attorney in Fact
- ☐ Trustee ☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

Signer's Name:

- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Individual ☐ Attorney in Fact
- ☐ Trustee ☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

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.

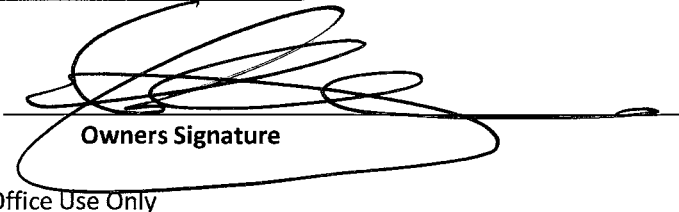
The Cultural Heritage Commission may grant exemption from the limitations imposed by this Section when:

- (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: HARBOR HOUSE, LP
2. ADDRESS: 15260 Ventura Blvd., Suite 620, Sherman oaks, CA 91403
3. ADDRESS OF PROPERTY: 907-945 Beacon Street and 912-928 Palos Verdes Street, San Pedro, CA
4. HISTORIC-CULTURAL MONUMENT NUMBER: 252 or HPOZ: _____
5. TAX ASSESSED VALUATION (Attach a copy of your most recent tax bill): \$ 2,368,194
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, HARBOR HOUSE, LP, 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 22nd day of April, 2019, at Los Angeles, California.

Harbor House, LP By: Fred Afari, Partner
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 _____

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 907-945 Beacon Street and 912-928 Palos Verdes Street

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: Roof

Cost \$ 200,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Repair sources of water infiltration. Remove and salvage roof tiles; install new underlayment; reinstall salvaged roof tiles. Replace missing and damaged roof tiles with new to match existing.

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Gutters and flashing

Cost \$ 125,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Repair/replace flashing and gutters as necessary to eliminate water from sheeting onto surface of building. New gutters to match existing in design, size and material.

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Skylights and lightwells

Cost \$ 95,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Retain and repair metal framing. Replace broken and missing wire glass with new to match existing. Replace seals as needed.

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Eave soffit

Cost \$ 120,00 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Clean and repair decorative copper sheathing at eave soffit. Replace missing and badly damaged sections with new copper panels to match existing.

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 907-945 Beacon Street and 912-928 Palos Verdes Street

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: Exterior cement plaster and cast stone

Cost \$ 580,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Clean and repair soiled and damaged plaster and cast stone surfaces. Repair or recast missing or badly damaged cast stone trim. Retain conservator to investigate and recommend treatment.

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Wood sash windows

Cost \$ 655,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Rehabilitate wood windows to working condition; re-open filled window openings; replace missing windows with new to match originals

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Glazed and paneled wood entry and exterior doors

Cost \$ 165,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Rehabilitate glazed and paneled wood entry and exterior doors to working condition; re-open filled door openings; replace missing doors with new to match originals

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Decorative ironwork

Cost \$ 175,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Repair and repaint damaged and corroded decorative iron railings, balconets and grilles

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 907-945 Beacon Street and 912-928 Palos Verdes Street

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: Metal fire escapes

Cost \$ 35,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Repair to working condition and repaint existing metal fire escapes

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Courtyard

Cost \$ 45,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Clean and repair stamped concrete paving

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Elevator

Cost \$ 680,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Install new elevator cab and equipment to replace existing non-historic elevator

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Gymnasium and running track

Cost \$ 500,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Rehabilitate and reinforce gymnasium and running track

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 907-945 Beacon Street and 912-928 Palos Verdes Street

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: Decorative finishes: tile

Cost \$ 145,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Rehabilitate decorative terra cotta tile flooring and ceramic tile wainscoting; clean, consolidate, and finish with protective wax

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Wood flooring

Cost \$ 100,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Retain and refinish existing wood flooring. Avoid sanding. Use "screening" to selectively remove soil and damaged areas when wear dictates application of new varnish

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Flooring, general

Cost \$ 380,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Remove non-historic resilient tile flooring throughout. Install new compatible flooring.

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Plaster walls and ceilings

Cost \$ 960,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Remove non-historic suspended acoustical tile ceilings; patch and repair damaged plaster walls and ceilings; replace in kind as necessary; remove non-historic partitions; install new partitions as needed to accommodate new use

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 907-945 Beacon Street and 912-928 Palos Verdes Street

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: Walls, ceilings and trim

Cost \$ 300,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Paint interior surfaces at completion of construction

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Lighting

Cost \$ 325,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Retain and repair existing historic decorative metal fixtures; replace missing fixtures with new to match; remove existing non-historic fixtures throughout and replace with new compatible fixtures

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Interior wood doors

Cost \$ 185,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Rehabilitate existing interior doors and frames; replace missing or damaged doors with new to match originals

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Window and door hardware

Cost \$ 180,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Repair and replace in kind as necessary damaged and missing window and door hardware

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 907-945 Beacon Street and 912-928 Palos Verdes Street

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: Structural stabilization

Cost \$ 1,850,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Structural stabilization and seismic upgrades

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Mechanical systems

Cost \$ 950,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Install complete new HVAC systems to meet current codes and new use requirements

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Electrical systems

Cost \$ 1,500,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Install complete new electrical service and systems to meet current code and new use requirements

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Plumbing systems

Cost \$ 800,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Install complete new plumbing systems, including gas and sewer lines, to meet current codes and new use requirements

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 907-945 Beacon Street and 912-928 Palos Verdes Street

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: Fire/Life safety systems

Cost \$ 730,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Install fire doors, fire alarm, and concealed fire sprinkler systems throughout

☐ Maintenance ☒ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Hazardous materials

Cost \$ 280,000 (round to nearest dollar) Contract Year of Proposed Work Completion: 2020

Description of work: Abate lead-based paint, asbestos-containing materials, and other hazardous materials including mold

☒ Maintenance ☐ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Roof and skylights

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

Description of work: Inspection of conditions and necessary repairs

☒ Maintenance ☐ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Exterior plasterwork, cast stone and ironwork

Cost \$ 20,000 (round to nearest dollar) Contract Year of Proposed Work Completion: Quarterly

Description of work: Inspection of conditions and necessary repairs and painting

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 907-945 Beacon Street and 912-928 Palos Verdes Street

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: <u>Windows and doors</u>			
Cost \$ <u>12,500</u> (round to nearest dollar)		Contract Year of Proposed Work Completion: <u>Semiannual</u>	
Description of work: <u>Inspection of conditions, cleaning, repairs and painting</u>			

☒ Maintenance	☐ Rehabilitation/Restoration	☐ Completed	☒ Proposed
Building Feature: <u>Elevator</u>			
Cost \$ <u>9,600</u> (round to nearest dollar)		Contract Year of Proposed Work Completion: <u>Annually</u>	
Description of work: <u>Inspection, maintenance and repairs</u>			

☒ Maintenance	☐ Rehabilitation/Restoration	☐ Completed	☒ Proposed
Building Feature: <u>HVAC</u>			
Cost \$ <u>7,500</u> (round to nearest dollar)		Contract Year of Proposed Work Completion: <u>Annually</u>	
Description of work: <u>Inspection, maintenance and repairs</u>			

☒ Maintenance	☐ Rehabilitation/Restoration	☐ Completed	☒ Proposed
Building Feature: <u>Electrical</u>			
Cost \$ <u>2,500</u> (round to nearest dollar)		Contract Year of Proposed Work Completion: <u>Annually</u>	
Description of work: <u>Inspection, maintenance and repairs</u>			

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 907-945 Beacon Street and 912-928 Palos Verdes Street

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: Plumbing

Cost \$ 2,500 (round to nearest dollar) Contract Year of Proposed Work Completion: Annually

Description of work: Inspection, maintenance and repairs

☒ Maintenance ☐ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Fire/Life safety

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

Description of work: Inspection, maintenance and repairs

☒ Maintenance ☐ Rehabilitation/Restoration ☐ Completed ☒ Proposed

Building Feature: Lobby, corridors, stairs and public spaces

Cost \$ 3,000 (round to nearest dollar) Contract Year of Proposed Work Completion: Monthly

Description of work: Regular upkeep and incidental repairs

☐ Maintenance ☐ Rehabilitation/Restoration ☐ Completed ☐ Proposed

Building Feature: _____

Cost \$ _____ (round to nearest dollar) Contract Year of Proposed Work Completion: _____

Description of work: _____

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.

921 SOUTH BEACON STREET

Harbor View House, Historic-Cultural Monument (HCM) #252
Contributor to the Vinegar Hill Historic Preservation Overlay Zone (HPOZ)
CHC-2019-1291-MAEX

HISTORIC STRUCTURE REPORT



HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House)
921 S. Beacon Street, San Pedro
April 30, 2019

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
historicrosourcesgroup.com

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Harbor House, L.P.
15260 Ventura Blvd., Suite 620
Sherman Oaks, CA 91403

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House)
921 S. Beacon Street, San Pedro

EXECUTIVE SUMMARY

This historic structure report (HSR) was prepared as a requirement for the City of Los Angeles Historical Property Contract (Mills Act) Application. Its purpose is to document the character-defining features and current conditions of the former Army and Navy YMCA building, and provide a statement of significance of the property.

An HSR is a user's guide that would ideally be available for the owners of all significant historic buildings. The contents of an HSR are tailored to an individual resource, and should be focused on the characteristics of the building under study. The report serves as an important guide for all changes made to a historic property during a project including repair, preservation, or restoration, and can also provide information for maintenance procedures. This report is not intended to be a comprehensive history of the Army and Navy YMCA, and does not include complete technical investigations of all materials and problems. However, this HSR does provide in table format a list of spaces, features, conditions, and general recommendations for treatment and further investigation. This is a roadmap for future study and care. An HSR records the findings of research and investigation, as well as the processes of physical work, for future researchers.

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House)

921 S. Beacon Street, San Pedro

HISTORIC RESOURCES GROUP

INTRODUCTION

Purpose

The purpose of this historic structure report (HSR) is to provide a statement of significance of the site, document the architectural features of the site, evaluate existing conditions, and make recommendations for treatment. Analysis of the Army and Navy YMCA and its features will provide the stewards of the property with recommendations for the rehabilitation and maintenance of the extant architectural character-defining features of the site. The recommendations for treatment extend to general but not complete details for the maintenance of features that contribute to the safety and security of the existing buildings. Complete details should be prepared by licensed architects and engineers as part of construction drawings and specifications that should be implemented under building permits after review and approval by the City of Los Angeles Office of Historic Resources.

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, a historic structure report also addresses management or owner goals for the use or re-use of the property. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, prior to the commencement of work, and outlines a prioritized scope of recommended work. The report serves as an important guide for all changes made to a historic property during a project including repair, rehabilitation, or restoration, and can also provide information for maintenance procedures. Finally, it records the findings of research and investigation, as well as the processes of physical work, for future researchers.

This HSR will augment prior and future studies of the site to create a record of the site's history, significance, current conditions, conservation needs, and future potential.

Methodology and Definitions

This report follows the format for historic structure reports established by the National Park Service (NPS). It includes a summary of the site's historic significance, a detailed description of the current condition of the site, an analysis of the site's historic integrity, and treatment recommendations for its continued maintenance and rehabilitation.

The findings of the report are based on historical research and field visits. A variety of sources was consulted regarding the appropriate method of analysis for evaluating historic significance and integrity for historic structures. These sources include technical periodicals published by the National Park Service, specifically: "Preservation Brief 43: The Preparation and Use of Historic Structure Reports;" and "National Register Bulletin

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

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15: How to Apply the National Register Criteria for Evaluation.” The definitions and philosophies contained in these documents provide the framework for federal policy regarding historic structures. They were used in this project, in conjunction with the Secretary of the Interior’s Standards, to define appropriate treatments for maintenance, stabilization, and rehabilitation.

Organization of Report

This document was developed according to “Preservation Brief 43: The Preparation and Use of Historic Structure Reports” and is organized into two parts: 1) Developmental History and 2) Treatment and Work Recommendations.

Part One: Developmental History consists of a narrative report based on historical research and a physical examination documenting the evolution of the building, its current conditions, and its significance. The Developmental History consists of the following:

- Historical Background and Context – a brief history of the building and its context, its designers and builders, and persons and events associated with its history and development.
- Chronology of Development– a description of original construction and modifications, based on historical documentation and physical evidence.
- Physical Description – a description of elements, materials, and spaces of the building, including significant and non-significant features of the building.
- Evaluation of Significance and Integrity– a consideration of the property’s characteristics and associations within its historic context to determine its significance, and a discussion of the building’s ability to convey its significance.
- Condition Assessment – a description of the condition of building materials, elements, and systems, and causes of deterioration.

Part Two: Treatment and Work Recommendations presents the historic preservation objective and selected treatment (preservation, rehabilitation, restoration, or reconstruction), requirements for work, and recommended work that corresponds with the defined treatment goal. The Treatment and Work Recommendations consist of the following:

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

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- Historic Preservation Objectives – a description and rationale for the recommended treatment and how it meets the project goals for use of the building.
- Requirements for Work – an outline of the laws, regulations, and functional requirements that are applicable to the recommended work areas.
- Work Recommendations – a presentation of tasks recommended to realize the proposed treatment approach; evaluation of proposed solutions; and description of specific recommendations for work, including alternate solutions, if appropriate.

Administrative Data

Ownership

The entity legally responsible for the property is Harbor House, L.P.

Landmark Status

The Army and Navy YMCA building is listed in the California Register of Historical Resources, was designated City of Los Angeles Historic-Cultural Monument (HCM) LA-252 in 1982 and is a contributor to the Vinegar Hill Historic Preservation Overlay Zone (HPOZ). The designation of the Army and Navy YMCA property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of the City of Los Angeles Administrative Code (LAAC) means that any future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

Project Participants

Research, field inspection, and analysis for this HSR were performed by John LoCascio, AIA, Principal; Laura Janssen, Senior Architectural Historian; and Robby Aranguren, Planning Associate/GIS Specialist, all of Historic Resources Group, LLC. These professionals meet the Secretary of the Interior's Professional Qualification Standards for, respectively, Architecture and Historic Architecture; and Architectural History.

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

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PART 1: DEVELOPMENTAL HISTORY

Historical Background

The Army and Navy YMCA is located on the west side of South Beacon Street in the Vinegar Hill Historic Preservation Overlay Zone (HPOZ) in the San Pedro community of Los Angeles. The parcel comprises nine of the ten lots on the city block bounded by South Beacon Street on the east, South Palos Verdes Street on the west, West 9th Street on the north and West 10th Street on the south. The lot at the southwest corner of the block is occupied by two multi-family residential buildings. The YMCA overlooks the Main Channel of the Port of Los Angeles to the east.

Eight of the parcel's nine lots are occupied by the Harbor View House, originally constructed in 1926 as the Army and Navy YMCA. The YMCA is a contributor to the Vinegar Hill HPOZ and was designated City of Los Angeles Historic-Cultural Monument #252 in 1982.

Vinegar Hill HPOZ

Vinegar Hill, an early suburb of San Pedro, is a neighborhood of tree-lined streets and modest single-family houses built by successful San Pedro businessmen. It is rumored that Vinegar Hill is named for a local cottage industry of home-brewed sour wine. The neighborhood residences, built from 1886 through 1927, housed the area's diverse immigrant population and include examples of Queen Anne, American Foursquare and Craftsman styles alongside later American Colonial and Spanish Colonial Revival styles. The Vinegar Hill HPOZ was adopted in 2001.¹

Army and Navy YMCA

The 5-story, Mediterranean Revival-style building at 921 S. Beacon Street was constructed in 1926 as the Army and Navy YMCA. Construction of the Army and Navy YMCA was spearheaded in 1924 by a group of 50 leading citizens of San Pedro, who partnered with the San Pedro YMCA to raise funds to construct a joint Army and Navy facility to support sailors on shore leave and benefit harbor-based military

¹ Office of Historic Resources, Department of City Planning, "Vinegar Hill," *Office of Historic Resources*, <https://preservation.lacity.org/hpoz/la/vinegar-hill> (accessed July 27, 2018).

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Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

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personnel.² The effort reflected the growing importance of San Pedro as a naval base. The building was designed by the architectural firm of Jay, Rogers & Stevenson and was constructed by Wurster Construction Company at a cost of \$750,000. Groundbreaking ceremonies were held in August 1925, and the new facility was dedicated on September 2, 1926 by Secretary of the Navy Curtis W. Wilbur. The building had a tiled main lobby flanked by lounges with fireplaces; a tiled patio; a gymnasium with a suspended running track; a swimming pool; boxing and wrestling rooms; a coffee shop and cafeteria; four floors of double and triple bedrooms; a dormitory with 410 beds; and two open-air handball courts on the roof.

During World War II the facility served an estimated four million service men. In 1947 the Army and Navy YMCA was converted from military to civilian use. In 1966 the YMCA moved to a new facility, and in 1967 the old building was purchased for use as temporary housing for the homeless. By 1973 the facility was called Harbor View House.

In 1982 the former Army and Navy YMCA building was designated City of Los Angeles Historic-Cultural Monument #252. In March of 1994, as a result of damage suffered in the Northridge earthquake, the property was formally determined eligible for listing in the National Register of Historic Places by consensus through Section 106 review and was thereby automatically listed in the California Register of Historical Resources. The property is also a contributor to the Vinegar Hill HPOZ adopted in 2001.

Mediterranean Revival Architecture

The Army and Navy YMCA building is an exceptional example of early 20th century Mediterranean Revival-style architecture, applied to an institutional building. The Mediterranean Revival style is distinguished by its eclectic mix of architectural elements from several regions around the Mediterranean Sea, including Spain, Italy, southern France, and North Africa. Much of the American architecture of the late 19th and early 20th centuries can be broadly classified as ultimately Mediterranean in origin, including

² "Greater 'Y' Drive Opens: Leading Citizens Directing Campaign for Harbor Home for Army and Navy," *Los Angeles Times*, June 6, 1924.

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the Beaux Arts, Mission Revival, Spanish Colonial Revival, and Italian Renaissance Revival styles. By the 1920s, the lines between these individual styles were frequently blurred and their distinguishing characteristics blended by architects who drew inspiration from throughout the Mediterranean region. These imaginative combinations of details from varied architectural traditions resulted in the emergence of a distinct Mediterranean Revival style.

In contrast to the more academic and more literal interpretations such as the Andalusian-influenced Spanish Colonial Revival style or the restrained, dignified Italian Renaissance Revival style, the broader Mediterranean Revival frequently incorporated elements of Italian and Spanish Renaissance, Provençal, Venetian Gothic, and Moorish architecture into otherwise Spanish Colonial Revival designs. The Mediterranean Revival style is sometimes more formal and usually more elaborately composed and ornamented than the simpler, more rustic Spanish Colonial Revival style, and often more flamboyant than the sober Italian Renaissance Revival style. Typical features of the Mediterranean Revival style include arched entrance doorways with richly detailed surrounds; arcades and loggias; stairways and terraces with cast stone balustrades; and Classical decorative elements in cast stone or plaster, including architraves, stringcourses, cornices, pilasters, columns, and quoins.

Character-defining features of the Mediterranean Revival style include:

- Frequently symmetrical façade
- Rectangular plan and simple massing
- Hipped roof with clay barrel tiles and wide boxed or bracketed eaves, or eave cornice
- Exterior walls veneered in smooth plaster
- Wood- or steel-sash casement windows, typically with divided lights; sometimes double-hung windows; Palladian windows or other accent windows
- Arched door or window openings
- Elaborate door surrounds
- Arcades, colonnades, or loggias
- Terraces and stairs with cast stone balustrades

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- Cast stone or plaster decorative elements including architraves, stringcourses, cornices, pilasters, columns, and quoins
- Decorative grilles of wood, wrought iron, or plaster
- Balconies, patios or towers
- Decorative terra cotta or glazed ceramic tile work

Jay, Rogers & Stevenson, Architects

The Army and Navy YMCA was designed by the associated architects Jay, Rogers & Stevenson. Lincoln Rogers and Frank W. Stevenson were partners in a San Diego firm; they associated with Pasadena architect Clarence Lee Jay for the Army and Navy YMCA project.

Clarence Lee Jay, 1888-1983

Pasadena architect Clarence Lee Jay was licensed in 1919³ and quickly established a prominent local practice, designing a variety of commercial, institutional and residential projects in popular Period Revival styles. His works include the Washington Theatre in Pasadena (1924, in association with architect Henry M. Patterson);⁴ the Spanish Colonial Revival-style YMCA in Glendale (1926);⁵ and a large Spanish Colonial Revival-style house in San Marino for Chicago advertising executive William Kester (1924).⁶ Jay also collaborated with noted mausoleum builder Cecil E. Bryan on several of the more than 80 mausoleums Bryan constructed across the United States, including the Romanesque Revival-style Mountain View Mausoleum in Altadena, California (1925) and the Spanish Plateresque-style Westview Abbey in Atlanta, Georgia.⁷

³ *The Architect and Engineer*, Vol. LVIII, August 1919 (San Francisco, CA.: The Architect and Engineer Co., 1919), 113.

⁴ PCAD, "Clarence Lee Jay (Architect)," <http://www.pcad.lib.washington.edu/person/1392/> (accessed February 2019).

⁵ "Glendale 'Y' To Be Built," *Los Angeles Times*, November 8, 1925, E12.

⁶ PriceyPads, "Jane Kaczmarek's Historic Estate-\$6,700,000," May 2, 2010, www.priceypads.com/jane-kaczmareks-historic-estate-6700000 (accessed February 2019).

⁷ Jeff Clemmons, *Atlanta's Historic Westview Cemetery* (Charleston, S.C.: The History Press, 2018), 92.

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Lincoln Rogers, 1878-1944

Lincoln Rogers studied architecture in New York City at the Pratt Institute and Columbia University and served as a commander in the Civil Engineering Corps of the U.S. Navy during World War I. After the war Rogers worked with the local military community in San Diego to build the U.S. Marine Corps Recruit Depot and Naval Training Station training camps in 1919, and some of the first permanent buildings for the Training Station in 1921 and 1922. Soon thereafter he formed a partnership with San Diego architect Frank W. Stevenson. Together they designed a number of prominent buildings in San Diego including the Italian Renaissance Revival-style Army-Navy YMCA Building on Broadway (1924); the Mission Beach Bath House and Ballroom (1925); and the Rudd Auditorium at San Diego High School (1926).

After the dissolution of his partnership with Stevenson, Rogers returned to New York in 1930 and eventually worked as the general manager of the Works Bureau of the Emergency Relief Administration. He later moved to Chicago, where he worked as the chief engineer for the Federal Public Housing Authority until his death in 1944.⁸ Rogers is included in the City of San Diego's list of Master Architects.

Frank W. Stevenson, AIA, 1892-1968

Indiana native Frank W. Stevenson studied architecture at the College of Architecture at the University of Michigan and then at the Beaux Arts Atelier in Indianapolis, Indiana. By 1918 he had moved to San Diego and worked as a draftsman at the U.S. Navy Bureau of Yards and Docks at the same time that fellow architect Lincoln Rogers was designing the first permanent buildings for the Naval Training Station. The two formed a partnership and designed a number of prominent buildings in San Diego including the Army-Navy YMCA Building (1924); the Mission Beach Bath House and Ballroom (1925); and the Rudd Auditorium at San Diego High School (1926).

Stevenson remained active in San Diego through the 1950s. Outside of his partnership with Rogers, he designed the Bush Egyptian Theatre (1923); the fourteen-story Medico

⁸ "Biographies of Established Masters," Historical Resources Board, San Diego, CA, 2011, <https://www.sandiego.gov/sites/default/files/legacy/planning/programs/historical/pdf/otherdocs/201104biographies.pdf> (accessed February 2019), 42.

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Dental Building (1927), at that time the tallest building in San Diego; and the YWCA building (1930). He was a founding member of the San Diego Chapter of the American Institute of Architects, serving as the chapter's treasurer, and received eight AIA awards over the course of his career.⁹ Stevenson is included in the City of San Diego's list of Master Architects.

⁹ "Biographies of Established Masters," 50.

Chronology of Development

PERMIT RECORDS, 921 S. BEACON STREET					
DATE	PERMIT #	OWNER	ARCHITECT/ ENGINEER	CONTRACTOR	DESCRIPTION
8/8/1925	1925LA27322	Young Men's Christian Association (LA)	Jay Rogers & Stevenson (A)	Wurster Construction Co.	YMCA Hotel with 300 rooms. 140 x 200 x 72/5 stories on 160 x 220 lot. Steel, concrete and brick structure with concrete foundation, concrete floors with tile, clay and gypsum tile walls, tile and composition roof.
4/10/1926	1926LA10864	Young Men's Christian Association (LA)	General Engineering Co. (E)	General Sign Company	Erect roof sign.
9/3/1926	1925LA27322COO	Young Men's Christian Association (LA)			5-story, Class A, 300 rooms - Hotel
9/18/1935	1935LA16550	YMCA (Army + Navy)		School Equipment Company	Install portable seating (bleacher seats) in Army/Navy gymnasium.
8/28/1936	1936LA22666	Army + Navy YMCA		George G. (illegible)	Remove some nonbearing wall, install arch and new lunch counter.
4/13/1942	1942SP85236	Army + Navy YMCA	Hugh Gibbs		Interior gypsum hollow tile nonbearing partitions-millwork, painting, plumbing, plastering first floor.
6/23/1943	1943SP85321	San Pedro Army + Navy YMCA	Hugh Gibbs (A)	Charles W. Pettifer	Nonbearing gypsum walls, woodwork, millwork, etc first floor.
7/21/1944	1944SP85598	San Pedro Army + Navy YMCA	Hugh Gibbs	Richard W. Ware	Erection of 2 handball

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Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

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PERMIT RECORDS, 921 S. BEACON STREET					
DATE	PERMIT #	OWNER	ARCHITECT/ ENGINEER	CONTRACTOR	DESCRIPTION
					courts (illegible)
1/10/1945	1945SP85030	San Pedro YMCA		Charles Gonzales	Add 9 x 11 frame and stucco storage shed to existing YMCA to store cans to be hauled away.
5/21/1945	1945SP85473	YMCA		W. L. Rider Roofing	Patch, hot mop, re-gravel
8/20/1945	1945SP85727	Army + Navy YMCA	Hugh Gibbs	Charles W. Pettifer	Remodel kitchen and banquet rooms.
1/31/1949	1949SP00106	Army + Navy YMCA		W. H. McAllister	Erect a catwalk extension to existing catwalk on roof. Soundproof ceiling of plunge (?) - no structural change. (illegible)
8/14/1951	1950LA19655COO	San Pedro YMCA			1 story, Type V, 31 x 31 roofed patio, G-1 occupancy, 50 occupants.
8/18/1954	1954SP09113	YMCA		Brown Brothers Construction	Convert present massage parlor to a girl's locker room and convert barber shop to massage parlor. Add one new steam rom. Most work consists of cutting some new doors through existing walls and closing others. All work inside building – no outside changes.
8/17/1955	1955SP12007	San Pedro YMCA	George J. Fosdyke (E)		Install new elevator, new partitions, etc. (Note: plot plan attached to permit.)
8/14/1961	1961LA95217	YMCA		The Dennis Company	Parapet corrections.
3/10/1965	1965LA90231	Young Men's Christian Association	Paul E. Iacono (E)		EXPIRED permit to alter existing hotel to home for aged. (Note: Plot plan attached to permit.)
9/26/1966	1966SP37126	Young Men's Christian Association	Paul E. Iacono (E)	MPDA Inc.	RENEW expired permit to alter existing hotel to home for aged (LA90231/65)
11/13/1967	1967SP39406	Young Men's Christian Association	Paul E. Iacono (E)	MPDA Inc.	To complete work started on permit LA90231/65
7/15/1969	1965LA90231COO 1966LA18532COO	San Pedro Residential Center			Change of occupancy of a 142 x 199 Type 1, 5-story hotel, H-3 occupancy 300 hotel rooms to a

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Army and Navy YMCA (Harbor View House)

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PERMIT RECORDS, 921 S. BEACON STREET					
DATE	PERMIT #	OWNER	ARCHITECT/ ENGINEER	CONTRACTOR	DESCRIPTION
	1968LA70809COO				150-room D-3 occupancy Home for the Aged. Maximum number of occupants 300. Dining rooms, café and recreation rooms no change; to remain as B-2 and G-2 occupancies.
8/27/1971	1971SP46691	San Pedro Residential Center			Removal of nonbearing interior partitions on 3 rd floor through 5 th floor and construct new partitions.
3/1/1973	1973SP49354	Harbor View House			Currently used as a hotel for mentally retarded. Remove nonbearing partitions; construct 20' of fire-treated stud partition on 2 nd floor for medical supply room.
7/23/1974	1974LA94173	Western Regional Development Ltd.	Gary Chang (A) Kenneth Darling (E)		New stair shaft 8'1 1/2 x 13'11"
10/1/1975	1974LA94173COO	Western Regional Development Ltd.			Add an 8'1 1/2 x 13'11" exterior stair shaft to a five story, Type 1, 199 x 142 old age home. D-3 occupancy.
2/17/1976	1976SP54198	Standard Life + Accident	Spanda Industrial (A) M.D.K. Boghosian (E)	Spanda Industrial (A)	Install fire rated doors in corridors and fire wall in basement of residential care facility.
2/23/1976	1976SP54238	San Pedro Residential Center			Request for inspection of new parking. (note: Plot plan attached to permit.)
6/7/1979	1979SP61406			Samuel J. Goldfinger	Remodel existing kitchen.
7/10/1981	1981SP65737	San Pedro Residential City		Owner	Three 2 x 4 walls 10' high total of 40' on first floor.
10/8/1981	1981SP66191	San Pedro Residential City			Include on 1981SP65737 Convert portion of lobby to G-1 thrift store.
6/3/1987	1987SP04953	Harbor View House	Neil Stanton Palmer (A)		Paint exterior and patch existing molds and sills/non-structural.
11/21/1989	1989SP01359	Harbor View House		World Roofing	Reroof.

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Army and Navy YMCA (Harbor View House)

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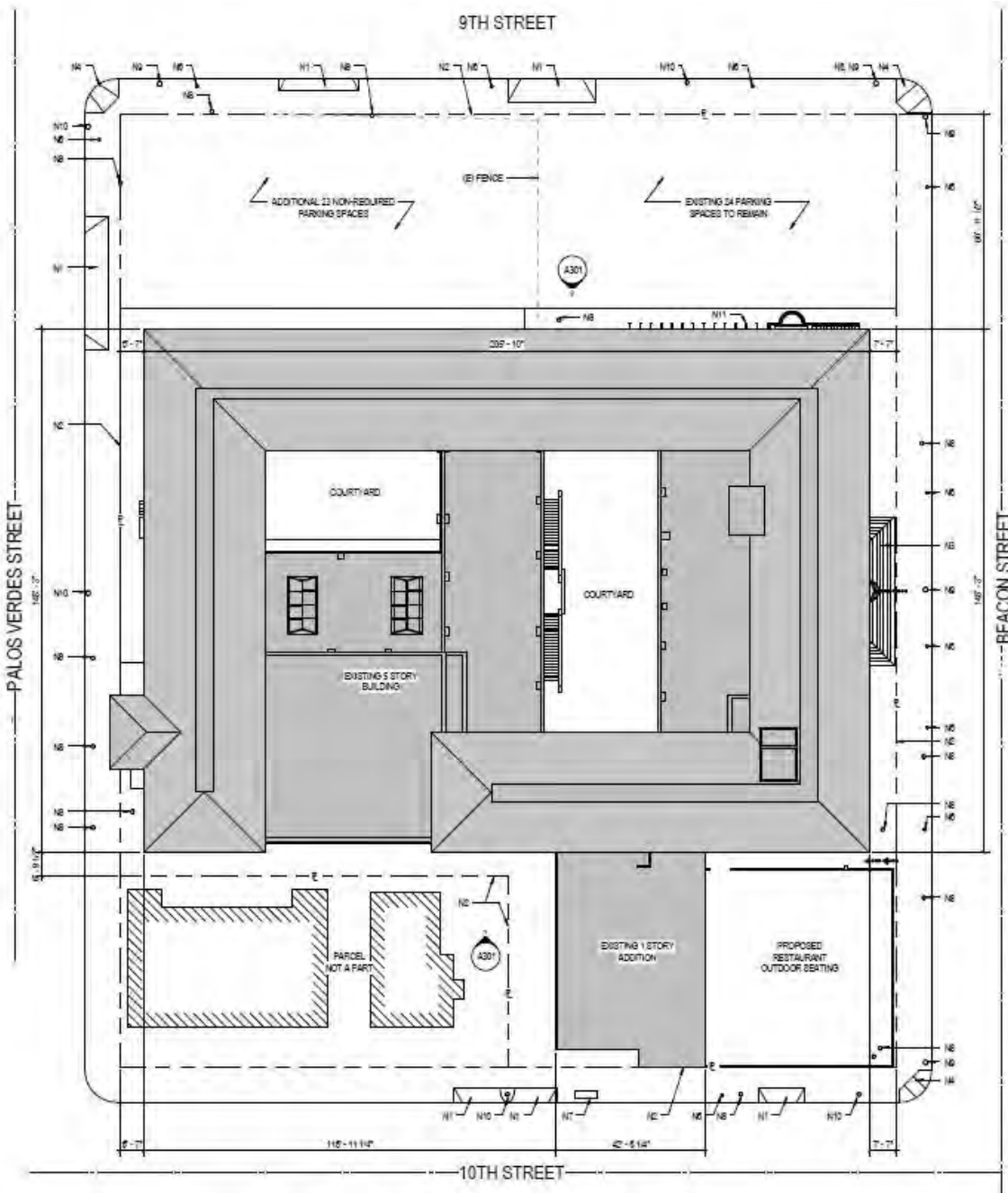
PERMIT RECORDS, 921 S. BEACON STREET					
DATE	PERMIT #	OWNER	ARCHITECT/ ENGINEER	CONTRACTOR	DESCRIPTION
3/25/1997	97016-40000-06670	Health View Inc.		AI's Quality Construction	Reroof with BLT top roof.
7/13/2010	10016-40000-12171	Health View Inc.		All American Roofing Co, Inc.	Re-roof 25 squares with Class A materials, install modified bitumen.
11/17/2017	17016-40000-33408	Health View Inc., Jeffrey Smith, Owner/Builder		Jeffrey Smith, Owner/Builder	Change out 2 doors (same size and type for residential buildings only). Dual glazing, labeled and certified by National Fenestration Rating Council (NFRC).

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Site Plan



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Physical Description

The Army and Navy YMCA building is located at 921 South Beacon Street in the San Pedro community of Los Angeles. The building was designed in the Mediterranean Revival style by Los Angeles architects Jay, Rogers & Stevens and was constructed in 1926. It has a rectangular plan around a central courtyard. It is five stories in height over a raised basement and is of concrete and brick masonry construction. It has a hipped roof with clay barrel tile roofing and bracketed metal eaves. The exterior walls are finished in smooth cement plaster and are articulated in the Classical manner into a base, middle and top, with a molded water table and continuous sill courses under the second- and fifth-story windows. The building's corners are articulated with decorative cast stone quoins.

The primary (east) façade is symmetrical. The primary entrance consists of a pair of recessed wood doors with glass panels, round-arched transom light and cast stone archivolt. The doors are flanked by small, recessed, rectangular windows with decorative metal grilles, and set within a decorative cast stone surround with paneled pilasters and frieze, dentil cornice, and a balconet with paneled parapet. The central window above the balconet has a cast stone architrave, pediment and scrollwork. The entrance is accessed by wide, cast concrete steps with scrolled parastades and decorative metal lanterns. A recessed loggia with corbelled balcony, paneled parapet and corbelled columns occupies the five central bays of the fifth story; a similar treatment forms a blind arcade on the west façade.

There is a secondary entrance on the north façade consisting of a pair of recessed wood doors with glass panels and round-arched transom light. The doors are set within a cast stone entrance portal with spiral columns and scrolled brackets, and are accessed by concrete steps with metal railing and paneled parapet. Flanking this doorway are decorative metal lanterns and small, rectangular windows with decorative metal grilles. There are metal fire escapes on the north and south façades.

Fenestration consists primarily of recessed, six-over-six double hung wood sash windows with projecting sills. There are recessed, divided-light, wood-sash casement windows with round-arched transom lights at the first story on the primary façade; and recessed, wood-sash, divided-light casement windows with transom lights and metal balconets at the fifth story. There is a shouldered window with four-over-four wood sash and transom lights on the south façade.

The courtyard has a rectangular plan and scored concrete paving. It is accessed from the lobby by three pairs of fully-glazed divided-light wood doors with shouldered transom lights. The doors are framed by round arches on spiral columns. A double staircase leads

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

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from the courtyard to the former theater at the second floor. The theater door has a decorative cast overdoor. Below the stair is a deeply recessed window with a plaster embrasure and ceramic tile planter.

The principal interior spaces are located on the first floor of the east range. The lobby bisects the east range from the primary entrance to the courtyard. It is finished with terra cotta tile flooring, textured plaster walls, glazed tile wainscot, and stenciled concrete ceiling beams. It is flanked to the south by the former South Lounge and a small coffee shop, and to the north by the former North Lounge. The South Lounge has stamped and stained concrete flooring, textured plaster walls with a glazed tile wainscot, concrete ceiling beams, decorative metal chandeliers, and a hooded fireplace with a cast stone mantel. There is a small stage at the south end of the room. The coffee shop has a paneled wood counter and backbar with leaded stained-glass panels, plaster walls and a vaulted plaster ceiling. The North Lounge has textured plaster walls, stenciled concrete ceiling beams, and a fireplace with a cast stone mantel.

The gymnasium, located at the southwest corner of the building, is two stories in height. It has a wood floor, brick walls, a ceiling of exposed concrete beams, and a suspended running track at the second-floor level with a metal pipe guardrail.

The remainder of the first floor consists of a warren of offices and corridors, the majority of which has been added, remodeled or reconfigured.

The second, third, fourth and fifth floors contain small bedrooms and offices flanking double-loaded corridors. These floors are utilitarian in nature and are finished primarily with resilient tile flooring, textured plaster walls, and suspended acoustical tile ceilings. The communal bathrooms on each floor have been altered but retain some original ceramic tile flooring with decorative borders, original fixtures and fittings, and marble toilet partitions. There are two former handball courts located in the southwest portion of the third floor, above the gymnasium. They are large rectangular rooms that rise through two stories and are currently used as art studios.

Alterations

The building has undergone some alterations since its dedication in 1926. In 1936 a lunch counter was constructed by altering some ground-floor spaces adjacent to the South Lounge. The handball courts on the roof of the gymnasium were enclosed in 1944. A covered patio was constructed on the south side of the building in 1951. An elevator was installed in 1955. A new stair tower was constructed on the west façade in 1974. The permit record also indicates multiple small interior remodels dating back to 1942, including removal, addition, or alteration of interior partitions and spaces.

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Undated alterations include the removal of the YMCA roof sign, visible in archival photographs; the removal of the swimming pool, which was located in the northwest corner of the building, and conversion of the space to office use; construction of the existing kitchen wing on the south façade; conversion of the handball courts to art studios; and the replacement or infill of several windows, including windows in the gymnasium, swimming pool and theater.

Character-defining Features

Character-defining features are those visual aspects and physical features or elements that existed during a historic property's period of significance, that contribute to the property's historic integrity and convey its historic significance. Character-defining features can identify the building as an example of a specific building type, usually related to the building's function; they can exemplify the use of specific materials or methods of construction, or embody an historical period or architectural style; and they can convey the sense of time and place in buildings associated with significant events or people. In general, retaining character-defining features retains the integrity of the historic property, e.g. contributes to retaining the property's eligibility as an historic resource.

Character-defining features of the Army and Navy YMCA building include:

- Rectangular plan around a central courtyard
- Simple five-story massing over a raised basement
- Symmetrical composition of primary façade
- Concrete and brick masonry construction
- Hipped roof with clay barrel tile roofing and bracketed metal eaves
- Exterior walls finished in smooth cement plaster
- Classical articulation into a base, middle and top
- Molded water table and continuous sill courses
- Decorative cast stone quoins
- Recessed wood entrance doors with glass panels, round-arched transom light and cast stone archivolt
- Small, recessed, rectangular windows with decorative metal grilles

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- Decorative cast stone surround with paneled pilasters and frieze, dentil cornice, and a balconet with paneled parapet
- Central window with cast stone architrave, pediment and scrollwork
- Wide, cast concrete steps with scrolled parasteds and decorative metal lanterns
- Recessed loggia with corbelled balcony, paneled parapet and corbelled columns
- Secondary entrance with a cast stone entrance portal with spiral columns and scrolled brackets
- Concrete steps with metal railing and paneled parapet at secondary entrance
- Metal fire escapes
- Recessed, six-over-six double hung wood sash windows with projecting sills; recessed, divided-light, wood-sash casement windows with round-arched transom lights; recessed, wood-sash, divided-light casement windows with transom lights and metal balconets; shouldered window with four-over-four wood sash and transom lights
- Courtyard with rectangular plan, scored concrete paving, fully-glazed divided-light wood doors with shouldered transom lights framed by round arches on spiral columns, double staircase, decorative cast overdoor, and deeply recessed window with a plaster embrasure and ceramic tile planter
- Lobby with terra cotta tile flooring, textured plaster walls, glazed tile wainscot, and stenciled concrete ceiling beams.
- South Lounge with stamped and stained concrete flooring, textured plaster walls with a glazed tile wainscot, concrete ceiling beams, decorative metal chandeliers, hooded fireplace with a cast stone mantel, and small stage
- Coffee shop with paneled wood counter and backbar with leaded stained-glass panels, plaster walls and a vaulted plaster ceiling
- North Lounge with textured plaster walls, stenciled concrete ceiling beams, and a fireplace with a cast stone mantel
- Gymnasium with two-story volume, wood floor, brick walls, ceiling of exposed concrete beams, and suspended running track with a metal pipe guardrail
- Configuration of upper floors with double-loaded corridors.

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Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

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Evaluation of Significance and Integrity

In order for a building to qualify for designation as an historic resource at the national, state, or local level it must meet one or more identified criteria of *significance*. The property must also retain sufficient architectural *integrity* to continue to evoke the sense of place and time with which it is historically associated.

Significance

Historic significance is defined by the National Park Service as “the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation.”¹⁰ Historic significance is achieved by association with important events, activities, or patterns; association with important persons; distinctive physical characteristics of design, construction, or form; or potential to yield important information.¹¹

As noted previously in this report, the Army and Navy YMCA building is a designated City of Los Angeles Historic-Cultural Monument (LA-252, 1982), is listed in the California Register of Historical Resources, and has been formally determined eligible for listing in the National Register of Historic Places. It is significant as an excellent and prominent example of 1920s Mediterranean Revival-style architecture applied to a major institutional building in San Pedro.

Integrity

In addition to meeting one or more of the designation criteria listed above, properties must also possess historic integrity. Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”¹² The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling, and association*. These qualities are defined as follows:

¹⁰ *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1997), 3.

¹¹ *Ibid.*, 3.

¹² *Ibid.*, 4.

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- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.¹³

The Army and Navy YMCA retains a high degree of historic integrity. The building remains on its original site, and therefore retains integrity of *location*. Although the property has undergone some minor alterations, including a small addition on the south façade, overall it retains the majority of its significant character-defining features, materials and finishes including its symmetrical composition and simple massing; hipped roof; cement plaster exterior walls; wood sash windows; decorative cast stone details; tile flooring; and stenciled beamed ceilings. It therefore retains integrity of *design*, *materials* and *workmanship*. The surrounding area, the Vinegar Hill HPOZ, remains a neighborhood of tree-lined streets and modest single-family houses, and therefore the property retains integrity of *setting*. Because the property retains integrity of *location*, *design*, *setting*, *materials* and *workmanship*, it continues to express the aesthetic sense of Mediterranean Revival architecture of the early-20th century and therefore retains

¹³ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Department of the Interior National Park Service, 1990), pp. 44-45.

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integrity of *feeling*. Because the property does not derive its significance from a direct link to an important historic event or person, integrity of *association* is not applicable.

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Character-Defining Features and Existing Conditions Survey

The following existing conditions report contains a representative list of the features and spaces that comprise the Army and Navy YMCA building, including photographs, descriptions, and as-found conditions of each. For reference, see floor plans in Appendix B.

Each record contains a determination of significance and an assessment of condition. These determinations were made upon close observation in the field, and subsequently verified by comparative analysis of features in the entire building. The levels of significance were divided into *primary* and *secondary* significance. The criteria used to categorize conditions were *good*, *fair*, and *poor*.

Significance

Significant spaces and features are those that individually contribute substantially to the historic character of the site. The removal or substantial alteration of a space or feature may result in an incremental loss of the historic character of the site.

Condition

Good

The term good, as used in this report, means that the feature appears sound and well maintained; may need minor rehabilitation.

Fair

The term fair, as used in this report, means that the feature shows a degree of disrepair and neglect; needs rehabilitation.

Poor

The term poor, as used in this report, means that the feature is deteriorated; need substantial rehabilitation.

The features determined to be historically significant are considered to be character-defining features of the residence. These may include major architectural features as well as the smaller details of the building. All the character-defining features of the building are important because they contribute to the completeness of that record.

CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

EXTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
Exterior	Site	Narrow setbacks on Beacon Street and Palos Verdes Street Shallow planters with concrete curbs Surface parking lot	Good	Primary	Cracked and broken concrete curbs at planter beds	
Exterior	Massing	Simple massing Rectangular plan around central courtyard Five stories above raised basement	Good	Primary	Addition of exterior stair on west façade, elevator on west façade of inner court, and one-story kitchen addition on south façade.	

Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

EXTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
Exterior	East (primary) Façade	Symmetrical composition Smooth cement plaster veneer Classical articulation of base, shaft, and capital Molded water table Sill courses under second- and fifth-story windows Stacked cast stone quoins Broad cast concrete entrance steps with scrolled parasteds and decorative metal lanterns Cast stone entrance portal with paneled pilasters, frieze, and balcony parapet; dentil cornice; and corbelled balconette Entrance portal balconette window with pediment, architrave and scrolled surround Recessed wood entrance doors with glazed panels, round-arched transom light and cast stone archivolt Accent windows flanking entrance with decorative metal grilles Recessed, divided-light, wood sash casement windows with round-arched transom lights at first story Recessed, paired and single six-over-six double hung wood sash	Fair	Primary	Surface staining on plaster and cast stone surfaces Peeling paint Cracking and losses in cement plaster veneer Cracking and losses in decorative cast stone Over paint of decorative cast stone Cracks and losses in cast stone subsills, quoins, and sill courses Weathered and broken wood window assemblies, many windows non-operable, missing hardware, and exhibit termite damage Subsidence, cracks, and mortar losses at concrete entrance steps	  

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

EXTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
		windows with projecting subsills at second, third, and fourth stories Recessed loggia at fifth story with corbelled balcony, paneled parapet and corbelled columns Wood sash, divided-light French windows with transom lights and metal balconettes at fifth story				 
Exterior	North Facade	Asymmetrical composition Smooth cement plaster veneer Classical articulation of base, shaft, and capital Molded water table Sill courses under second- and fifth-story windows Stacked quoins	Fair	Primary	One vertical stack of windows has been infilled. Two round-arched openings at ground floor (location of former swimming pool) have been infilled; three round-arched openings have original wood sash windows with concrete bulkhead; however, the transom lights have been removed and infilled.	

Army and Navy YMCA (Harbor View House)

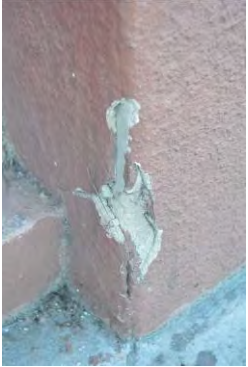
921 S. Beacon Street, San Pedro

CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

EXTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
		Cast stone entrance portal at east end with spiral columns and scrolled brackets supporting U-shaped entablature Cast concrete entrance steps with metal hand railing and decorative cast stone balustrade Recessed entrance wood double door with glazed panels and round-arched transom light Projecting metal window grilles flanking entrance portal Decorative wall mounted metal lanterns flanking entrance portal Five round-arched openings at west end of first story; three openings with paired six-over-six double hung wood sash windows Recessed, paired and single six-over-six double hung wood sash windows with projecting subsills at first, second, third, and fourth stories Wood sash, divided-light French windows with transom lights at fifth story Metal fire escape at east end			Surface staining on plaster and cast stone surfaces Peeling paint Cracking and losses in cement plaster veneer Cracking and losses in decorative cast stone Over paint of decorative cast stone Cracks and losses in cast stone subsills, quoins, and sill courses Weathered and broken wood window assemblies, many windows non-operable, missing hardware, and exhibit termite damage	 

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

EXTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						 
Exterior	West Facade	Symmetrical composition Smooth cement plaster veneer Classical articulation of base, shaft, and capital Molded water table Sill courses under second- and fifth-story windows Stacked quoins Seven round-arched openings at ground floor Recessed, single six-over-six double hung wood sash windows with projecting subsills at second, third, fourth, and fifth stories Shallow, recessed loggia with corbelled balconette, paneled parapet and corbelled columns	Fair	Primary	The stair tower on the south portion of the west façade was added between 1972 and 1980. All round-arched windows at ground floor have been infilled. Surface staining on plaster and cast stone surfaces Peeling paint Cracking and losses in cement plaster veneer Cracks and losses in cast stone subsills, quoins, and sill courses Weathered and broken wood window assemblies, many windows non-operable, missing hardware, and exhibit termite damage	

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

EXTERIOR						
Space Location	Space Name	Character-Defining Feature s	Overall Condition	Feature Significance	Existing Conditions	Photographs
						

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

EXTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
Exterior	South Facade	Asymmetrical composition Smooth cement plaster veneer Classical articulation of base, shaft, and capital Molded water table Sill courses under second- and fifth-story windows Stacked quoins Shouldered window at east end of ground floor with four-over-four wood sash double hung windows and divided transom lights Eight round-arched openings at ground floor Recessed, paired and single six-over-six double hung wood sash windows with projecting subsills at second, third and fourth stories Wood sash, divided-light French windows with transom lights and metal balconettes Two metal fire escapes	Fair	Primary	Some round-arched window openings at the ground floor have been partially or completely infilled Surface staining on plaster and cast stone surfaces Peeling paint Cracking and losses in cement plaster veneer Cracks and losses in cast stone subsills, quoins, and sill courses Weathered and broken wood window assemblies, many windows non-operable, missing hardware, and exhibit termite damage	 

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

EXTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						
Exterior	Courtyard	Location, configuration and spatial relationships Scored concrete paving Smooth cement plaster walls Triple-arched entrance with spiral columns Shouldered doorways with divided-light glazed wood doors and transom lights Double staircase with solid parapet and corbeled balcony at landing Recessed window with plaster embrasure and ceramic tile planter Decorative overdoor at theater door Recessed, six-over-six double hung wood sash windows with projecting subsills	Fair	Primary	Surface staining on plaster and cast stone surfaces Peeling paint Cracking and losses in plaster Cracks and losses in cement subsills Weathered wood window assemblies, many windows non-operable, missing hardware, and exhibit termite damage A/C units installed in some windows Window panes replaced with louvers Weathered wood doors and thresholds	

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

EXTERIOR						
Space Location	Space Name	Character-Defining Feature s	Overall Condition	Feature Significance	Existing Conditions	Photographs
		Paneled wood doors with rusticated surround and dentil cornice				 The photographs show the exterior of the Army and Navy YMCA building. The top photo is a close-up of a peach-colored wall with a black metal staircase and a green bench. The middle photo shows a wide view of the building's facade, which is a mix of white and peach colors with many windows. The bottom photo shows a courtyard area with a white wall, a small structure, and some equipment.

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

EXTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						 
Exterior	Roof	Hipped roofs with clay barrel tile roofing Cement plaster clad concrete stair penthouse and chimney with red quarry tile panels, wood paneled door, and skylight Cement plaster clad concrete chimney with red quarry tile panels Metal eave soffit and cornice with brackets	Fair	Primary	Broken and missing clay tiles Cracked and missing cement plaster; exposed brick at penthouse parapet Penetrations and inappropriate repairs with sealant and mortar Cracked and missing quarry tile and missing mortar Appears metal skylights, scuppers, and cornice have been	

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

EXTERIOR						
Space Location	Space Name	Character-Defining Feature s	Overall Condition	Feature Significance	Existing Conditions	Photographs
					painted to resemble copper patina	  

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

EXTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						 
Exterior	Roof	Flat roofs with parapets over lobby, former handball court, former locker room, and theater of inner court	Fair	Secondary	Some staining and pooling of water on flat roofs Built up roofing with previous repairs and patching with mastic Roof vents and penetrations Added mechanical equipment Broken rain leader pipe Missing parapet roof tile coping	

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

EXTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

EXTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						
Exterior	Roof	Skylights with hipped-shaped steel structure over raised louvered base Wire glazing	Poor	Secondary	Broken and cracked glazing Replacement panes Non-original sealant and mastic Surface staining and minor corrosion of steel structure	 

Army and Navy YMCA (Harbor View House)
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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
Basement	General	Stamped concrete flooring Plaster walls Tile wainscot Stenciled concrete beamed ceiling	Fair	Secondary	The northeast portion of the basement was historically finished with materials similar to the first story. Tile wainscot has been painted over but appears intact.	  

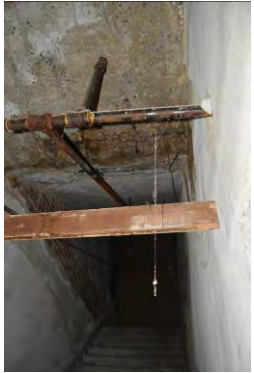
Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
Basement	Dry Storage	Painted plaster walls Board-formed concrete walls and ceilings	Good	Secondary	Concrete floors covered with resilient tile flooring	 
Basement	Storage	Stamped concrete flooring Painted plaster walls Board-formed concrete walls and ceilings Hollow clay tile partitions	Fair	Secondary	Peeling paint Water pooling at base of stair under courtyard Corroded and exposed rebar and concrete losses in ceiling of stair under courtyard	

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Feature s	Overall Condition	Feature Significance	Existing Conditions	Photographs
						  

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
Basement	Mechanical Rooms	Stamped concrete flooring Painted plaster walls Board-formed concrete walls and ceilings Hollow clay tile partitions Brick chimney Paneled wood doors Metal clad doors	Fair	Secondary	Water infiltration and rust staining at lightwell windows Rusting mechanical equipment Peeling paint Pooling water on floors Concrete and plaster losses from water infiltration	 

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						
Ground Floor	Lobby	Location, configuration, and spatial relationships Terra cotta and glazed ceramic tile flooring Textured plaster walls Ceramic tile wainscot Stenciled concrete beamed ceiling Wrought iron chandeliers Shouldered arches and arched openings with wood-framed glazing Divided-light glazed wood doors and transom lights Paneled wood doors	Fair	Primary	Surface soil and staining on tile flooring Missing, replacement, and broken ceramic tiles at wainscot Paint losses at ceiling Ceiling fans added to chandeliers	 

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Feature s	Overall Condition	Feature Significance	Existing Conditions	Photographs
						

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
Ground Floor	Dining Room (former South Lounge)	Location, configuration, and spatial relationships Stamped and stained concrete floor Textured plaster walls Ceramic tile wainscot Hooded fireplace with cast stone mantel and tiled hearth Concrete beamed ceiling Decorative wrought iron light fixtures Divided-light glazed wood doors in blind arch Built-in glazed wood cabinet in blind arch Raised alcove with stenciled beam and wood stage and wall panels	Fair	Primary	Shouldered arched openings from lobby have been infilled with divided-light windows Missing, replacement, and broken ceramic tiles at wainscot Surface wear and scuffs to concrete flooring Surface wear to wood windows seats and stage Exposed conduit and sprinkler piping attached to ceiling and walls	 

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
Ground Floor	Food Service (former Billiard Room)	Location, configuration, and spatial relationships Stamped and stained concrete floor Textured plaster walls Wood paneling Concrete beamed ceiling Shouldered arches	Fair	Secondary	Surface wear and scuffs to concrete flooring Exposed conduit and sprinkler piping attached to ceiling and walls	 

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
Ground Floor	Coffee Shop	Location, configuration, and spatial relationships Plaster walls Ceramic tile wainscot Vaulted plaster ceiling Partially glazed paneled wood doors Wood lunch counter and remaining stools Wood back bar with diamond-paned glazing	Fair	Primary	Permit records indicate the Coffee Shop was installed in 1936, during the property's period of significance Exposed conduit and sprinkler piping attached to ceiling and walls Missing, replacement, and broken ceramic tiles at wainscot Non-original ceiling fans	 

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						
Ground Floor	Elevator Lobby (former North Lounge Vestibule)	Stamped and stained concrete floor Textured plaster walls Ceramic tile wainscot Groin-vaulted plaster ceiling Decorative pendant light fixture Pocket door between Lobby and former North Lounge	Fair	Primary	Permit records indicate that the elevator was installed in 1955; the space was originally part of main Lobby Missing, replacement, and broken ceramic tiles at wainscot	

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						
Ground Floor	Physical Therapy Room (former North Lounge)	Location Textured plaster walls Ceramic tile wainscot Stenciled concrete beamed ceiling Built-in shelving in window embrasures Fireplace with decorative cast stone surround and mantel Decorative wrought iron light fixtures	Fair	Primary	South and east walls are infill in order to convert space from a Lounge to the Physical Therapy room Paint losses at ceiling Exposed conduit and sprinkler piping attached to ceiling and walls Missing, replacement, and broken ceramic tiles at wainscot Non-original tile flooring	

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						
Ground Floor	Corridors	Location, configuration, and spatial relationships Stained and stamped concrete flooring, where remaining Textured plaster walls Ceramic tile wainscot, where remaining Two-panel wood doors with metal hardware, where remaining Remaining interior divided-light wood sash windows of former swimming pool	Fair	Primary	Many portions of the corridors have been altered with resilient tile flooring, suspended ceilings, and added or replaced doors and hardware Corridor to east of Physical Therapy room is not original	 

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						
Ground Floor	Offices	N/A	N/A	Not significant	Offices at northwest portion of building were added when the swimming pool and lockers were removed Doctor offices along north wall of the building are in their original location; however, finishes have been updated	

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
Ground Floor	Ladies' Restroom	Location, configuration, and spatial relationships Ceramic hex tile flooring with mosaic meander border Smooth plaster walls	Fair	Secondary	Non-original wall tile, fixtures, suspended ceiling, and flush door	
Ground Floor	Game Room (former Check Room)	Location, configuration, and spatial relationships	Fair	Secondary	The interior has been substantially altered, and all finishes have been replaced	

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
Ground Floor	Gymnasium Vestibule	Location, configuration, and spatial relationships Stamped and stained concrete floor Textured plaster walls and ceiling Ceramic tile wainscot	Fair	Primary	Missing, replacement, and broken ceramic tiles at wainscot Surface wear, damage, and staining to concrete flooring Exposed conduit and sprinkler piping attached to ceiling and walls Plaster patching and infilled walls	
Ground Floor	Gymnasium	Location, configuration, and spatial relationships Two-story volume Maple flooring Brick walls Exposed concrete ceiling structure Suspended wood running track with pipe metal guardrail Divided-light, wood sash casement windows with round-arched transom lights Divided-light, glazed wood doors with sidelights and transom lights Wall-mounted drinking fountain in round-arched niche	Fair	Primary	Several windows have been infilled at the exterior, but the windows remain in place Water damage to maple flooring; and previous repairs Water damage to wood running track Water infiltration from concrete ceiling	 

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						 
Ground Floor	Men's Restroom	Location, configuration, and spatial relationships Smooth plaster walls and ceiling Marble partitions Ceramic hex tile flooring with mosaic meander border	Fair	Secondary	Non-original ceramic tile wainscot and fixtures Surface stains and graffiti on marble Cracks in tile floor	

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
Second Floor	Theater	Location, configuration, and spatial relationships	Fair	Secondary	The interior has been substantially altered, and all finishes have been replaced.	
Third Floor	Art Room (Former Handball Courts)	Location, configuration, and spatial relationships Double height space with mezzanine	Fair	Secondary	The interior has been substantially altered and all finishes have been replaced	 

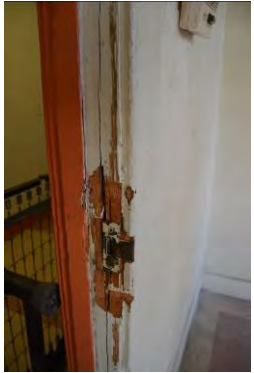
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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						
Second, Third, Fourth, and Fifth Floor	Typical Corridors	Location, configuration, and spatial relationships Double loaded configuration Textured and smooth plaster walls Door openings with wood frame, jams, and trim Two-panel wood doors with metal hardware, where remaining; typically, at utility closets or for plumbing chase access	Fair	Primary	The corridors at the upper floors have been altered with resilient tile flooring, suspended ceilings, and added or replaced doors and hardware Door openings replaced with metal frames at fifth floor Wood door frames spilt at jams Water damage and peeling paint at plaster ceilings above suspended ceilings	

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Feature s	Overall Condition	Feature Significance	Existing Conditions	Photographs
						  

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						
Second, Third, Fourth, and Fifth Floor	Typical Dwelling Units	Location, configuration, and spatial relationships Single-occupancy rooms Single-occupancy rooms with shared bathroom Textured and smooth plaster walls and ceilings Scored concrete flooring, where remaining Wood and concrete baseboards Radiators	Fair to poor	Secondary	Some rooms have been altered with the addition of resilient tile flooring and suspended ceilings Peeling paint Surface stains and graffiti on plaster walls Water infiltration at windows and water damage to plaster Termite damage to wood windows	 

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Feature s	Overall Condition	Feature Significance	Existing Conditions	Photographs
						

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Feature s	Overall Condition	Feature Significance	Existing Conditions	Photographs
						

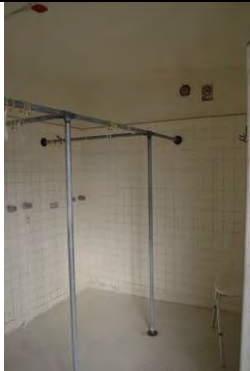
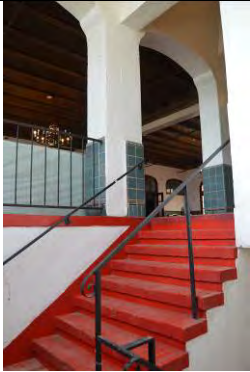
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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						
Second, Third, Fourth, and Fifth Floor	Typical Communal Restrooms	Location, configuration, and spatial relationship Ceramic hex tile flooring with mosaic meander border Plaster walls and ceiling Marble partitions	Poor	Secondary	Ceramic tile wainscot appears to be a later addition Typically, fittings and fixtures have been replaced	 

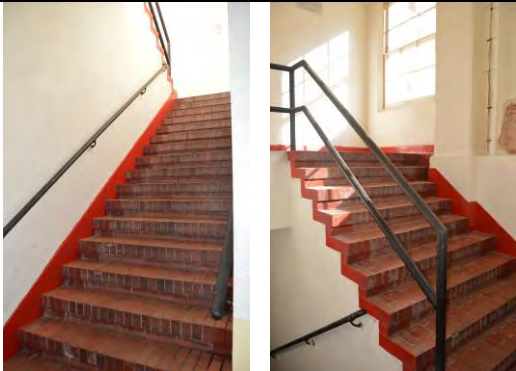
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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						 
Circulation	Stairwell (east)	Stair from basement to first floor Location, configuration, and spatial relationship Glazed brick treads and risers Textured plaster walls Metal decorative handrails	Fair	Primary	Brick treads and risers have been over painted Broken and chipped edges on brick treads Surface soiling and staining	 

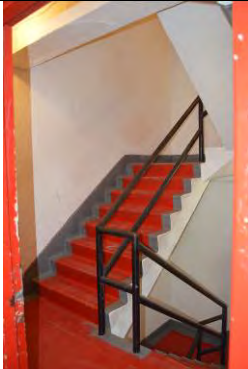
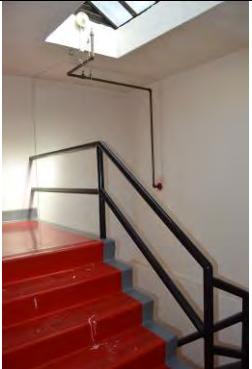
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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
Circulation	Stairwell (northeast)	Stair from first floor to second floor Location, configuration, and spatial relationship Glazed brick treads and risers Textured plaster walls Metal pipe handrails Poured concrete landing at second floor	Fair	Primary	Broken and chipped edges on brick treads Surface soiling and staining	
Circulation	Stairwell (southeast)	Stair from first floor to second floor Location, configuration, and spatial relationship Glazed brick treads and risers Textured plaster walls Metal pipe handrail Wall mounted wood handrails	Fair	Primary	Surface soiling and staining Non-original flush wood doors	

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						
Circulation	Stairwell (southeast)	Stair from second floor to roof Location, configuration, and spatial relationship Poured concrete treads and risers Smooth plaster walls Metal pipe handrails Wire glass skylight	Fair	Primary	Surface soiling and staining	 

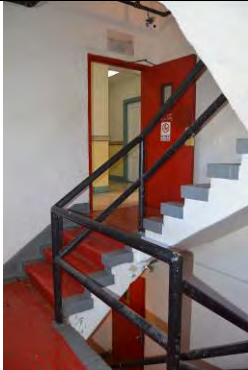
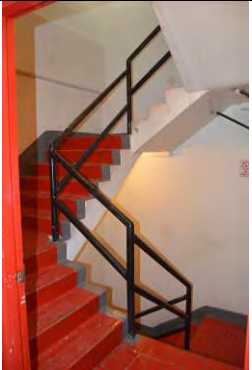
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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
Circulation	Stairwell (south)	Stair from first floor to fifth floor Location, configuration, and spatial relationship Poured concrete treads and risers Smooth plaster walls Metal pipe handrails Wire glass skylight	Fair	Primary	Surface soiling and staining	

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CHARACTER-DEFINING FEATURES & EXISTING CONDITIONS SURVEY

INTERIOR						
Space Location	Space Name	Character-Defining Features	Overall Condition	Feature Significance	Existing Conditions	Photographs
						
Circulation	Stairwell (north)	Stair from basement to fifth floor Location, configuration, and spatial relationship Glazed brick treads and risers Concrete treads and risers above second floor Textured plaster walls Smooth plaster walls above second floor Metal pipe handrails	Fair	Primary	Brick treads and risers have been over painted Broken and chipped edges on brick treads Surface soiling and staining	 

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PART 2: TREATMENT AND WORK RECOMMENDATIONS

Requirements for Treatment

There are a number of applicable laws, regulations, and functional requirements that should be considered when considering the development, rehabilitation, and/or future use of the Army and Navy YMCA.

In 1982, the Army and Navy YMCA was designated Historic-Cultural Monument LA-252. Designation as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of the City of Los Angeles Administrative Code (LAAC) means that any future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

In 1994 the Army and Navy YMCA was determined eligible for listing in the National Register through Section 106 review and was accordingly listed in the California Register of Historical Resources. The California Register is an authoritative guide to the state's historical resources and to which properties are considered significant for purposes of the California Environmental Quality Act (CEQA). Therefore, properties listed or found eligible for listing in the California Register may be subject to review under CEQA for potential impacts to a historic resource.

In addition to meeting the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and CEQA, a project should also follow the *Ethics for the Conservation of Historic and Artistic Works*, and implement the *California Historical Building Code* and the *Uniform Code for Building Conservation*, where appropriate.

HISTORIC STRUCTURE REPORT

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The Secretary of the Interior's Standards

The preservation and protection of historic objects and sites is guided in the United States by a set of principles known as the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.¹⁴ These Standards provide four primary treatments to be used in the protection of cultural resources listed in or eligible for listing in the National Register of Historic Places. The treatments are "Preservation," "Rehabilitation," "Restoration," and "Reconstruction," and they have been defined as follows:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

Restoration is defined as 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 defined as 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.

Rehabilitation is defined as 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.

The United States Department of the Interior has established standards and guidelines for each of the four basic treatments. These standards and guidelines are intended as general guidance for any historic preservation project. They are designed to promote responsible preservation practices and to provide philosophical consistency in an approach to the work.

¹⁴ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (Washington, D.C.: United States Department of the Interior, 1995).

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Choosing the appropriate treatment for the continued protection of the Army and Navy YMCA should be the result of careful inquiry, research and data gathering; analysis of the collected information; and informed decision-making.

The original distinctive spaces and features of the Army and Navy YMCA are substantially intact and convey the building's historic significance. Retaining and repairing these spaces and features, as found, are important to the overall protection of the building's historic integrity. Therefore, it is important to adopt a treatment standard that preserves the original spaces and features, while allowing the compatible use and continued evolution of the building.

Based on the findings of this HSR, *Rehabilitation* is recommended as the guiding principle in preparing a treatment plan for protection, repair, and maintenance of the Army and Navy YMCA.

The *Secretary of the Interior's Standards for Rehabilitation* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment are unimpaired

Rehabilitation as a Treatment

Rehabilitation may be considered as a treatment when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

Building and Safety Codes

The Army and Navy YMCA building qualifies for the application of two building codes that specifically address the special situations often encountered in existing buildings and historic buildings. The currently adopted version of the *California Historical Building Code* (California Title 24, Division 8; a part of the California Building Code) has many alternatives and exemptions for qualified historic structures. Application of its provisions is mandatory upon application to the local building official.

Similarly, the *International Existing Building Code* is a model code for application to rehabilitation, which is part of the *International Code Council (ICC)* family of codes. This code could be applied, subject to the jurisdiction of the local building official, in any initial project code analysis, or to the resolution of health and safety code compliance issues, as provided by the alternate analysis provisions of the *California Historical Building Code*.

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The *Americans with Disabilities Act* (ADA) was signed into law in July 1990. This civil rights statute applies to employment, as well as access to public structures and services or “public accommodations” owned or operated by private entities. In general, the ADA provides for the application of special rules and minimum access requirements where an alteration “would threaten or destroy the historic significance” of an historic building. Historic buildings include those eligible for listing in the National Register of Historic Places or designated under State or local law. To use the minimum requirements, consultation is recommended with the California Office of Historic Preservation and local commissions or organizations representing the interests of people with disabilities.

California Environmental Quality Act

The Army and Navy YMCA is a locally designated Historic-Cultural Monument, is listed in the California Register of Historical Resources, and is eligible for listing in the National Register of Historic Places. In most cases there is discretionary review that results in projects on the site being subject to review under the *California Environmental Quality Act* (CEQA). This regulation has several levels of review, depending on the nature of the project. The review alternatives that may apply include a categorical exemption, a negative declaration, or an environmental impact report. A project that conforms to the *Secretary of the Interior’s Standards* and does not include any other substantial construction might receive a categorical exemption or a mitigated negative declaration. CEQA provides an additional mechanism under the state law for the protection of cultural properties.

Los Angeles Cultural Heritage Commission and Historic-Cultural Monuments

The Cultural Heritage Ordinance was adopted by the Los Angeles City Council in 1962 and amended in 1985 (sections 22.120 et. seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments. Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest, or value of a historic nature. An historical or cultural monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Los Angeles:

- In which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified; or
- Which is identified with historic personages or with important events in the main currents of national, state or local history; or

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- Which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction; or
- Which is a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above. Once a property has been designated an Historic-Cultural Monument, the Cultural Heritage Commission and its staff in the Office of Historic Resources review permits for alteration, relocation, or demolition. The Commission has the authority to delay demolition of a monument for up to 360 days. Locally designated cultural resources are presumed to be historically significant under CEQA. Therefore, demolition and/or alterations of Historic-Cultural Monuments are subject to review under CEQA.

Ethics for the Conservation of Historic and Artistic Works

To guide conservation professionals and others who care for cultural property, the American Institute for Conservation of Historic and Artistic Works (AIC) has issued a standard code of ethics. These guidelines should be considered in any work that is proposed for the property. The practice of architectural conservation is represented by the Architectural Specialty Group (ASG), one of the practice groups within AIC.

The *Code of Ethics and Guidelines for Practice of the American Institute for Conservation of Historic and Artistic Works* is as follows:

1. The conservation professional shall strive to attain the highest possible standards in all aspects of conservation, examination, documentation, treatment, research, and education.
2. All actions of the conservation professional must be governed by an informed respect for the cultural property, its unique character and significance, and the people or person who created it.
3. While recognizing the right of society to make appropriate and respectful use of cultural property, the conservation professional shall serve as an advocate for the preservation of cultural property.
4. The conservation professional shall practice within the limits of personal competence and education as well as within the limits of the available facilities.

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5. While circumstances may limit the resources allocated to a particular situation, the quality of work that the conservation professional performs shall not be compromised.
6. The conservation professional must strive to select methods and materials that, to the best of current knowledge, do not adversely affect cultural property or its future examination, scientific investigation, treatment, or function.
7. The conservation professional shall document examination, scientific investigation, and treatment by creating permanent records and reports.
8. The conservation professional shall recognize a responsibility for preventive conservation by endeavoring to limit damage or deterioration to cultural property, providing guidelines for continuing use and care, recommending appropriate environmental conditions for storage and exhibition, and encouraging proper procedures for handling, packing, and transport.
9. The conservation professional shall act with honesty and respect in all professional relationships, seek to ensure the rights and opportunities of all individuals in the profession, and recognize the specialized knowledge of others.
10. The conservation professional shall contribute to the evolution and growth of the profession, a field of study that encompasses the liberal arts and the natural sciences. This contribution may be made by such means as continuing development of personal skills and knowledge, sharing of information and experience with colleagues, adding to the profession's written body of knowledge, and providing and promoting educational opportunities in the field.
11. The conservation professional shall promote an awareness and understanding of conservation through open communication with allied professionals and the public.
12. The conservation professional shall practice in a manner that minimizes personal risks and hazards to co-workers, the public, and the environment.
13. Each conservation professional has an obligation to promote understanding of and adherence to this Code of Ethics.

Other Codes

Application of alternative codes and standards can help retain the character and integrity of an historic property, while allowing for or confirming its safety and function. An additional benefit is that alternative solutions sometimes require less construction work

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and, therefore, may cost less than conformance with regular codes and regulations. Some of the codes and regulations that may be used in this manner include, but are not limited to, the *Americans with Disabilities Act*, the *California Historical Building Code*, and National Fire Protection Association's *Codes for Fire Protection of Historical Structures and Codes for the Protection of Cultural Resources*.

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Proposed Treatment and Alternatives

To aid in the planning for the future of the Army and Navy YMCA, this section provides recommendations and guidelines for the repair and rehabilitation of the building and many of its features and spaces. All of the recommendations and guidelines are based, in part, on the *Secretary of the Interior's Standards*.

General Principles

The following are recommended guiding principles for the treatment of the property:

Criteria for Treatment

The *Secretary of the Interior's Standards for Rehabilitation* and the *Guidelines for Rehabilitating Historic Buildings* should provide the basis for any work proposed for the property. The *Ethics of the American Institute for Conservation* should also guide the treatment of specific materials, systems, and features, and the approaches to practice and documentation.

Period of Significance

While the property's HCM nomination does not establish a period of significance for the Army and Navy YMCA, it is significant as an excellent example of Mediterranean Revival-style architecture applied to an institutional building of the 1920s. The period of significance is therefore understood to be 1926, the year that construction on the building was completed. The period of significance should be used to inform the evaluation of existing spaces and features, in determining the appropriate treatments, and in interpreting the site for visitors.

Adaptive Uses

Changes in management, access, or occupancy to accommodate a new use will present problems of security, wear and tear, safety and liability, and may make it necessary to introduce certain alterations to the building. Where the new use requires these kinds of changes, the building should be adapted for a new use in a manner that retains the integrity of the structure and its character-defining features and spaces to the greatest extent possible. Balancing the conservation of significant materials with the accommodation of uses requires thoughtful and creative solutions to the constraints presented by code requirements, regulations, and other issues typically found in the rehabilitation of public facilities.

Historic Fabric

Rehabilitation treatments of the property should respect the historic significance and architectural character of the structure by retaining significant features, spaces, and materials.

Historic Setting

The historic setting of the building is part of its character and should be respected when introducing new structures and additions to the site. Walls, fences, landscape, paving, lighting, seating, and any features and materials added to the exterior spaces adjacent to the site should be appropriate and compatible with the historic building and the historic neighborhood character.

Guidelines for Material Conservation

This section provides general guidelines for the conservation and rehabilitation of primary historic materials found at the Army and Navy YMCA.¹⁵

Concrete and Masonry

Exterior features as well as exterior surfaces and their treatment (modeling, tooling, bonding patterns, joint size, and color) are important in defining the historic character of a building. Buildings that have concrete exteriors or masonry detailing may exhibit the following conditions and, therefore, require maintenance and rehabilitation: impact damage at building corners; cracks; damage due to spalling; damaged ornamentation on friezes and columns; peeling paint; inappropriate patching methods; inappropriate treatments such as sandblasting which exposes softer inner materials; and repointing of brick with non-matching tooling.

Guidelines for Concrete and Masonry:

1. Repair walls and other features where there is evidence of deterioration such as spalling, damp walls, or damaged concrete or masonry.
2. Sandblasting shall not be used to prepare or clean exterior concrete or masonry. Blasting by any media, including liquids, shall not be used unless it can be demonstrated that no surface material is removed by application. Application of any liquid media shall not exceed a pressure of 150 pounds per square inch measured where the liquid leaves the application nozzle. Use non-abrasive tools, such as natural bristle brushes; do not use abrasive or gouging tools, such as wire brushes and scrapers.
3. Repair concrete or masonry features by patching, piecing-in, or consolidating the concrete or masonry. Repair may also include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of concrete or masonry features when there are surviving prototypes, such as brackets, pilasters or chimneys.

¹⁵ References for the following guidelines can be found in Appendix A.

4. Install a new concrete or masonry feature such as steps, door pediments, detailing, or chimneys when the historic feature is completely missing. This should be an accurate reconstruction using historical, pictorial, and physical documentation when available. If documentation is not available, this may be a new design that is compatible with the size, scale, material, and color of the historic building.
5. It is recommended, but not required, that the building be repainted with colors that are identified through examination of strata by a qualified architect or conservator, or which are historically appropriate to the building.
6. Testing and application of treatments to stabilize historic concrete, stone and masonry materials is encouraged, provided that any consolidants or coatings can be demonstrated to have a minimum permeability rating of 12 perms, and to have no long term detrimental effects on the historic materials.
7. Repointing of historic masonry mortar joints shall utilize mortar mixes formulated to match the composition and color of historic mortar based on laboratory analysis and reporting of the composition and color of the matrix and aggregate in the historic mortar. Tooling of mortar repairs and restorations shall match historic mortar tooling. Removal of deteriorated or inappropriate mortars prior to repair shall be accomplished with the utmost care, preferably using hand tools, and shall cause no damage or change to the historic masonry.
8. Do not permit plants or weeds to grow on the building. Uproot all weeds as soon as possible. Remove climbing plants from walls.
9. Provide sound roofs and flashing, and proper drainage so that water does not infiltrate, wash down, stand or accumulate. Provide inconspicuous site drainage.

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Wood

Buildings with wood features exhibit the following conditions which may require maintenance and rehabilitation: repair of deteriorating material; sealing or painting eaves or trim due to weathering, water damage, fungal or insect damage.

Guidelines for Wood

1. Evaluate the overall condition of the wood to determine the extent of protection and maintenance required.
2. Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, moldings, or sections of siding.
3. Use matching species wherever feasible when replacing irreparable historic painted elements. Utilize wherever possible wood which is naturally resistant or treated to be resistant to water, fungus and insect damage. Utilize wood which is naturally dried or kiln dried and relatively free of knots and checks in order to assure a longer life for replacement materials.
4. Design and install a new wood feature such as a cornice or doorway when the historic feature is completely missing. This should be an accurate restoration using historical, pictorial, and physical documentation. Where documentation does not exist, a new design that is compatible with the size, scale, material, and color of the historic building may be used.
5. Apply compatible paint coating systems following proper surface preparation. Sandblasting shall not be used to prepare or clean historic wood exterior elements. Blasting by any media, including liquids, shall not be used unless it can be demonstrated that no surface material is removed by application. Application of any liquid media shall not exceed a pressure of 150 pounds per square inch measured where the liquid leaves the application nozzle. Paint shall match existing surface coating thickness. Use non-abrasive tools, such as natural bristle brushes; do not use abrasive or gouging tools, such as wire brushes and scrapers.
6. It is recommended, but not required, that the building be refinished with colors that are identified through examination of strata by a qualified architect or conservator, or which are historically appropriate to the building.

Architectural Metals

Architectural metal features may require rehabilitation and maintenance due to weathering and corrosion.

Guidelines for Architectural Metals

1. Identify, retain, and preserve architectural metal features such as columns, capitals, window hoods, canopy cladding or fascia, stairways, light fixtures, or gates that are important in defining the overall historic character of the building. Also identify and preserve their finishes and colors. If originally painted, it is recommended, but not required, that the architectural metals be repainted with colors that are historically appropriate to the building.
2. Clean architectural metal, when necessary, with gentle non-abrasive cleaning methods to remove corrosion. Sandblasting shall not be used to clean historic metal surfaces.
3. Apply appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.
4. Repair architectural metal features by patching, splicing, or otherwise reinforcing the metal. Repairs may also include the limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balusters, column capitals or bases, or roof ornaments.
5. Design and install a new architectural metal feature such as an entry door or sheet metal cornice when the historic feature is completely missing. It may be an accurate reconstruction using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the building.

Doors and Entrances

Doors and entrances are often the principal features of historic buildings, particularly when they occur on primary elevations. Their functional and decorative features, such as the type of door, steps, balustrades, and entrances are extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.

Doors are subject to weathering and deterioration and may require maintenance and rehabilitation, which could include cleaning and repair of attachments, flashing and hardware.

Guidelines for Doors, Entrances and Porches

1. Identify, retain, and preserve entrances, and their functional and decorative features that are important in defining the overall historic character of the building such as doors, transoms, sidelights, columns, balustrades, and stairs.
2. Protect and maintain the masonry and architectural metal that comprise entrances through appropriated surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems, replacement of broken glass, and replacement of deteriorated sealants or glazing compounds.
3. Repair entrances by reinforcing the historic materials. Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns, sidelights, and stairs.
4. Design and construct a new entrance if the historic entrance is completely missing. It may be a reconstruction based on historical, pictorial, and physical documentation; or be, a new design that is compatible with the historic character of the building.
5. Design and install additional entrances when required for the new uses in a manner that preserves the historic character of the building. In general, such alterations should be limited to non-character defining elevations. New entrances shall be compatible and may be of contemporary design provided they do not destroy character-defining features. To the extent visible, new entrances shall be reversible.

Windows

The type and size of window openings are extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work. Wood windows may deteriorate from hard use, warping, or settling, and metal windows are susceptible to water damage. Glazed openings may shatter.

Guidelines for Windows

1. Identify, retain, and preserve historic window features that are important in defining the overall historic character of the building. Such features include frames, sash, muntins, glazing, sills, heads, and hood molds.
2. Protect and maintain the wood and architectural metal, which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
3. Make windows weather tight and improve thermal efficiency by re-caulking and replacing or installing weather stripping.
4. Construct and install new windows if the historic windows (frame, sash and glazing) are completely missing, have been replaced with non-original materials, or are too deteriorated to repair. The replacement windows shall be an accurate reconstruction using historical, pictorial, and physical documentation.
5. Replace broken clear glass with clear non-reflective glass to match historic materials and configuration.

Roofs

The roof is a contributing factor in defining the building's overall historic character. In addition to the design role it plays, a weather tight roof is essential to the preservation of the entire structure. Thus, protecting and repairing the roof as a "cover" is a critical aspect of a rehabilitation project.

Guidelines for Roofs

1. Protect and maintain a roof by cleaning and refinishing coping, cleaning the gutters and downspouts, and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.
2. Provide adequate anchorage for roofing material to guard against wind damage and moisture penetration.
3. Repair a roof by reinforcing the historic materials which comprise roof features. Replacement or repairs should use replacement in kind, or with compatible substitute material. When replacing the roof, remove existing membrane down to wood decking. Inspect exposed decking and replace deteriorated wood members; retain historic sheathing materials such as board sheathing.
4. Install mechanical and service equipment on the roof so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.
5. Repair broken gutters and downspouts. If repair is not possible, replace in kind to match existing. Re-solder broken joints. Where missing, replicate historic gutters and downspouts or provide compatible new gutters and downspouts.

Structural and Mechanical Systems

Structural systems of historic buildings may need repair due to deterioration, fire, or seismic activity.

Guidelines for Structural and Mechanical Systems

1. Protect and maintain the structural system by cleaning the roof gutters and downspouts; replacing roof flashing; keeping masonry, wood, and architectural metals in a sound condition; and assuring that structural members are free from insect infestation.
2. Repair the structural system by augmenting or upgrading individual parts or features. For example, weakened structural members such as floor framing can be spliced, braced, or otherwise supplemented and reinforced.
3. Install new work as a requirement of current seismic or code requirements so as not to adversely impact exterior facades. Provide seismic reinforcements as required to an historic building in a manner that avoids damaging the structural system and character-defining features, including window and door openings.
4. Design and install new mechanical or electrical systems which minimize the number of cutouts or holes in structural members.

Interior Spaces

The building retains much of its interior character-defining features and materials, such as space configurations, interior walls, finishes, trim, and some decorative elements.

Guidelines for Interior Spaces

1. Interior character-defining spaces and features should be retained.
2. Construction of new interior floor plans or arrangement of spaces shall not adversely impact the exterior historic character of the building facade, i.e. infill of window or door openings, or the creation of new inappropriate openings. Where doors or windows are no longer needed, the existing doors and windows should be retained in place, and if necessary made inoperable in a reversible manner which would allow for later reuse. If in the reuse of existing spaces, the covering of door and window openings cannot be avoided by alternate uses or interior space design, then interior coverings shall be added in such a manner that any glazed openings match the appearance of uncovered glazed openings in both daylight and at night.
3. Retention, protection, and repair should be given prime consideration and caution exercised in pursuing any plan that would radically change character-defining spaces or obscure, damage or destroy interior features or finishes.
4. Materials, surfaces and finishes on ceilings, walls, floors and trim shall be retained in the course any alterations or additions.
5. It is recommended, but not required, that the building be repainted with colors identified through examination of strata by a qualified architect or conservator, or which are historically appropriate to the building.

Decorative Arts

The presence of decorative arts adds to the character and significance of a building by providing rare and unique elements of artistic creation. These decorative arts can represent the work of a master artisan, the development of important artistic techniques, and the depiction of cultural taste at a particular period in time. Retaining, repairing, and protecting decorative arts requires careful work and proper documentation.

Guidelines for Decorative Arts

1. If significant decorative painting or wall papering is discovered during the course of work on the buildings, then those elements should be protected, and stabilized to retard or prevent future deterioration, preferable left visible for display and interpretation, or documented if covered by reversible finishes.
2. The element shall be photo-documented and the location described precisely.
3. Surface dust shall be removed. Excess dirt and grease shall be removed only where necessary and only using gentle methods. General cleaning shall occur, if at all, after assessment and specification of methods and materials by a qualified art or materials conservator.

Site Characteristics

The relationship between historic buildings and landscape features helps to define historic character and should be considered an integral part of planning for rehabilitation project work.

Guidelines for Site Characteristics

1. Identify and evaluate building site features important in defining its historic character. Site features can include walkways, lighting, fencing, signage, fountains, plants, trees, paving, sidewalks, and curbs.
2. Retain the historic relationship between buildings, landscape features, and open space to the extent feasible.
3. New plantings shall be compatible with the historic landscape character of the site and may be of contemporary design provided such alterations and additions do not destroy character-defining features. Important resources, such as healthy large specimen trees, shall be retained if feasible. All planted areas shall reflect the need for water conservation.
4. In general, the existing streets and their elements (curbs, sidewalks, and street paving) should be retained where possible. Where changes are made, the new design shall reflect the traditional elements of the existing streets by referencing elements of street, curb, and sidewalk. These references may be made by delineating materials, colors, or texture of paving.
5. New paving, if any, should not overwhelm or detract from the colors and architectural features of the building. Use of street furniture and movable landscaping are appropriate for enhancing the setting and pedestrian use of the site.

Health and Safety Code Compliance

It is often necessary to make modifications to an historic building so that it can comply with current health, safety, and code requirements. Such work needs to be carefully planned and undertaken so that it does not result in a loss of interior or exterior character-defining spaces, features, and finishes.

The *Americans with Disabilities Act* (ADA) applies to employment, as well as access to public structures and services or public accommodations owned or operated by private entities. In general, there are special rules and minimum access requirements where an alteration would threaten or destroy the historic significance of an historic building. To use the minimum requirements, consultation is required with the State Office of Historic Preservation. The California Historical Building Code offers alternative measures for application to qualified historical structures that help avoid the loss of historic character. It is mandatory that local and state building and fire safety officials recognize the code where applicants utilize relevant provisions.

Guidelines for Code Compliance

1. Identify the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.
2. Comply with health and safety codes, including seismic codes and barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.
3. If alterations for code compliance result in the loss of historic character due to the substantial alteration of character-defining features and spaces, study alternatives to demonstrate whether or not there are other designs that would provide both code compliance and retention of historic character.
4. If there are not alternatives under general application codes allowing historic character to be retained, use of the California Historical Building Code shall govern code requirements. Study alternatives to demonstrate whether or not there are other designs which would provide both compliance and retention of historic character using this code.
5. New structural or seismic reinforcement members, including anchor bolts, shall be hidden from view whenever possible.

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Treatment Recommendations

Having a firm knowledge of the condition of materials and systems in a historic property is essential to planning appropriate rehabilitation work. Deteriorated materials and non-operating systems not identified as significant could be lost during intensive rehabilitation, thereby reducing a property's historic integrity. Poor and deteriorated conditions, if left uncorrected, often worsen over time.

The Existing Conditions Survey included in Part 1 is a record of character-defining features that comprise the Army and Navy YMCA building. Character-defining spaces, features, and materials have been documented in both photographs and written narrative format. The condition of these features has also been recorded and categorized as being good, fair or poor. Recommendations for the treatment of features and materials are provided in this section, as appropriate, to be used in future rehabilitation and planning on the property.

The Army and Navy YMCA complex is generally in fair condition, with a few instances of poor conditions, and requires further attention. The building has a more than adequate level of integrity to convey its significance. The majority of the building's significant features are in fair condition and need some level of rehabilitation.

Recommended treatments are provided in the table below. The table is a prioritized list of features, spaces, or items and their recommended treatments. Note that the term "treatment" may refer to a broad range of actions, not just the physical treatment of a specific feature.

Each feature has been assigned a prioritized ranking of "high," "medium," or "low." The rankings reflect the condition of each feature, applicable criteria for the health and safety of the occupants, and the conservation of the building and its contents. The rankings should be considered when planning and implementing repairs or rehabilitation. Features with a "high" ranking should receive the most immediate attention, while features with a "low" ranking are considered to have a lower priority. The rankings are not based on the comfort and convenience of the building's potential users, or the relative cosmetic appearance of the building features. Our rankings favor building conservation, whereas operational priorities may be different for the owner.

Space, Feature, or Item	Rehabilitation Treatment Recommendation	Priority
Roof, hipped	Investigate source of water infiltration. Carefully remove and store roof tiles and replace roof membrane and flashing. Reinstall salvaged roof tiles. Replace in kind damaged roof tiles.	High
Roof, flat	Replace deteriorated built-up roofing with new built-up roofing, flashing and coping	High
Skylights	Retain and repair metal structure; replace broken wire glass and seals as necessary	High
Gutters	Repair or replace metal flashing and gutters to eliminate water from sheeting onto surface of building; match existing gutter profile	High
Eave soffits	Repair damaged and deteriorated decorative copper cladding at eave soffits; replace in kind portions of copper cladding that are damaged beyond repair	High
Exterior plaster and cast stone	Clean and repair soiled and damaged surfaces. Remove overpaint on cast stone surfaces. Engage an architectural conservator to examine exterior cementitious surfaces, identify conditions and recommend treatments. Do not use high pressure washing or any materials or methods that may potentially change the profile of or remove the surface of exterior materials, or deposit chemicals and materials that are not adequately neutralized or removed.	High
Wood windows and exterior glazed and solid wood doors	Repair weathered and broken wood windows and exterior glazed and solid wood doors; return to working condition Replace missing wood windows to match existing	High
Decorative ironwork	Retain, repair and repaint corroded or broken decorative wrought or cast-iron railing, and grilles; replace missing ironwork with new pieces to match original	High
Metal fire escapes	Retain, repair and repaint existing metal fire escapes	High

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Space, Feature, or Item	Rehabilitation Treatment Recommendation	Priority
Concrete entrance steps	Clean soiled concrete surfaces. Do not use high pressure washing or any materials or methods that may potentially change the profile of or remove the surface of exterior materials, or deposit chemicals and materials that are not adequately neutralized or removed. Repair subsidence, cracks and mortar losses. Engage an architectural conservator to examine exterior cementitious surfaces, identify conditions and recommend treatments.	High
Metal lanterns	Retain and repair to working condition decorative metal lanterns at east and north entrances	High
Exterior paint	Prepare and paint all previously-painted exterior surfaces. Apply best practices for standard exterior painting; fill and level cracks, holes and divots; prime and paint using a high-quality alkyd-type product. Assure that the existing substrate is compatible with an alkyd product prior to coating. When repainting metal or galvanized metal surfaces, use enamel paint products that are formulated for metal substrates. Non-alkyd exterior paint products may be also be used if they are of high quality and compatible with application to the existing substrate.	High
Courtyard	Clean soiled concrete paving. Do not use high pressure washing or any materials or methods that may potentially change the profile of or remove the surface of exterior materials, or deposit chemicals and materials that are not adequately neutralized or removed.	Medium
Decorative finishes (interior): Terra cotta tile flooring	Retain and repair terra cotta tile flooring. Replace missing or damaged tiles with new tiles to match existing. Match existing grout color and composition. Retain and repair integrally colored and stamped concrete floors. Do not use abrasives (high water pressure or other media), highly concentrated detergents or acidic	Medium

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Space, Feature, or Item	Rehabilitation Treatment Recommendation	Priority
	cleaners. Do not apply sealers other than floor wax. In addition to regular wet mopping to remove soil and grit, periodic removal of soiled wax and reapplication of wax will conserve the surface and maintain appearance.	
Decorative finishes (interior): Stamped concrete floors	Retain and repair integrally colored and stamped concrete floors. Do not use abrasives (high water pressure or other media), highly concentrated detergents or acidic cleaners. Do not apply sealers other than floor wax. In addition to regular wet mopping to remove soil and grit, periodic removal of soiled wax and reapplication of wax will conserve the surface and maintain appearance.	Medium
Decorative finishes (interior): ceramic tile	Retain and repair existing glazed ceramic tile wainscoting. Replace missing or damaged tiles with new tiles to match originals. Clean soiled surfaces. Do not use abrasive cleaners, high pressure washing or any materials or methods that may potentially change the profile of or remove the surface of materials, or deposit chemicals and materials that are not adequately neutralized or removed.	Medium
Decorative finishes (interior): wood paneling	Retain existing paneled wood wainscot in former billiards room. Do not sand, abrasively clean, coat, varnish or wax wood surfaces. Use soft cotton cloth, dampened if needed, to remove dust and grit. Do not treat dust cloths with oils or sprays to attract dust; this will leave emulsion on surfaces. Use a vacuum cleaner with a soft natural bristle attachment on horizontal surfaces, baseboards and door frames.	Medium
Flooring, hardwood	Existing maple flooring in the Gymnasium appears worn but sound. It appears to have been refinished with a clear finish. A synthetic polyurethane finish is not recommended because it is easily damaged and not easily repaired resulting in more frequent sanding, which removes a layer a wood.	Medium

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Space, Feature, or Item	Rehabilitation Treatment Recommendation	Priority
	Damp mop to remove dust and grit. Finish with a "short oil" varnish (high resin content), plus a hard wax finish. Avoid sanding. Use "screening" to selectively remove soil and damaged areas when wear dictates application of new varnish.	
Walls and partitions, interior	Retain existing textured plaster surfaces. Patch and repair damaged plaster to match existing. Replace in kind as necessary. Repairs to plaster at areas of damage or deterioration should be made to retain as much surrounding original material as possible.	High
Decorative painting	Retain existing decorative painted finishes at walls and ceilings. Engage a conservator to investigate, stabilize, and potentially restore interior decorative painted surfaces.	Medium
Decorative light fixtures	Retain and repair as needed existing decorative metal light fixtures. Replace any missing fixtures to match existing Use energy-efficient bulbs that simulate the color temperature and distribution of incandescent bulbs.	Medium
Doors (interior)	Retain existing glazed and paneled wood interior doors. Do not sand, abrasively clean, coat, varnish or wax wood surfaces. Use soft cotton cloth, dampened if needed, to remove dust and grit. Do not treat dust cloths with oils or sprays to attract dust; this will leave emulsion on surfaces. Use a vacuum cleaner with a soft natural bristle attachment on horizontal surfaces, baseboards and door frames.	Medium
Door and window hardware	Repair broken door locksets and window latches; replace missing hardware in kind.	High
Casework, Coffee Shop	Retain and repair existing counter and back bar with diamond light panels in Coffee Shop. Do not sand, abrasively clean, coat, varnish or wax wood surfaces. Use soft cotton cloth, dampened if needed, to remove dust and grit. Do not treat dust cloths with oils or sprays to attract dust; this will leave emulsion on	Medium

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Space, Feature, or Item	Rehabilitation Treatment Recommendation	Priority
	surfaces. Use a vacuum cleaner with a soft natural bristle attachment on horizontal surfaces, baseboards and door frames.	
Casework, North and South Lounges	Retain and repair existing built-in shelving in North Lounge and window seats and stage in South Lounge. Do not sand, abrasively clean, coat, varnish or wax wood surfaces. Use soft cotton cloth, dampened if needed, to remove dust and grit. Do not treat dust cloths with oils or sprays to attract dust; this will leave emulsion on surfaces. Use a vacuum cleaner with a soft natural bristle attachment on horizontal surfaces, baseboards and door frames.	Medium
Cast stone mantels	Retain decorative cast stone mantels in North and South Lounges. Clean soiled surfaces. Do not use abrasive cleaners, high pressure washing or any materials or methods that may potentially change the profile of or remove the surface of materials, or deposit chemicals and materials that are not adequately neutralized or removed. Do not use fireplaces.	Medium
Stairs	Retain glazed brick treads and risers, and metal pipe handrails. Clean and repair soiled and damaged surfaces. Some brick has been overpainted; paint may be removed from glazed brick surfaces. Non-abrasive chemical removal is acceptable provided the chemical does not damage brick and is fully neutralized and removed. Abrasive methods are not acceptable.	Medium
Mechanical	Mechanical upgrades to meet current code and new use requirements	High
Electrical	Electrical upgrades to meet current code and new use requirements	High
Plumbing	Plumbing upgrades to meet current code and new use requirements	High
Fire/Life Safety	Install concealed fire sprinklers and fire monitoring system	High

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Space, Feature, or Item	Rehabilitation Treatment Recommendation	Priority
Hazardous materials	Retain an industrial hygienist or qualified hazardous materials specialist to inspect and identify potentially hazardous materials at the site. These materials may include lead-based paints and asbestos-containing materials. Confer with a qualified historic preservation architect prior to developing or undertaking any hazardous materials abatement plan because abatement can potentially destroy historic character. In many cases certain hazardous materials can be managed safely in place rather than removed when historic character is at risk.	High

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Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

HISTORIC RESOURCES GROUP

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HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

HISTORIC RESOURCES GROUP

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HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

HISTORIC RESOURCES GROUP

APPENDIX A

Preservation Briefs & Preservation Technical Notes

Preservation Briefs and Preservation Tech Notes provide guidance on preserving, rehabilitating, and restoring historic buildings. Published by the National Park Service these publications help historic building owners recognize and resolve common problems prior to work. The briefs are useful because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character. Preservation Briefs can be found online at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>, and Preservation Tech Notes can be found at: <http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>.

Concrete and Masonry

Preservation Brief 1: The Cleaning and Water-Repellent Treatment of Historic Masonry Buildings

Preservation Brief 2: Repointing Mortar Joints in Brick Buildings

Preservation Brief 3: Conserving Energy in Historic Buildings

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings

Preservation Brief 15: Preservation of Historic Concrete

Preservation Brief 16: The Use of Substitute Materials on Historic Buildings Exteriors

Preservation Brief 22: Preservation and Repair of Historic Stucco

Preservation Brief 38: Removing Graffiti from Historic Masonry

Preservation Brief 39: Controlling Unwanted Moisture in Historic Buildings

Preservation Brief 41: The Seismic Retrofit of Historic Buildings -- Keeping Preservation in the Forefront

Preservation Tech Note: Non-destructive Evaluation Techniques for Masonry Construction

Wood

Preservation Brief 3: Conserving Energy in Historic Buildings

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings

Preservation Brief 10: Paint Problems on Historic Woodwork

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

HISTORIC RESOURCES GROUP

Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

Preservation Brief 39: Controlling Unwanted Moisture in Historic Buildings

Preservation Tech Note: Protecting Woodwork against Decay Using Borate Preservatives

Architectural Metals

Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

Preservation Brief 25: The Preservation of Historic Signs

Doors and Entrances

Preservation Brief 15: Preservation of Historic Concrete

Preservation Brief 16: The Use of Substitute Materials on Historic Buildings

Preservation Brief 39: Controlling Unwanted Moisture in Historic Buildings

Windows

Preservation Brief 3: Conserving Energy in Historic Buildings

Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows

Preservation Brief 39: Controlling Unwanted Moisture in Historic Buildings

Roofs

Preservation Brief 3: Conserving Energy in Historic Buildings

Preservation Brief 4: Roofing for Historic Buildings

Preservation Brief 39: Controlling Unwanted Moisture in Historic Buildings

Structural and Mechanical Systems

Preservation Brief 3: Conserving Energy in Historic Buildings

Preservation Brief 4: Roofing for Historic Buildings

Preservation Brief 24: Heating, Ventilating and Cooling Historic Buildings

Preservation Brief 39: Controlling Unwanted Moisture in Historic Buildings

Preservation Brief 41: The Seismic Retrofit of Historic Buildings

Interior Spaces

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

HISTORIC RESOURCES GROUP

Preservation Brief 10: Paint Problems on Historic Woodwork

Preservation Brief 18: Rehabilitating Interiors in Historic Buildings

Preservation Brief 21: Repairing Historic Flat Plaster – Walls and Ceilings

Preservation Brief 28: Painting Historic Interiors

Decorative Arts

Preservation Brief 23: Preserving Historic Ornamental Plaster

Preservation Brief 34: Preserving Historic Composition Ornament

Preservation Brief 40: Preserving Historic Ceramic Tile Floors

Site Characteristics

Preservation Brief 36: Planning, Treatment and Management of Historic Landscapes

Code Compliance

Preservation Brief 32: Making Historic Properties Accessible

HISTORIC STRUCTURE REPORT

**Army and Navy YMCA (Harbor View House)
921 S. Beacon Street, San Pedro**

HISTORIC RESOURCES GROUP

APPENDIX B

Archival Plans

Undated plans by Jay, Rogers and Stevenson, Architects for the “Young Mens [sic] Christian Association Building, San Pedro, Calif.”

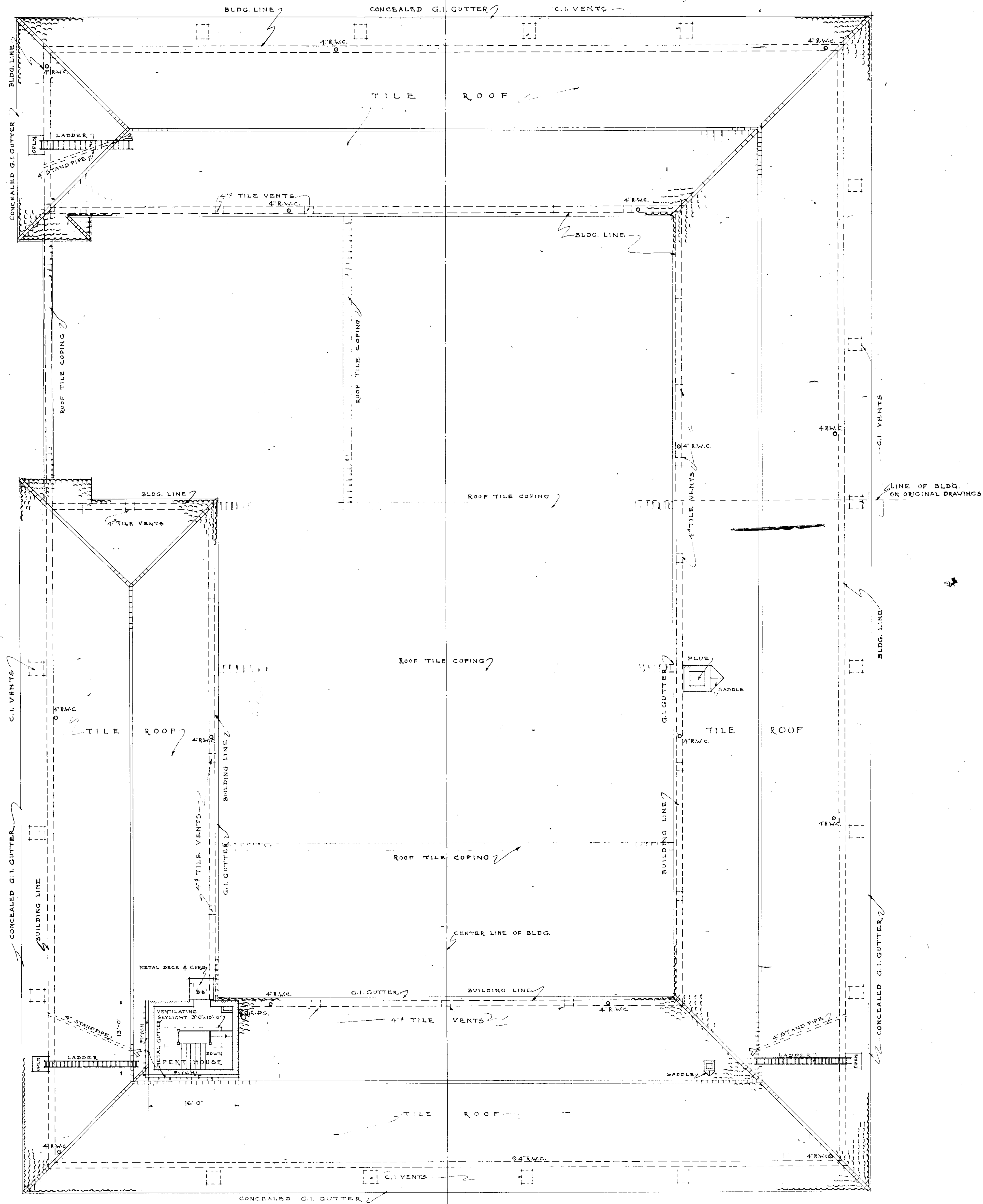
These appear to be portions of the original architectural drawings for the Army and Navy YMCA. Some of the drawings indicate the “addition” of an L-shaped wing of dormitory rooms at the second through fifth stories over the northwest and west portions of the building; the roof plan calls out this L-shaped wing as being beyond the “line of building in original drawings.” The drawings referencing an “addition” bear the names of only Clarence L. Jay and Lincoln Rogers.

The permit file includes only one building permit, LA27322 issued August 8, 1925, for construction of the YMCA building; no additional building permits or addenda were issued that would indicate a substantial addition to the building after initial completion of construction (the certificate of occupancy is dated September 3, 1926). A historic aerial photograph taken December 31, 1927 shows the building in its current configuration. This indicates that the northwest and west ranges of dormitory rooms were either added almost immediately after initial construction of the YMCA; or, more likely, were “added” during the construction documents phase, prior to permitting and construction, and are in fact original to the building.

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

HISTORIC RESOURCES GROUP



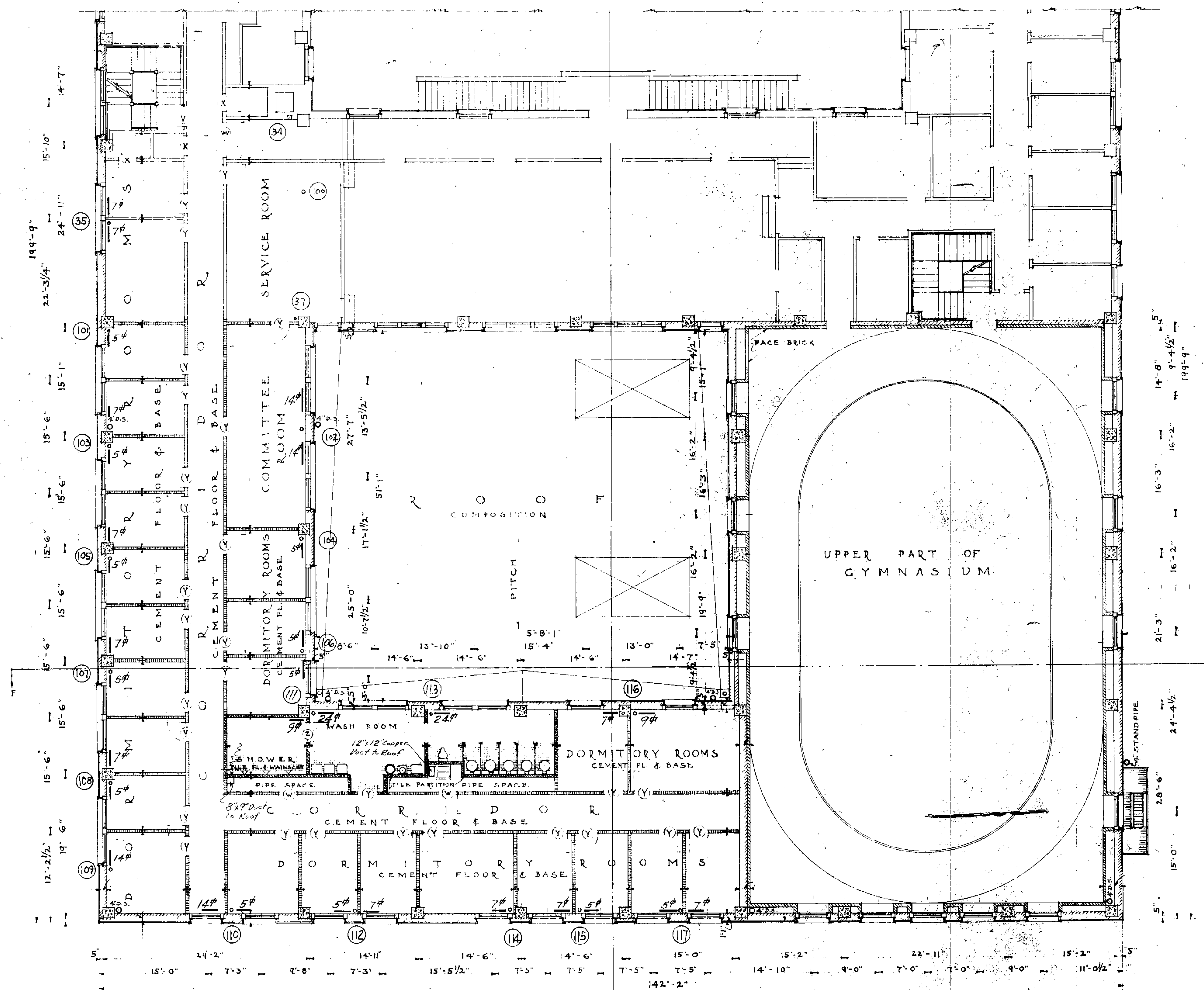
ROOF PLAN
SHOWING ADDITION
SCALE 1/8" = 1'-0"

DRAWN BY: A.P.
TRACED BY: B.P.
CHECKED BY:

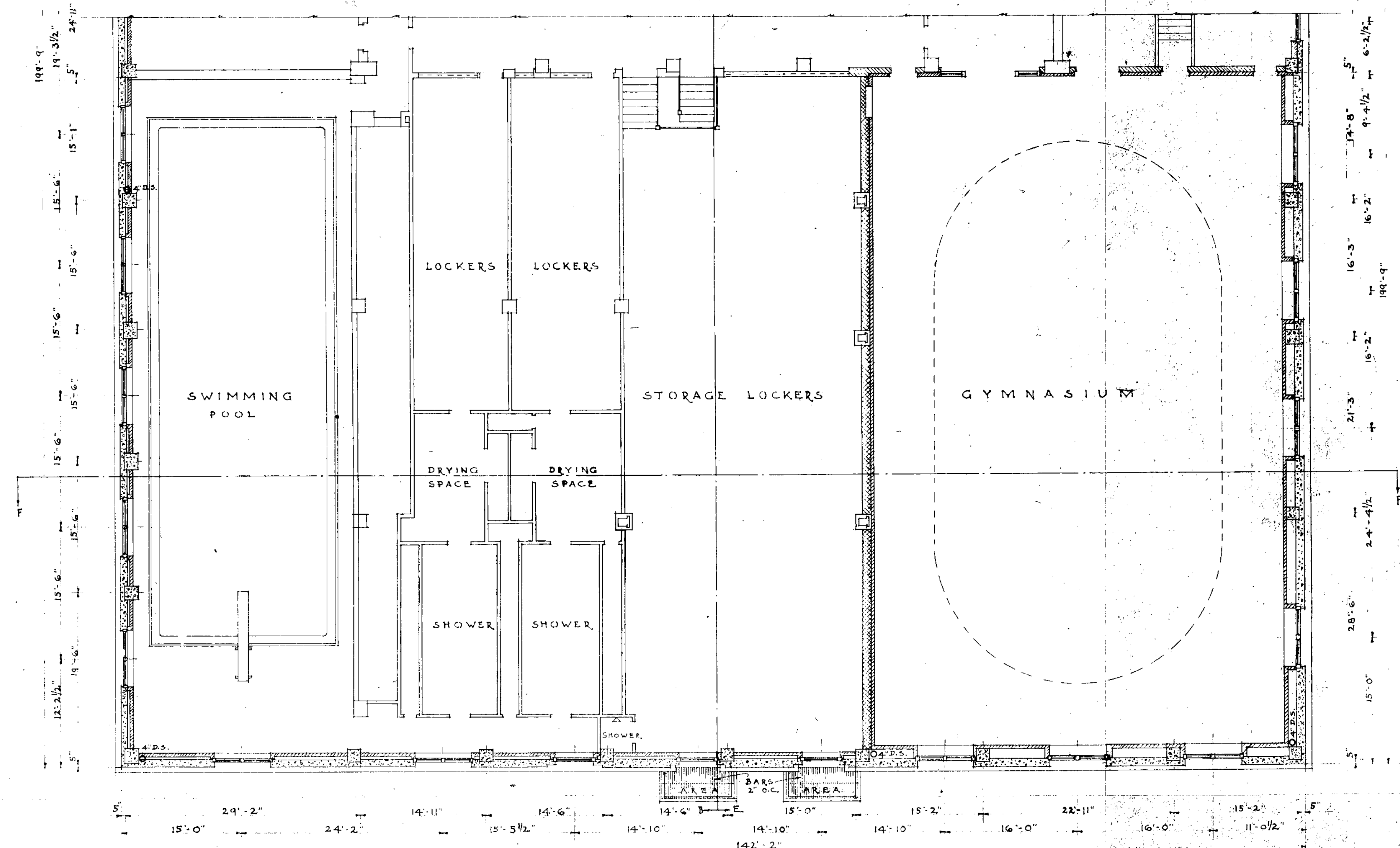
• YOUNG MENS CHRISTIAN ASSOCIATION BUILDING • SAN PEDRO • CALIF. •

CLARENCE L. JAY - LINCOLN ROGERS
ARCHITECTS
919 WASHINGTON BUILDING
LOS ANGELES
SAN DIEGO - PASADENA

SHEET



SECOND FLOOR PLAN [ADDITION]
SCALE 1/8" = 1' 0"



FIRST FLOOR PLAN SHOWING RESPAING OF WINDOWS
SCALE 1/8" = 1' 0"

HEATING.

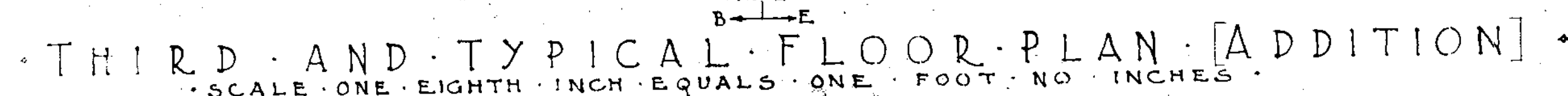
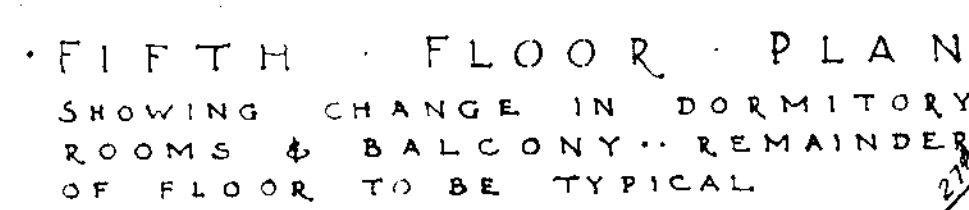
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TRACED BY B.P.
CHECKED BY

• YOVNG MENS CHRISTIAN ASSOCIATION BYILDING • SAN PEDRO • CALIF. •

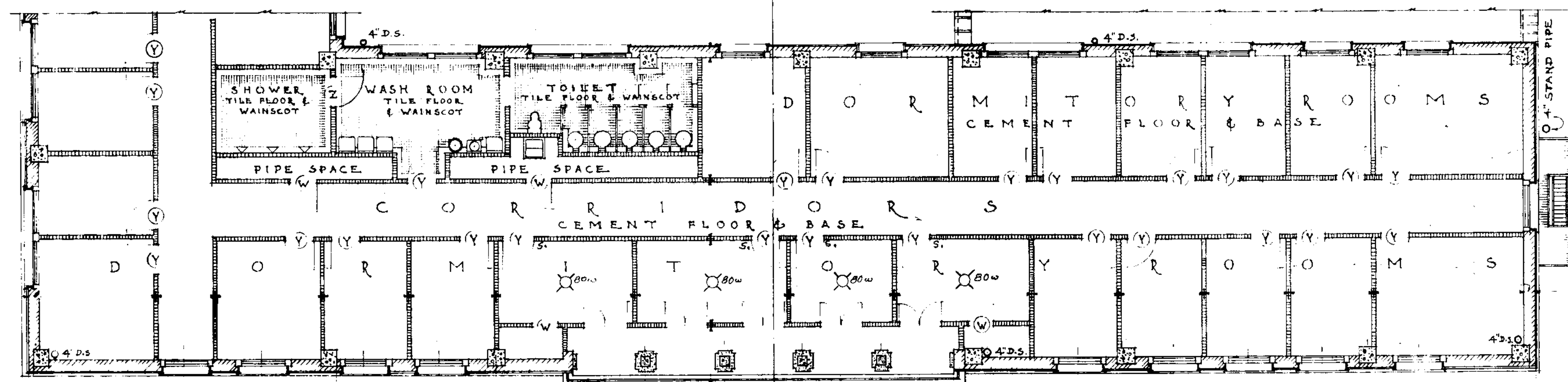
CLARENCE L. JAY-LINCOLN ROGERS
ARCHITECTS
414 WASHINGTON BUILDING
LOS ANGELES 5
SAN DIEGO - PARADISE

SHEET

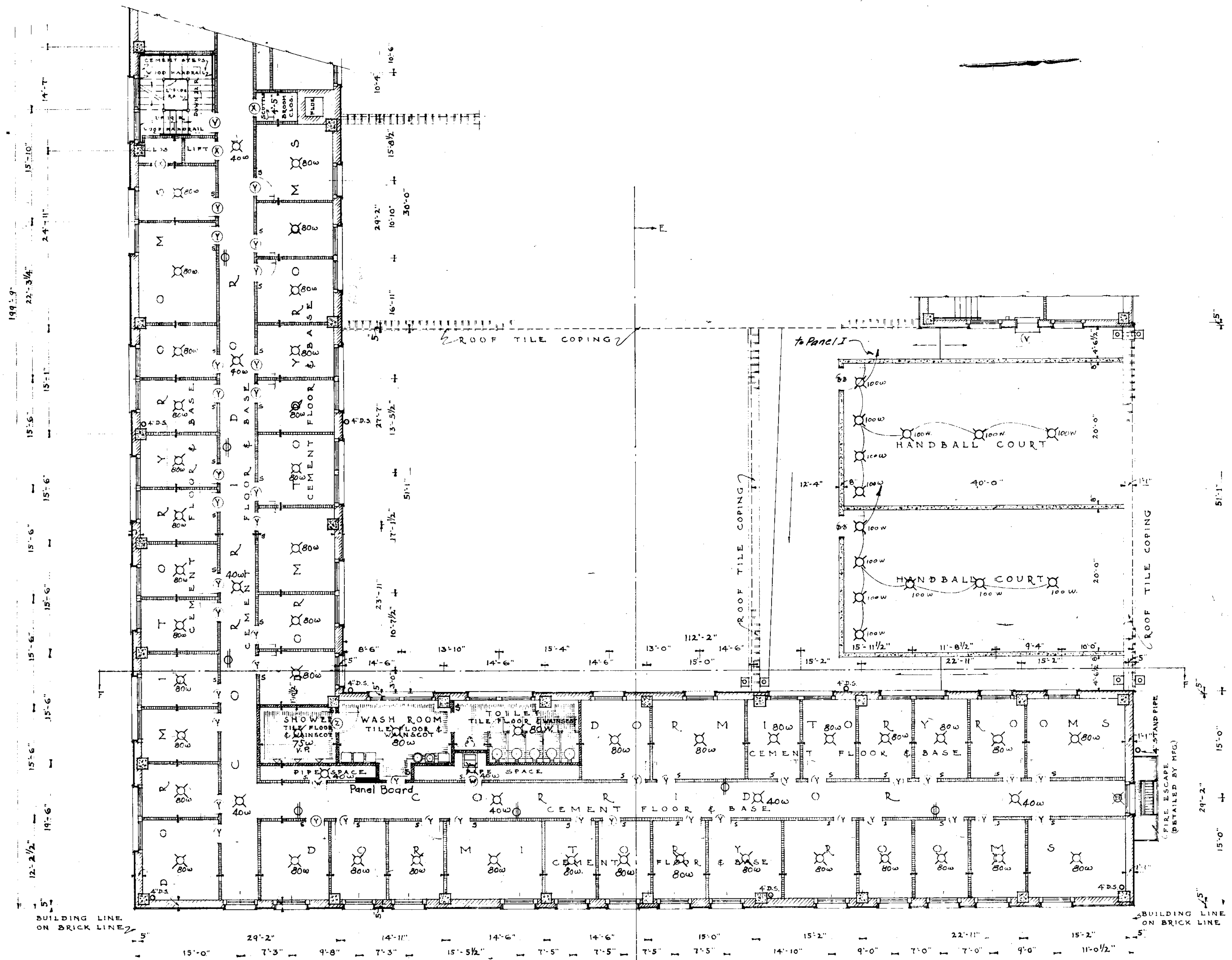
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CLARENCE L. JAY - LINCOLN ROGERS	SHEET NO
ARCHITECTS	402A
919 WASHINGTON BUILDING	
LOS ANGELES	
SAN DIEGO PASADENA	



FIFTH FLOOR PLAN
SHOWING CHANGE IN DORMITORY
ROOMS & BALCONY. REMAINDER
OF FLOOR TO BE TYPICAL



Note. Each dormitory room to have
an approved electric bell.

ELECTRIC LIGHTING.

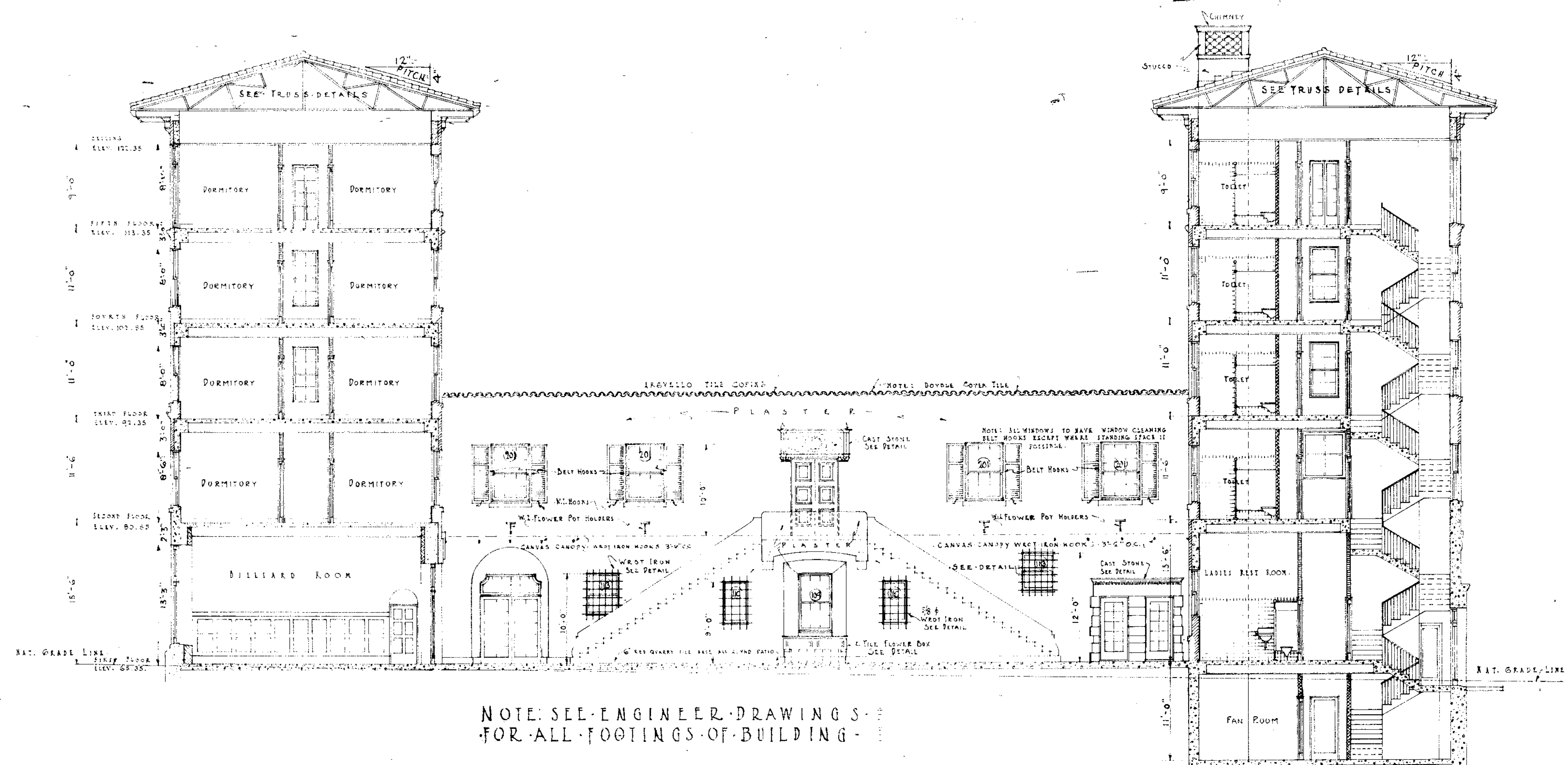
THIRD AND TYPICAL FLOOR PLAN [ADDITION]
SCALE ONE EIGHTH INCH EQUALS ONE FOOT NO INCHES

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TRACED BY: D.P.
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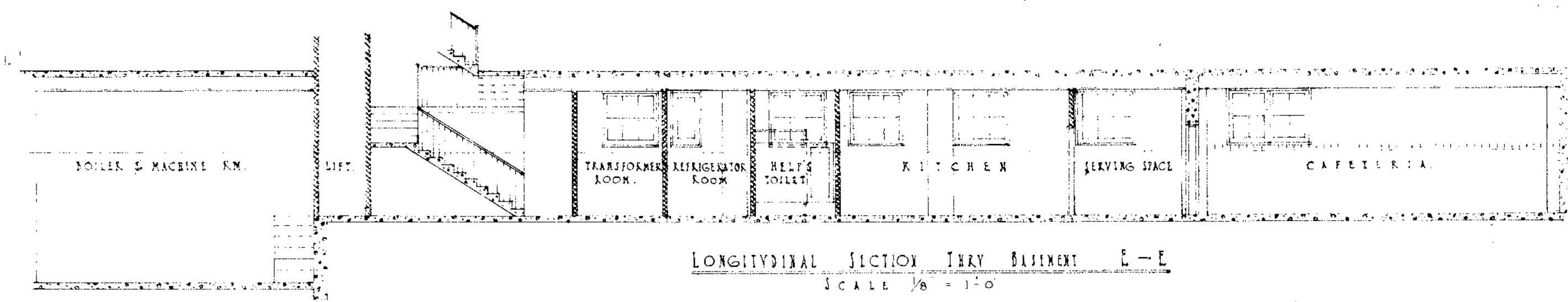
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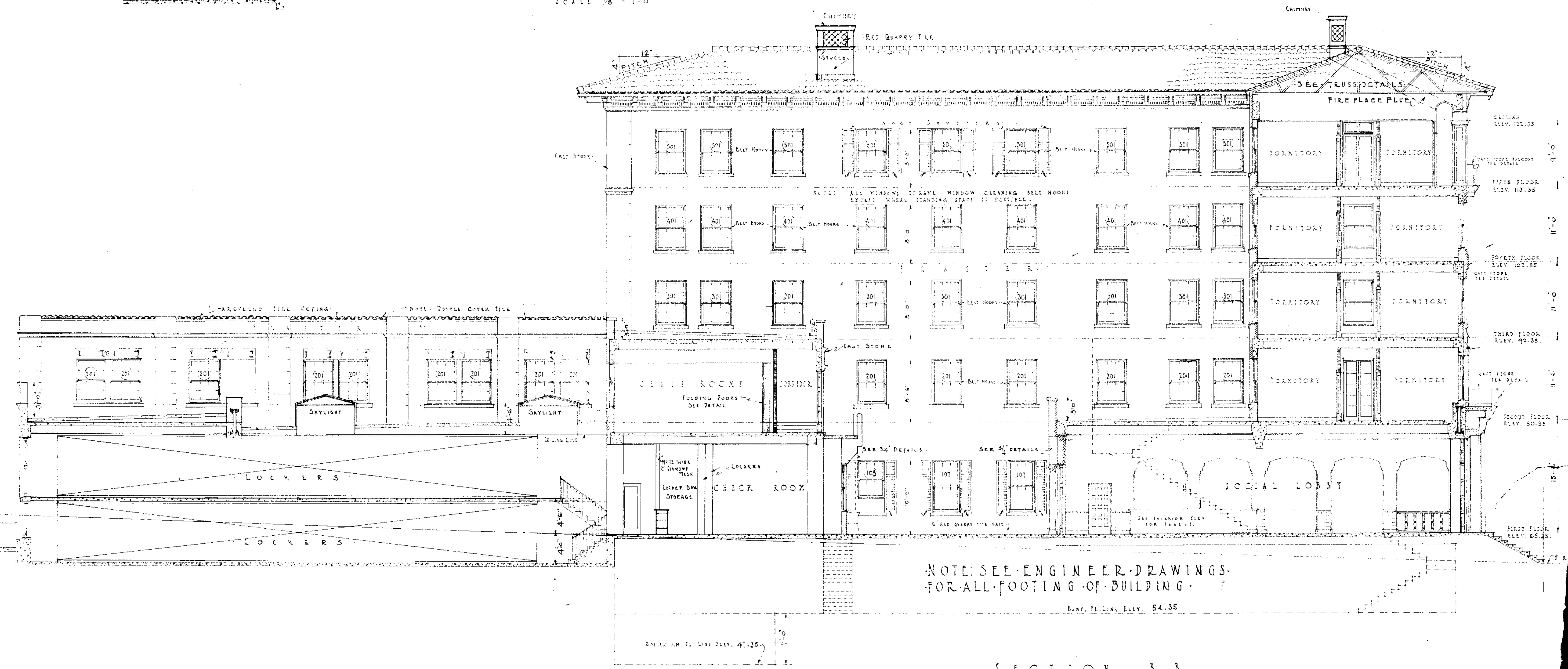
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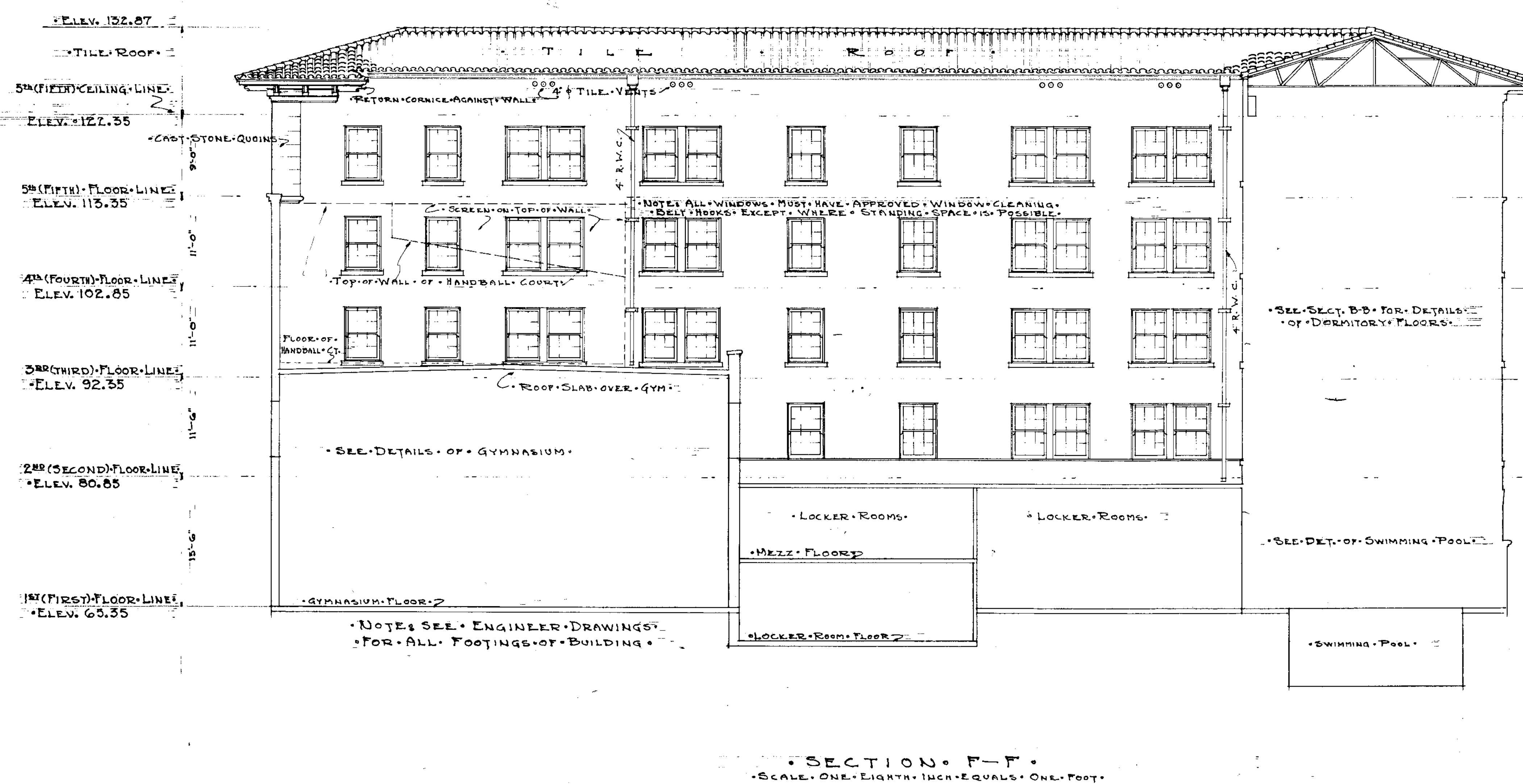
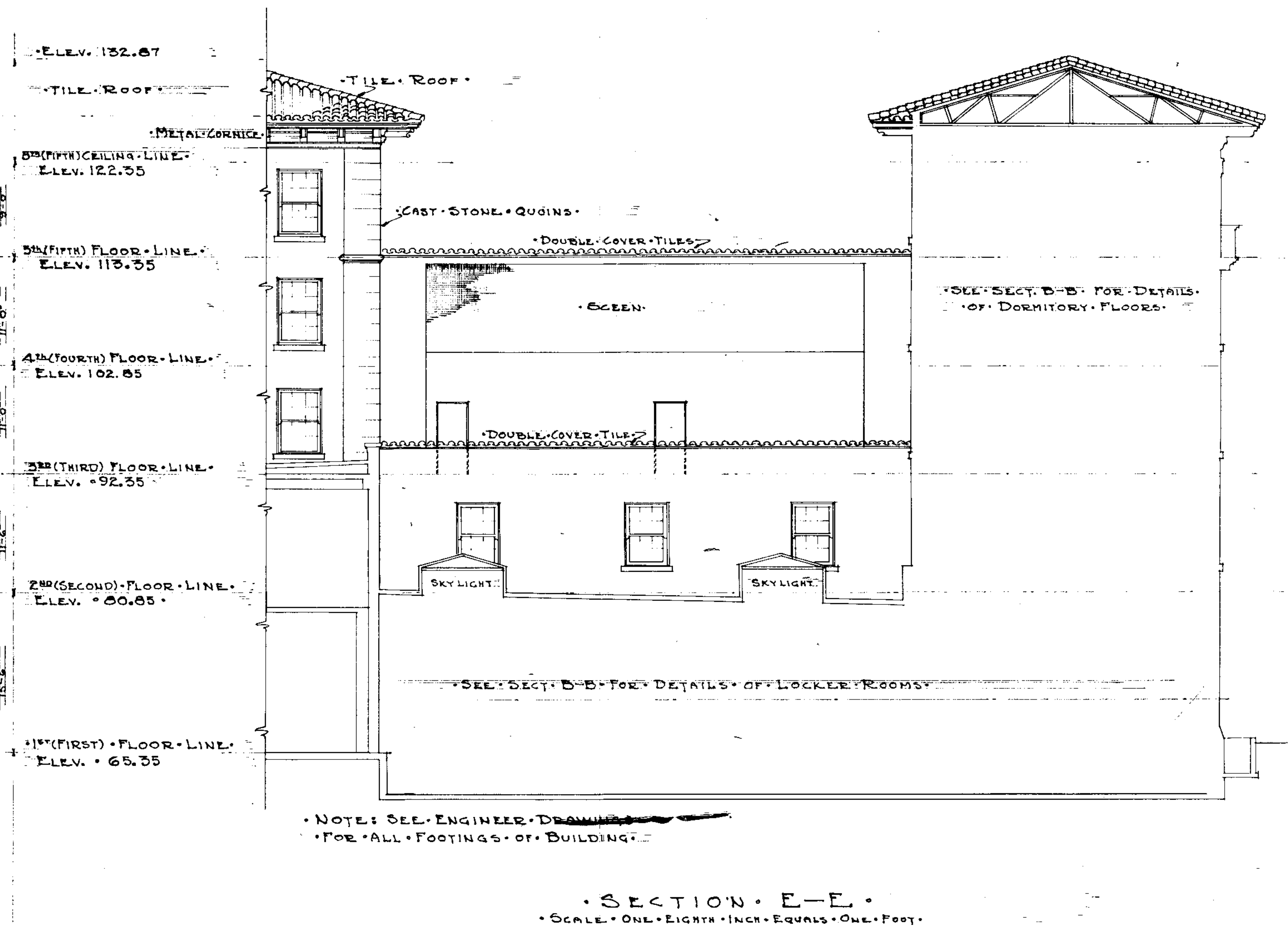
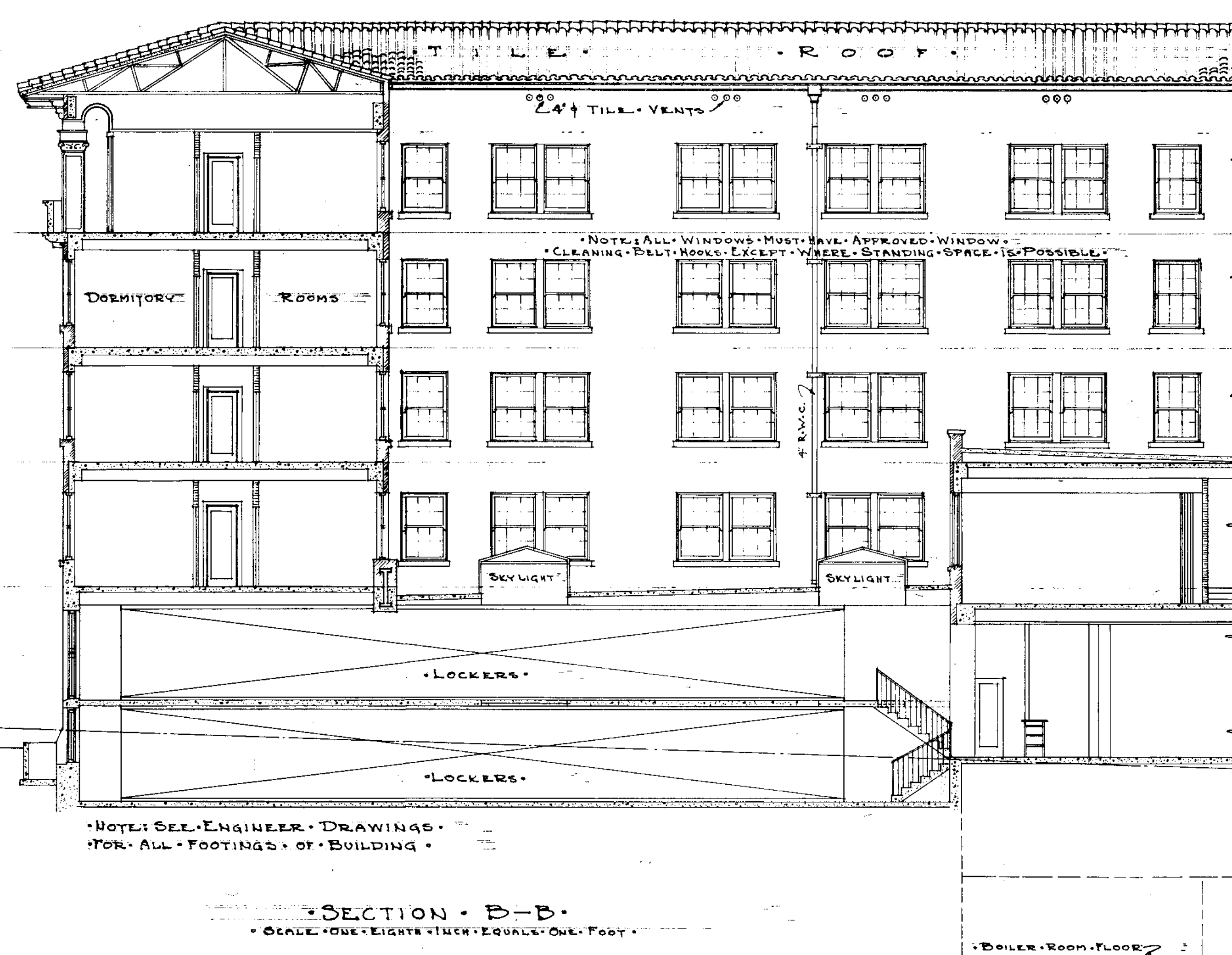
SECTION C-C
SCALE ONE EIGHTH INCH EQUALS ONE FOOT.



SECTION E-E
SCALE ONE EIGHTH INCH EQUALS ONE FOOT.



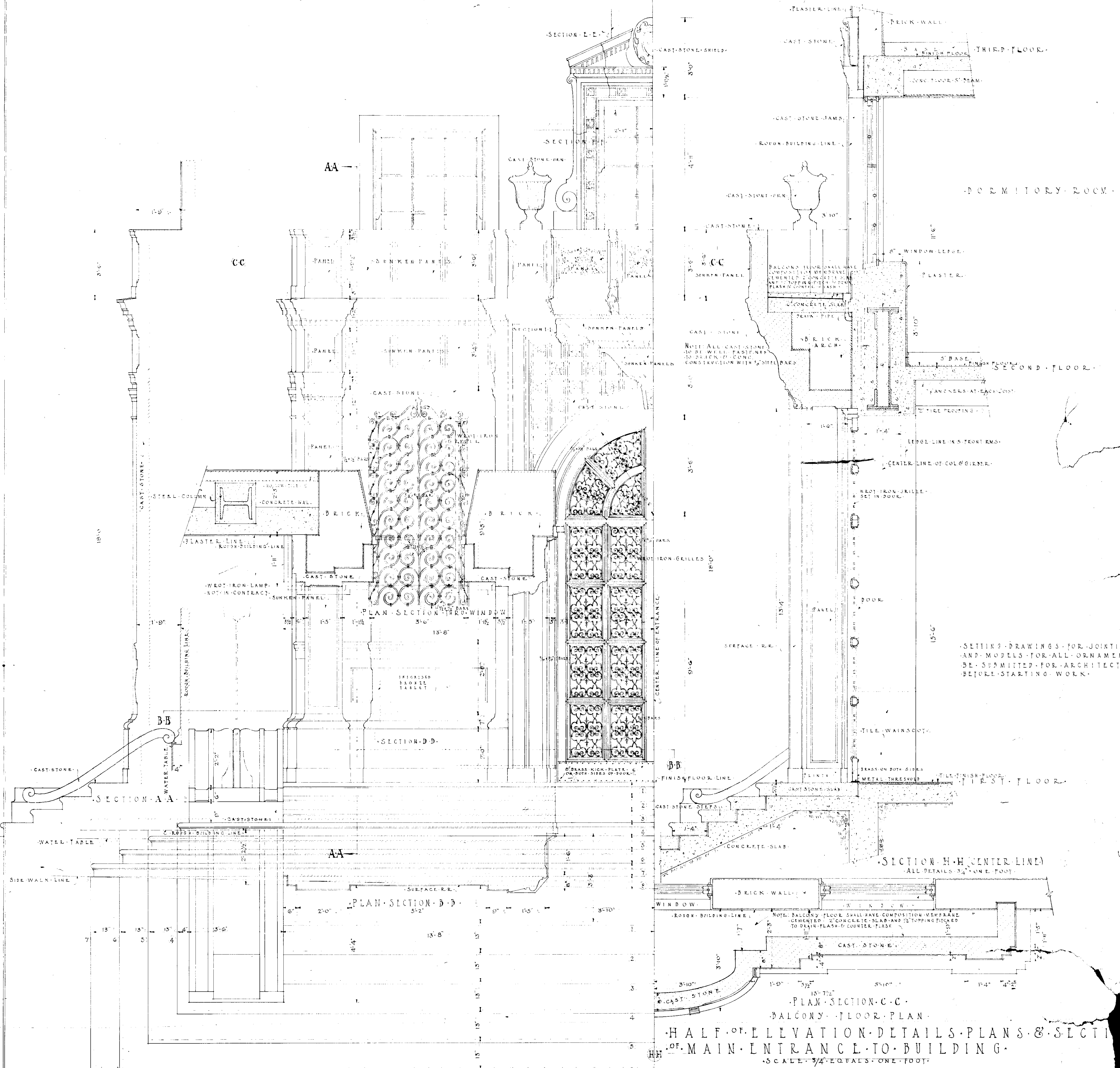
SECTION B-B
SCALE ONE EIGHTH INCH EQUALS ONE FOOT.



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TRACED BY T.L.R.
CHECKED BY

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HH



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JAY, ROGERS & STEVENS
ARCHT. & ENGRS.
210 WASHINGTON BUILDING
LOS ANGELES
JAN 21/1900

HH

SECTION E-E

SECTION F-F

SECTION G-G

AA

CC

BB

SECTION A-A

SECTION D-D

PLAN SECTION B-B

PLASTER LINE

BRICK WALL

THIRD FLOOR

SECOND FLOOR BEAM

CAST STONE JAMB

ROUGH BUILDING LINE

CAST STONE JAMB

DORMITORY ROOM

WINDOW LEDGE

PLASTER

SECOND FLOOR

BRICK ARCH

BRICK ARCH

LEDGE LINE IN FRONT

CENTER LINE OF COL & GIRDER

WROT IRON GRILLE

SET IN DOOR

DOOR

PANEL

DOOR

DOOR

DOOR

DOOR

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SETTING DRAWINGS FOR JOINTING
AND MODELS FOR ALL ORNAMENT
MUST BE SUBMITTED FOR ARCHITECT'S APPROVAL
BEFORE STARTING WORK

SECTION H-H (CENTER LINE)

ALL DETAILS 3/4" = 1'-0"

BRICK WALL

WINDOW

ROUGH BUILDING LINE

CAST STONE

CAST STONE

CAST STONE

CAST STONE

CAST STONE

CAST STONE

CAST STONE

CAST STONE

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CAST STONE

CAST STONE

PLAN SECTION C-C

BALCONY FLOOR PLAN

HALF OF ELEVATION DETAILS PLANS & SECTIONS
OF MAIN ENTRANCE TO BUILDING

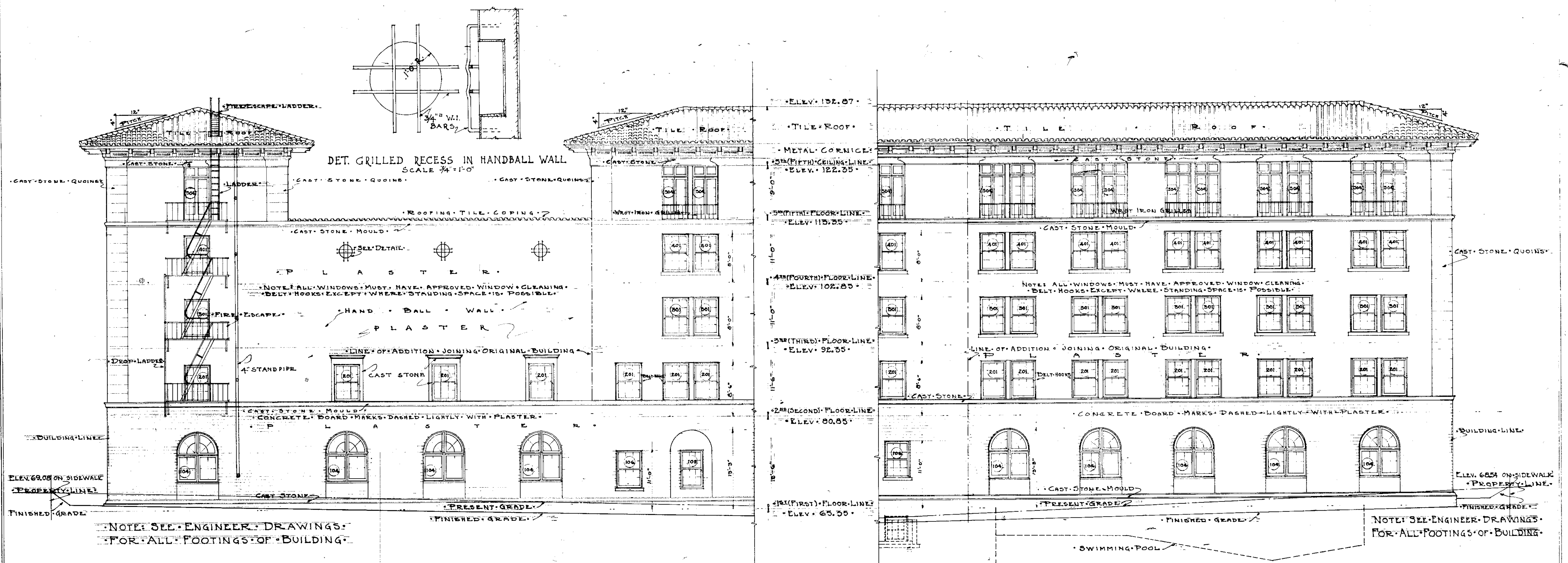
SCALE 3/4" = 1'-0"

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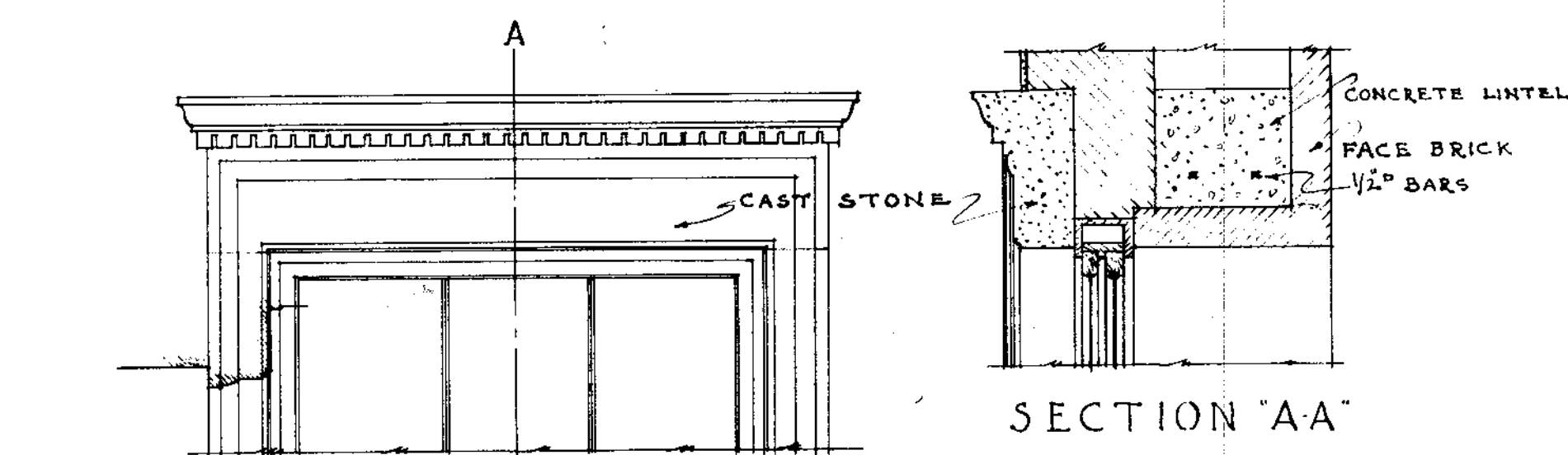
JAY, ROGERS & STEVENSON
ARCHITECTS
1115 CALIFORNIA STREET
SAN FRANCISCO, CALIF.

SHEET 10

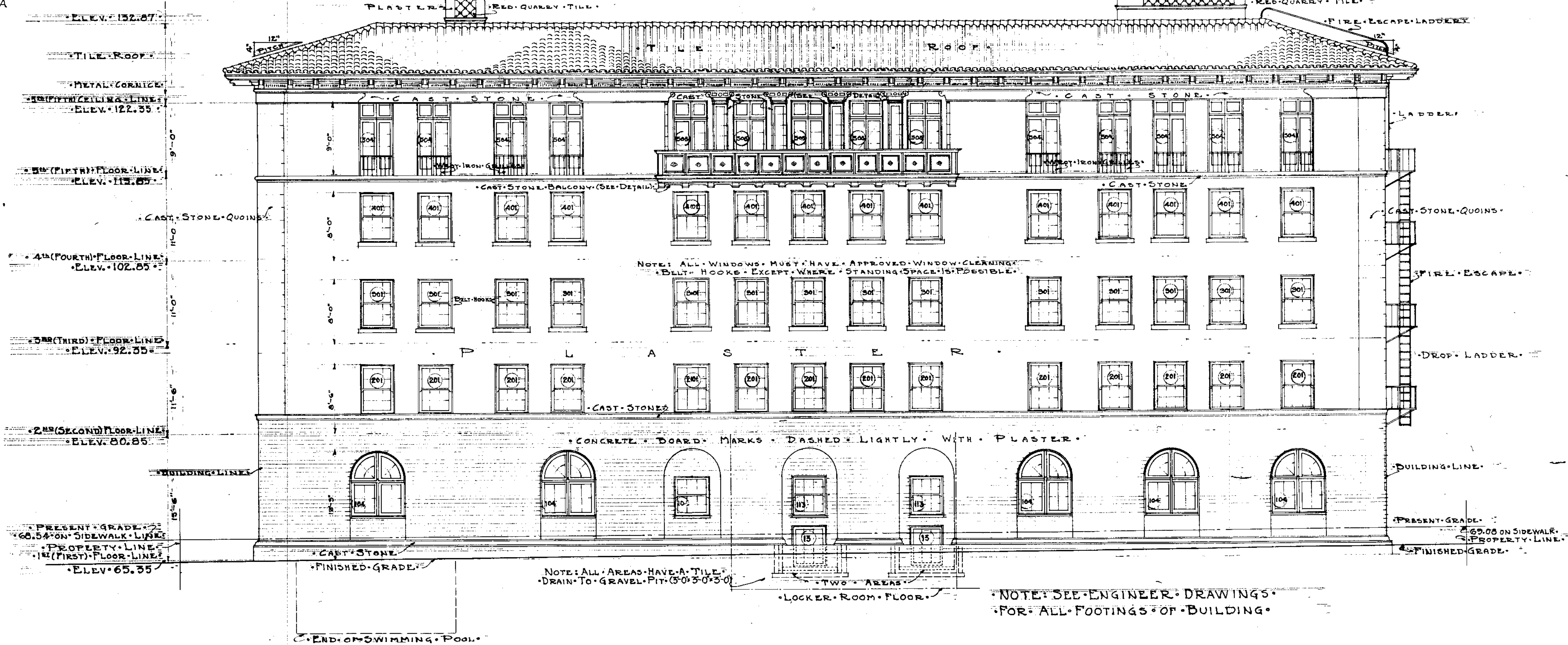


SOUTH ELEVATION ADDITION (TENTH STREET)
SCALE ONE EIGHTH INCH EQUALS ONE FOOT

NORTH ELEVATION ADDITION
SCALE ONE EIGHTH INCH EQUALS ONE FOOT



DETAIL SHOWING
CAST STONE TRIM
AROUND WINDOW #201
ON SOUTH ELEV.
SCALE 3/4" = 1'-0"



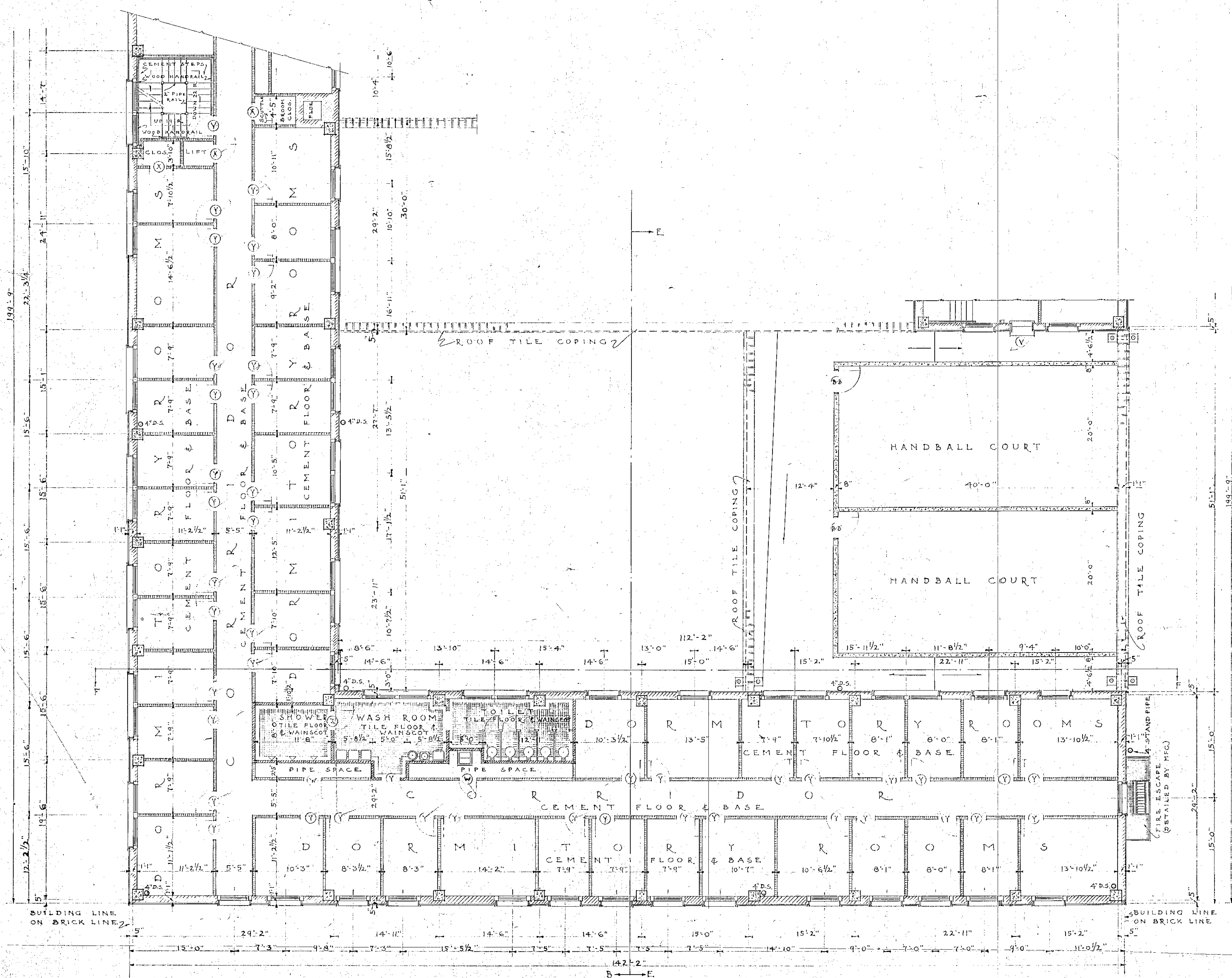
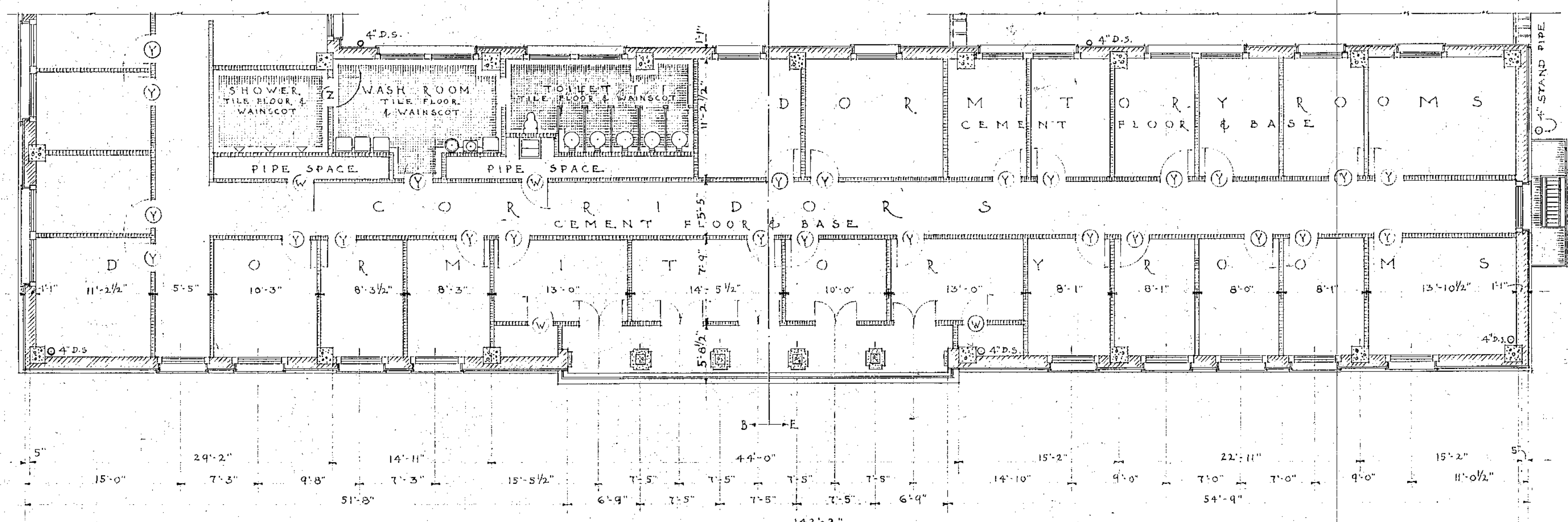
WEST ELEVATION (PALOS VERDES) STREET
SCALE ONE EIGHTH INCH EQUALS ONE FOOT

DRAWN BY T.E.
TRACED BY L.L.
CHECKED BY E.L.

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CLARENCE LAY, LINCOLN ROGERS
ARCHITECTS
315 WASHINGTON BUILDING
LOS ANGELES
SAN DIEGO • PASADENA

SHEET NO.
3A

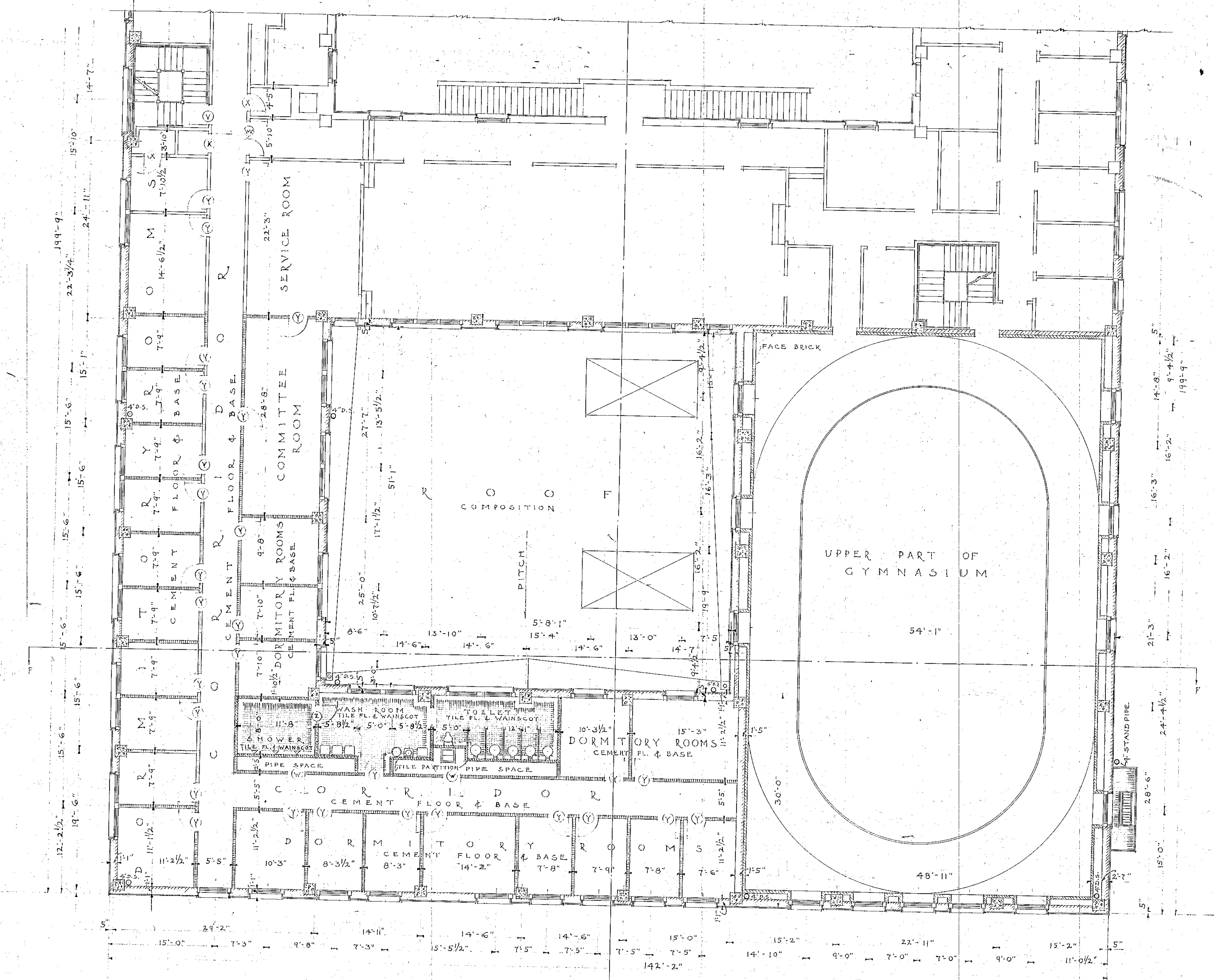


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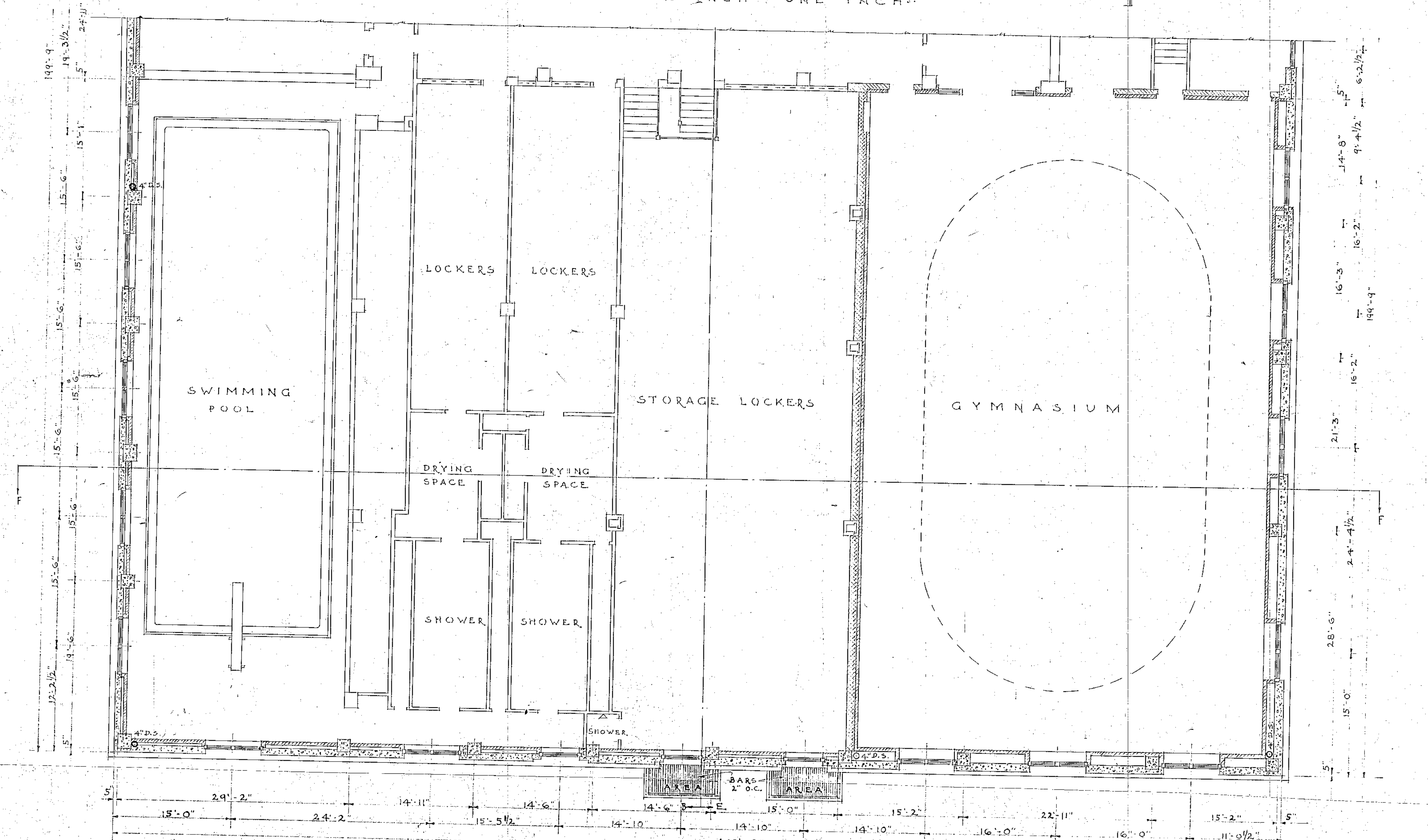
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CLARENCE L. JAY - LINCOLN ROGERS
ARCHITECTS
1014 WASHINGTON BUILDING
LOS ANGELES
SAN DIEGO - PASADENA

SHEET NO.
2-A



SECOND FLOOR PLAN [ADDITION]
SCALE 1/8" = 1' - 0"



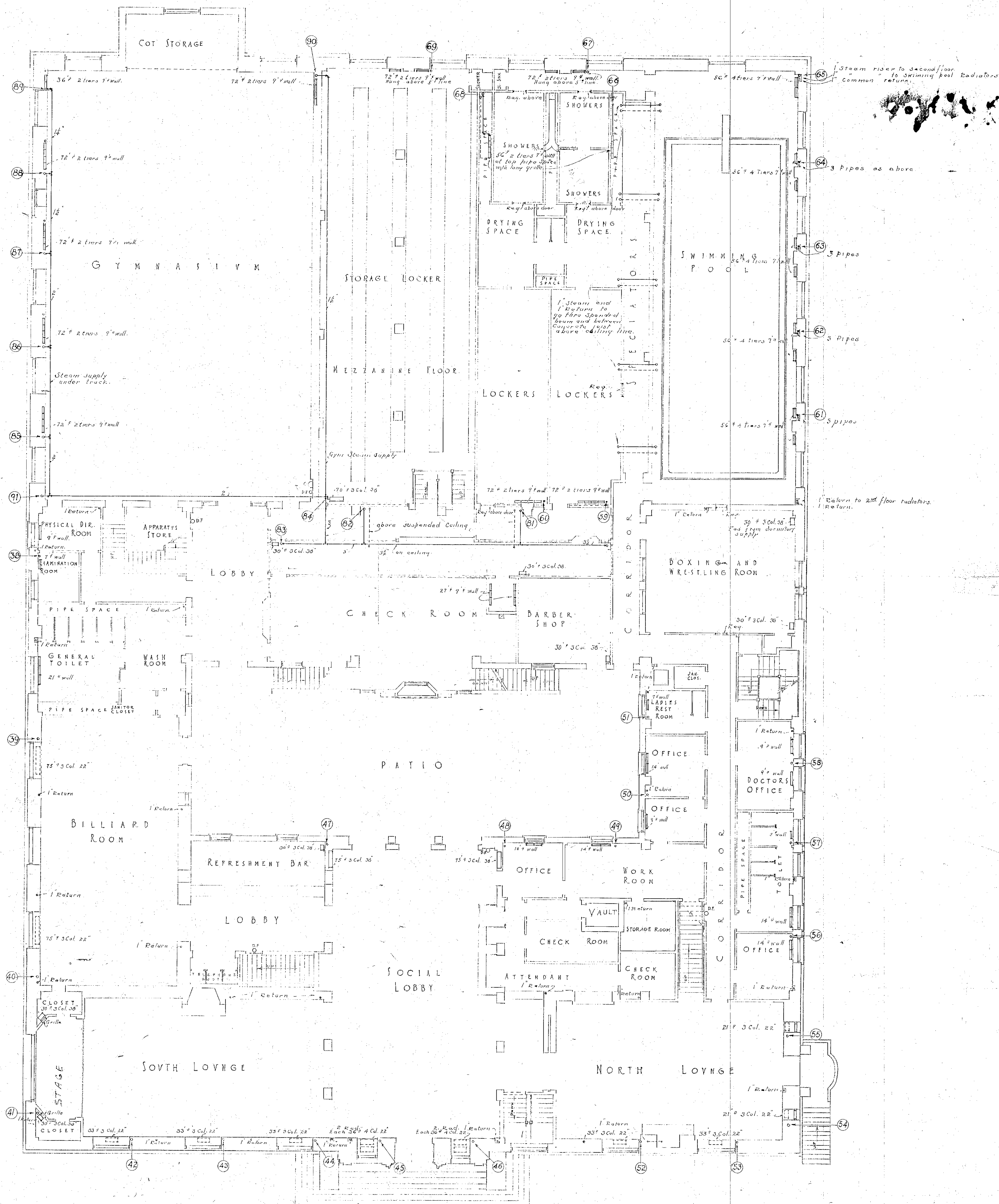
FIRST FLOOR PLAN SHOWING RESPAVING OF WINDOWS
SCALE 1/8" = 1' - 0"

DRAWN BY B.P.
TRACED BY B.P.
CHECKED BY

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CLARENCE L. JAY LINCOLN ROGERS
ARCHITECTS
318 WASHINGTON BUILDING
LOS ANGELES
SAN DIEGO - PASADENA

SHEET
1A



BEACON STREET

FIRST FLOOR HEATING PLAN

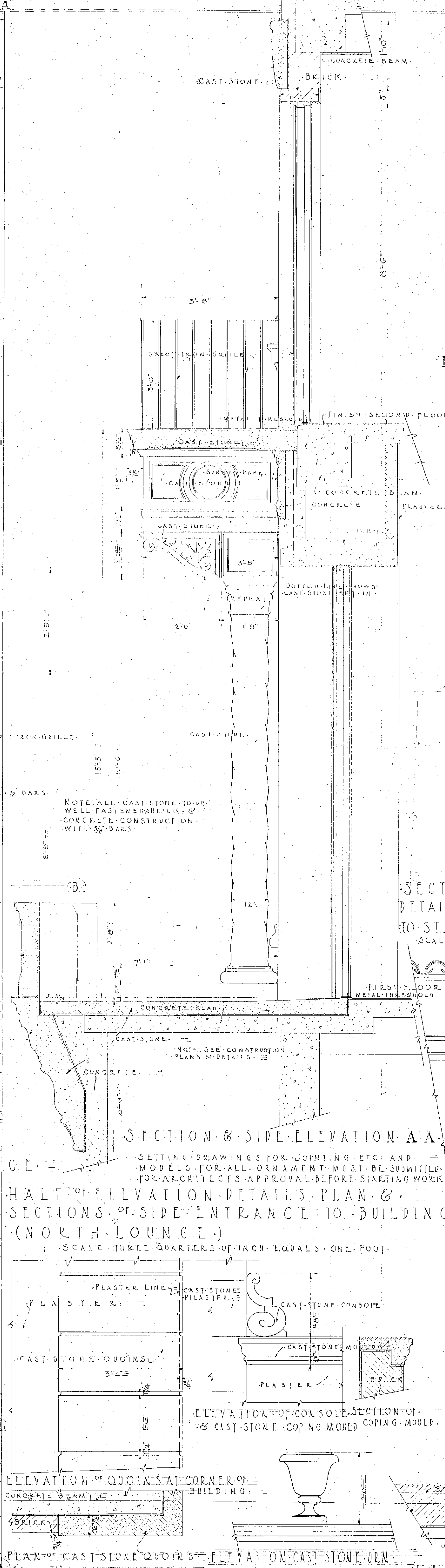
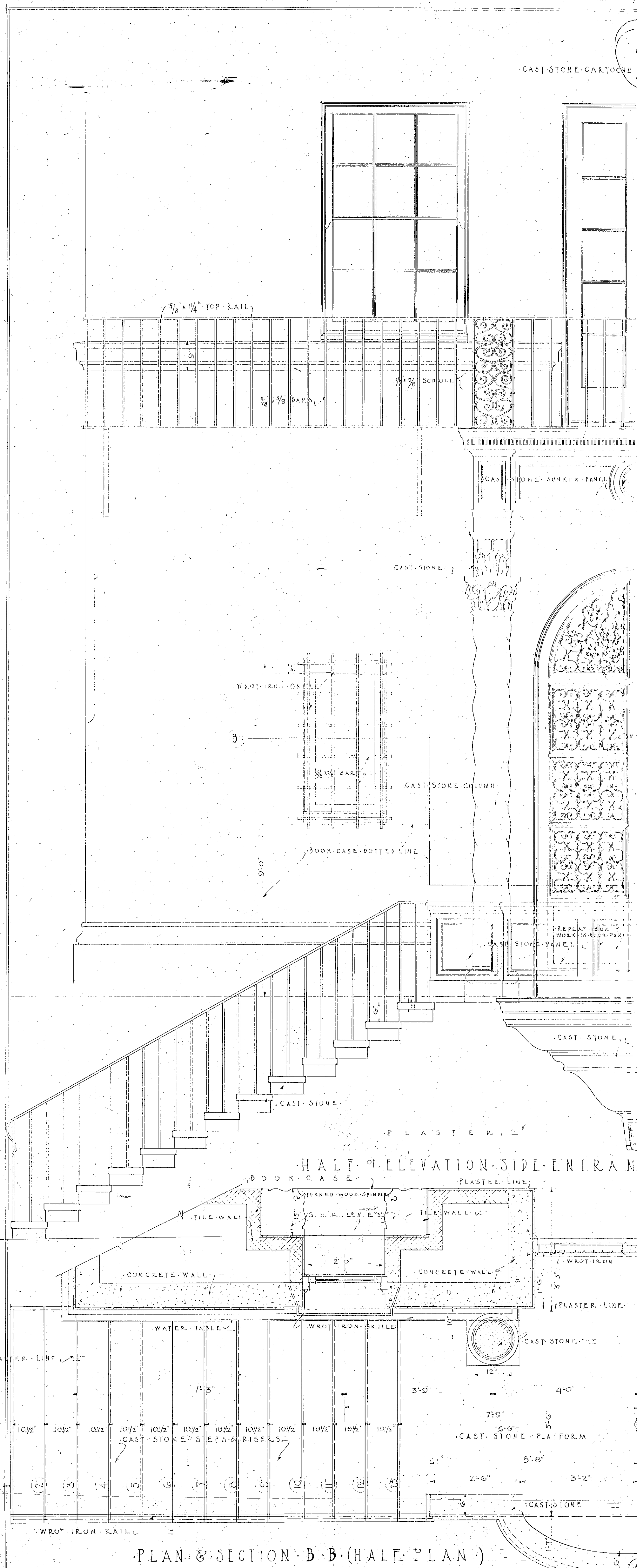
SCALE: ONE EIGHTY INCH EQUALS ONE FOOT

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TRACED BY: C.O.B.
CHECKED BY:

• YOUNG MENS CHRISTIAN ASSOCIATION BUILDING • SAN PEDRO • CALIF •

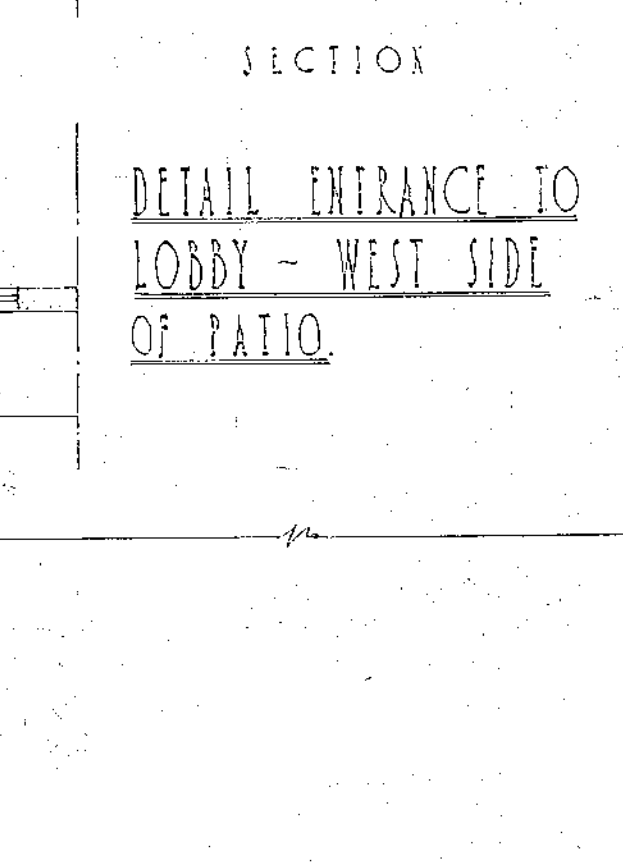
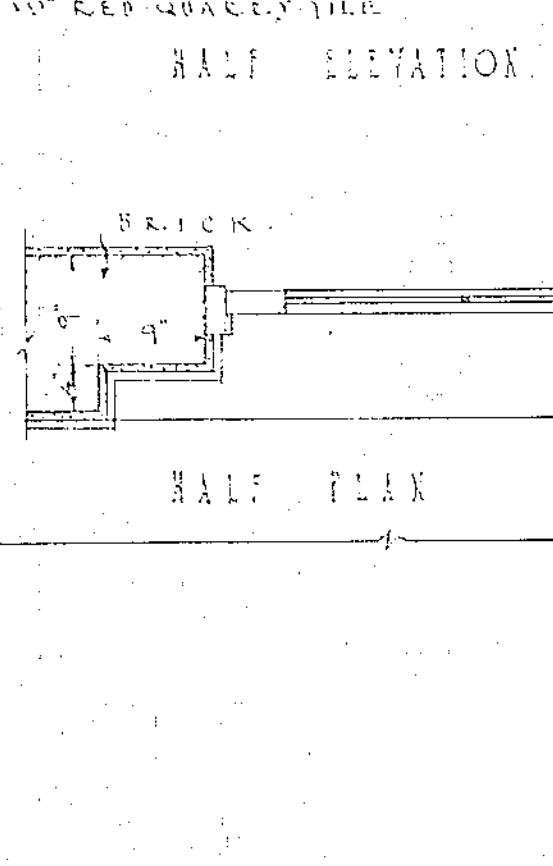
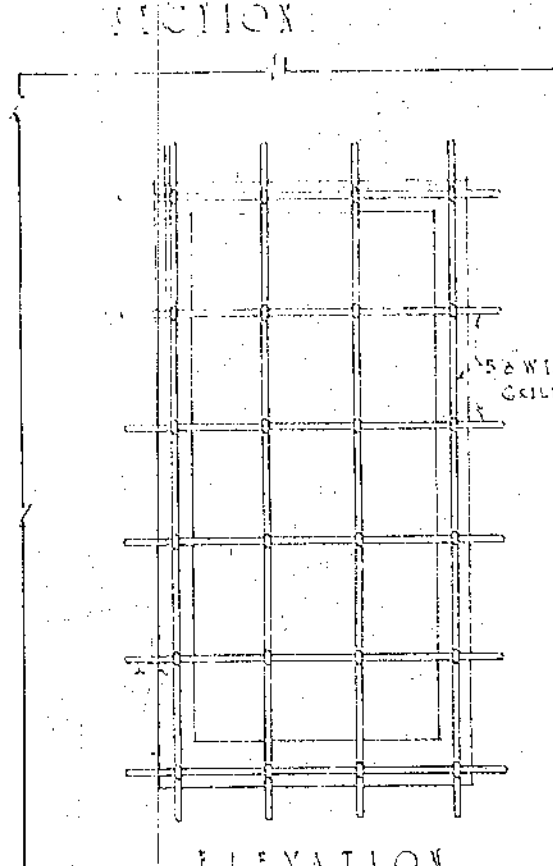
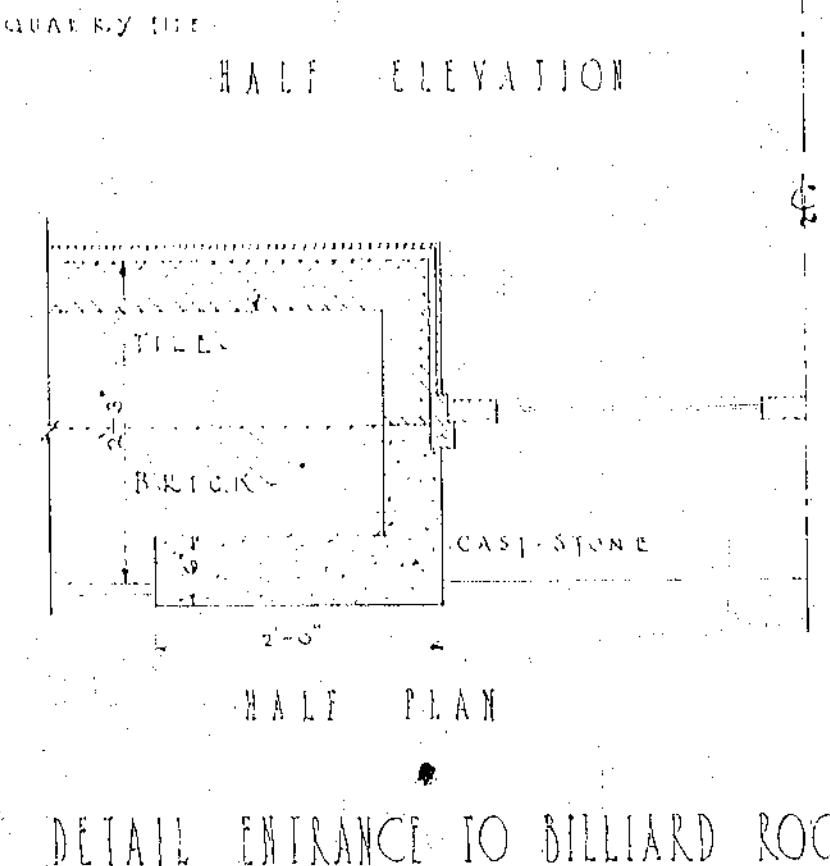
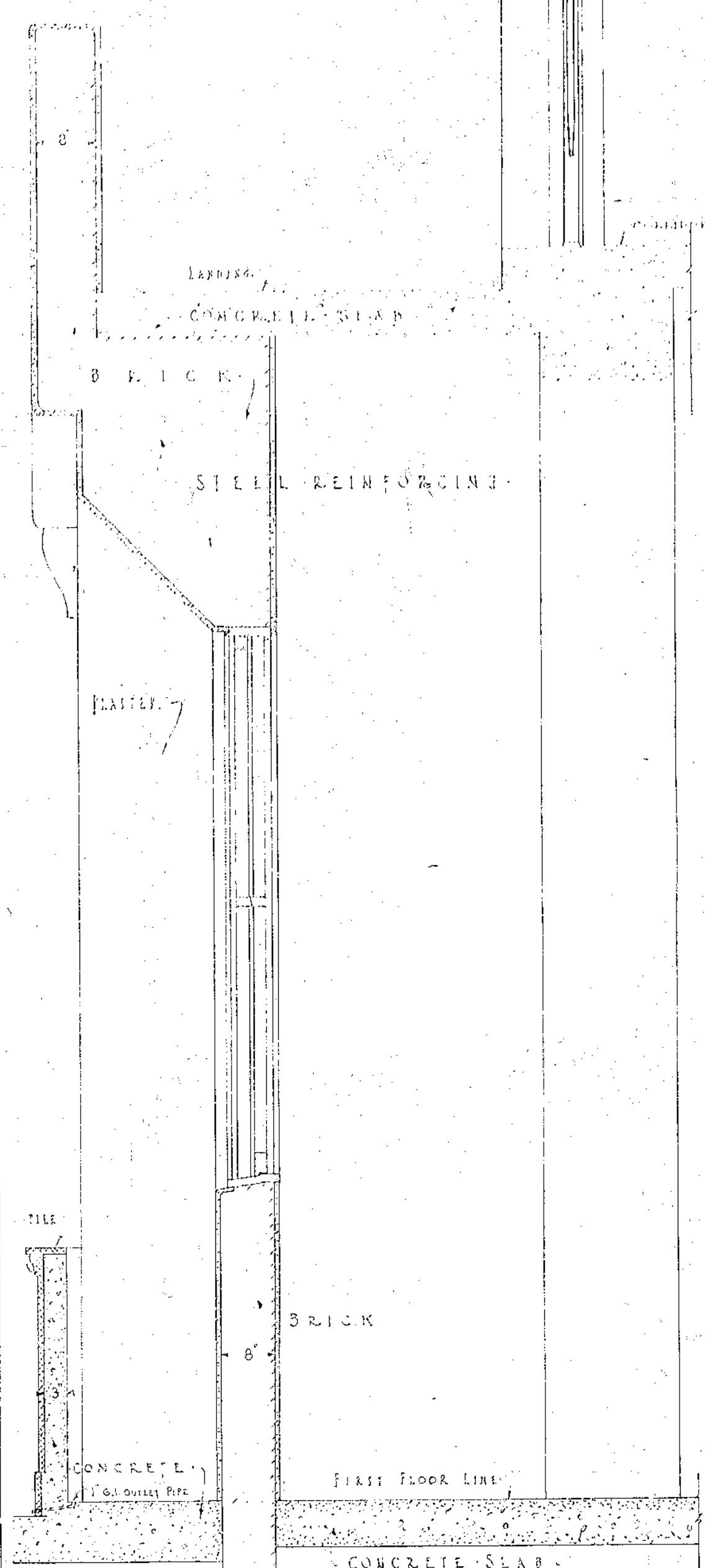
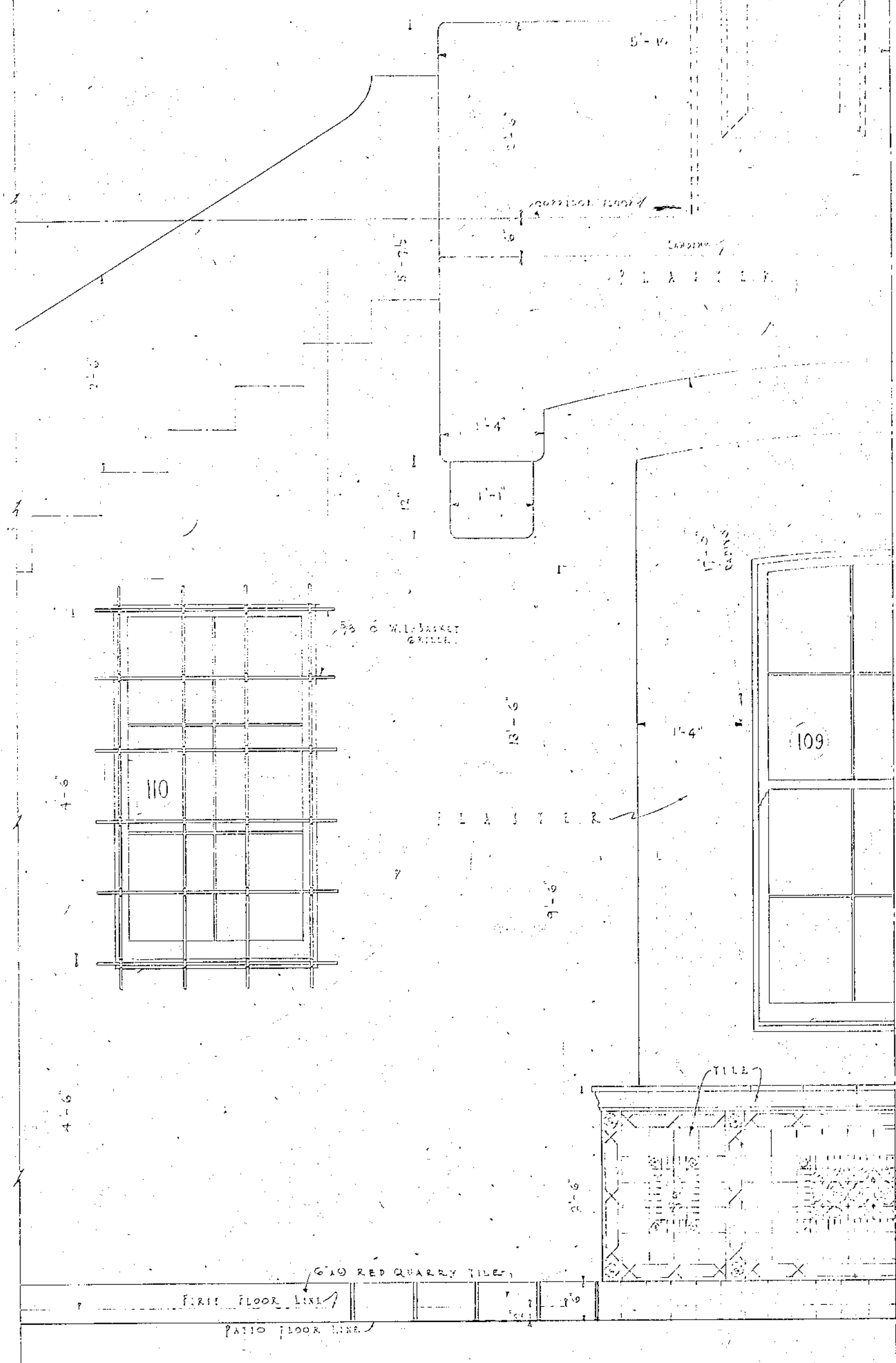
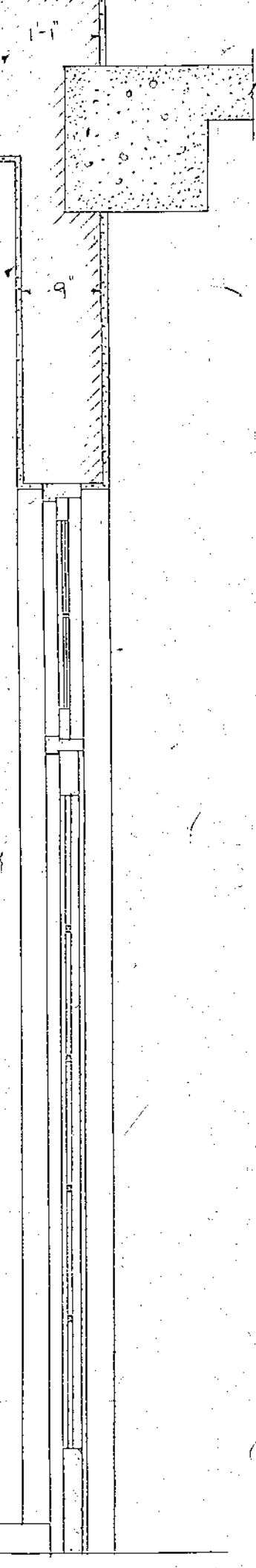
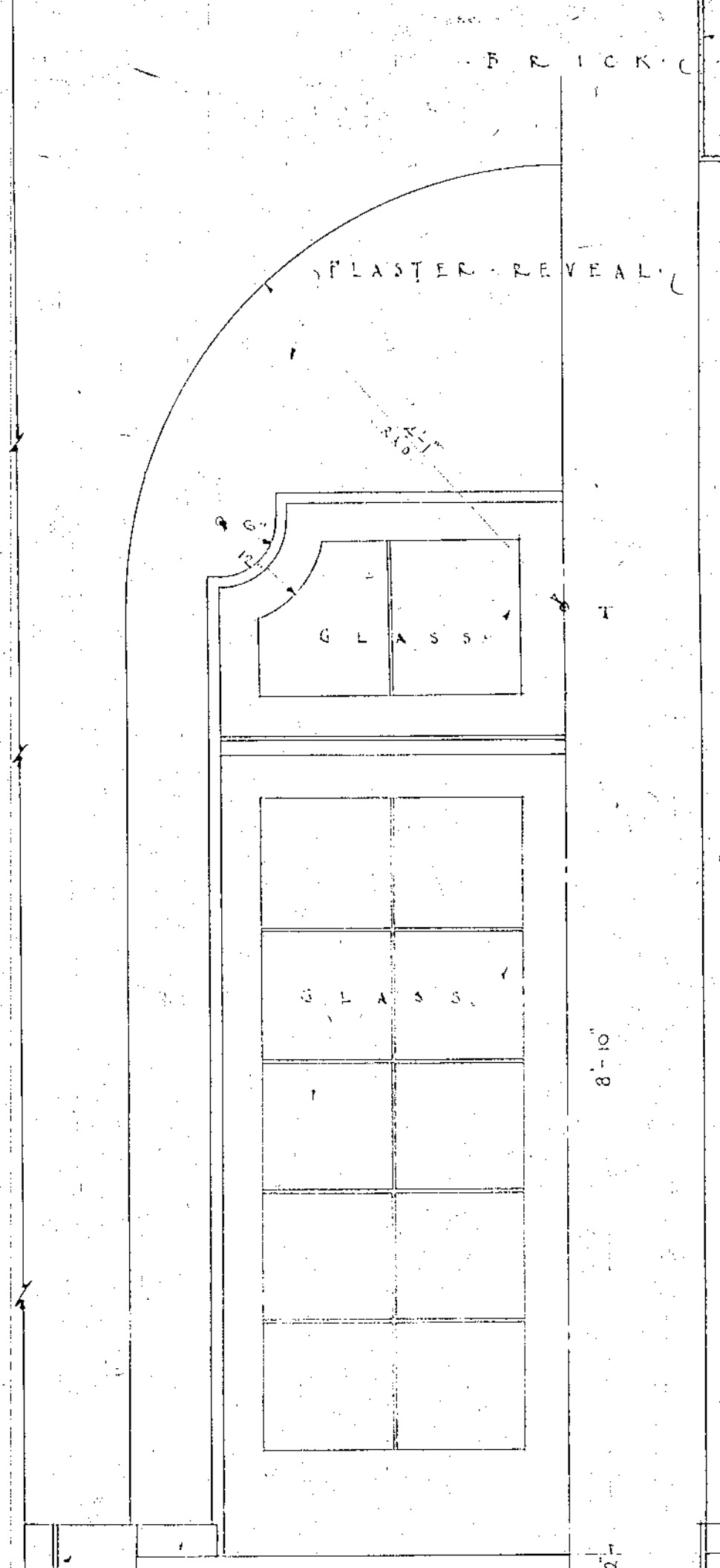
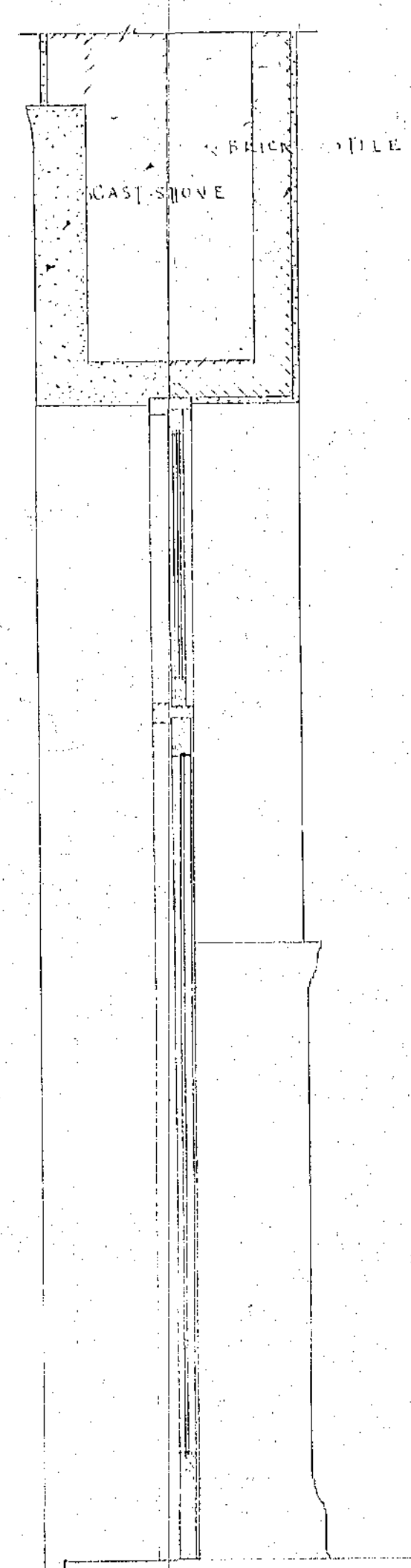
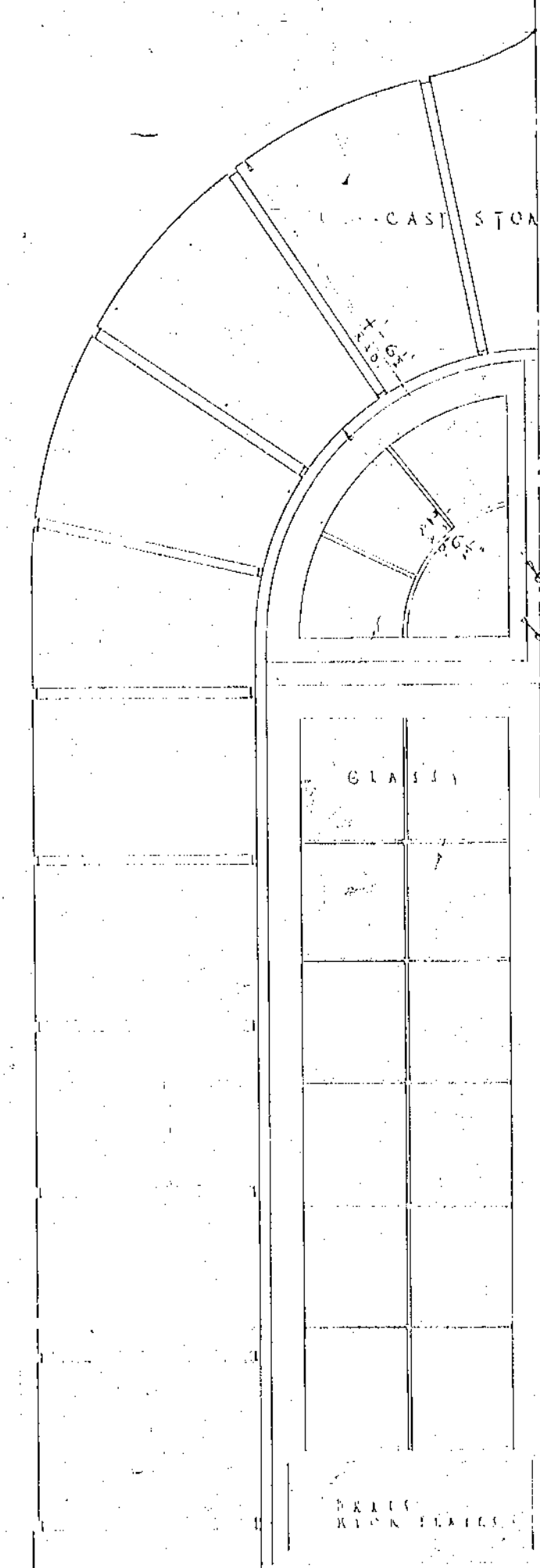
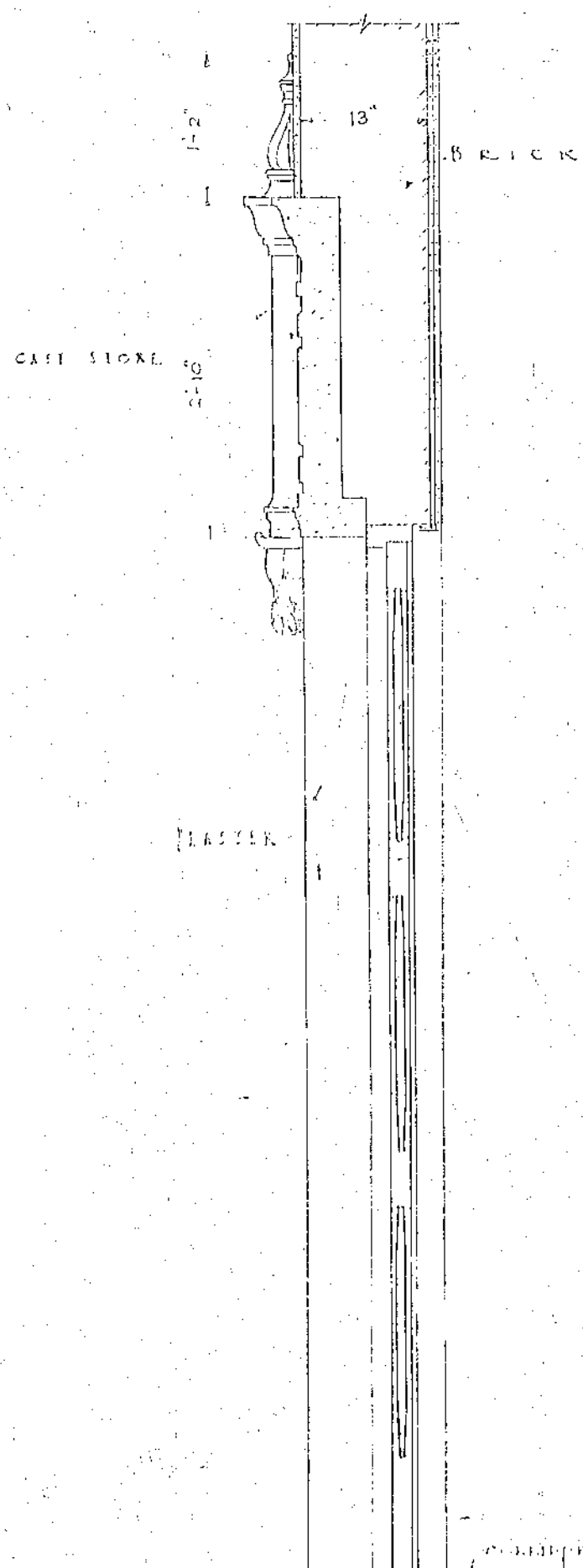
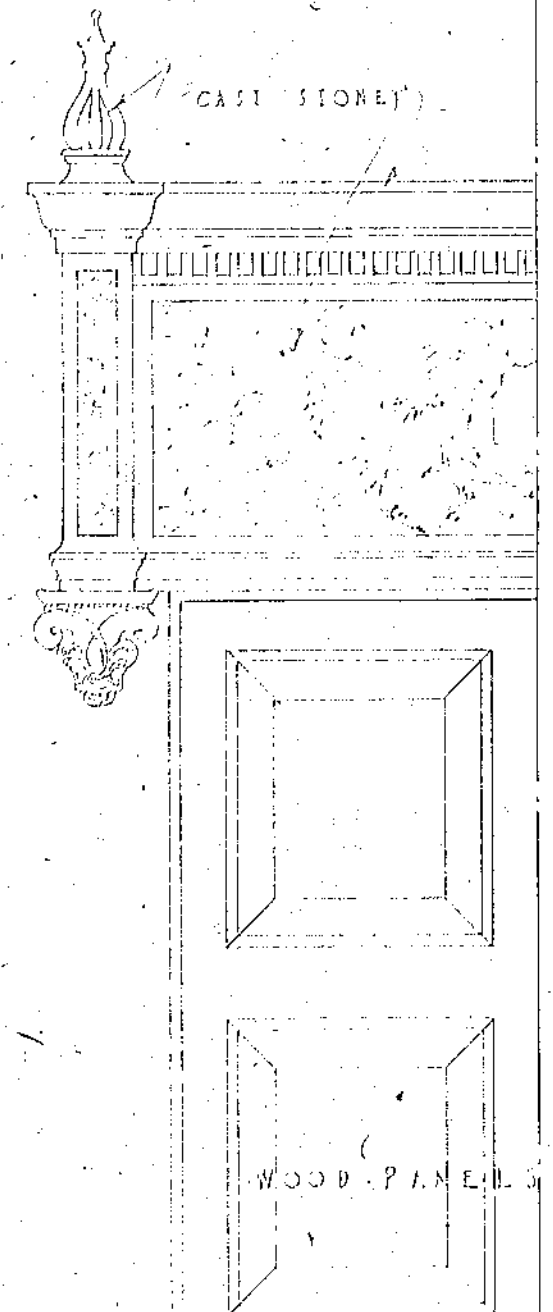
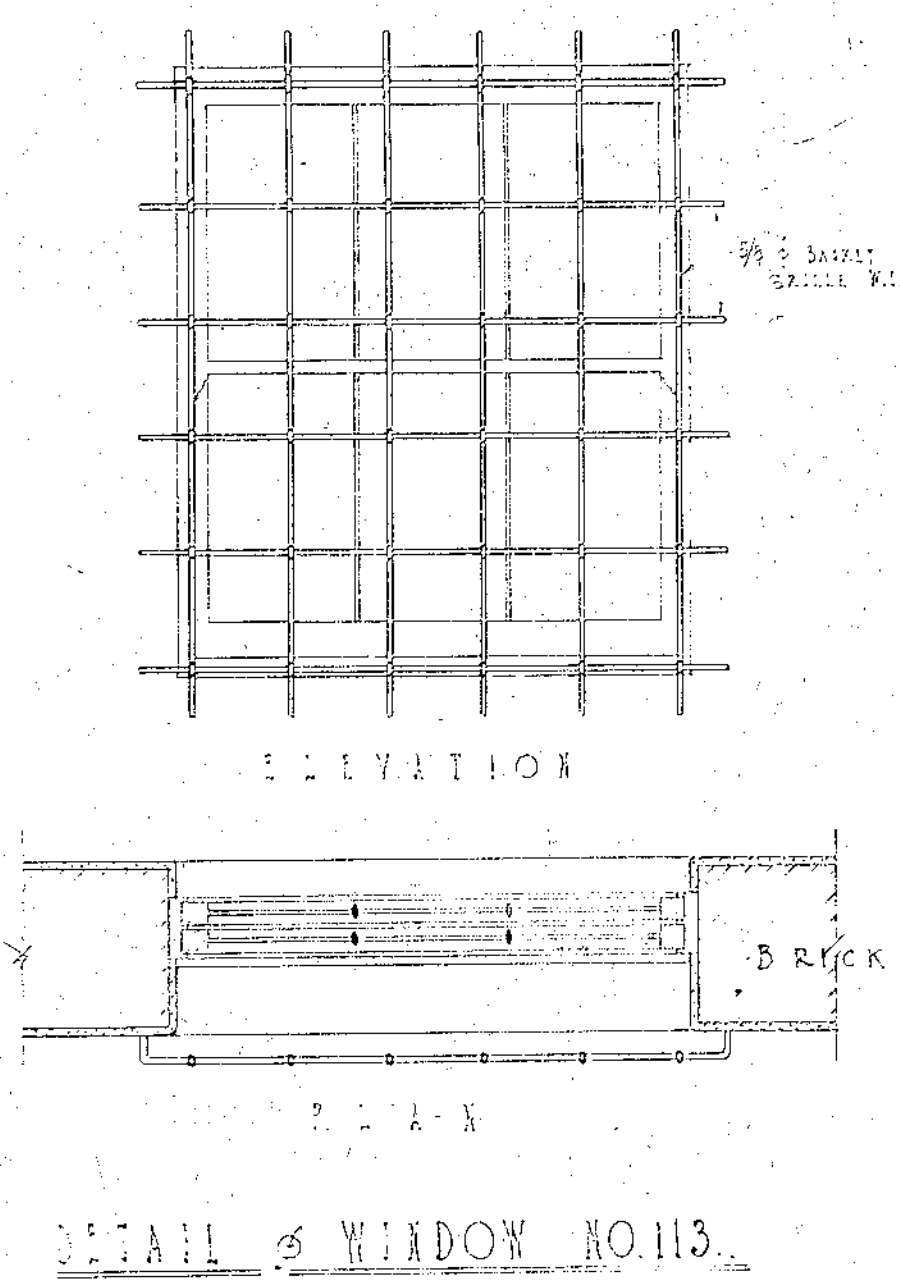
J.H. LOGG & STEVENSON
ARCHITECTS
310 WASHINGTON BUILDING
LOS ANGELES
SAN DIEGO

SHEET
402

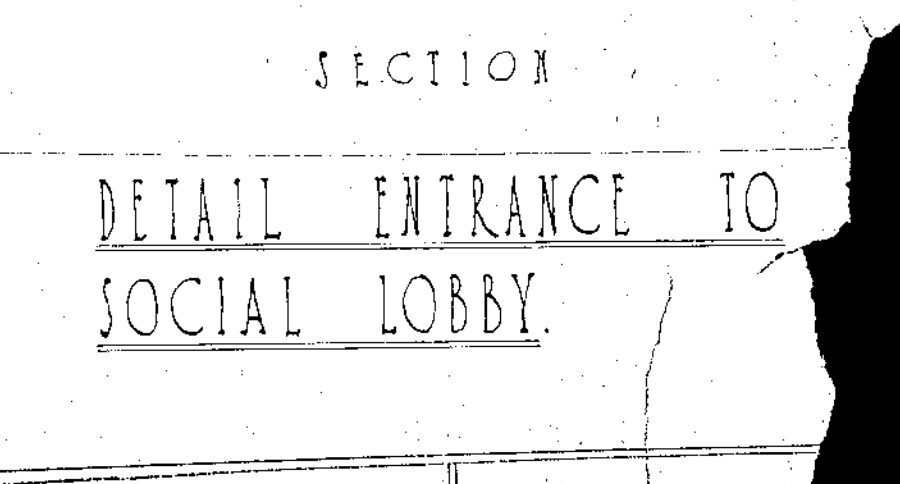
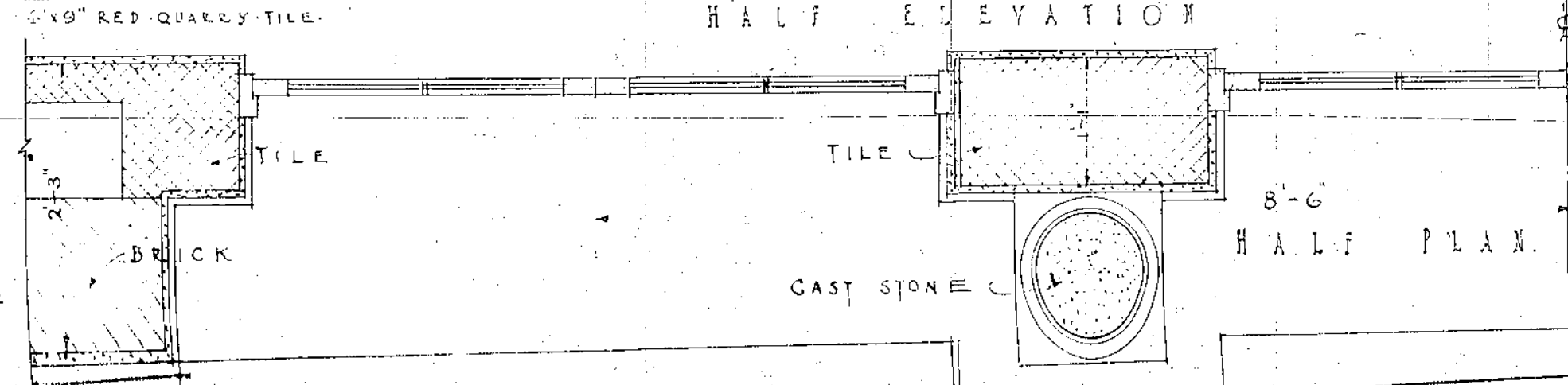
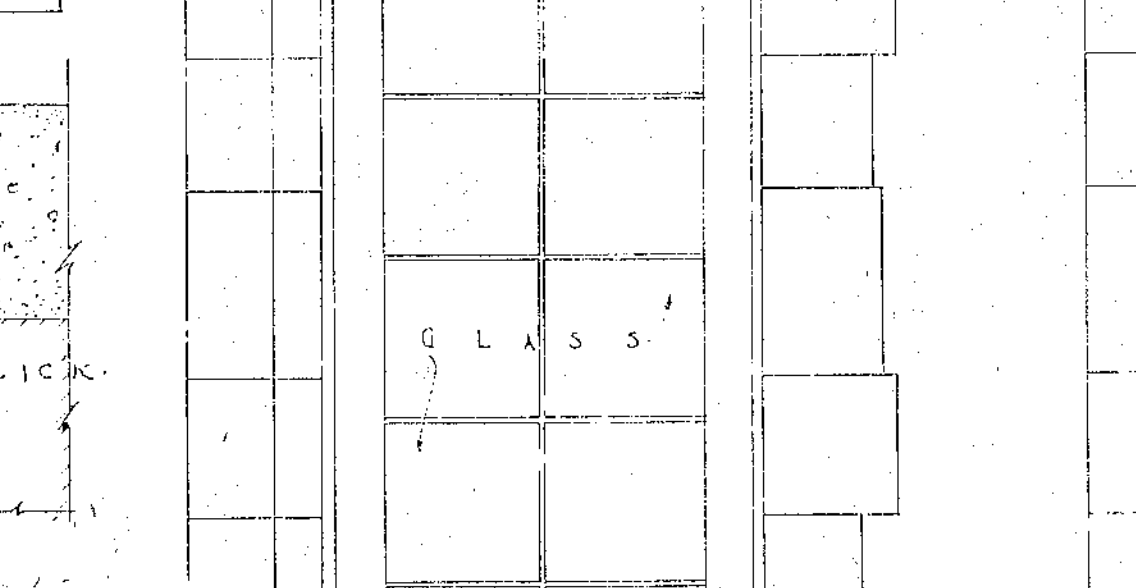
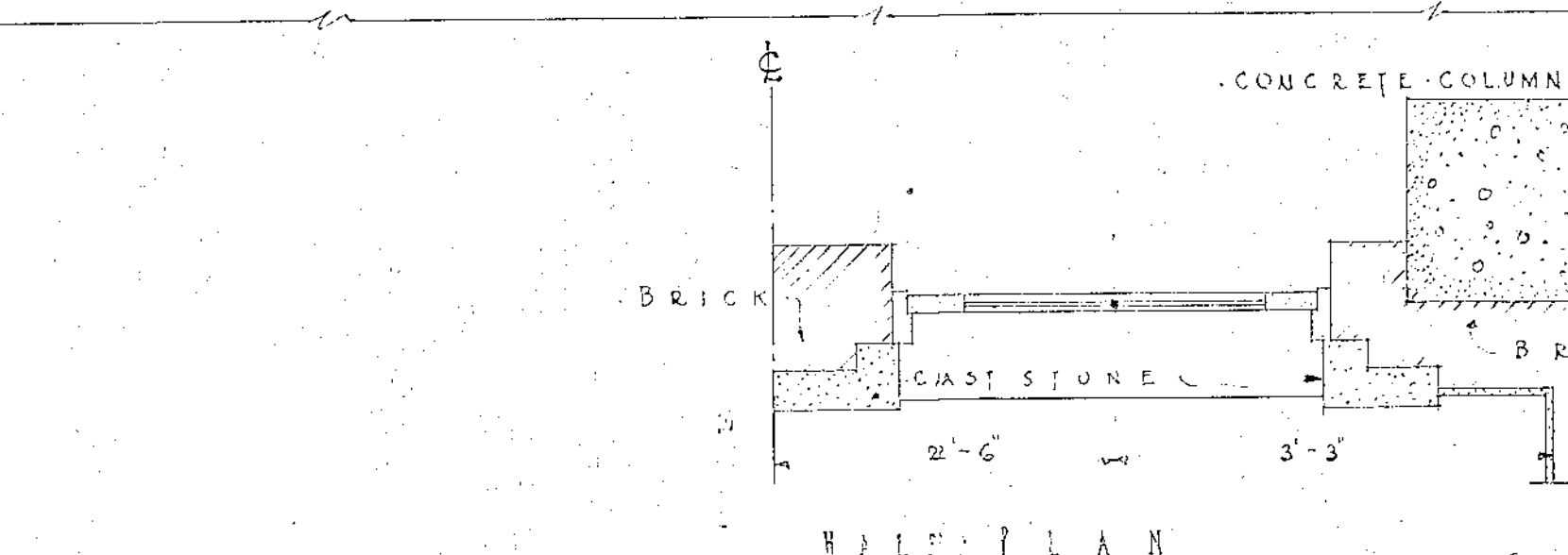
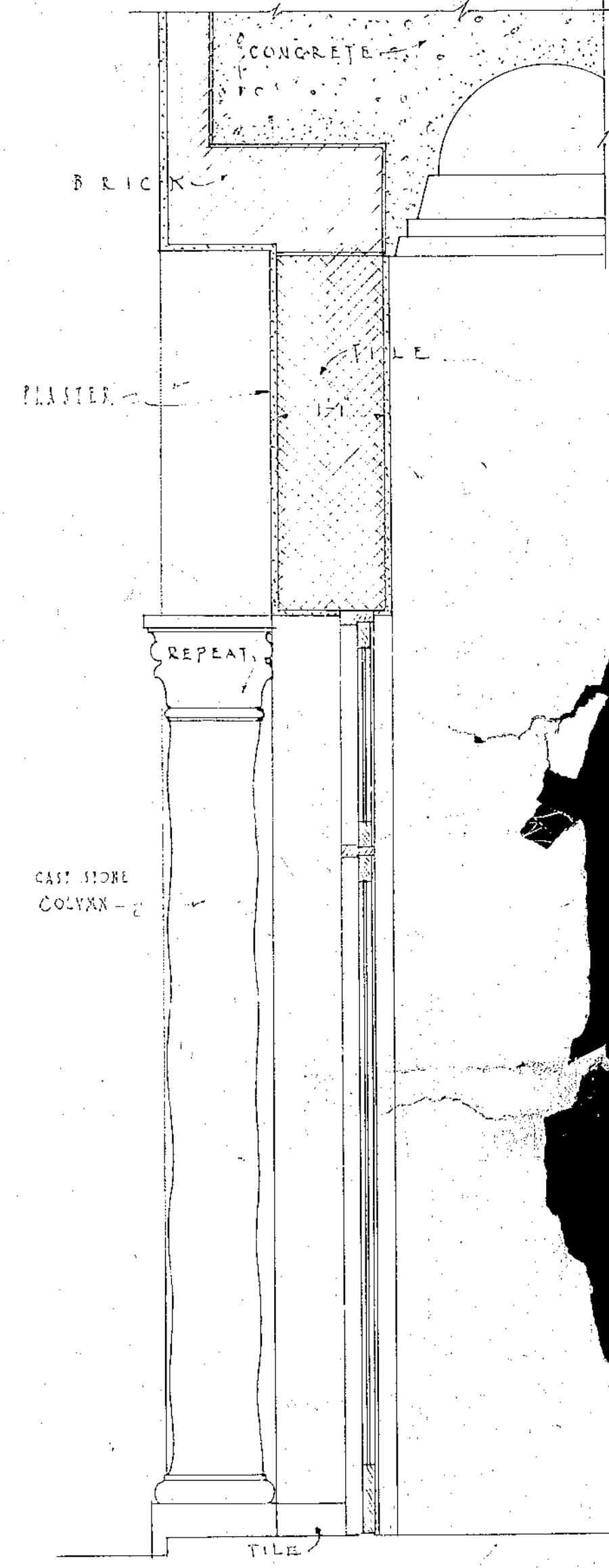
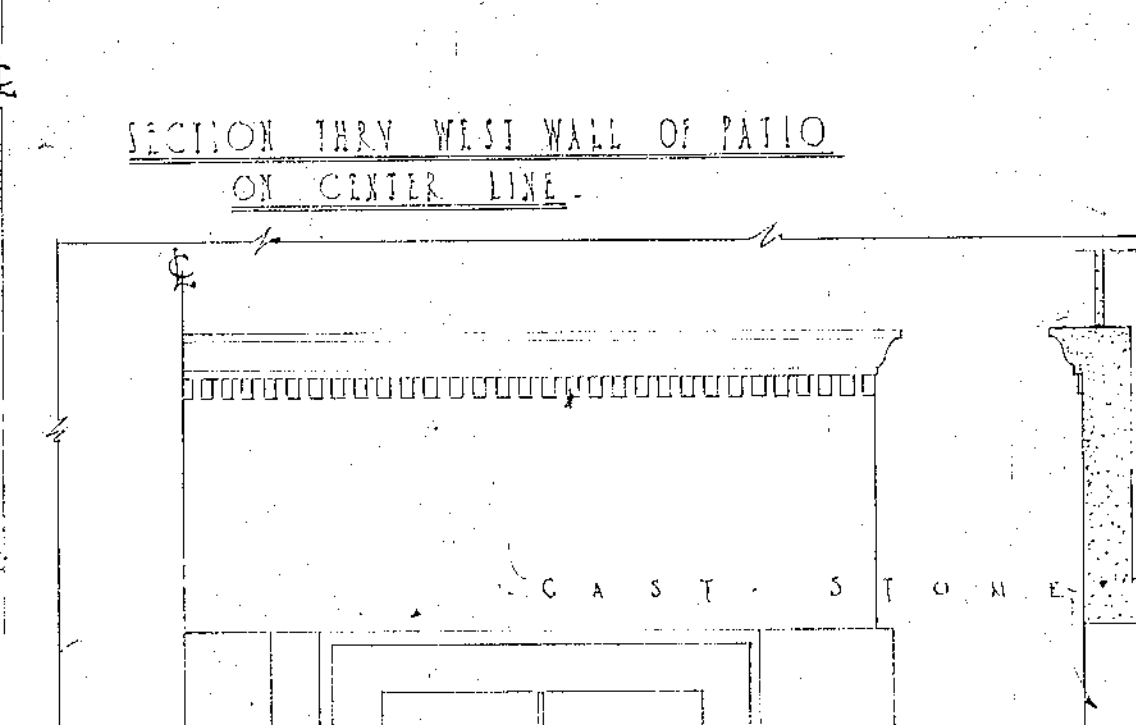
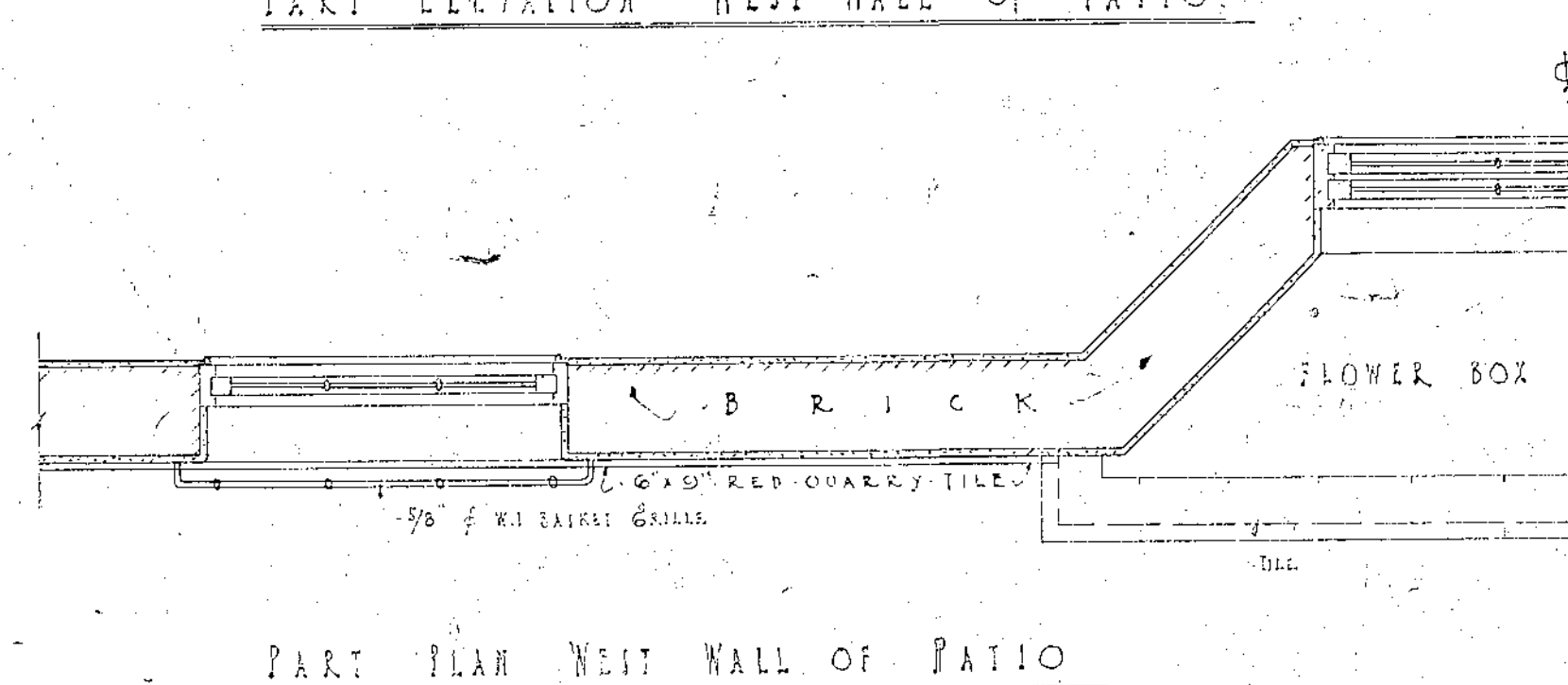
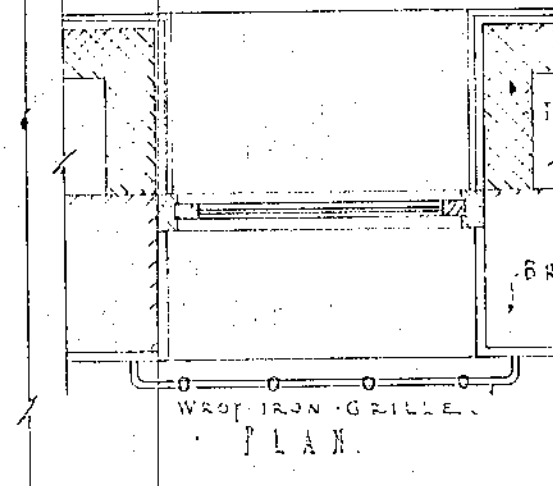


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YOUNG MEN'S CHRISTIAN ASSOCIATION BUILDING • SAN PEDRO • CALIF.



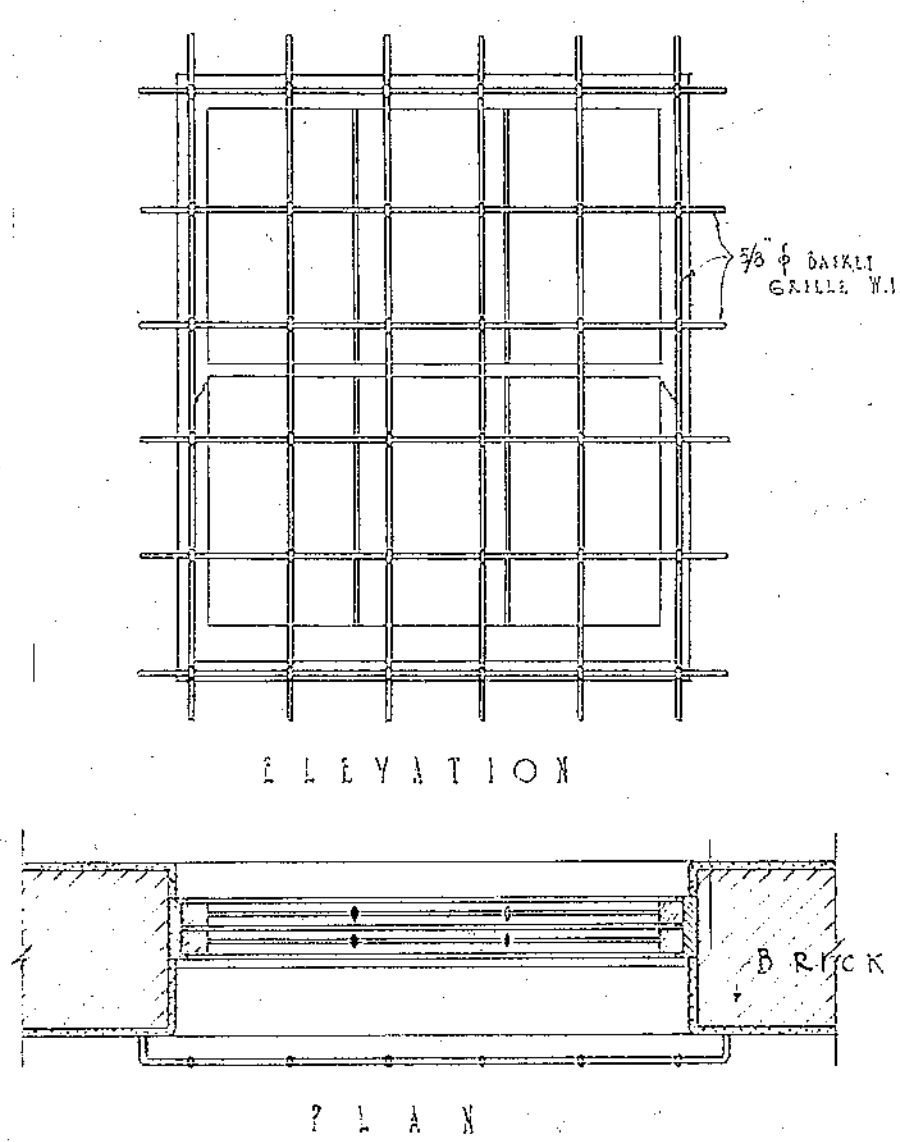
DETAILS OF PATIO
SCALE
THREE QUARTER INCH EQUALS ONE FOOT



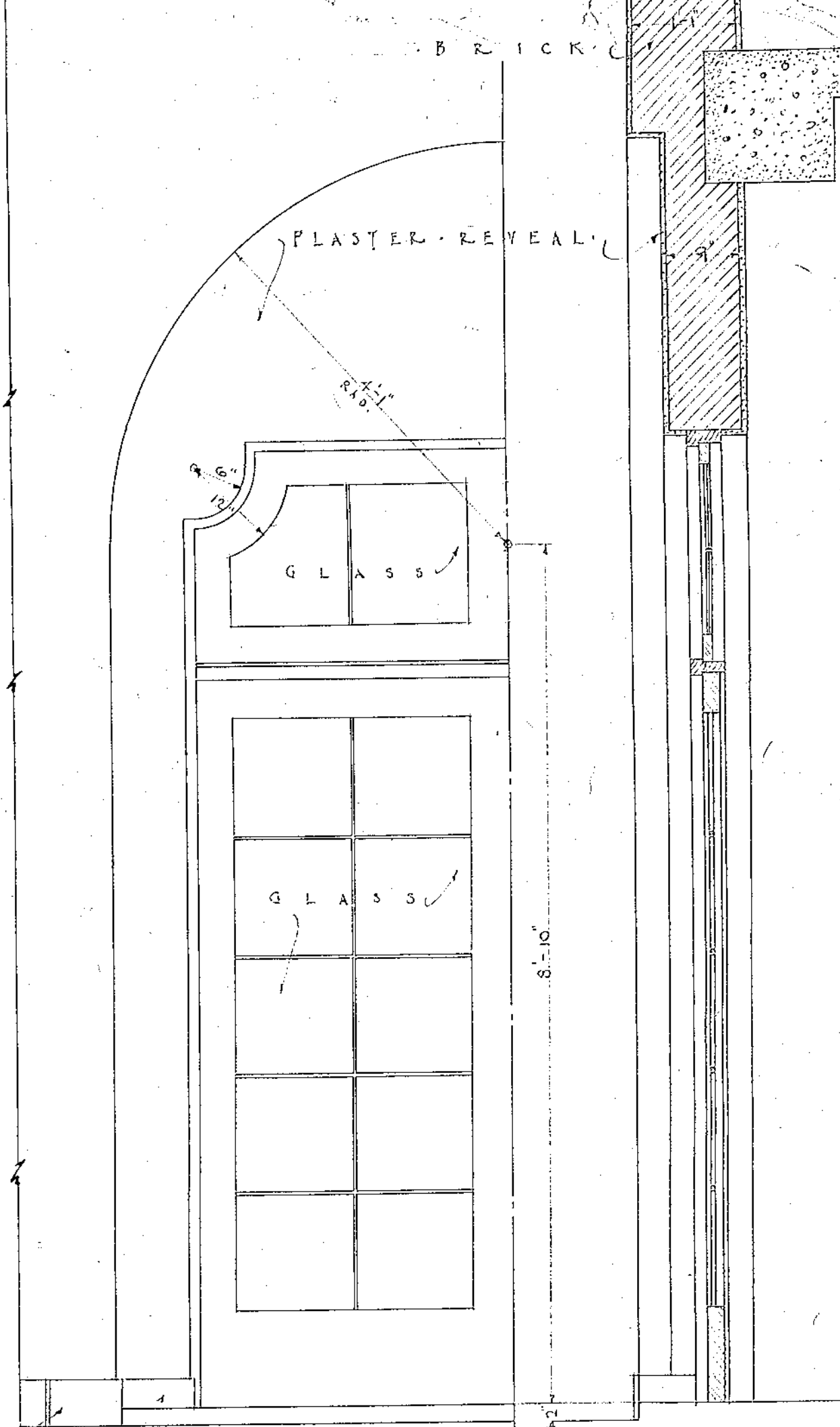
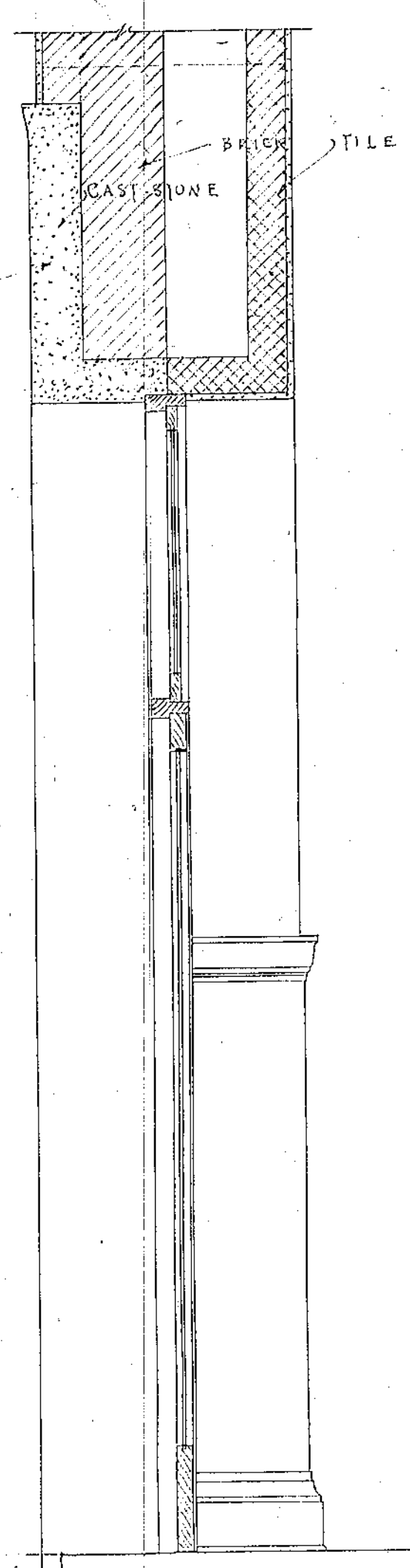
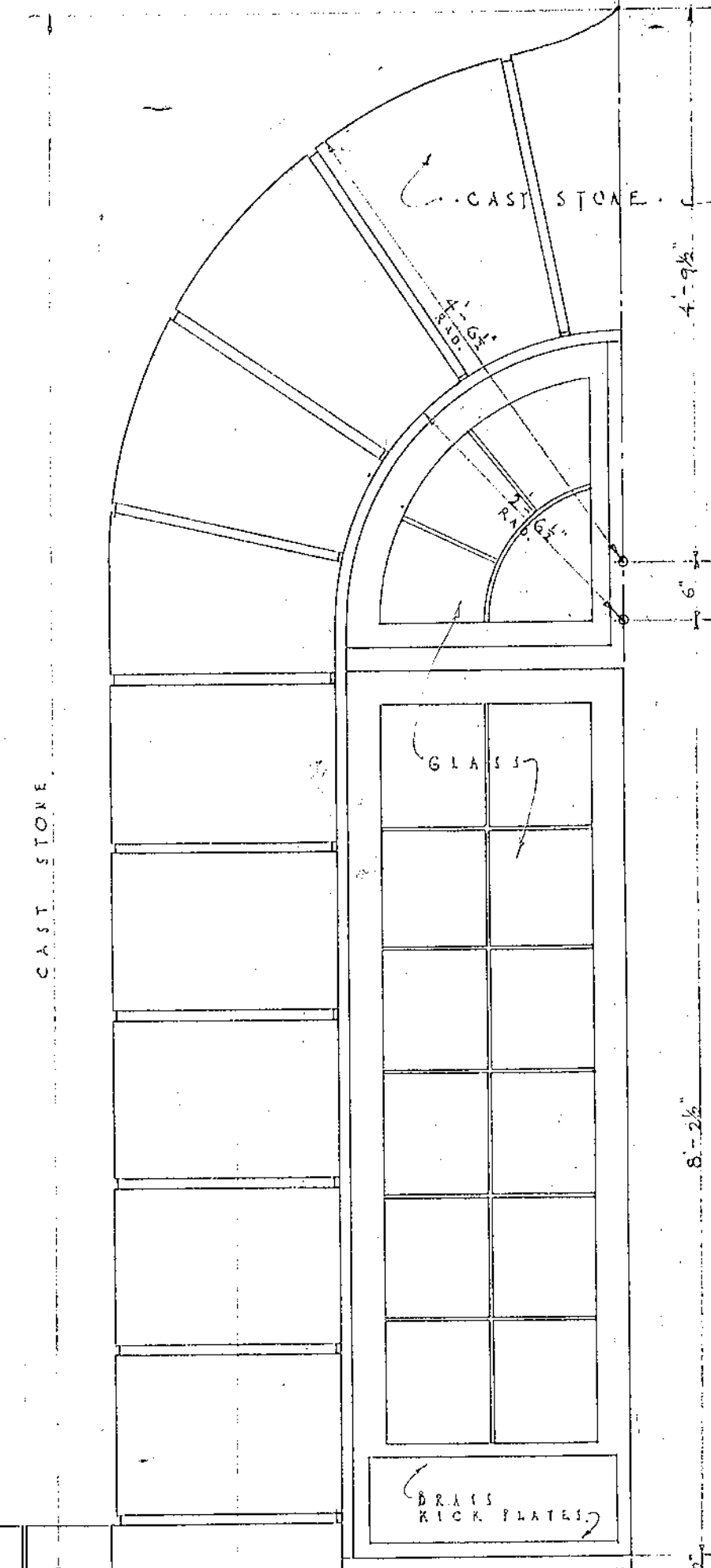
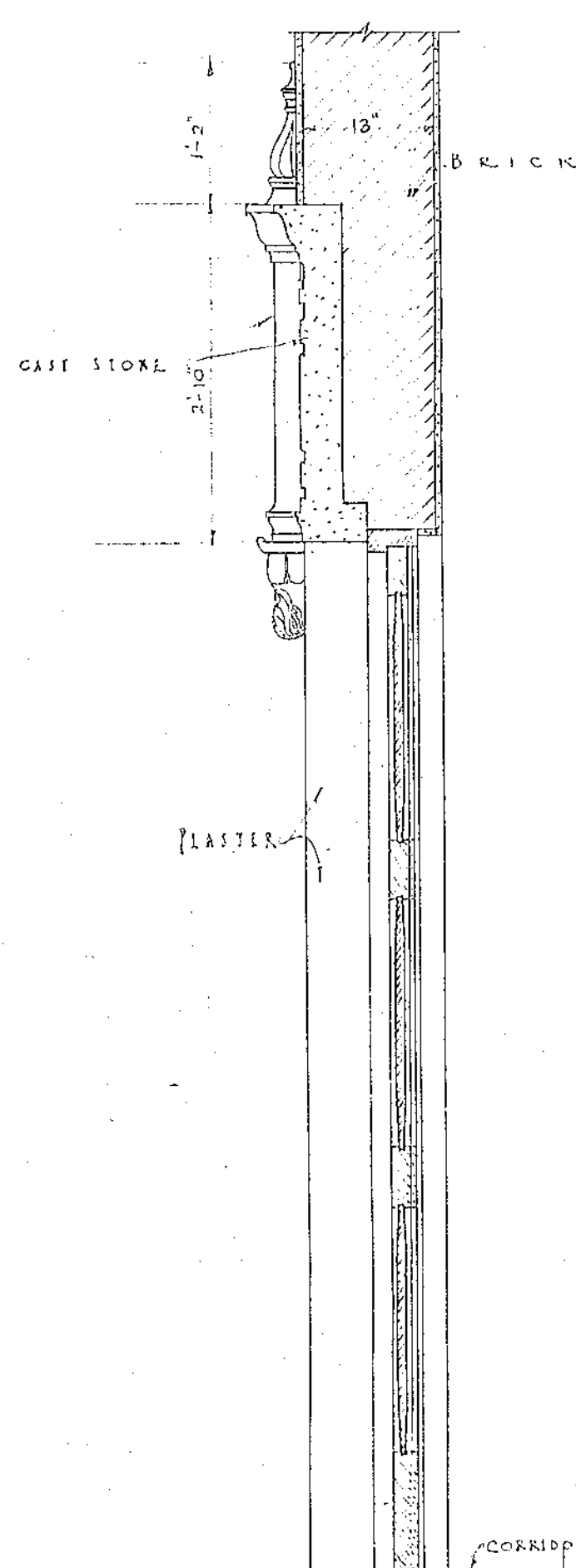
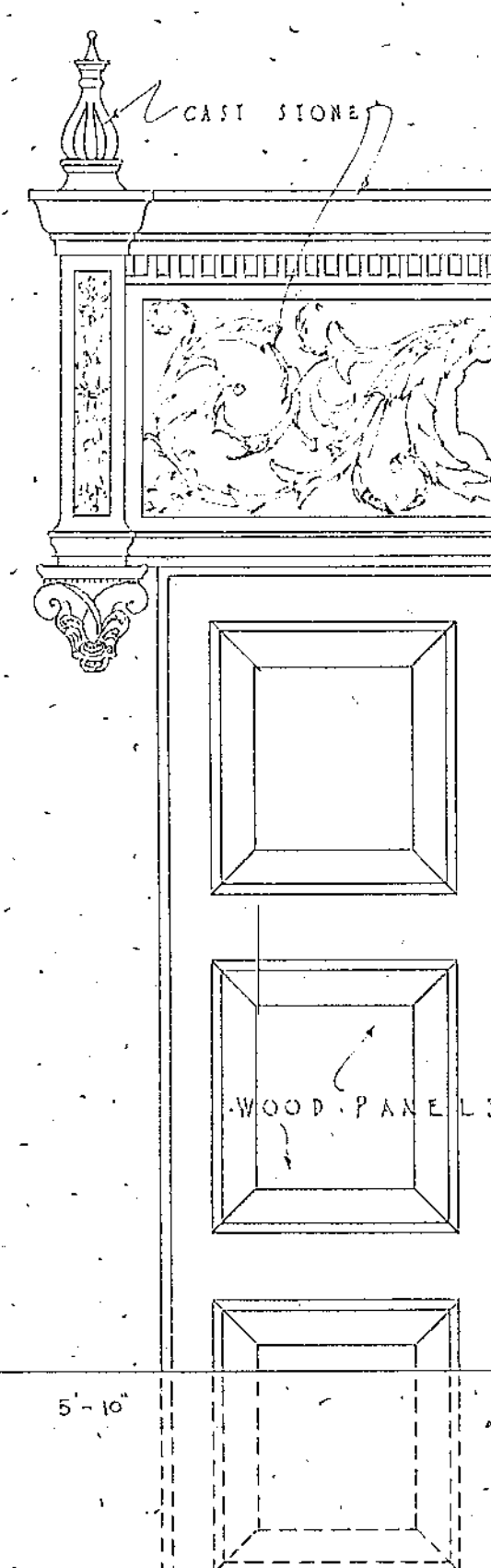
DETAIL ENTRANCE TO CORRIDOR AND BARBER SHOP

DETAIL ENTRANCE TO LOBBY - WEST SIDE OF PATIO

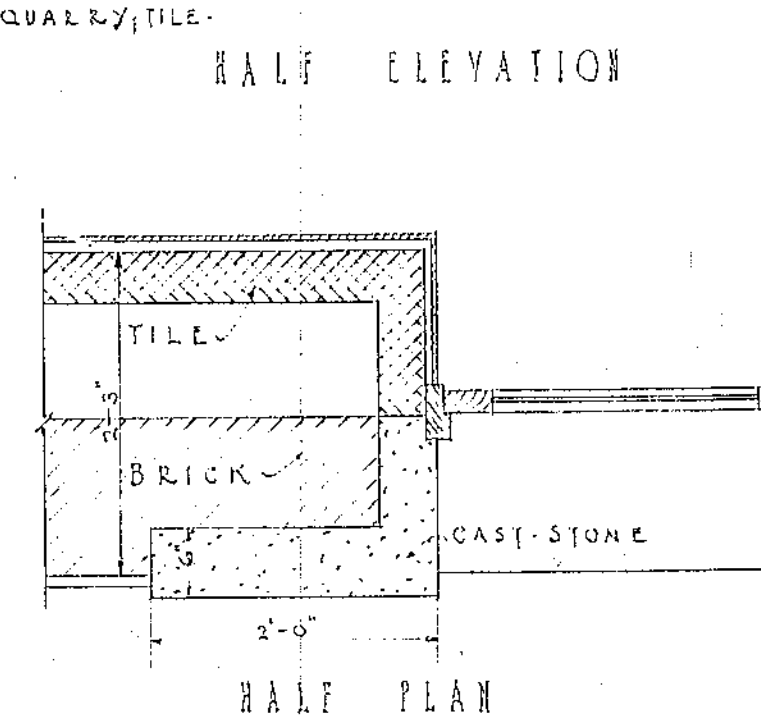
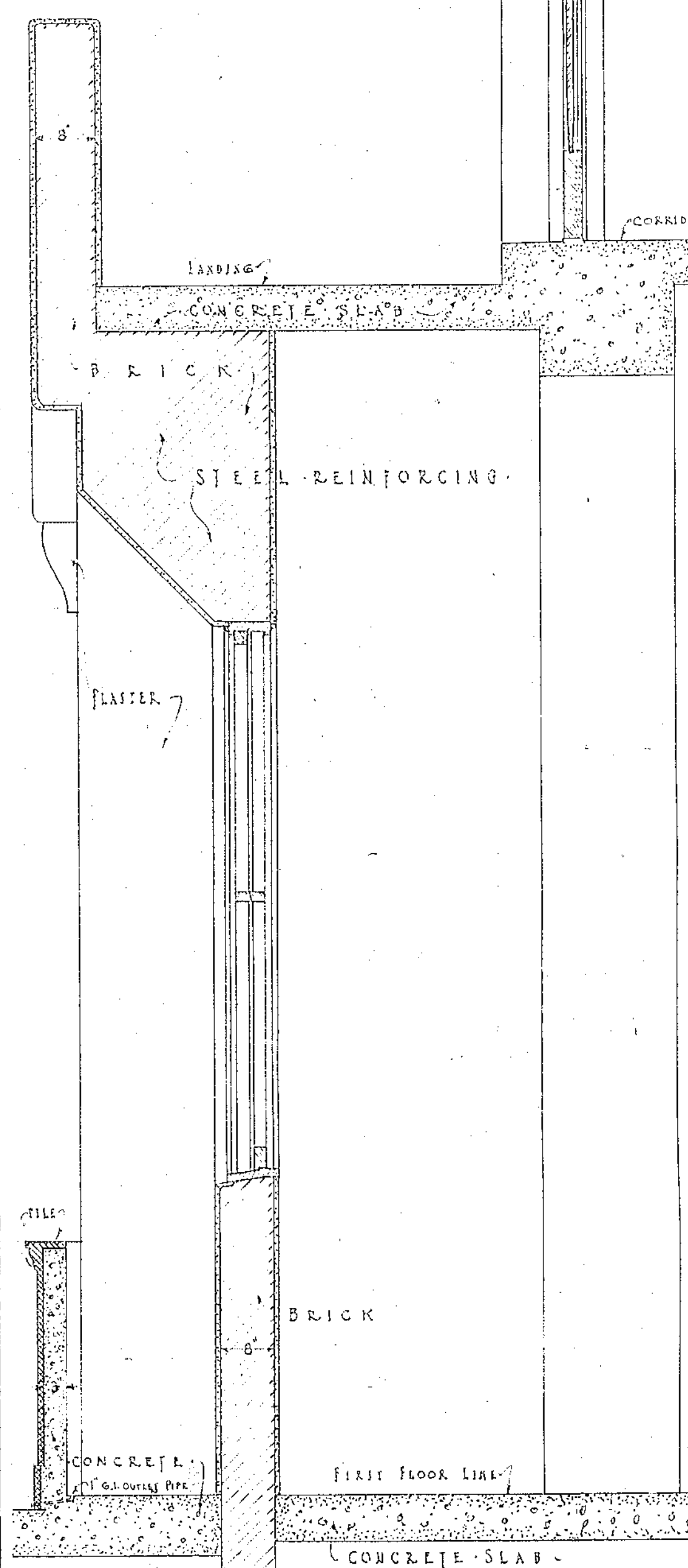
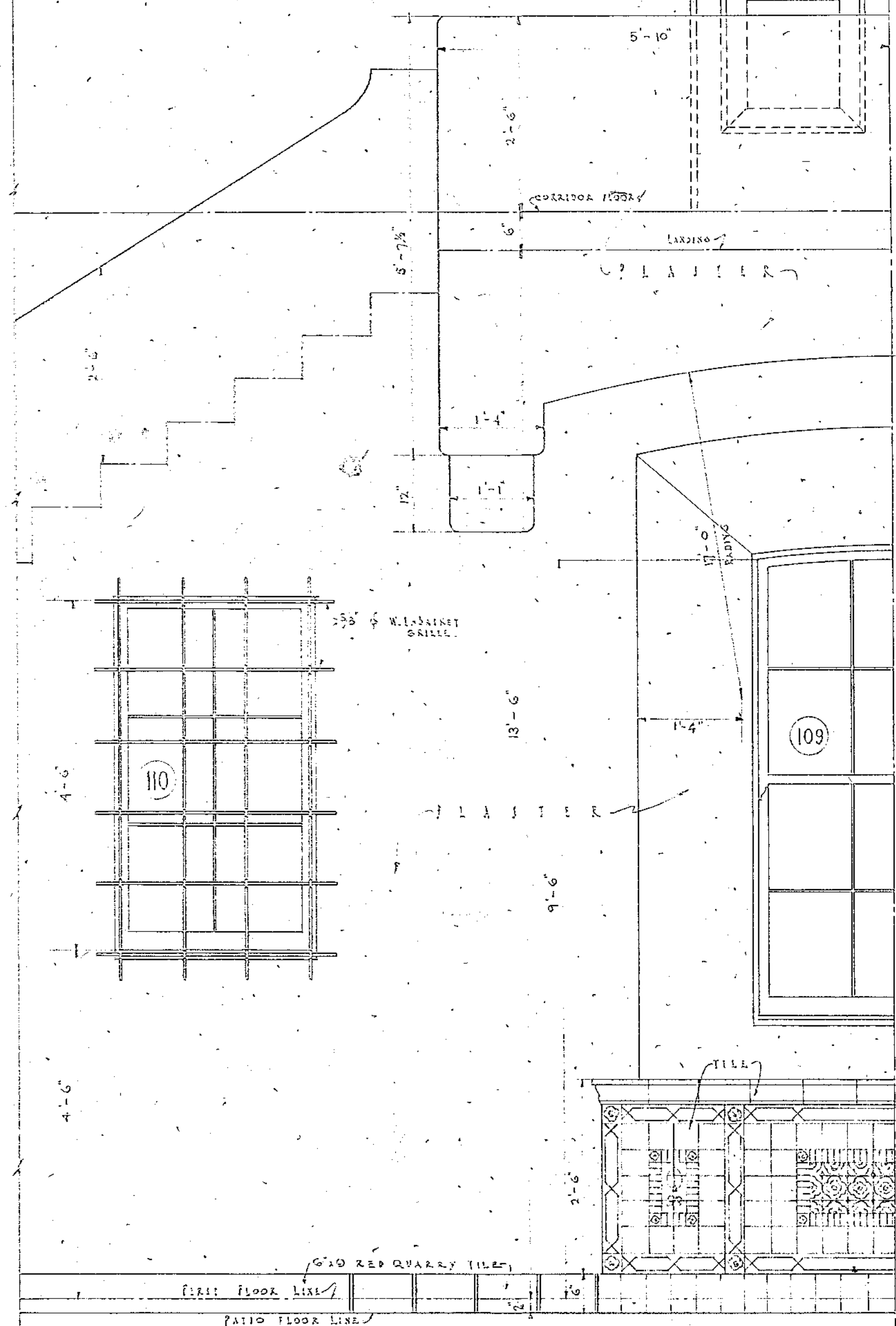
DETAIL ENTRANCE TO SOCIAL LOBBY



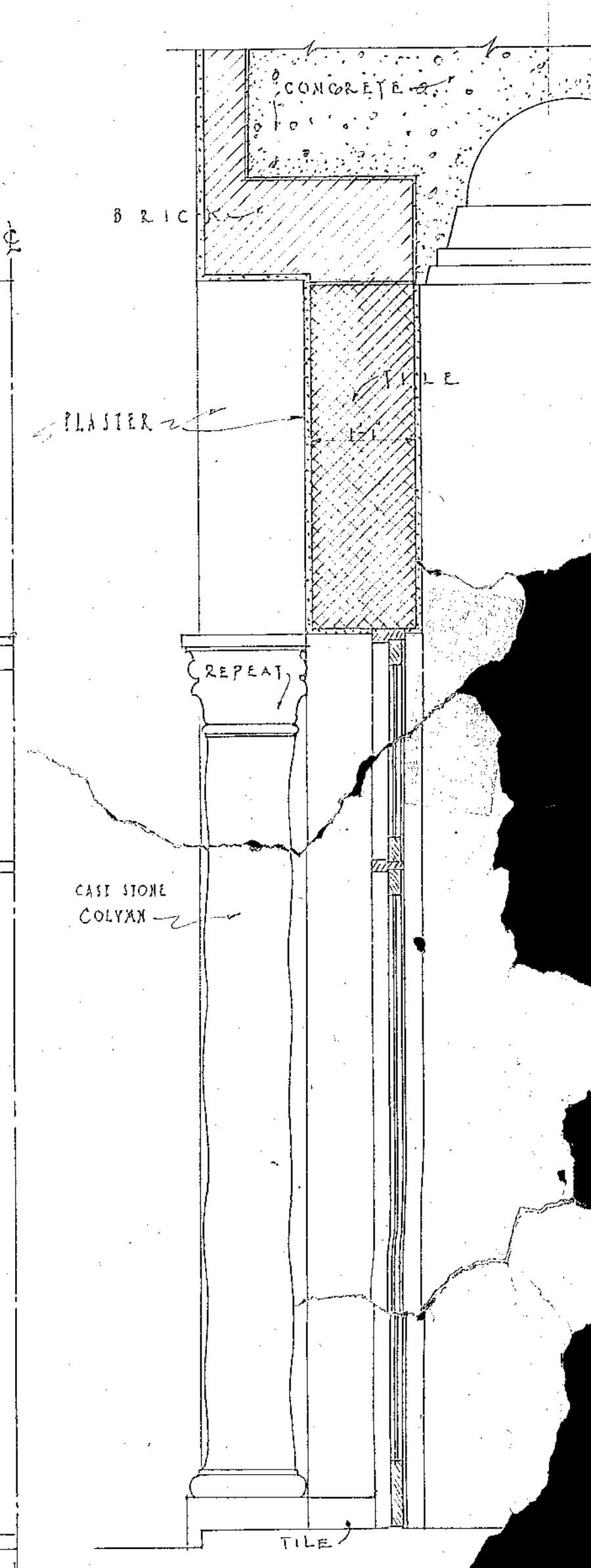
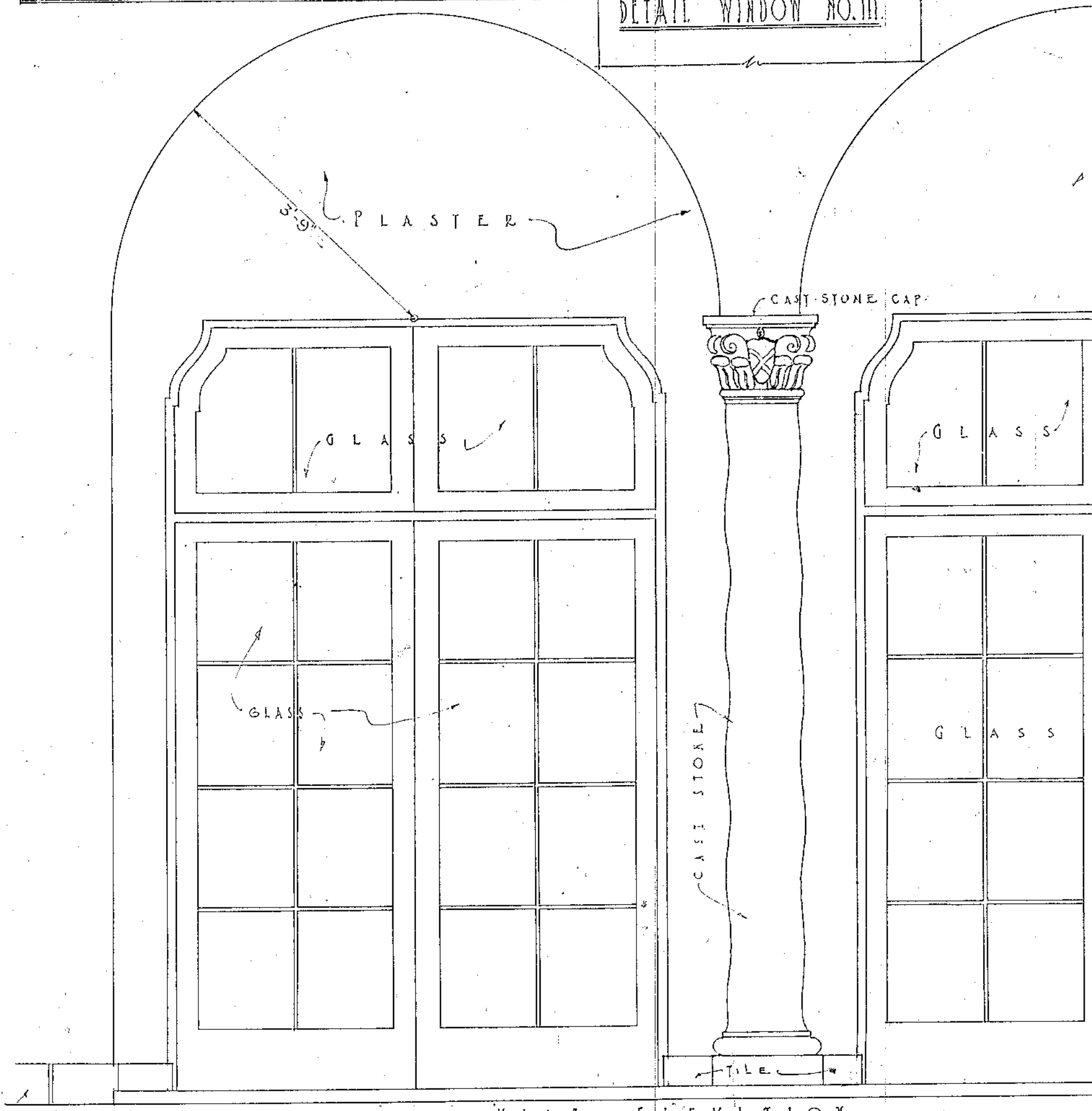
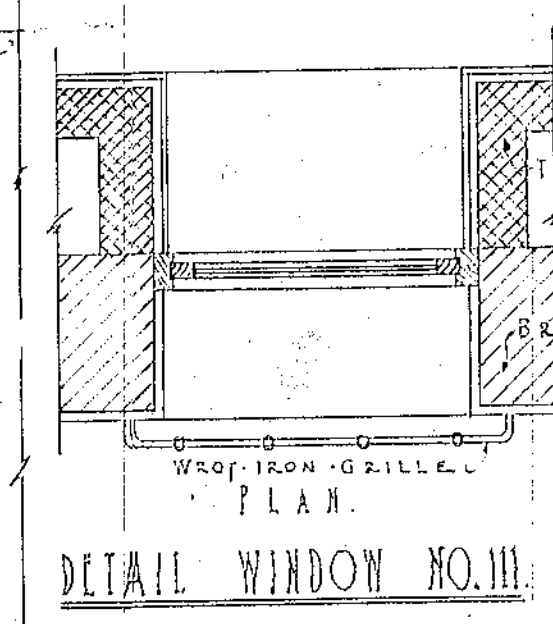
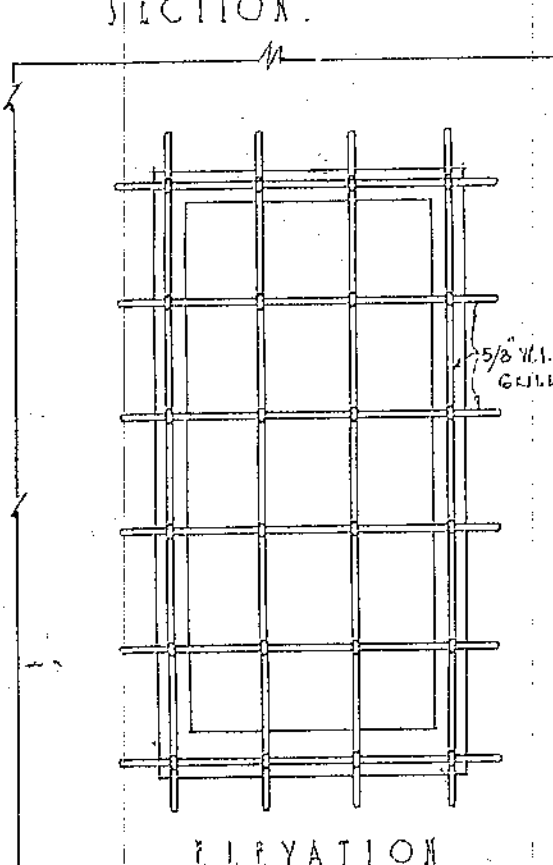
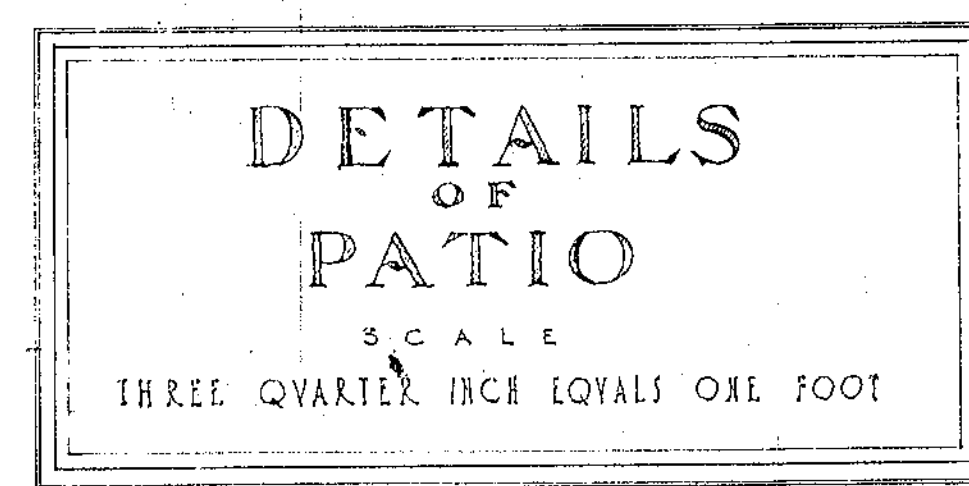
DETAIL OF WINDOW NO. 113.



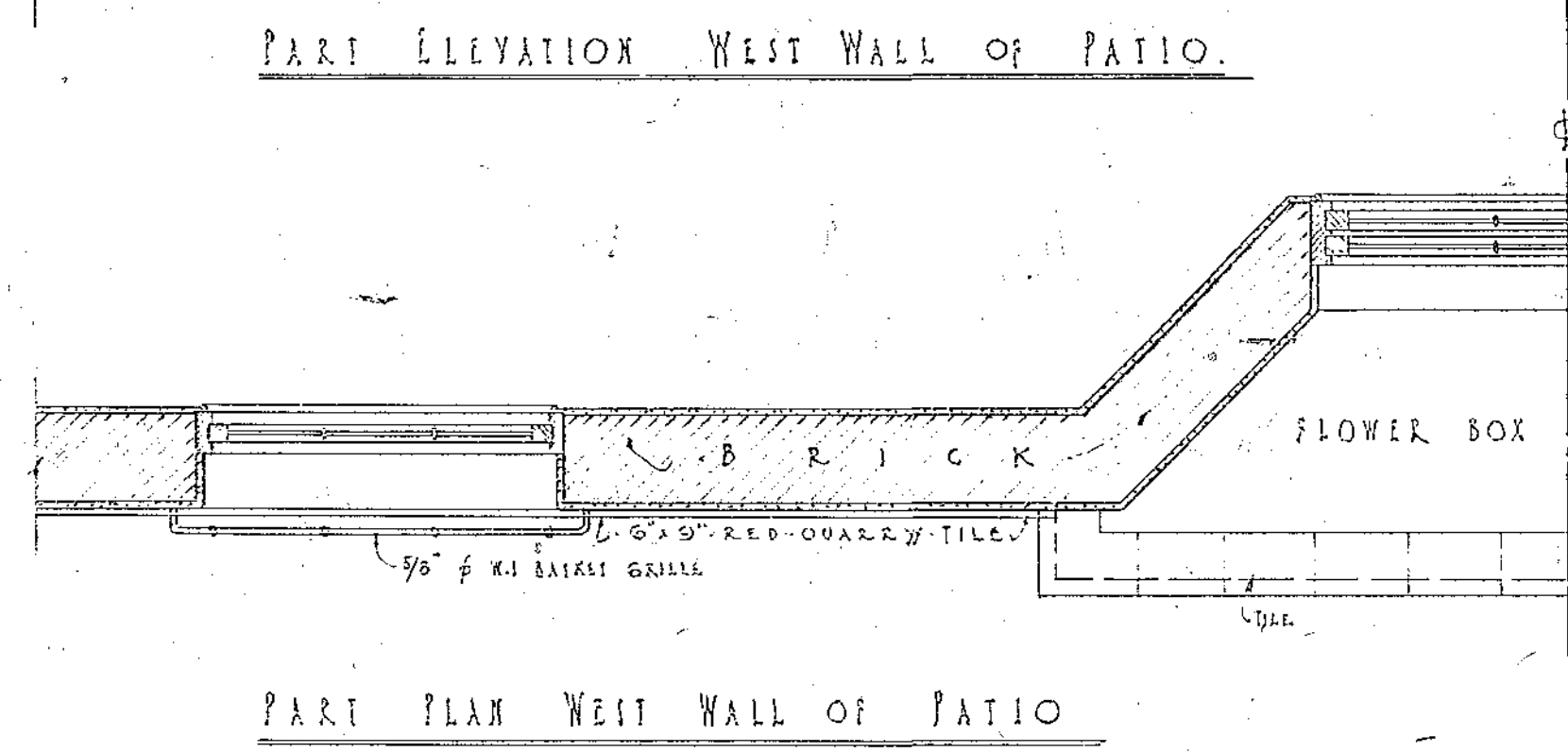
DETAIL ENTRANCE TO LOBBY - WEST SIDE OF PATIO.



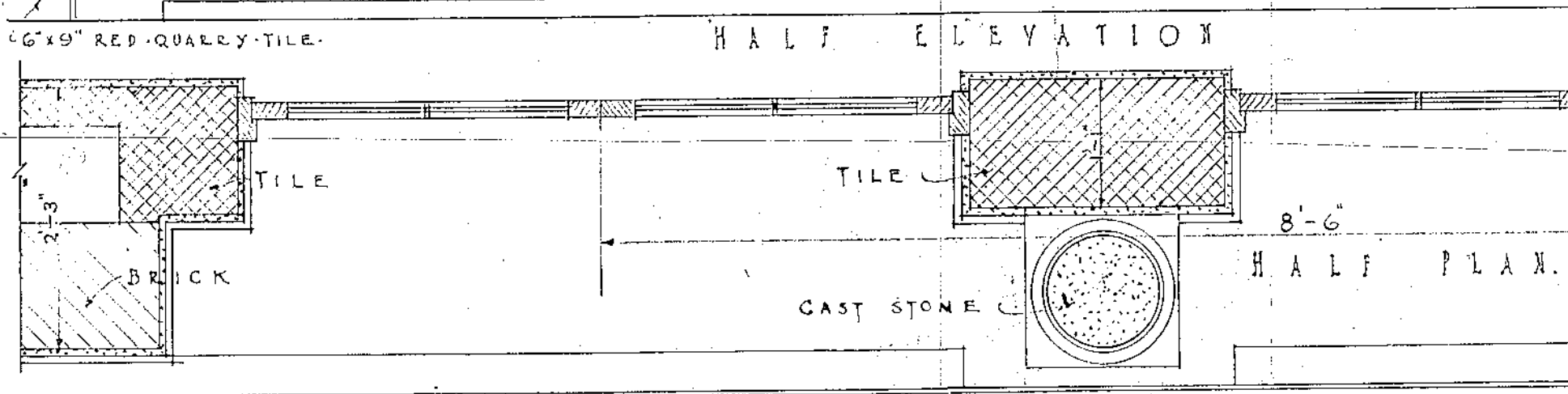
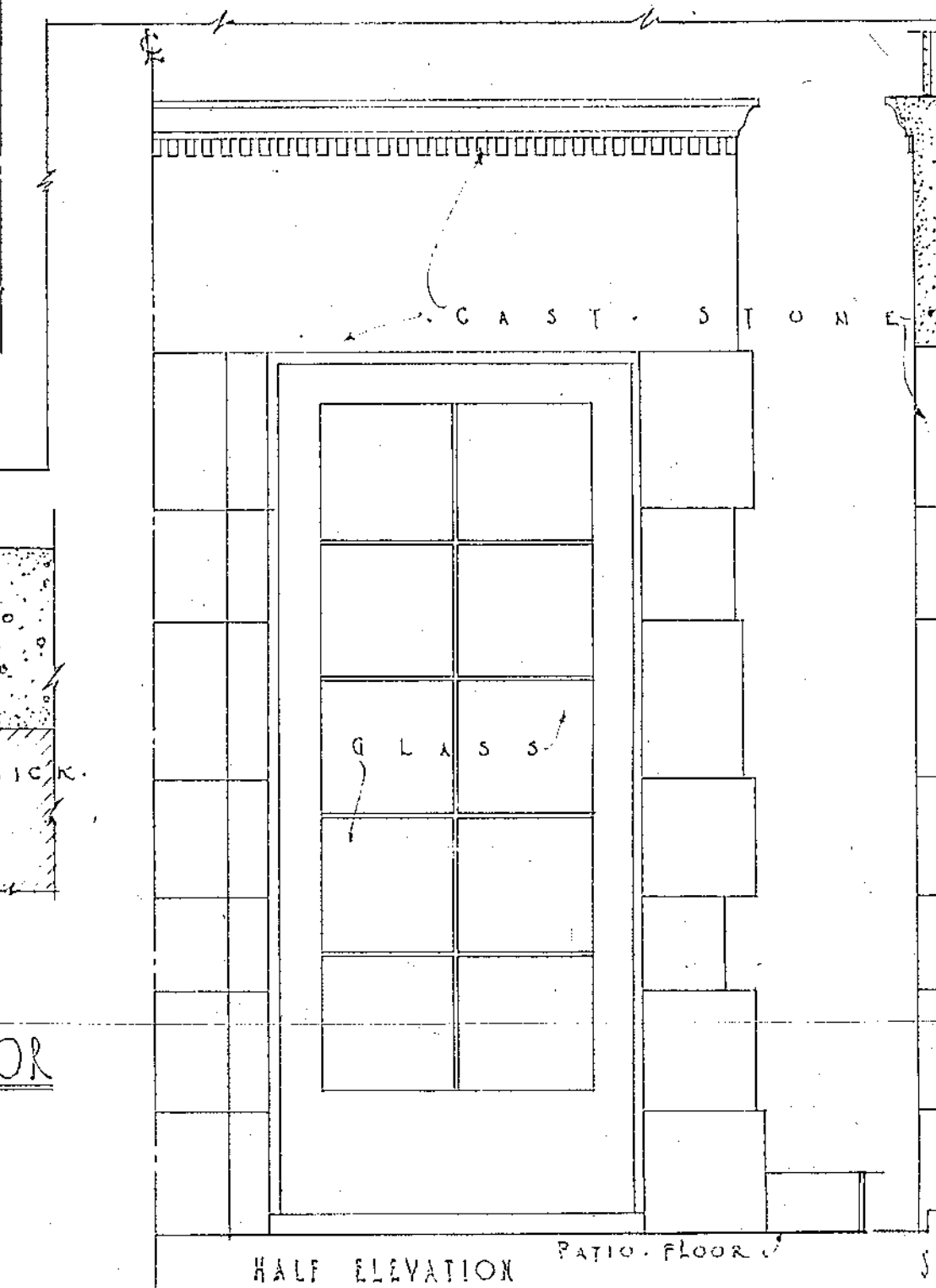
DETAIL ENTRANCE TO BILLIARD ROOM



DETAIL ENTRANCE TO SOCIAL LOBBY



SECTION TRAY WEST WALL OF PATIO OF CENTER LINE.



DRAWN BY: B.L.K.
CHECKED BY: B.L.K.
DESIGNED BY:

• YOUNG MENS CHRISTIAN ASSOCIATION BUILDING • SAN PEDRO • CALIF •

APPENDIX C

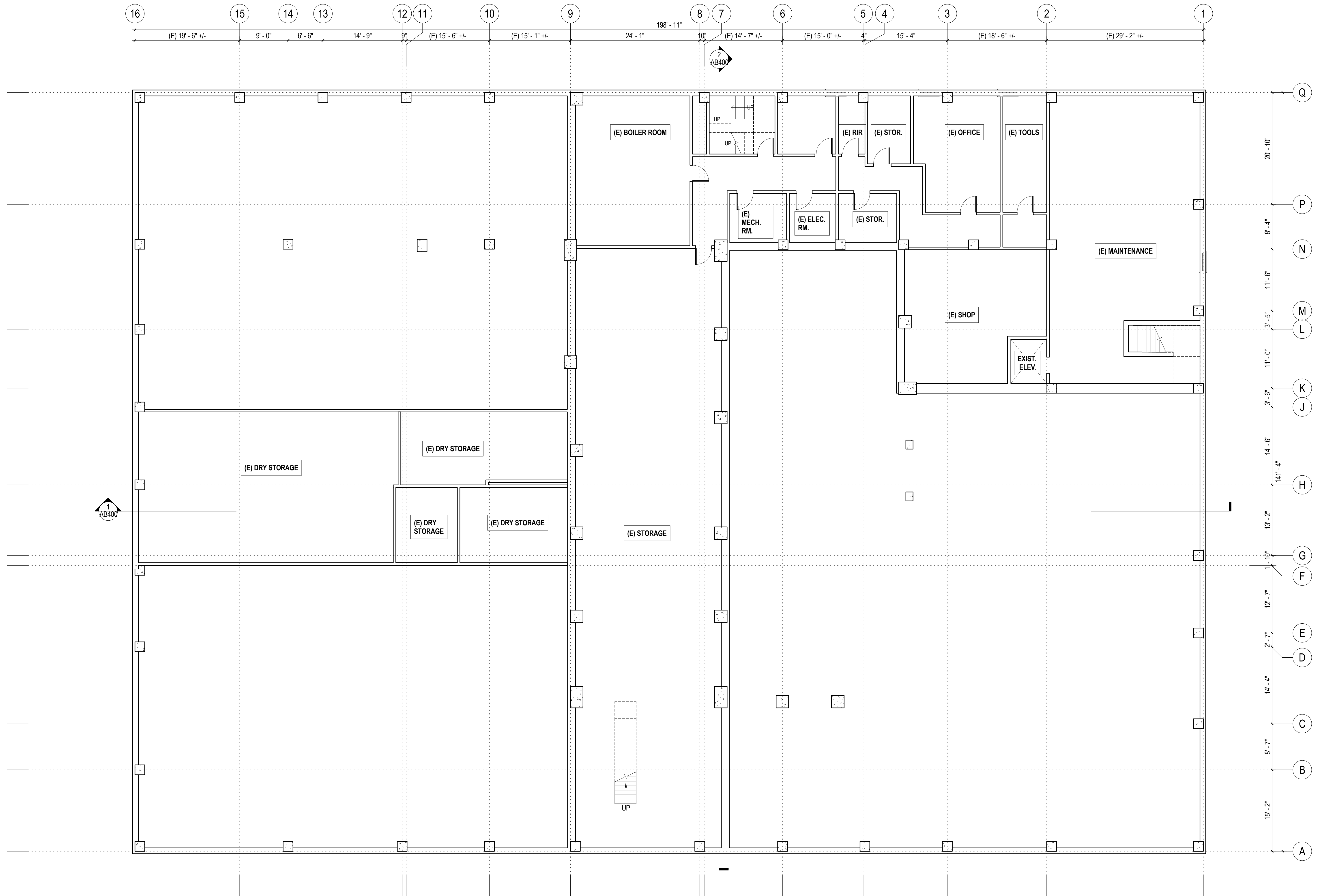
Current Plans

As-built plans of the Army and Navy YMCA building prepared by Omgivning Architects, Interior Designers, Urbanists, January 2018.

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

HISTORIC RESOURCES GROUP



AS BUILT BASEMENT FLOOR PLAN
1/8" = 1'-0"

AS BUILT PACKAGE

CLIENT NAME
CLIENT STREET ADDRESS
CLIENT CITY, STATE, ZIP

REVISIONS:

JOB NO.: 18-002

DATE: 01.18.18

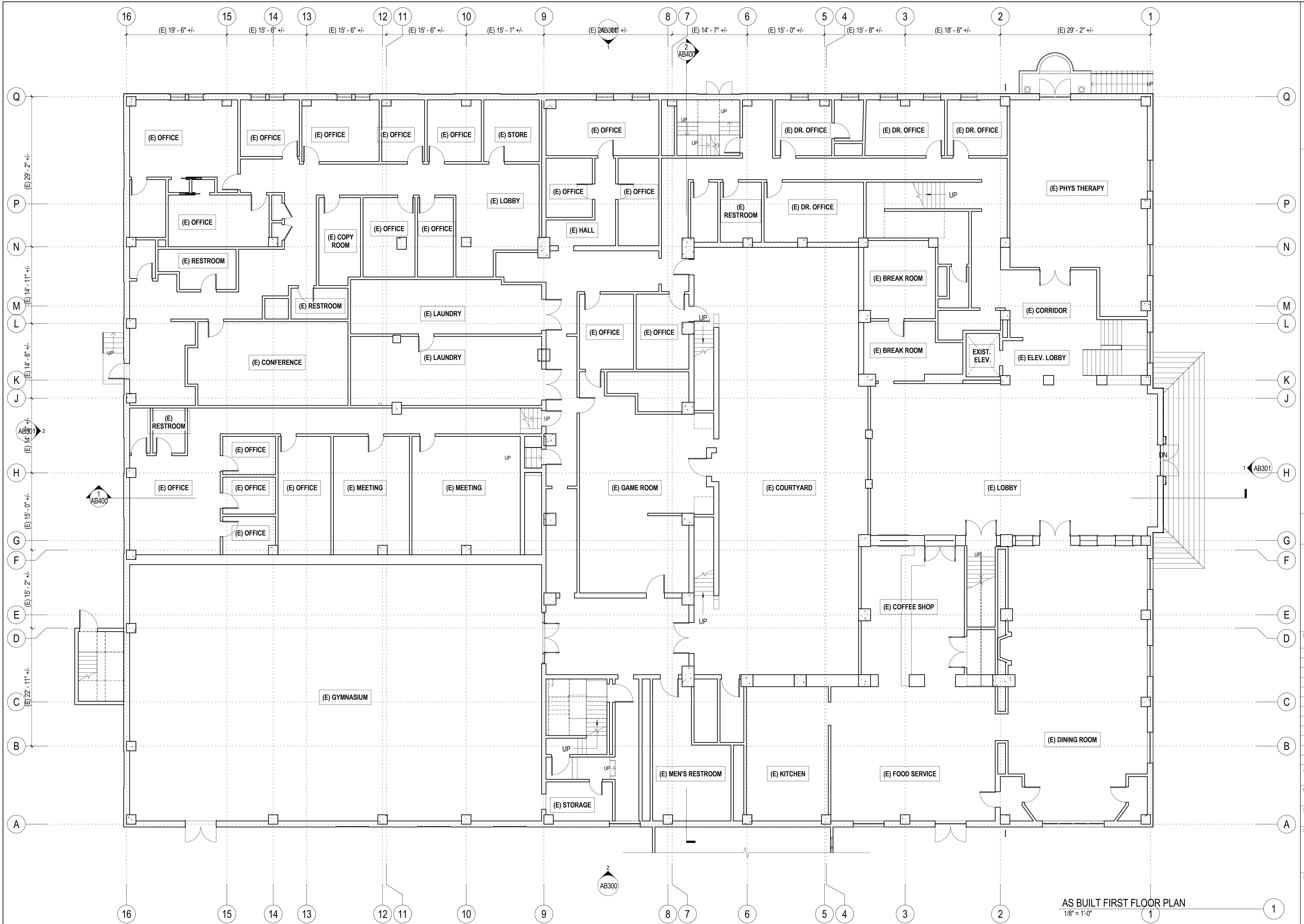
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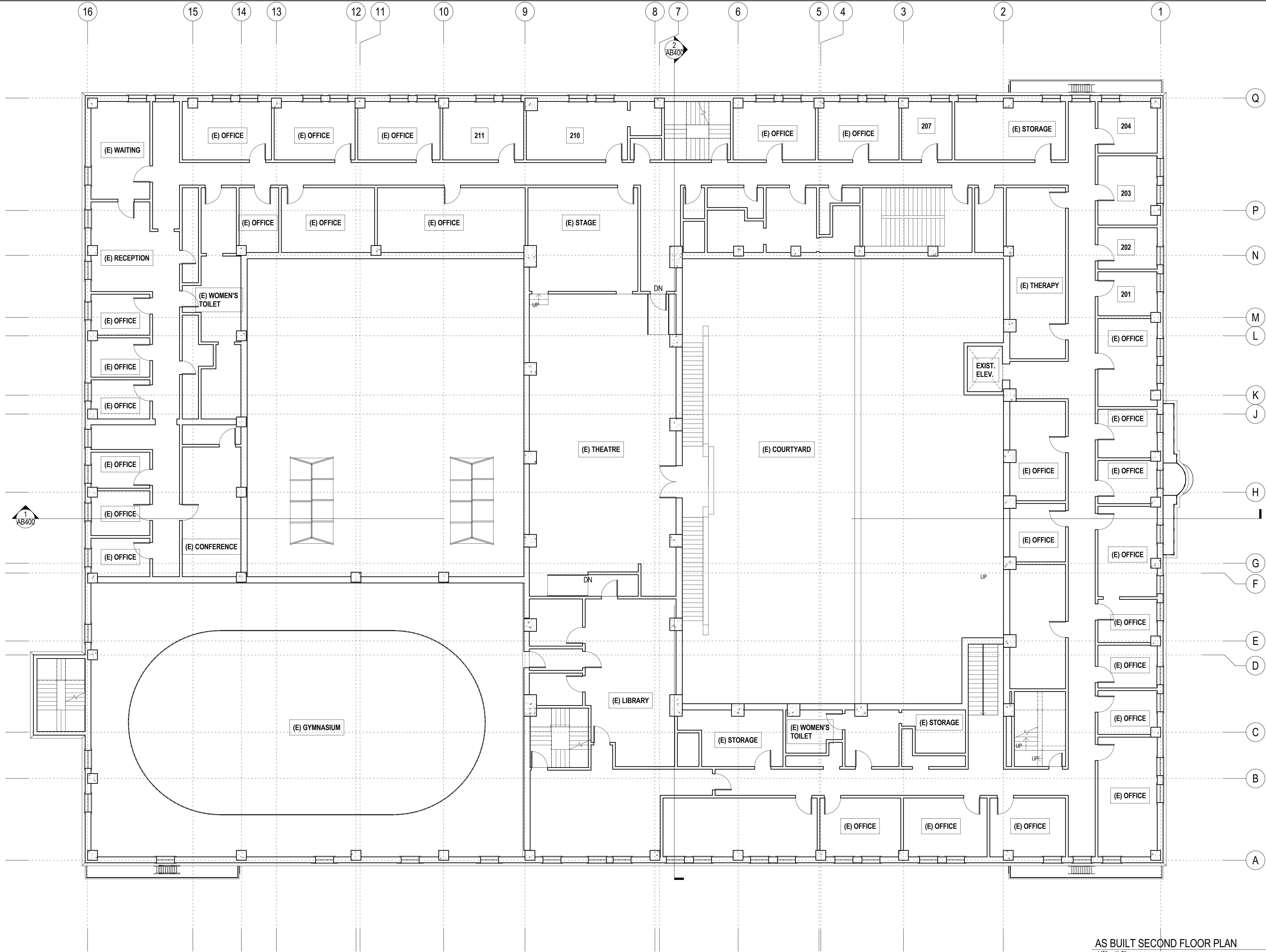
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**BASEMENT FLOOR
PLAN**

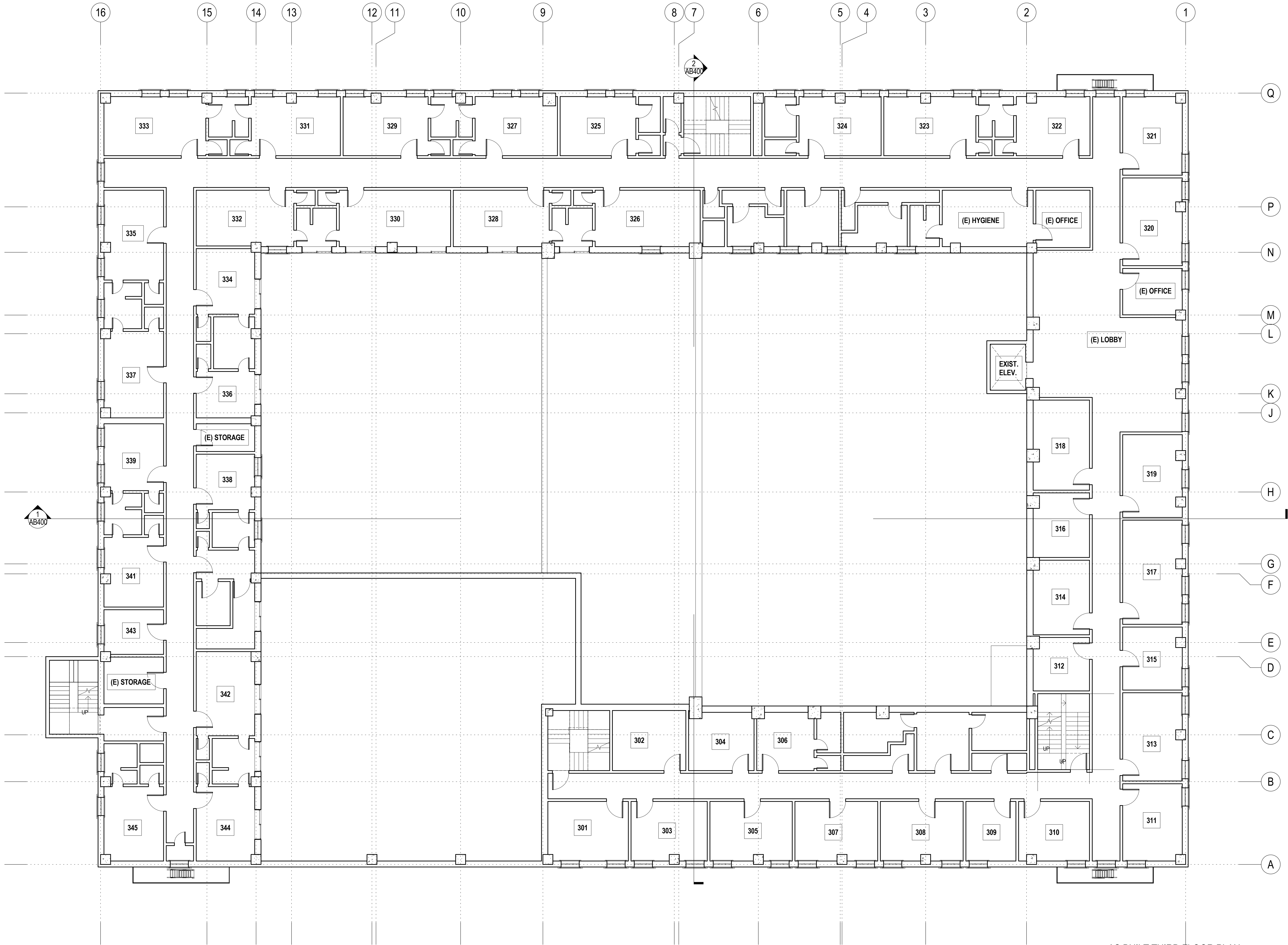
SHEET NUMBER:

AB100





AS BUILT SECOND FLOOR PLAN
1/8" = 1'-0"



AS BUILT THIRD FLOOR PLAN
1/8" = 1'-0"

HARBOR VIEW HOUSE

921 SOUTH BEACON STREET,
SAN PEDRO, CA 90731

AS BUILT PACKAGE

CLIENT NAME
CLIENT STREET ADDRESS
CLIENT CITY, STATE, ZIP

REVISIONS:

JOB NO.: 18-002

DATE: 01.18.18

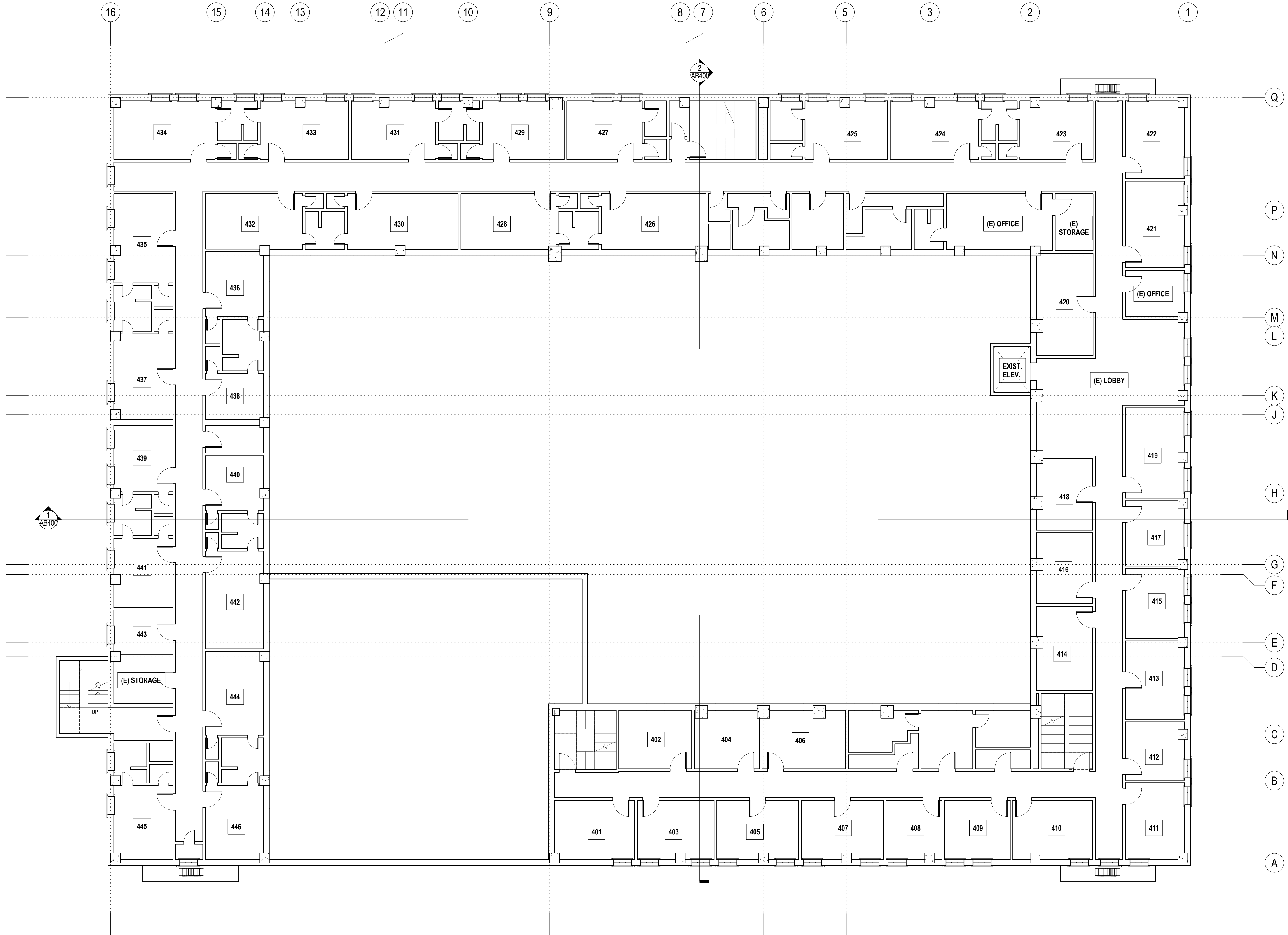
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SHEET TITLE:

THIRD FLOOR PLAN

SHEET NUMBER:

AB103



AS BUILT FOURTH FLOOR PLAN
1/8" = 1'-0"

HARBOR VIEW HOUSE

921 SOUTH BEACON STREET,
SAN PEDRO, CA 90731

AS BUILT PACKAGE

CLIENT NAME
CLIENT STREET ADDRESS
CLIENT CITY, STATE, ZIP

REVISIONS:

JOB NO.:
18-002

DATE:
01.18.18

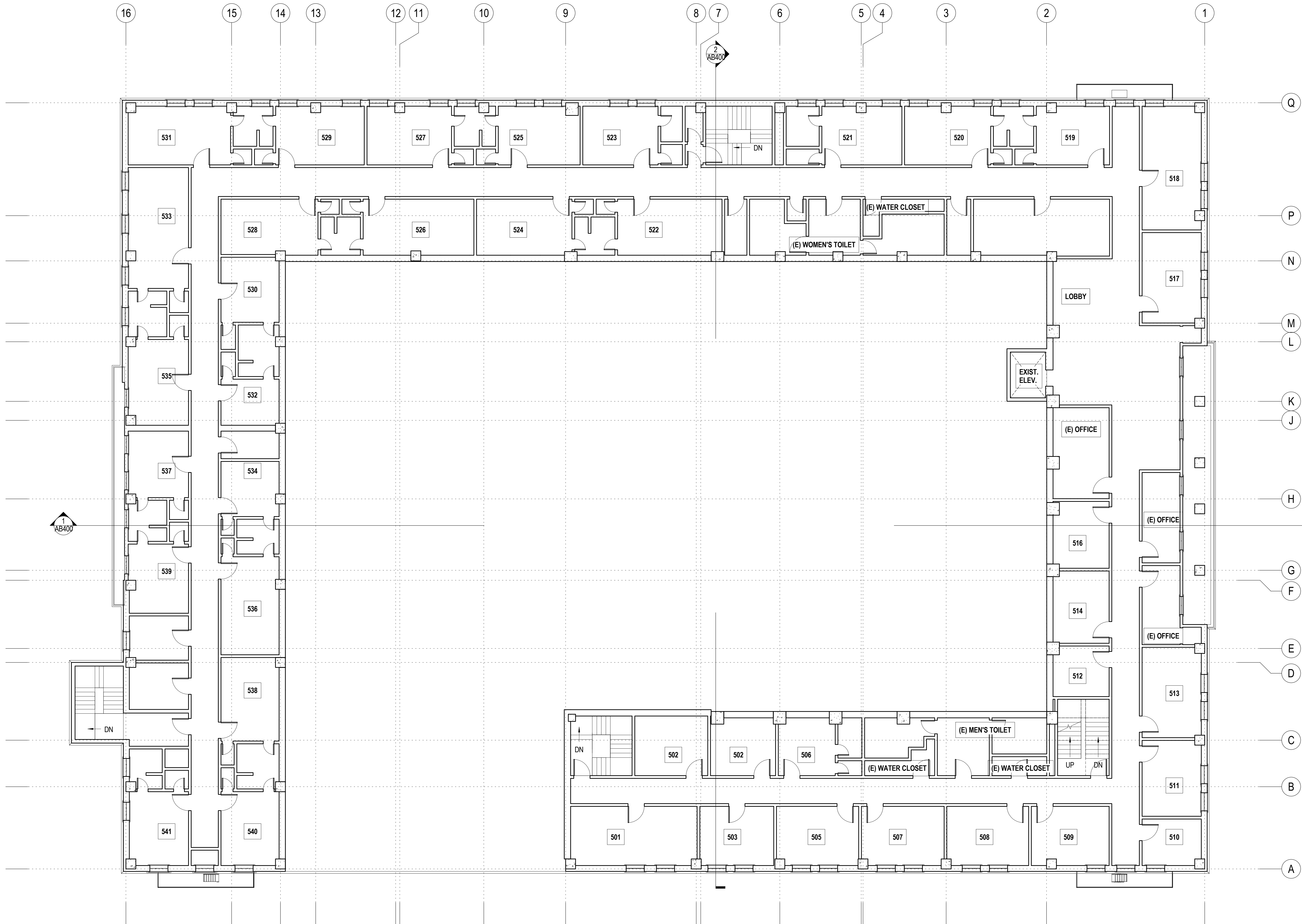
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1/8" = 1'-0"

SHEET TITLE:

FOURTH FLOOR PLAN

SHEET NUMBER:

AB104



AS BUILT FIFTH FLOOR PLAN
1/8" = 1'-0"

HARBOR VIEW HOUSE

921 SOUTH BEACON STREET,
SAN PEDRO, CA 90731

AS BUILT PACKAGE

CLIENT NAME
CLIENT STREET ADDRESS
CLIENT CITY, STATE, ZIP

REVISIONS:

JOB NO.:
18-002

DATE:
01.18.18

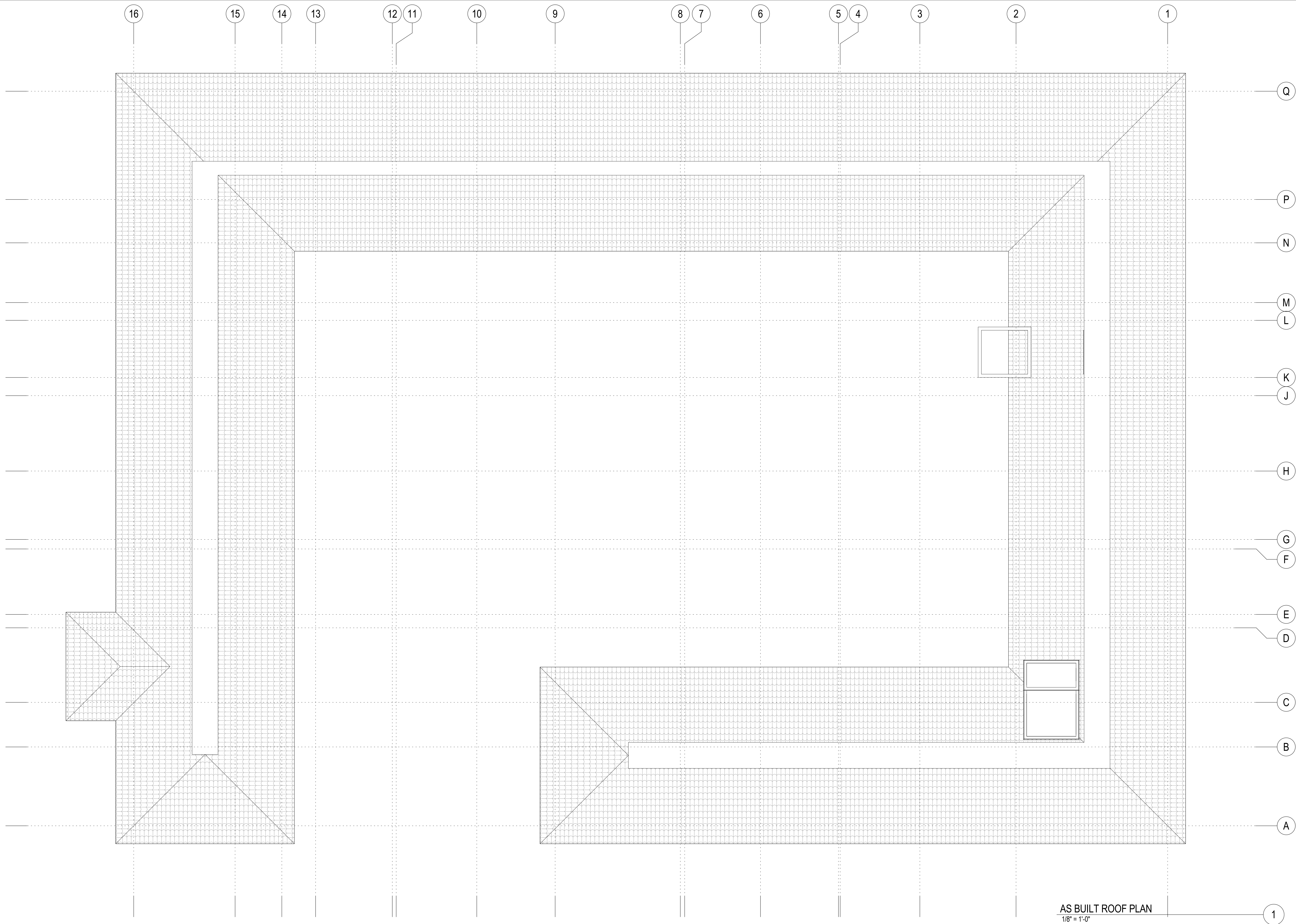
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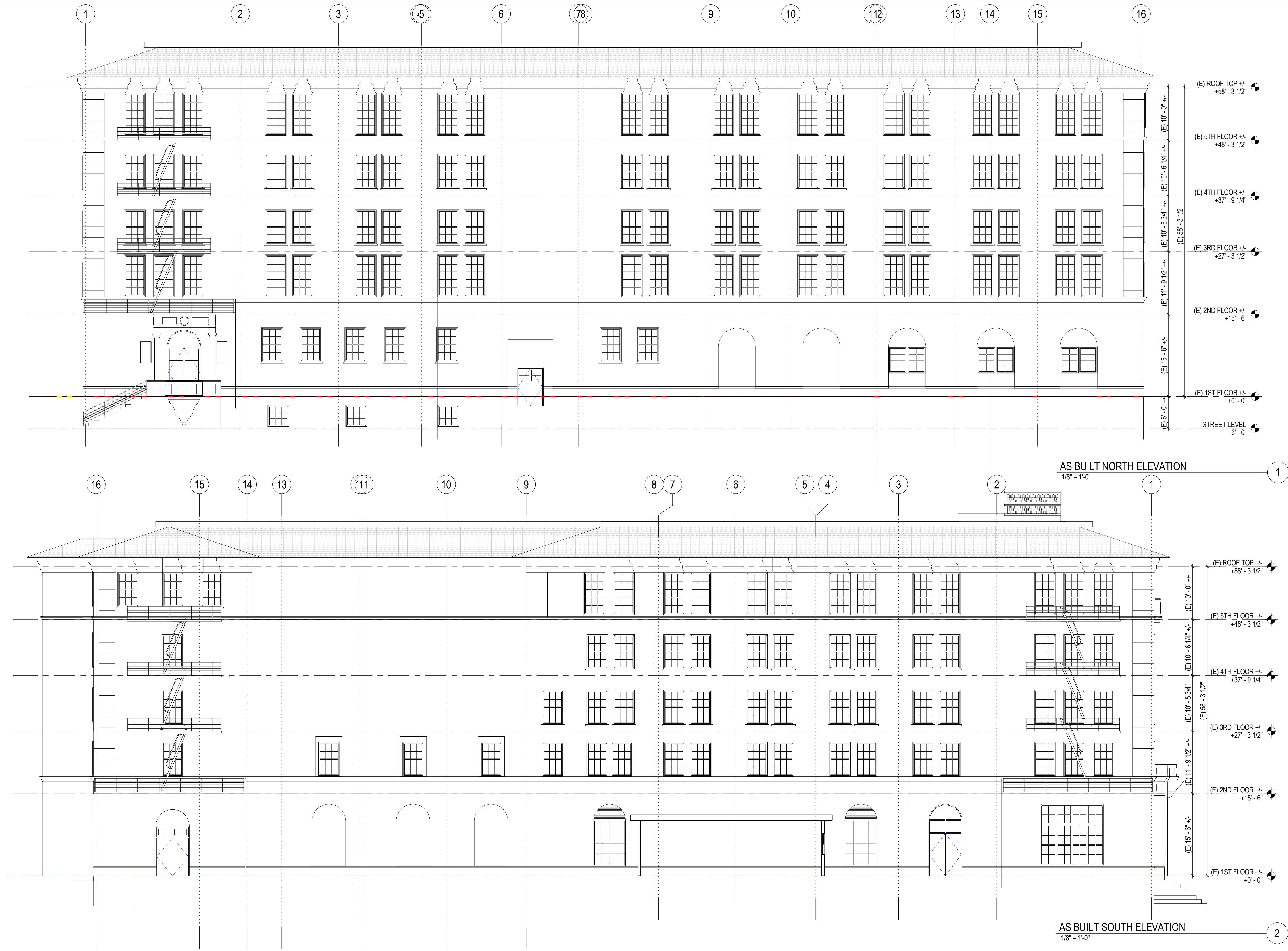
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FIFTH FLOOR PLAN

SHEET NUMBER:

AB105





HARBOR VIEW HOUSE

921 SOUTH BEACON STREET,
SAN PEDRO, CA 90731

AS BUILT PACKAGE

CLIENT NAME
CLIENT STREET ADDRESS
CLIENT CITY, STATE, ZIP

REVISIONS:

JOB NO.: 18-002

DATE: 01.18.18

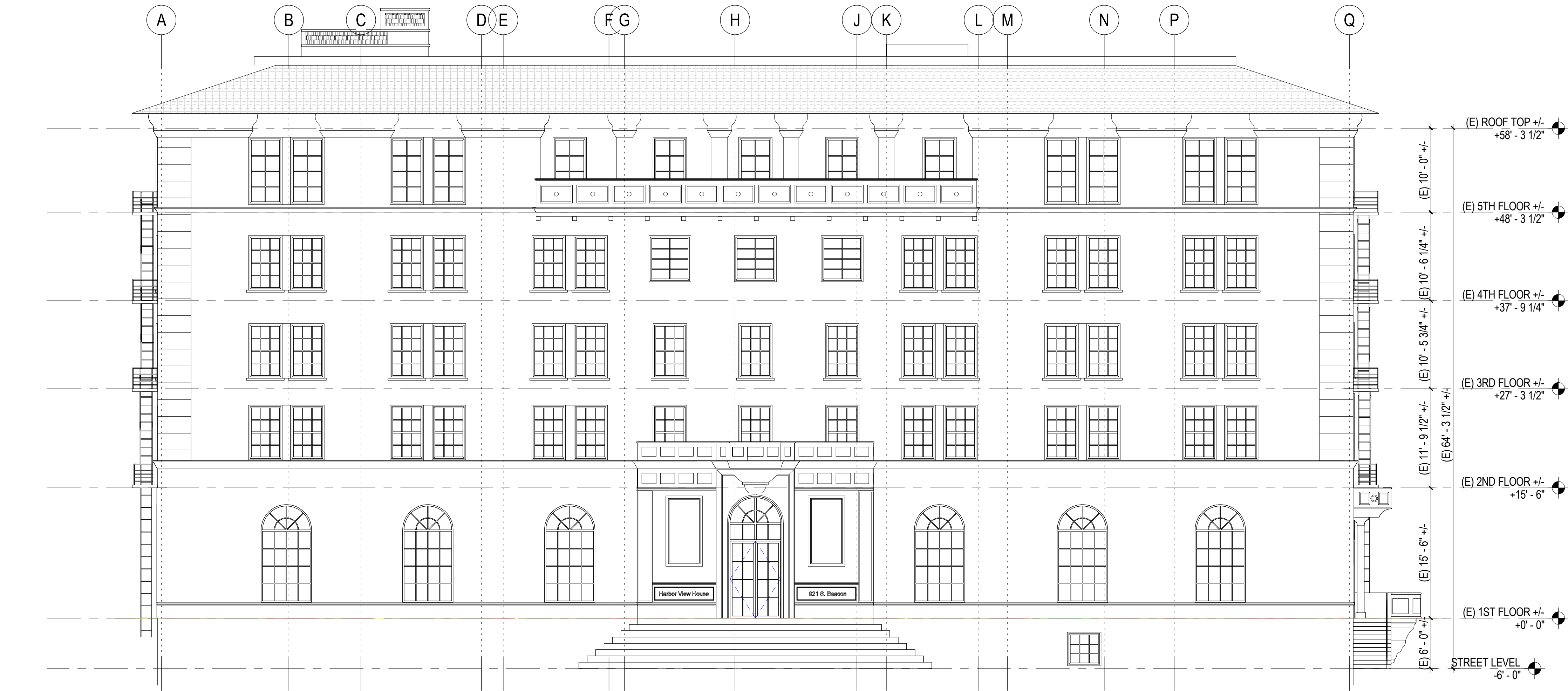
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SHEET TITLE:

ELEVATION

SHEET NUMBER:

AB300



AS BUILT EAST ELEVATION
1/8" = 1'-0"

1



AS BUILT WEST ELEVATION
1/8" = 1'-0"

2

APPENDIX D

Historic Photographs

HISTORIC STRUCTURE REPORT

**Army and Navy YMCA (Harbor View House)
921 S. Beacon Street, San Pedro**

HISTORIC RESOURCES GROUP



Photo D1: Army and Navy YMCA (left), viewed from the Main Channel of the Port of Los Angeles, c. 1930. Los Angeles Public Library

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

HISTORIC RESOURCES GROUP



Photo D2: Army and Navy YMCA, view looking southwest from Beacon Street, about 1926-1933. Calisphere.org

HISTORIC STRUCTURE REPORT

**Army and Navy YMCA (Harbor View House)
921 S. Beacon Street, San Pedro**

HISTORIC RESOURCES GROUP



Photo D3: Army and Navy YMCA, view looking southwest from Beacon Street, 1930. Los Angeles Public Library

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House) **921 S. Beacon Street, San Pedro**

HISTORIC RESOURCES GROUP



Photo D4: Army and Navy YMCA, view of primary (east) façade from Main Channel, c. 1940. Cliff Smith YMCA Postcard Collection, Springfield College

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

HISTORIC RESOURCES GROUP



Photo D5: Army and Navy YMCA, tinted postcard, undated. Cliff Smith YMCA Postcard Collection, Springfield College.

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

HISTORIC RESOURCES GROUP



Photo D6: Army and Navy YMCA, interior, South Lounge, view looking south, undated. University of Minnesota Libraries, UMedia Archive

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House) 921 S. Beacon Street, San Pedro

HISTORIC RESOURCES GROUP



Photo D7: Aerial photograph, December 31, 1927. UC Santa Barbary Library Aerial Photographs, Digital Collections

HISTORIC STRUCTURE REPORT

Army and Navy YMCA (Harbor View House)
921 S. Beacon Street, San Pedro

HISTORIC RESOURCES GROUP

APPENDIX E

Sanborn Fire Insurance Map, 1951

HISTORIC STRUCTURE REPORT

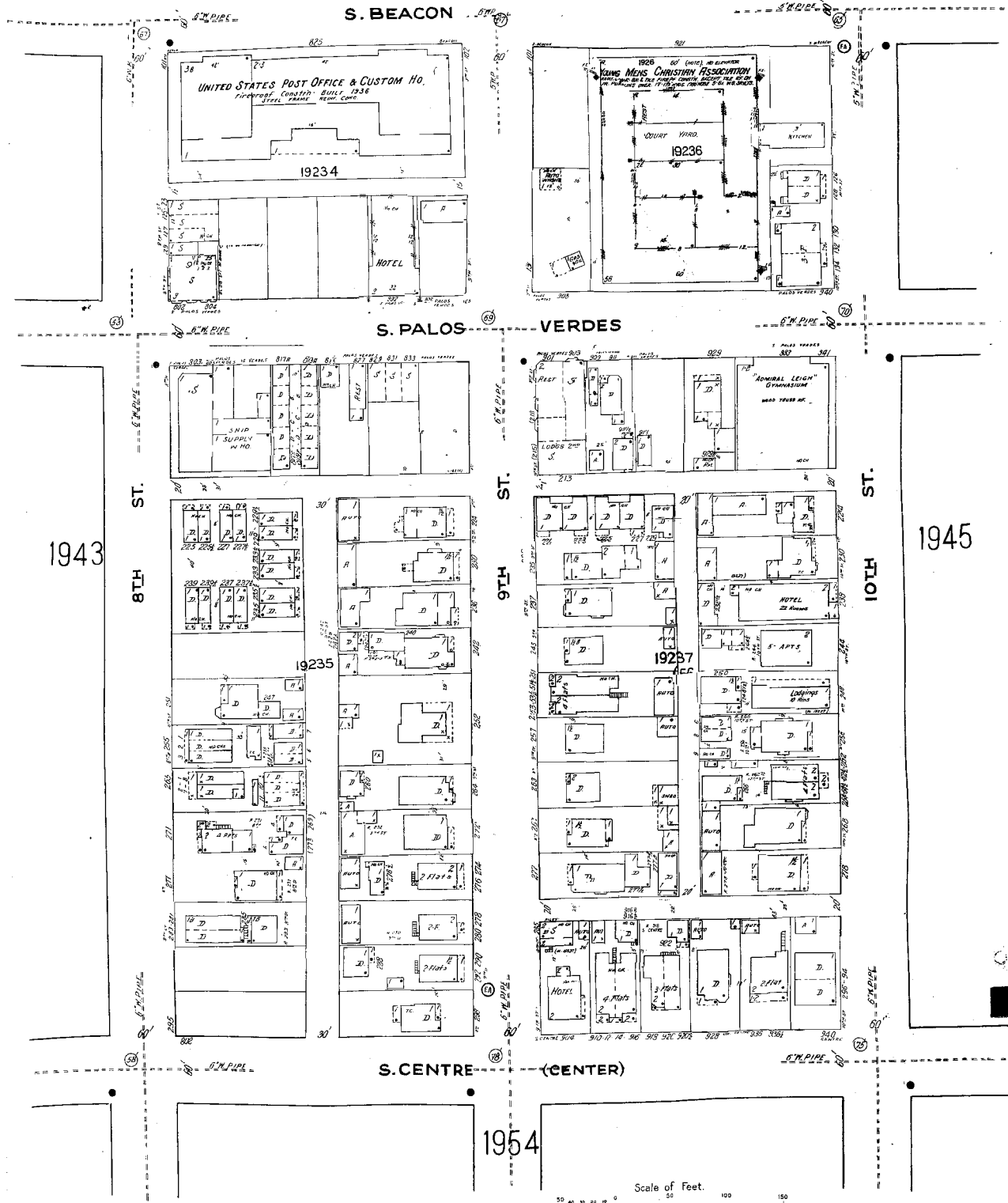
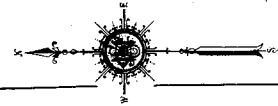
**Army and Navy YMCA (Harbor View House)
921 S. Beacon Street, San Pedro**

HISTORIC RESOURCES GROUP

**SAN PEDRO-WILMINGTON
DISTRICT
SAN PEDRO**

(4080)
LOS ANGELES, CAL. VOL. 18
1944

1929



921 SOUTH BEACON STREET

Harbor View House, Historic-Cultural Monument (HCM) #252
Contributor to the Vinegar Hill Historic Preservation Overlay Zone (HPOZ)
CHC-2019-1291-MAEX

PRE-APPROVAL INSPECTION REPORT



**Mills Act Historical Property Contract Program
Pre-approval Inspection Report**

Property Information		Owner Information	
Address:	921 S. Beacon Street	Name:	Harbor House, LP
Zip Code:	90731	Address:	15260 Ventura Boulevard, Suite 620
APN:	7455-025-019		Los Angeles, CA 91403
HCM:	252; Harbor View House	Phone:	818-905-7200 (mobile); 310-666-7867 (alternate)
HPOZ:	Vinegar Hill	Email:	fred@parkviewmgmt.com
		Representative:	John LoCascio, HRG john@historicrosourcesgroup.com

Pre-inspection
Record of communication with Applicant to schedule pre-contract inspection: Inspection scheduled on 05/24/2019; Confirmed on 05/24/2019.

Inspection Overview	
Date and time of pre-contract inspection:	June 13 th , 2019 at 11:00am
Parties present at inspection:	Audrey Sato, Audrey von Ahrens, Laura O'Neill and Fred Afari (owner), Laura Jansen (consultant, HRG)
☒ Provide owner with business cards from GPA Consulting and Sato Architects inspectors.	
☒ Inspect property. If multi-family or commercial, included a	☐ thorough sample of units/spaces. ☒ representative ☐ limited
☒ 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 Do the application and documentation accurately reflect the property's existing condition? ☐ No If no, items/issues noted:	
☒ Yes Does the proposed scope of work appear to meet the Secretary of the Interior's Standards? ☐ No If no, items/issues noted:	
☒ Yes Does the proposed scope of work appear to meet the Contract's property maintenance guidelines? If no, items/issues noted: ☐ No	





Notes and Observations

Foundation/Structural

- Seismic retrofit completed in 1990s. Additional seismic work proposed in Rehabilitation/Restoration/Maintenance Plan (Exhibit A) includes structural stabilization and seismic upgrades to meet non-ductile ordinance.

Exterior

- Cement plaster and cast stone details are badly damaged, painted over, and missing in places, particularly around the main entrance and cast stone string course below the 5th floor. Work to repair and replace in-kind missing cement plaster and cast stone is appropriately addressed in Exhibit A.
- Red quarry tile panels were observed at the stair penthouse and chimneys. Their retention and repair should be included in the exterior scope of work.
- Peeling paint observed on all elevations is addressed in proposed Exhibit A.
- Non-original, plastic flood lights are located along the exterior wall above the first floor. Replacing plastic flood lights and security lights with more compatible option is recommended.
- Decorative metal lanterns are extant at the east and north entrances. Lanterns at the east entrance appear to be in good, operable condition.
- One-story addition on south elevation is unsightly and partially covers original rounded arch opening. This is currently not mentioned in Exhibit A. Its proposed treatment should be addressed.

Site/Landscape (garage or carriage house, landscape, walk/drive, fencing, and similar)

- Stamped concrete paving extant in courtyard is cracked, particularly along visible plumbing or drainage improvements. Repair of cracked concrete is addressed in proposed Exhibit A.
- Spalling observed on concrete steps of front entry. It should be repaired using cement mixture to match historic concrete to the greatest extent feasible.
- Tall painted brick wall partially encloses the south parking area and maintenance lot. A large crack was observed in the brick wall.
- Various types of fencing and hardscaping are located around the perimeter of the property. Creating a comprehensive landscape and hardscape plan for property would yield a substantial improvement.

Chimney(s)

- Chimney stack on east roof plane is tall and narrow and not specifically addressed in Exhibit A. Structural evaluation of chimneys and work to provide any necessary seismic upgrades should be added to Exhibit A.

Roof

- Copper panels of eave soffit are generally in poor condition from water damage or are completely missing in places. Cleaning, repair, and in-kind replacement of missing panels is appropriately addressed in proposed Exhibit A.
- Missing and broken clay roof tiles and gutters. Roof repair addressed in proposed Exhibit A.

Windows/Doors

- Some non-original security bars on exterior ground floor windows. All non-original security bars should be removed from windows and doors, including basement windows.
- Exterior multi-light wood doors generally appear to be in fair condition. Work in proposed Exhibit A addressed rehabilitation to working condition, and should specifically include careful removal of paint, gentle sanding and repairs of any damaged wood, and repainting.
- Round arched windows on ground floor have been infilled. Proposed Exhibit A includes restoration of windows in these openings.
- Skylights are appropriately addressed in proposed Exhibit A.





Interior

- Some decorative paint and stenciling on ceilings in lobby, physical therapy room, and basement have been painted over and/or damaged from water and MEP work. These should be restored by engaging the services of a specialist to restore decorative paint and stencil work on ceilings where damaged or missing. Some additional rooms in the basement may have decorative beams hidden by suspended acoustical tile ceilings. If additional decorative beams are extant, restoration should apply to those beams as well.
- Work in proposed Exhibit A includes replacement of existing non-historic, incompatible stainless-steel elevator. When work is commenced, replacement elevator doors in lobby should be compatible with the historic character of the building.
- Original molding of infilled doorways and original tile are extant on west wall of physical therapy room, currently slated for demolition. Recommend consideration of alternatives to demolition of west wall of physical therapy room to incorporate restoration of original entryway openings to preserve original molding and tile.
- Work in proposed Exhibit A to rehabilitate gymnasium and running track includes structural stabilization of suspended track and restoration of enclosed windows. Proposed work should also include retention of wood basketball court floor, and careful removal of paint from brick veneer below suspended track and restoration of glazed finish to match original brick finish extant above suspended track.
- Glazed ceramic tile extant in basement. Tile has been painted over in some areas where exposed and appears to be extant behind non-original gypsum board. Recommend retaining original ceramic tile. Remove paint and replace in kind where damaged or missing.
- Wood floor of handball court on second floor was covered at unknown date. The original flooring may be intact. Proposed work should include removing non-original flooring to investigate condition of floor beneath. If extant, it should be rehabilitated.
- HSR defines the double-loaded corridor on upper floors as a primary character-defining feature, while the adaptive reuse of the building proposes to alter circulation to a single-loaded corridor to create larger living units.

Systems

- Work to install new HVAC system, upgrade electrical system and install new plumbing systems as proposed in Exhibit A should be completed without damage to historic materials to the greatest extent feasible.
- Mechanical ducts, vent and drain pipes, and conduits are visible additions surface-mounted to walls in the courtyard. These should be removed/concealed to the greatest extent feasible.

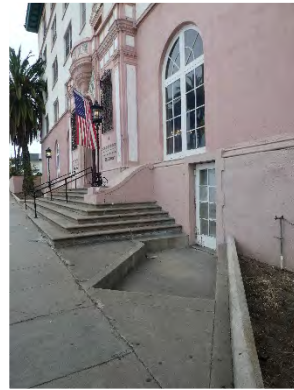


Photographs

1



2



3



4



5



6



7



8



9



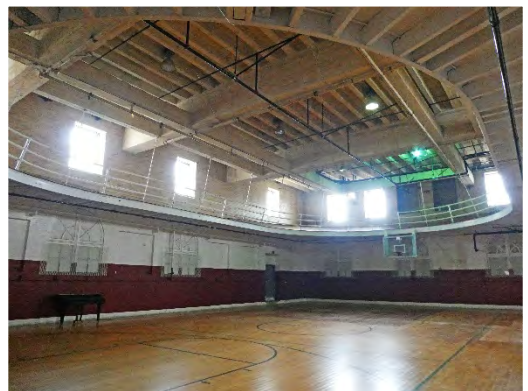
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11



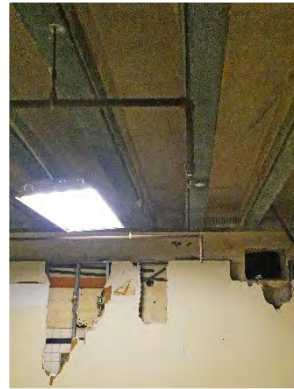
12



13



14



15



16

