



**TECHNICAL REPORT**

**Figueroa and Adams Project**

- Final Report—2/18/09 -

*Prepared for:*

Red Oak Investments  
2101 Business Center Drive, Suite 230  
Irvine, California 92612

*Prepared by:*

Historic Resources Group  
1728 Whitley Avenue  
Hollywood, California 90028  
www.historicla.com 323.469.2349

---

## TABLE OF CONTENTS

1.0	Introduction and Project Description .....	2
2.0	Methodology .....	6
3.0	Regulatory Review.....	7
4.0	Discussion of Historic Resources at and Adjacent to Site .....	19
5.0	Analysis of Previously Unidentified Historic Resources.....	31
6.0	Project Impacts.....	32
7.0	Mitigation Measures .....	44
	Bibliography .....	47
	Appendix A: Chester Place Historic District Identified Resources .....	49
	Appendix B: Secretary of the Interiors Standards .....	51
	Appendix C: Historic Setting: Contextual Comparison.....	52
	Appendix D: Contextual Height Comparison.....	55
	Appendix E: Map Resources .....	57

## 1.0 Introduction and Project Description

The purpose of this report is to determine whether or not the proposed Figueroa and Adams Project at 2455 (formerly 2437)<sup>1</sup> South Figueroa Street (“the project”) in the City of Los Angeles will potentially impact historic resources as defined and identified by the California Environmental Quality Act (CEQA).

### Setting

The Project site is a 1.67-acre (47,250 sq. ft.) parcel used for surface parking. The project site is situated in a mixed residential, commercial and institutional building setting. The project site, which is a flat, paved parking lot, has served St. Vincent de Paul Church since 1948. Mature trees and planting, with segments of brick and concrete wall and chain link fencing are at its immediate boundary. The site is surrounded by a variety of historic buildings and structures, including a portion of the early Los Angeles water distribution system called the *zanja* at the eastern edge of the property (late 1800s), the Spanish Colonial Churrigueresque style St. Vincent de Paul Church (1925), the Richardsonian Romanesque, Stimson House (1891), other single family homes (1900-1960s) built in an architectural vocabulary of Tudor and Spanish Colonial Revival, and the Mount St. Mary’s College Doheny Campus at Chester Place which features buildings (1899-1913) in an eclectic mix of architectural styles from the vocabulary of French, Gothic, Craftsman and Spanish Colonial Revival styles. Figueroa Boulevard and the Harbor Freeway are located to the west, and Adams Boulevard is to the south. The project site is located within the identified Chester Place Historic District. The major traffic thoroughfares of Figueroa Boulevard and the Harbor Freeway are located to the east of the site.

The project site was purchased by Red Oak Investments in March of 2007. The proposed project consists of a 145-unit residential complex with parking on three levels, two subterranean levels and one at-grade level. The project is subject to analysis under the provisions of the California Environmental Quality Act because of its potential impact to surrounding historic resources that are listed or are eligible for listing in the National Register of Historic Places as well as the California Register of Historical Resources.

---

<sup>1</sup> In the book entitled *Los Angeles’s Chester Place* by Don Sloper (2006), the author identifies the site as “...the former Frank Sabichi home at 2427 South Figueroa” on page 11.

## Project Site: 2455 (formerly 2437) South Figueroa Street Setting Map



### Map Key

- A. Project Site (Current Surface Parking Lot)  
Wool Mill Zanja 8-R<sup>2</sup> Remains and Former Site of Sabichi Residence  
2455 (formerly 2437) South Figueroa Street
- B. St. Vincent de Paul Church  
621 West Adams Boulevard
- C. 641 West Adams Boulevard (Miner Tract Lot C)
- D. Randolph Huntington Miner House  
649 West Adams Boulevard
- E. Mount St. Mary College, Doheny Campus
- F. Thomas D. Stimson House  
2421 South Figueroa Street

---

<sup>2</sup> In the book entitled *Los Angeles's Chester Place* by Don Sloper (2006), the author identifies the Figueroa Street remains as "Zanja 8-H" on page 10.

## Project Description

*Note: The Project Description is from the "CEQA Initial Study and Check List" dated 16 November 2007, prepared by Impact Sciences.*

The 1.67-acre project site is located at 2455 South Figueroa Street, north of West Adams Boulevard, as shown in the *Regional Context Map (Appendix E)*, and the *Project Site Setting Map*. The Project proposes the development of a 145-unit residential building, associated parking for resident and visitor use, and replacement parking for the adjacent St. Vincent de Paul Catholic Church (St. Vincent's Church). The project is designed to provide housing for students attending the University of Southern California (USC), Mount St. Mary's College Doheny Campus, and other local educational institutions. The project site and surrounding land uses are shown in *Project Site Setting Map*. The project site currently contains a parking lot and small garden for use by St. Vincent's Church.

The project would develop a five-story building atop two levels of subterranean parking with the top four stories to be used for residential uses, and the ground floor reserved for church replacement parking, and spaces for management, leasing and a lobby. The residential component of the building would total 160,115 square feet.

The project proposes a total of 145 residential units on the second through fifth levels of the building, including 27 one-bedroom units, 115 two-bedroom units, and 3-three-bedroom units. The residential floors would be arranged around four open air courtyards, which would serve as common areas for building residents. Public amenities would include study rooms, lounge areas, recreational and fitness facilities, a game room, and ground floor management leasing and lobby spaces totaling approximately 7,000 square feet.

The building would be modified Mediterranean Revival in architectural style and would be 60 feet above adjacent grade to the roofline. A decorative tower along the east (Figueroa Street) building elevation is proposed to be 14 feet taller than the building roofline, or 74 feet above adjacent grade. Conceptual site plans, elevations, and building sections are shown in **Figures 5** through **16**. The project would exceed or meet current or setback standards, including a proposed 15-foot front-yard setback from the eastern property boundary on Figueroa Street, a 17-foot rear-yard setback from the western property boundary, a 10-foot side-yard setback from the northern property boundary, and a 28-foot side-yard/fire department access lane along the southern property line.

### *Parking and Access*

A total of 443 parking spaces would be provided for project residents and church parishioners on three levels, including two subterranean levels reserved for residents and guests and one at-grade level reserved for church replacement parking. The entry/exit for subterranean resident parking would be located off Figueroa Street near the northern property boundary. There would be a secondary emergency access road for the project site from the western portion of the site to Adams Boulevard. The access road would be provided via an easement that is on the St. Vincent's Church property, and which the

Church currently uses for access to a utility building. Parishioners would access the project site via a separate “replacement parking” driveway off Figueroa Street, with access to the at-grade parking level from the fire access lane along the southern edge of the project site. Access to resident and Church replacement parking would be gate-controlled from Figueroa Street.

### *Landscaping*

The schematic landscaping plan is shown in **Figure 17** (shown previously). The project proposes trees and other landscaping intended to ensure compatibility with the adjacent land uses to the north and south. Landscaping would shield the nonresidential (Church) parking component from view from Figueroa Street and from the convent to the north and Church to the south. The project site's Figueroa Street frontage would be landscaped and street trees provided in a manner intended to be complementary of existing landscaping on adjacent properties to the north and south. The four courtyards would also be landscaped.

## 2.0 Methodology

Field research and analysis was performed by Historic Resources Group personnel, Christy Johnson McAvoy and Alison Rose Jefferson, qualified professionals who meet or exceed the *Secretary of the Interior's Professional Qualification Standards*. In order to analyze resource significance and project impacts, the following tasks were performed:

1. A field inspection of the project site and surrounding area to determine the scope of the study. This report addresses potential impacts to adjacent historic resources from the proposed new construction on the project site.
2. Archival research including a search of the Los Angeles Public Library Online California Index and Photo Database. Information was also compiled from the California Office of Historic Preservation Historic Resources Inventory, Southern Central Coastal Information Center, City of Los Angeles Office of Historic Resources, West Adams Heritage and the Historic Resources Group Archives and Library, including photographs, maps and written documentation indentifying the historic resources surrounding the project site.
3. Review and analysis of ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to determine potential project impacts and mitigation measures.
4. Review of project specific studies, including the *Phase I Environmental Site Assessment* (ESA) prepared by URS Corporation, Los Angeles, California, and *Figueroa and Adams Multifamily Development Project Archaeological Significance Evaluation and Treatment Plan, Los Angeles County, California* prepared by Statistical Research, Inc. (SRI).

The above resulted in the preparation of this Cultural Resources Technical Report. The report documents the history of the site, its setting and context, and identifies the adjacent historic and archaeological cultural resources. Impacts were analyzed according to standard preservation practice and a review of the *Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Buildings*, focusing on those *Standards and Guidelines* pertinent to compatibility of new construction in the context of the historic resources and the physical character of the area.

### 3.0 Regulatory Review

#### 3.1 Historic Resources Under CEQA

##### *Standards and Guidelines for Determining Whether an Impact to a Historic Resource is Significant*

The purpose of this report is to analyze whether or not the proposed project would result in a “substantial adverse change” to a “historical resource.” Under the California Environmental Quality Act (CEQA), adopted in 1970 and most recently revised in 1998, the potential impacts of a project on historical resources must be considered. The purpose of CEQA is to evaluate whether a proposed project may have an adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation measures.

The impacts of a project on a historical resource may be considered an environmental impact. Section 21084.1 of the California Public Resources Code states:

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources.

Moreover, Section 15064.5 of the CEQA Guidelines provides that “[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”<sup>3</sup>

Pursuant to CEQA Guideline Section 15064.5(b)(2)(A),(B) and (C), the significance of a historic resource is materially impaired when the project “demolishes or materially alters in an adverse manner those physical characteristics: (A) of an historic resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources; (B) that account for its inclusion in a local register of historical resources as determined by a Lead Agency for purposes of CEQA; or (C) of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources.”

##### *Use of Secretary of the Interior’s Standards for Rehabilitation to Determine Impacts*

The *Secretary of the Interior’s Standards for Rehabilitation* (the *Standards*) have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal

---

<sup>3</sup> California Code of Regulations, tit. 14, Section 15064.5(b)(1).

and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.<sup>4</sup>

The intent of the *Standards* is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The *Standards* pertain to historic buildings, structures and objects of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To meet the *Standards*, a rehabilitation or new construction project must be determined to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.<sup>5</sup>

The *Standards* are listed in Appendix A, and application of the *Standards* to the proposed Project is analyzed below.

In determining the impact of a project on a "historic resource," CEQA regulations apply the *Secretary of the Interior's Standards* to the question of whether the project results in a substantial adverse change to the resource and in particular those physical characteristics, or character defining spaces and features, that convey historic significance. For the purposes of this report the primary application of the *Secretary of the Interior's Standards* for the Project applies to the potential setting impacts of new construction with adjacent historic resources, impacts to the remnants of the zanja, and overall compatibility of the Project with the historic character of the district.

As stated in CEQA Guideline Section 15064.5(b)(3), "[g]enerally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995)... shall be considered as mitigated to a level of less than a significant impact on the historical resource."

The City of Los Angeles' CEQA Thresholds Guide, which are intended to provide guidance consistent with the State's CEQA Standards and Guidelines, state that a substantial adverse change in significance occurs if the project involves the "conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."<sup>6</sup>

Thus, under the City's CEQA Thresholds Guide, the presumption appears to be that non-compliance with one or more Secretary of the Interior's Standards or Guidelines results

---

<sup>4</sup> "Secretary of the Interior's Standards for Rehabilitation." From the Internet: <http://www.cr.nps.gov/hps/tps/tax/rhb/stand.htm>, 28 December 2007.

<sup>5</sup> "Secretary of the Interior's Standards for Rehabilitation." From the Internet: <http://www.cr.nps.gov/hps/tps/tax/rhb/stand.htm>, 28 December 2007.

<sup>6</sup> See Los Angeles CEQA Thresholds Guide Section D.3.2.A.

in a significant historical resources impact determination, while under the State’s CEQA Guideline Section 15064.5(b)(3), this is not necessarily the case.

Thus, an evaluation of project impacts under CEQA requires a two-part inquiry: a determination of whether or not the project involves a resource that is historically significant and a determination of whether the project will result in a “substantial adverse change” in the significance of the resource.

### ***Standards for Assessing the Historical Significance of a Resource***

A building is considered historically significant, and therefore an “historical resource” under CEQA, if it falls into one of three categories defined by Section 21084.1 of the Public Resources Code: (1) Mandatory historical resources are sites listed in or eligible for listing in the California Register of Historical Resources. Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register.<sup>7</sup>

(2) Presumptive historical resources include sites officially designated on a local register or sites found significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code. (3) Discretionary historical resources are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources. Properties designated by local municipalities can also be considered historical resources. A review of properties that are potentially affected by a project for historic eligibility is also required under CEQA.

A lead agency must consider a property a historic resource under the California Environmental Quality Act (CEQA) if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historic resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.<sup>9</sup>

The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, is not included in a local register of historical resources, or is not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.

National, California Register, and local designation programs are discussed below.

---

<sup>7</sup> See Cal. Public Resources Code 5024.1(c)

<sup>9</sup> Public Resource Code Section 5024.1 and 14 CCR Section 4850.

## 3.2 Types of Historic Designations

### *National Register of Historic Places*

The National Register is “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”<sup>10</sup> The program defines criteria, provides factors of integrity, and discusses context and types of resources.

#### *Criteria*

To be eligible for listing in the National Register, a property must be at least 50 years of age and possess significance in American history and culture, architecture, or archaeology. An individual property or a grouping of properties of potential significance must meet one or more of four established criteria:<sup>11</sup>

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

#### *Integrity*

In addition to meeting at least one of the above criteria, National Register program states that, “to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity.” Integrity is defined in National Register Bulletin 15 as “the ability of a property to convey its significance.”<sup>12</sup> Within the concept of integrity, the National Register recognizes seven aspects or qualities that in various combinations define integrity. They are feeling, association, workmanship, location, design, setting, and materials.

---

<sup>10</sup> 36 Code of Federal Regulations Part 60.2.

<sup>11</sup> 36 Code of Federal Regulations Part 60.4.

<sup>12</sup> National Register Bulletin Number 15, 44-45.

## *Context*

A property must also be significant within a historic context. National Register Bulletin 15 states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear.”<sup>13</sup>

## *Districts*

Standard preservation practice evaluates collections of buildings from similar time periods and historic contexts as *districts*. The National Park Service defines an historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”<sup>14</sup>

A historic district derives its significance as a single unified entity. The National Park Service guidelines continue:

The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.<sup>15</sup>

Resources that have been found to contribute to the historic identity of a district are referred to as *district contributors*. Properties located within the district boundaries that do not contribute to its significance are identified as *non-contributors*. The Project site is considered to be a part of a National Register eligible district known as “Chester Place Historic District.” The identified district represents a grouping of related buildings and sites constructed between 1885 and the 1920s that are associated with the development of an early residential subdivision and the architects who designed houses there.

Consideration of the property as part of the identified historic district is appropriate for its evaluation.

## *California Register of Historical Resources*

Since 1992, provisions codified in Assembly Bill 2881 established the California Register. This Register serves as the authoritative guide used by state and local agencies, private groups, and citizens to identify historic resources in California so as to protect, to the extent prudent and feasible, from substantial adverse change.

---

<sup>13</sup> National Register Bulletin Number 15, 7.

<sup>14</sup> National Register Bulletin Number 15, 5.

<sup>15</sup> Ibid.

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process.<sup>16</sup> The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register.
- California Registered Historical Landmarks from No. 0770 onward.
- Those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

For those resources not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified numerically (1-4) instead of alphabetically (A-D) like the National Register. To be eligible for listing in the California Register, a property must be at least 50 years of age and possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the pre-history or history of the local area, California, or the nation.

Historic resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.<sup>17</sup>

A list of previously evaluated resources in our area of interest appears in Appendix A.

---

<sup>16</sup> Public Resource Code Section 5024.1.

<sup>17</sup> Public Resource Code Section 4852.

### ***Historic Resources Inventory: OHP Survey***

Previously evaluated resources are numerically categorized in a system developed by the Office of Historic Preservation (OHP). The evaluation instructions and classification system are proscribed by OHP in its *Instructions for Recording Historical Resources* and provides a three-digit evaluation code for use in classifying potential historic resources. In 2003, the codes were revised to address the California Register. The first digit indicates the general category of evaluation. The second digit is a letter code to indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number, which is coded to describe some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs reevaluation.

### ***Local Designation Programs***

#### ***Historic Cultural Monuments***

The Los Angeles City Council designates individual buildings and sites as Historic-Cultural Monuments on recommendation of the City's Cultural Heritage Commission. Article 4, Section 22.130 of the City of Los Angeles Administrative Code defines an historical or cultural monument as:

Any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, state or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period

style or method of construction, or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

Designation recognizes the unique architectural value of certain structures and helps to protect their distinctive qualities. Buildings may be eligible for historical cultural monument status if they retain their historic design and materials. Those that are intact examples of past architectural styles or that have historical associations may meet the criteria in the Cultural Heritage ordinance.

### *Historic Preservation Overlay Zones (HPOZ)*

Los Angeles established the HPOZ program in 1979, with ordinance revisions in 1997, 2000, and 2002. The most recent revisions were to clarify procedures for the review of projects located within the boundaries of a Historic Preservation Overlay Zone.

As defined in ‘12.20.3.B.17 of the LAMC, “Preservation Zone” is any area of the City of Los Angeles “containing structures, landscaping, natural features, or sites having historic, architectural, cultural, or aesthetic significance and designated as a Historic Preservation Overlay Zone under the provisions of this section.” There are currently twenty-two HPOZs ranging in size from twenty-six properties in the Vinegar Hill HPOZ to over 2,000 properties in the Highland Park HPOZ.

The purpose of a Historic Preservation Overlay Zone is described in ‘12.20.3.A of the LAMC as follows:

It is hereby declared as a matter of public policy that the recognition, preservation, enhancement, and use of structures, landscaping, natural features, sites and areas within the City of Los Angeles having historic, architectural, cultural or aesthetic significance are required in the interest of the health, economic prosperity, cultural enrichment and general welfare of the people. The purpose of [the Historic Preservation Overlay Zone] is to:

1. Protect and enhance the use of structures, features, sites and areas that are reminders of the City’s history or which are unique and irreplaceable assets to the City and its neighborhoods or which are worthy examples of past architectural styles;
2. Develop and maintain the appropriate settings and environment to preserve these structures, landscaping, natural features, sites, and areas;
3. Enhance property values, stabilize neighborhoods, and/or communities, render property eligible for financial benefits, and promote tourist trade and interest;

4. Foster public appreciation of the beauty of the City, of the accomplishments of its past as reflected through its structures, landscaping, natural features, sites and areas;
5. Promote education by preserving and encouraging interest in cultural, social, economic, political and architectural phases of its history; [and]
6. To ensure that all procedures comply with the California Environmental Quality Act.

### **3.3 Previously Identified Historic Resources at and/or Adjacent to the Project Site**

As discussed above, a resource is considered a “historical resource” under CEQA, if it is “listed in, or determined to be eligible for listing in, the California Register of Historical Resources,” or is “included in a local register of historical resources,” as defined by the Public Resources Code.

Resources surrounding the Project are currently listed in, or have been determined eligible for listing in the National and California Registers. Similarly, some resources have been designated as Los Angeles City Historic-Cultural Monument, or identified as eligible for listing in a local survey.

For the purposes of this report, historic resources adjacent to new construction are reviewed for potential impacts to the environment. For a list of these historic resources, see the following table, *Summary of Historic Status of Buildings, Structures, Landscapes and Districts at or Adjacent to the Project Site*.

*Summary of Historic Status of Buildings, Structures, Landscapes and Districts at or Adjacent to the Project Site*

<b>Current Building, Structure, or Landscape Name</b>	<b>Address</b>	<b>National Register of Historic Places</b>	<b>California Register of Historical Resources</b>	<b>City of LA HCM</b>	<b>City of LA HPOZ</b>	<b>Considered an Historical Resource under CEQA?</b>
Wool Mill Zanja 8-R	2455 (formerly 2437) South Figueroa Street					Yes
St. Vincent de Paul Church	621 West Adams Boulevard	Det. Eligible	Listed	Yes No.# 90 1971	No	Yes
Randolph Huntington Miner House	649 West Adams Boulevard	Det. Eligible	Listed			Yes
<u>Mount St. Mary's College Doheny Campus</u>						
Oliver G. Posey – Edward L. Doheny Residence	8 Chester Place	Det. Eligible	Listed	Yes No.# 30 1965	No	Yes
Conservatory	8½ Chester Place	Det. Eligible	Listed	No	No	Yes
William Bayly Residence	10 Chester Place	Det. Eligible	Listed	No	No	Yes
Thomas A. Stimson House	2421 South Figueroa Street	Det. Eligible	Listed	Yes No.# 212 1979	No	Yes
Chester Place Historic District*		Det. Eligible 1986	Listed			Yes
University Park HPOZ*					2000 Yes	Yes

\* Chester Place Historic District and University Park HPOZ include some individually listed properties.

### *University Park Historic Preservation Overlay Zone*

The University Park Historic Preservation Overlay Zone (HPOZ) includes the western part of the Doheny Campus. Established in 2000, the University Park HPOZ encompasses approximately 1389 addresses on 630 parcels, with structures dating from 1885 to the 1920s. The Project site is just outside of its jurisdictional boundaries.

The University Park HPOZ boundary is located at the east curb line of Chester Place. As such, only the western portion of the Doheny Campus is located within the HPOZ boundaries. The Project site is not located within the boundaries of the University Park HPOZ.

The development of University Park as a residential area was spurred by the founding of the nearby University of Southern California in 1880, and bolstered by the extension of the streetcar routes from downtown Los Angeles in 1891. Prominent citizens, lured by the large lots and suburban ambiance, migrated south from Bunker Hill to build large mansions alongside existing modest houses in the neighborhood. With residences built between 1885 and the 1920s, the HPOZ includes fine examples of the 19th century Queen Anne style as well as later Craftsman, Spanish Colonial Revival, and American Colonial Revival styles. University Park contains one of the highest concentrations of City Historic–Cultural Monuments of any HPOZ in Los Angeles. Two historic districts listed in the National Register of Historic Places, Twentieth Street and Saint James Park, as well as the National Register eligible Chester Place Historic District, are located within the boundaries of the HPOZ.<sup>18</sup>

---

<sup>18</sup> University Park HPOZ Description, a text adapted from a description prepared by the Los Angeles Conservancy, Office of Historic Resources, City of Los Angeles Dept. of Planning. From the Internet: <http://www.preservationla.org/hpoz/la/university-park>, 21 December 2007.

---



**University Park Historic Preservation Overlay Zone**

Prepared by Historic Resources Group 6.10.05  
(based on Los Angeles Department of City Planning map)

## 4.0 Discussion of Historic Resources at and Adjacent to Site

### 4.1 Neighborhood History

The Project site is located in the southwest corner of the original land grant given by the king of Spain in 1781 as the site for the Pueblo of Los Angeles. Originally a small agricultural community based near the present-day location of City Hall, the Pueblo slowly grew over the next 90 years. In the 1830s Angelenos began to travel south to watch cock fights at a simple outdoor arena located near the site of the present-day Coliseum. In 1868 homesteaders began to settle in the area south of the Pueblo, planting vineyards, orchards and grain fields in the area between Vermont Avenue and Figueroa Street. (*See Regional Context Map in Appendix E*).

In the 1870s real estate speculators attempted a subdivision of the area, then called “West Los Angeles,” but it was not until the 1880s that the sales began in earnest. A real estate boom in this area was facilitated by the founding of the University of Southern California (USC) in 1880. The idea of a private university in the area had been proposed by Judge Robert Maclay Widney as early as 1871, but faltered until it received the support of developers who saw it as a way to promote the prestige of the area and therefore their sales. The university opened for classes near Figueroa Street and Jefferson Boulevard with one building, Widney Hall, three full-time professors and 53 students.

A horse-drawn trolley served the campus and the race track at Agricultural Park (Exposition Park) just south of the USC campus, until 1891 when streetcar magnate Moses Sherman opened an electric streetcar line from “town” to the university. The extension of street car lines to this area from downtown, combined with the large growth in Los Angeles population (from 11,000 in 1880 to 102,000 in 1900) during the 1890s encouraged the development of residential neighborhoods to the north and west of the university.

In the 1890s, as the population of Los Angeles grew, wealthier residents began to move away from the center of the city. Some moved north to Angelino Heights and built Victorian homes with beautiful views over the city; others moved south to the residential neighborhoods off South Figueroa Street and in North University Park. The area of North University Park became a fashionable streetcar suburb of Los Angeles. The largest and most expensive homes in the area were built around St. James Park and Chester Place, just west of Figueroa Street along Adams Boulevard.

The Chester Place area was prepared for development in the late 1890s as an exclusive residential park by Judge Charles Silent. The area was settled by many prominent Los Angeles citizens, who contributed to the history of the region as individuals. Adams Boulevard. was a wide street, with a landscaped parkway in the center, shaded by rows of eucalyptus and pepper trees. Chester Place along with Adams and Figueroa, became a very desirable address. Millionaire families also built their homes along Hoover Street.

In addition to the many palatial residential buildings of North University Park, important institutional landmarks began to emerge in the area. The Second Church of Christ Scientist, built in 1908, was the first church in the neighborhood. The state's first Exposition Building housing displays of natural resources was built in 1909, and Exposition Park was formally dedicated in 1913. The County Museum of History, Science and Art opened the same year. In the 1920s, St. John's Episcopal Church (1922), the Los Angeles Memorial Coliseum (1923), the Automobile Club of Southern California (1923), St. Vincent's Church (1925) and the Shrine Auditorium (1926) became centerpieces for this growing community.

Some wealthy families began to leave North University Park for newer enclaves in Hancock Park, and later Beverly Hills. Many of their properties were sub-divided and smaller houses built on their former vast lawns and lots. As the city grew, homes along Figueroa Street were increasingly seen as less prestigious. Spurred by the population influx following World War II, the area was re-zoned to permit the construction of less expensive multi-family dwellings. This, combined with the red-lining of the area that left many without the ability to obtain the financial credit necessary to make repairs on aging homes, led to the demolition of many of the old mansions and accelerated a decline in the area. In the 1980s local residents and institutions began to preserve the remaining historic resources and neighborhoods.

#### **4.2 Historic Resources Adjacent to the Project Site**

##### ***St. Vincent de Paul Church, 621 West Adams Blvd. HCM #90, Chester Place District Contributor***

St. Vincent de Paul Church was designated City of Los Angeles Historic-Cultural Monument No. 90 on July 21, 1971 for its historic and architectural importance. In addition, as a result of the formal determination of eligibility for listing in the National Register of Historic Places in 1986 as a contributor to the Chester Place Historic District (Category 2 in the State of California inventory), the Church has been placed on the California Register of Historical Resources.

St. Vincent de Paul Church was founded in 1887 by the Vincentian Fathers in downtown Los Angeles. By 1907, the congregation of St. Vincent's Church had outgrown the building on the campus of St. Vincent's College at Grand and Washington, and they sought space for larger quarters. They acquired the land for a new church at the northwest corner of Adams Boulevard and Figueroa Street that same year. Funds were finally secured, and by the time construction began on the new church in 1923, the site was considered even more desirable because of the continually increasing commercial and residential development along Adams and Figueroa.

Philanthropist Edward R. and his wife Carrie Estelle Doheny purchased a mansion in Chester Place in 1901, during the first wave of development of North University Park. The Church's proximity to Chester Place may well have played into the decision the Dohenys made to donate the funds needed to complete St. Vincent's Church. The site is

nearby the Doheny family home on Chester Place which is today a part of the Mount St. Mary's College Doheny Campus.

The current church building was completed in 1925 at the northwest corner of Figueroa Street and Adams Boulevard, where it was placed at a forty-five degree angle, effectively commanding an important intersection of the North University Park neighborhood just southwest of downtown Los Angeles. The Dohenys were closely involved in the design and supported the project financially.

The Dohenys specified the church be modeled after the church of Santa Prisca in Taxco, Mexico. The firm of architect Albert C. Martin, Sr., best known as one of the associated architects of the Los Angeles City Hall, designed the church in the Churrigueresque style. The building is constructed of a reinforced concrete shell finished with stucco and limestone. Though an imposing urban presence, the building is a relatively simple cruciform in plan, with an imposing dome above the crossing of the nave and transepts, side aisles and chapels, a choir loft over the narthex, and few accessory spaces. Samuel E. Lunden of the Boston firm of Cram and Ferguson worked with Mrs. Doheny to complete the interior decorative arts and furnishings by 1930.

***Randolph Huntington Miner House (649 West Adams Boulevard House)  
Chester Place District Contributor***

Captain Randolph Miner and Mrs. Julita Miner bought the newly built Tudor style home when he retired from the Navy. From 1900 until World War I Julita Miner, granddaughter of a major landholder and former governor of Spanish California, "reigned as social czarina." A unique feature of the house is a first-floor porthole window.

The Miner House has been determined eligible for listing in the National Register of Historic Places in the Chester Place Historic District, under Criterion C for its association with the development of an early residential subdivision and the architects who designed houses there.<sup>19</sup>

In 1919 Fatty Arbuckle, the first actor in motion pictures to command a salary of one million dollars a year purchased 649 West Adams. Actresses Norma Talmadge and Theda Bara lived in the house, and so did the Dohenys while their 8 Chester Place home was being repaired after the Long Beach earthquake.

***Chester Place/Mount St. Mary's College, Doheny Campus***

Mount Saint Mary's College Doheny Campus includes historic resources that have been 1) determined eligible for listing in the National Register of Historic Places, 2) listed in the California Register of Historical Resources, 3) designated as a Los Angeles Historic-Cultural Monument, and/or 4) identified as contributors to a Los Angeles Historic

---

<sup>19</sup> This determination was made by the California State Office of Historic Preservation in 1986. *Source:* State Historic Resources Inventory.

Preservation Overlay Zone (HPOZ). These determinations of eligibility and designations demonstrate that these buildings, structures, and landscapes are historically significant. For the Doheny Campus, the Catholic Church deeded an area of more than twenty acres to the College on March 1, 1960. The land had once belonged to Carrie Estelle Doheny, widow of the wealthy oil magnate Edward L. Doheny. Mrs. Doheny had acquired most of the very large homes in the residential neighborhood around her private estate, once a planned residential enclave known as Chester Place. Mrs. Doheny donated the property to the Roman Catholic Archdiocese of Los Angeles in 1958. Many of the Campus buildings were originally developed as extravagant single-family residences around the turn of the twentieth century.

The Doheny Campus is part of the Chester Place Historic District which is eligible for listing in the National Register of Historic Places, under Criterion C for its association with the development of an early residential subdivision and the architects who designed houses there.<sup>20</sup> Architects involved in the construction or renovation of Chester Place properties include the firm of Sumner P. Hunt & A. Wesley Eager, the firm of Eisen & Wyman, the firm of Eisen & Davis, Carroll Brown, Frank D. Hudson, John Parkinson, Albert C. Martin, and Alfred P. Rosenheim. The district is a unique example of Victorian era architecture in Los Angeles.

Judge Silent and his wife Mary purchased the site in 1895 and soon after began its development. Judge Silent had served on the Supreme Court of the state of Arizona and was president of the Los Angeles Parks Commission. An early advocate of city beautification, Judge Silent prepared the land as an exclusive residential tract built along a private road. Chester Place was named for Silent's son who was killed in a hunting accident while attending Stanford University.

In addition, the Doheny Mansion and surrounding properties are associated with Edward R. and Carrie Estelle Doheny. Edward Doheny was a significant historic figure in the development of the oil industry in the United States. He is also associated with one of the most well-known political controversies of the twentieth century, the Teapot Dome scandal. Other significant personages associated with Chester Place include Judge Charles Silent, Oliver P. Posey, William J. Davis, Erasmus Wilson, and Carl Leonhardt, among others.

Before the Dohenys began to buy up the area that now is the Doheny Campus of Mount St. Mary's College and the surrounding lots to the campus, nine residences located on the Campus are considered historical resources, as well as their associated outbuildings and landscape features. Three major landscape features are associated with the district as a whole. Two large buildings are associated with the Doheny Mansion.

The historic buildings at Chester Place retain many of their original architectural features, although some elements of the surrounding yards have been altered. Many ancillary structures remain in place, including outbuildings, gazebo, etc.

---

<sup>20</sup> This determination was made by the California State Office of Historic Preservation in 1986. *Source:* State Historic Resources Inventory.

The following Mount St. Mary's College structures are adjacent to the Project: the residence and grounds now known as the Doheny Mansion at 8 Chester Place built in 1899 and the Palm House (also commonly referred to as the Pool House and the Conservatory) added in 1913; and the William Bayly Residence at 10 Chester Place, grounds and ancillary structures built in 1899.

Architectural descriptions of the historic buildings at the Doheny Campus were first prepared by Roger G. Hatheway and Associates in 1981. Field observations confirmed the summarized basic descriptions of the architectural features used in this report.<sup>21</sup>

***Oliver G. Posey – Edward L. Doheny Residence (8 Chester Place)  
HCM #30 and Chester Place Historic District Contributor***

This building is described as “[o]ne of the most remarkable residences built in early Los Angeles, . . . an eclectic mix of architectural elements derived from the vocabulary of the French, Gothic, and the simply opulent. It is 2-1/2 stories, with a hipped tiled roof on extended, shaped rafters. Weathered bronze or copper ridges, punctuated with birdlike figures and finials ornament the steeply pitched roof. A four-story turreted tower is one of the focal points of the front (west) façade. Circling the third story of the tower is a balcony enclosed by keyhole arches and a gothic tracery railing. The entry is richly detailed. In the shape of a flattened ogee arch, the entry surround is of pink marble. Delicate, lacy ironwork of gothic derivation forms a canopy, which is glazed, over the entrance. A molded hood, with keyhole arched corbelling, outlines the gabled shape of the canopy. Marble steps, flanked by guardian lions of marble, lead to the marble and terrazzo terrace which continues around most of the front and south elevations. Stucco quoining is appliquéd onto the stucco siding and outlines the entry section, the windows and other openings, and the bays. Crenellation caps the one-story segmented bay on the southwest corner. A cantilevered balcony on the second story, to the north of the tower, acts as a visual balance to the entry. A porte cochere, formed by an arched opening on the north, leads to the carriage house in the rear. Several bays, dormers, and terraces on the side elevations show similar detailing as on the principal façade, with the attention of the architects extending even to the decorative iron straps of the downspouts. A semi-circular driveway provides access to the house, which has formal gardens to the south and a conservatory and tennis court to the east.”

The Oliver G. Posey – Edward L. Doheny Residence retains integrity of location, design, materials, workmanship, feeling, and association. Character-defining features of the building exterior include hipped tiled roof, rafters, bronze or copper ridges, birdlike figures and finials, turreted tower, a balcony enclosed by keyhole arches and a gothic tracery railing, plasterwork, dormers, richly detailed entry, pink marble entry surround, glazed canopy, marble steps, guardian lions, marble and terrazzo terrace, iron and glass

---

<sup>21</sup> *Cultural Resource Documentation Report: Adams Normandie 4321, Architectural / Historical Survey*, Prepared by Roger G. Hatheway and Associates for the Community Development Agency, City of Los Angeles, November 1981.

lanterns, stucco quoining second-story cantilevered balcony, and porte cochere. The building is considered to be a contributor to the historic district.

***The Conservatory (8 ½ Chester Place)***

This building is part “of the Doheny Mansion site. It is an extremely long, one-story structure. Its exterior walls are almost entirely glazed, arranged in groups of three pointed arch windows. Triple entrances are substituted for windows in three of the thirteen bays. Ornamental lanterns, like those elsewhere on the Doheny grounds, illuminate the vine-covered structure. It is removed from the main house by formal gardens and a tennis court. Part of the grand conception of Chester Place, the conservatory contributes to the district in terms of its integrity, styling, and history.” The Conservatory has also been referred to as the Palm House, the Pool House, the Aviary, the Greenhouse, and perhaps other names.

The Conservatory was to a large extent defined by the large glass roof which gave the building its profile and enclosed the garden and pool within. The roof has been removed. The original historic exterior walls of the structure remain as well as a portion of the pool, which was located at the center of the greenhouse. The building is considered to be a contributor to the historic district.

***The William Bayly Residence (10 Chester Place)***  
***Chester Place Historic District Contributor***

This building includes “[f]eatures associated with the Shingle style . . . in this large, 2-1/2 story house. In the large, front-facing (west) gable a squared Palladian vent is set over a third story balcony. The balcony is recessed behind a slightly pointed archway, and has a shingled railing with square cutouts. Shingles face the gable, which is jettied on brackets over the second story, and are laid in curving courses around the balcony. Sawtooth edged shingles outline the gable. The shingle siding of the upper story contrasts with the rusticated stone of the lower story and the chimney. In the porch stretching across the north section of the front façade, stone piers, wood brackets and a lattice railing define the space onto which a handsome wood door opens. The porch continues over the driveway to become a porte cochere. Dentils and leaded glass distinguish the house, which also features segmented and squared bays and a tower like bay on the rear (east) elevation. Overlap siding is used on the lower story on the sides and rear. A lampost illuminates the front of the house which is located within the landscaped grounds of Chester Place.”

The William Bayly Residence retains integrity of location, design, materials, workmanship, feeling, and association. Character-defining features of the building exterior include the large, front-facing (west) gable with a squared Palladian vent set over a third story balcony, shingled siding, brackets, dormer, Palladian window with a pointed arch, rusticated stone on the lower story and the chimney, porch, porte cochere, and a tower like bay on the rear (east) elevation. The building is considered to be a contributor to the historic district.

***Thomas D. Stimson House (2421 South Figueroa Street)  
HCM #212, Chester Place District Contributor***

The Stimson House was designated as Los Angeles Historic Cultural Monument Number 212 in 1979, and is eligible for listing in the National Register as a contributor to the Chester Place Historic District, under Criterion C for its association with the development of an early residential subdivision and the architects who designed houses there.

“The Castle” as it is called by the community was built in 1891 by Thomas Douglas Stimson. From the day it was built the three-story, 20,596-square-foot mansion was a Los Angeles landmark, with its stone, turret-top walls and four-story corner tower. At the time of construction it was the most expensive residence built in Los Angeles at a cost of \$130,000.

The mansion was designed in Richardsonian Romanesque style by architect H. Carroll Brown. Popular among architects of the 1880s, today the Stimson House survives as one of the few examples of this style of American architecture in Los Angeles featuring rough-hewn stone, round-headed arches, and short columns. The tower and ridge tops are finished with notched battlements. To the right of the driveway porte-cochere leads to a two-story carriage house which was at one time topped with a spire.

The large, rough-hewn stone for the mansion was obtained from a quarry near Lordsburg, New Mexico. San Fernando sandstone was used for the windows, balconies and the tower’s crown trim.

The interior of the house contains stained glass windows, and carved wood moldings and paneling, an intricate parquet border edges the oak floors throughout the house. A variety of woods were used in the interior decorations and finishes, including ash, sycamore, birch, mahogany, gumwood, walnut and oak.

When Stimson moved to Los Angeles in 1890 from Chicago he was a wealthy business man of 63 years old seeking a more healthful climate. A self-made man who left home at 14 years old, he made his fortune in the lumber industry in the Midwest and Pacific Northwest and as a real estate developer. He became a leading citizen in Los Angeles and was the vice president of the Los Angeles Chamber of Commerce.

Estelle Doheny purchased the Stimson House at 2421 South Figueroa Street in 1948. After the purchase she transferred the property deed to the Sisters of St. Joseph of Carondelet to use the house as their convent.

***Chester Place Historic District  
Determined Eligible for the National Register of Historic Places***

The Chester Place Historic District was officially determined eligible for listing in the National Register, and thereby automatically listed in the California Register in 1986 It is

listed as a Category 2<sup>22</sup> in the State Historical Resources Inventory under Criterion C for its association with the development of an early residential subdivision and the architects who designed houses there.<sup>23</sup> Architects involved in the construction or renovation of Chester Place properties include the firm of Sumner P. Hunt & A. Wesley Eager, the firm of Eisen & Wyman, the firm of Eisen & Davis, Carroll Brown, Frank D. Hudson, John Parkinson, Albert C. Martin, and Alfred P. Rosenheim. The district is a unique example of Victorian era architecture in Los Angeles.

The boundaries of the Chester Place Historic District are Figueroa Street, Adams Boulevard, St. James Place, St. James Park / West Chester Place, the western boundary of Mount St. Mary's Doheny Campus and West 23<sup>rd</sup> Street. (See Table, *Chester Place Historic District Identified Resources*) This District includes, but is not limited to, the individual resources described above and in the table in Appendix A.

The project site is located within the identified Chester Place Historic District. The residence has been demolished and the National Park Service guidelines consider parking lots as non-contributors. The portion of the site containing the Wool Mill Zanja 8-R canal remnants at the Figueroa Street property frontage is a character defining feature of the Chester Place Historic District.

#### **4.3 Other Properties Adjacent to the Project Site**

##### ***Miner Tract Lot C (641 West Adams Boulevard) Non-Contributing Structure to the Chester Place Historic District***

The property has a small apartment building that was moved on to the lot in the early 1960s, and converted to a small house that is used as a residence by the Venetian Fathers.

#### **4.4 Site History**

##### ***Project Site (Current Surface Parking Lot) 2455 (formerly 2437) South Figueroa Street Former Frank F. Sabichi Residence and Landscape Elements Site of Wool Mill Zanja 8-R Remnants***

##### ***Frank F. Sabichi Residence (1888; demolished 1948)***

California born Frank Francisco Sabichi (1843-1900) was a lawyer and an important local real estate investor. He served as a Los Angeles City Councilmember from 1871 to 1873, and from 1883-1884, and on the Fire Commission from 1897-1900. Considered the father of the municipal water system, Mr. Sabichi was a member of the City Council in

---

<sup>22</sup> Category 2 of the California Historic Resources Status Codes identifies properties determined eligible for listing in the National Register or the California Register.

<sup>23</sup> This determination was made by the California State Office of Historic Preservation in 1986. *Source:* State Historic Resources Inventory.

the 1880s when water rights were secured for Los Angeles through the purchase of the Los Felix Rancho.

His wife, Magdalena Wolfskill Sabichi (1846-1930), was also born in Los Angeles. A descendent of William and Magdalena Lugo Wolfskill, she inherited a substantial amount of property from her parents, who at one time owned such areas that are today known as Baldwin Hills, Long Beach and Newhall. With Daniel Boone, her father founded Boonesville, Missouri in 1828, before making his way west to Los Angeles in 1831. Her mother was the daughter of one of the pioneering California families of Spanish descent. The description of the house and outbuildings included in this report was derived from historic photographs, Sanborn maps, historic documentation and other research.<sup>24</sup> The Sabichi lot measured 420 feet (west-northwest by east-southeast) by 150 feet (north-northeast by south-southwest), with the short side fronting South Figueroa Street. As built, the property included a residence and two outbuildings, the larger at 2437 ½ South Figueroa Street. It is not currently known if other buildings or structures were built on the property.

Setback a distance from Figueroa Street, the Sabichi House was a high-style vernacular mixture of the Second Empire style (1855-1885) with Queen Anne, Mission Revival and Chateausque detailing. Like many of the high-style residential buildings constructed in the Victorian era, it had exuberant mixtures of detailing, superimposed on generally medieval forms. The residence featured 27 rooms with ornate carved interiors, an elevator, eight bedrooms, a third-floor ballroom, a first-floor music room and a billiard room. Many notable people were said to have been entertained in the Sabichi home, including a president of Mexico.

The three-story residence was an irregular rectangle in plan and measured approximately 90 feet by 60 feet. The house was fronted by a horseshoe carriage driveway with a lawn and concrete curbs bisected by a concrete walkway. On the south side of the house the horseshoe carriage driveway merged with a driveway that continued to the outbuildings at the back of the lot. Constructed on a raised masonry perimeter foundation, the wood-frame building was clad in horizontal wood siding. The irregular mansard roof contained sections of steeply-pitched hipped roof that extended above the top of the mansard roofline, topped with finials and pinnacles. The dual-pitched mansard roof was straight with a flare and had a narrow eave overhang boxed with dentils. The roof also included elaborate wall dormers with two-different patterns of fixed-pane windows. All roofs were clad in shingles, and a belt course ran along the mansard roofline through the taller hipped roofs. An elaborate exterior chimney was located on the southwestern façade of the residence.

The main entrance was on the east elevation near the south section of the façade with an additional entrance on the north elevation near the east section of the façade. The front

---

<sup>24</sup> The Sabichi House description was developed from independent research and adapted from a document prepared by Marlesa Gray and Carrie J. Gregory at Statistical Research, Inc. (SRI) in February 2009, titled *Figueroa and Adams Multifamily Development Project Archaeological Significance Evaluation and Treatment Plan, Los Angeles County, California*.

façade (east elevation) was symmetrical, with a recessed entry flanked by two-story bays. The front door was accessed by a wide stairway and was flanked with simple classical columns. Above the front entry was a second-story porch, also detailed with simple classical columns. The building had a detailed two-story wrap porch along the west side of the house and a one-story side porch on the north. Fenestration included fixed, single-hung sash, and transom windows.

Two outbuildings were located approximately 130 feet west of the residence. The smaller of the two outbuildings measured approximately 25 feet by 10 feet, but nothing is currently known about the building's appearance or function. The larger of the two outbuildings was high style in a similar design style as the residence, and perhaps a carriage house. An irregular rectangle in plan, it measured approximately 55 feet by 30 feet. The building consisted of two rectangular two-story forms abutting each other. On the east-southeast façade of this rectangular massing were a two-story tower and a one-story gabled arch.

The (likely) carriage house was a wood-frame building and clad in horizontal wood siding. The roof shape was irregular, consisting of a two-story clipped hip roof abutting a shorter gambrel roof and a shallow projecting one-story, gable roof. Two rectangular eyebrow dormers were located on the east façade. The two-story tower was topped with a conical roof and finial, while the gambrel roof supported a cupola capped in a pyramidal hipped roof and finial. The main entrance was on the south section of the east elevation, and consists of an open arched entry to the left of the almost centrally-placed tower. Additional fenestration included four light sash and fixed pane windows.

After Mrs. Sabichi died in 1930, the family continued to own the property until Estelle Doheny, the widow of oil entrepreneur Edward R. Doheny purchased the home of Frank and Magdalena Sabichi, for \$75,000 from their descendents in 1948. Members of the Sabichi family mostly likely continued to live in the house until it was sold to Mrs. Doheny in 1948.

The Sabichi Residence was demolished for a parking lot for use by the St. Vincent de Paul Church parishioners in 1948. At the death of Mrs. Doheny in 1958, the property went to the Vincentian order of the St. Vincent de Paul Church. Hardscape remnants of a central walkway and driveway curbing associated with the Sabichi Residence remain on the property.

A *Los Angeles Times* article (dated 20 September 1948) documenting the demolition of the Sabichi House noted the ballroom and the billiard room were located on the third floor. The second floor contained the eight bedrooms. The music room, an ornate parlor, and a large kitchen were situated on the first floor. Plumbing and mechanical devices were located in the basement.

### *Wool Mill Zanja 8-R Remnants*

The zanja on the eastern property line at the Project site is an identified historic resource and archaeological resource--the only known remaining concrete style evidence in a residential neighborhood of the zanja irrigation system, the early water distribution system of the region. At the Project site Figueroa Street property line, the last visible above ground remains of the concrete style, Wool Mill Zanja 8-R canal are situated between a hedge wall of ivy and a low fence of concrete and decorative wrought iron. The driveways which bracket these visible remnants could possibly also cover remnants of the concrete zanja canal (not visible and underground) at the north and south of the Figueroa Street Project site property line.

The city of Los Angeles was founded in 1781 by Spain as an agricultural community to supply food to the presidios of San Diego and Santa Barbara. One of the first orders of business of the new community, which was near the site of the present City Hall, was to construct an irrigation system. A *toma* (dam made of willow, brush and sand) was constructed to diverted water from the Los Angeles River at a point close to the original settlement and what is today adjacent to Elysian Park, in what was called the *zanja madre* (mother ditch). Through gravity, this major irrigation ditch provided river water to the early settlement. The system played an extremely important role in the development of the Spanish and Mexican pueblo, and the American city of Los Angeles.

As the city grew, the zanja system was expanded and it provided water to Los Angeles for both crop irrigation and domestic use. In the early years of the American period starting in 1857 to the 1880s, nine zanja subsidiary canals, fanning out from the zanja madre, were added to supply the water needs of the city's growing population. At the height of the zanja system there were more than ninety miles of irrigation ditches throughout various districts of the city, including an extension south along Figueroa Street. Beyond the city boundaries, the zanjias serviced nearly twelve thousand acres of vineyards, orchards, gardens and fields.

Originally the ditches were open earthen channels of irregular size and grade. Later they were lined with wood, clay and stone, and then with brick or concrete. In an effort to conserve water and reduce the expense of annual repairs and cleaning, city voters approved bond measures from 1877 to 1880 for improvements to the zanja system. These improvements included lining the zanjias with concrete, and adding a network of pipes in some more congested areas of the city.

The open ditches at the front line of highly improved residential property, like the one in front of 2455 (formerly 2437) South Figueroa Street, were lined with concrete conduit that was two feet wide and eighteen inches deep, with eight inch walls that had a more refined finish. A very low fencing wall was finished as an ornamental structure, with little concrete posts at intervals, and bridges of concrete at the carriage entrances to private grounds. The city and the property owners would have shared the cost of construction for this more elaborate type of zanja canal.

By the late 1880s there were escalating concerns about both the qualitative and quantitative abilities of the zanja system to continue to supply the expanding Los Angeles population. The arrival of Southern Pacific transcontinental train service in 1876 and the real estate boom of the 1880s brought a ten-fold increase in population. Civic officials were worried about public health, due to increasing pollution in the open air water supply system and the possible spread of typhoid and smallpox epidemics. Flooding damage to property was also a problem after heavy rainstorms. In an attempt to combat these issues, the zanjias were vaulted in brick after the floods of 1884. Legal squabbles had also developed with neighboring areas over ownership of local water resources.

The city's first attempt to supply a more modern distribution of water directly to homes through hollow wooden pipes came in 1858 when Los Angeles County Judge William Dryden's Los Angeles Water Works Company was granted the right by city officials to convey spring water over city lands. Preferring not to incur the expense of a municipal enterprise, the city continued to award leases and contracts for domestic water distribution with varying results. Various business men established private water systems--building new dams, waterwheels, flumes, reservoirs, installing wooden pipes and later iron pipes that eventually became part of the developing water supply system. Domestic water use demand increased greatly, while the irrigation needs drastically decreased.

Discontinuation of the zanja system for domestic water use began in earnest in 1888. Portions of the zanjias were gradually incorporated into the city's sewer and storm drain system while others were filled in until 1904 when the entire system was abandoned.

## 5.0 Analysis of Previously Unidentified Historic Resources

The National Park Service guidelines state: “the identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.”<sup>25</sup>

The project site is a former residential lot that is considered to be a part of a National Register eligible district known as “Chester Place Historic District.” The identified district represents a grouping of related buildings, structures and sites constructed between 1885 and the 1920s that are associated with the development of an early residential subdivision, the architects who designed houses there, and the distinctive design of the Wool Mill Zanja 8-R canal. The residence was demolished over 50 years ago, and the National Park Service guidelines consider parking lots as non-contributors.

Previously unidentified, the zanja is a historic resource. The zanja on the eastern property line at the Project site is an identified historic resource and archaeological resource--the only known remaining portion in a residential neighborhood of the zanja irrigation system, the early water distribution system of the region. At the project site’s Figueroa Street property line, the last visible above ground remnants of the concrete style Wool Mill Zanja 8-R canal abut a wall covered with ivy. A low fence of decorative wrought iron is situated atop the street side profile of the zanja canal. The driveways which bracket these visible remnants could possibly also cover remnants of the concrete zanja canal (not visible and underground) at the north and south of the Figueroa Street Project site property line.

The portion of the site containing the Wool Mill Zanja 8-R canal remnants at the Figueroa Street property frontage is a character defining feature of the Chester Place Historic District. The Wool Mill Zanja 8- R canal remnants are also eligible for potential listing in local and state landmark designation programs.

Under CEQA the remnants of the Zanja 8-R canal on the project site Figueroa Street frontage qualify as a historic archaeological feature.

---

<sup>25</sup> Ibid.

## 6.0 Project Impacts

### 6.1 Determining the Significance of Potential Impacts on Historic Resources

As discussed above in Section 3.1, and in accordance with Section 21084.1 of the California Public Resources Code, Section 15064.5 of the State CEQA Guidelines, and the City of Los Angeles CEQA Thresholds Guide (2006), a project has a significant impact on a historical resource if it would result in a substantial adverse change in the significance of an historical resource.

As discussed above in Section 3.1, Section 15064.5 of the CEQA Guidelines provides that “[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”<sup>26</sup> Material impairment occurs when a project alters or demolishes in an adverse manner “those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion” in a state or local historic registry.<sup>27</sup> In effect, the CEQA standard provides that a significant impact to an historical resource impact occurs when a property would be rendered ineligible.

#### *Identification of On-Site and Adjacent Historic Resources*

The Project site is a 1.67-acre (47,250 sq. ft.) parcel used for a surface parking lot. The project proposes the development of a 145-unit residential building, associated parking for resident and visitor use, and replacement parking for the adjacent St. Vincent de Paul Catholic Church (St. Vincent’s Church). The project is designed to provide housing for students and faculty.

The site was made a parking lot in 1948 after the Sabichi Residence was demolished. There are hardscape remnants of a central walkway and driveway curbing associated with the Sabichi Residence on the property. These remnants in and of themselves do not constitute a historic resource because they have lost their physical integrity and no longer have a relationship to the context of the Sabichi House which was demolished over 50 years ago. The project site is located within the identified Chester Place Historic District (a resource under CEQA). National Park Service guidelines consider parking lots as non-contributors to historic districts.

The portion of the project site containing the Wool Mill Zanja 8-R canal remnants at the Figueroa Street property frontage is a character defining feature of the Chester Place Historic District (*See sections 4.4 Site History and 6.1 Determining the Significance of Potential Impacts on Historic Resources*). The Wool Mill Zanja 8- R canal remnants are also eligible for potential listing in local and state landmark designation programs, and are considered resources under CEQA.

---

<sup>26</sup> California Code of Regulations, tit. 14, Section 15064.5(b)(1).

<sup>27</sup> California Code of Regulations, tit. 14, Section 15064.5(b)(2)(A)-(C).

Adjacent historic resources to the project site comprise a variety of historic buildings and structures, including the Spanish Colonial Churrigueresque style St. Vincent de Paul Church (1925), the Richardsonian Romanesque, Stimson House (1891), and other single family homes (1900-1960s) built in an architectural vocabulary of Tudor and Spanish Colonial Revival. The adjacent Mount St. Mary's College Doheny Campus at Chester Place features buildings (1899-1913) in an eclectic mix of architectural styles from the vocabulary of French, Gothic, Craftsman and Spanish Colonial Revival styles.

The Chester Place Historic District was officially determined eligible for listing in the National Register, and thereby automatically listed in the California Register in 1986. The district is a unique example of Victorian era architecture in Los Angeles.

The Wool Mill Zanja 8-R remnants have been identified as an extant historic archeological resource located on a portion of the project site. Therefore, the proposed partial demolition of the zanja could be found to be an adverse impact on a historical resource. The St. Vincent de Paul Church, the Miner House, the Mount St. Mary's College Doheny Campus/Chester Place buildings and the Stimson House, all adjacent to the project site, have been formally determined eligible for listing in the National Register of Historic Places by the Keeper of the National Register (both as individual sites and contributors to a district), and designated as a Historic-Cultural Monuments of the City of Los Angeles. The Wool Mill Zanja 8-R on the project site, the adjacent structures and the potential historic district are, therefore, "mandatory" historical resources for purposes of CEQA.

## **6.2 Evaluation of Conformance with the *Secretary of the Interior's Standards for Rehabilitation***

As discussed above in Section 3, the Secretary of the Interior's Standards aid in assessing a Project's impacts to historic resources. The analysis below is a *Standard by Standard* look at potential impacts. Because the proposed project is currently a parking lot, some of the *Standards* are not directly applicable, and are so noted below.

***Standard 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.***

**Site.** The site has been a surface parking lot for approximately 60 years. New use of the project site as a multiple family residential building intensifies the pre-parking lot historic use as a single family residence.

**Zanja/On-Site Resource.** The extant zanja remnants are located at the property frontage of the project site on Figueroa Street. The proposed project conforms to *Standard 1* as there is minimal change to this feature and if the extant, historic character defining features are protected and preserved in place. Mitigation measures must be undertaken if this resource is disturbed.

**Adjacent Resources.** Not Applicable. The adjacent, surrounding properties continue to be used as institutional facilities or single family residences.

***Standard 2: The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.***

**Site.** The project site currently contains a paved parking lot. Other than lot size, dimensions, and remnants of the hardscape, no “historic features” remain.

**Zanja/On-Site Resource.** The proposed construction on the project site proposes to remove portions of the zanja remnants. The proposed project driveways on the north end of the site would extend 37 feet in from the northern property line (resulting in 17 feet of zanja removal), and 28 feet in from the south property line (resulting in 5 feet of zanja removal). Thus, the remaining portion of Wool Mill/8-H zanja would measure approximately 85 feet in length, rather than the current 107 feet. Construction on the site will impact the zanja, resulting in a portion of historic materials removed. The proposed project would conform to *Standard 2* if archaeological resources and the extant, historic character defining features are protected and preserved in place. If any resources are to be disturbed, mitigation measures must be undertaken.

**Adjacent Resources.** The historic character of the historic district surrounding the site will be preserved, and remain eligible for listing in the National Register for Historic Places.

***Standard 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 elements from other buildings, shall not be undertaken.***

**Site.** Not applicable. The project site currently contains a paved parking lot. The proposed new building as proposed does not create a false sense of historical development, and will be an entity differentiated as new construction.

**Zanja/On-Site Resource.** The proposed project would conform to *Standard 3* if archaeological resources are protected and preserved in place. If any resources are to be disturbed, mitigation measures must be undertaken.

**Adjacent Resources.** Not applicable.

***Standard 4: Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.***

**Site.** Not applicable. The overall site has not changed over time such that the changes have acquired significance in their own right. The site is a surface parking lot with a small rear garden. The site's parking lot retains no character defining features, nor does it contain changes from the original parking lot design that are significant in their own right, with the exception of the zanja, which is discussed below.

**Zanja/On-Site Resource.** Standard 4 does not directly apply to the zanja and onsite resources in that it applies to alterations which have acquired significance over time. At the project site property line of Figueroa Street, the visible above ground remnants of the concrete style, Wool Mill Zanja 8-R canal are situated in front of a hedge wall of ivy. A low fence of decorative wrought iron is situated atop the street side profile of the zanja canal. Beginning at a point that is 20 feet from the northern property line, it extends down the front of the Project site to a point that is about 23 feet from the south property line, for a total approximate length of 107 feet of zanja. The driveways which bracket these visible remnants could possibly also cover remnants of the concrete zanja canal (not visible and underground) at the north and south of the Figueroa Street Project site property line.

The proposed Project driveways on the north end of the site would extend 37 feet in from the northern property line (resulting in 17 feet of zanja removal), and 28 feet in from the south property line (resulting in 5 feet of zanja removal). Thus, the remaining portion of Wool Mill/8-H zanja to be preserved in place would measure approximately 85 feet in length. Construction on the site will impact the zanja, resulting in a portion of its associated historic materials removed.

The wall covered with foliage appears to be part of the original zanja design. Although the vintage of the wall is not exactly known, because it is now a physical part of the zanja, its removal would impact the remaining existing feature. The wrought iron fencing is original to those portions of the zanja on which they are located, and therefore the wrought iron fencing does not amount to a change that has acquired significance in its own right. On the basis of this, Standard 4 is not applicable with respect to the zanja. The character defining wall, basin, concrete channel and decorative iron and concrete elements will be retained. As these features are joined as a unit, they do not fit the issue identified in Standard 4. Therefore, Standard 4 is not applicable in this context.

**Adjacent Resources.** Not applicable. Changes to the district and its contributors documented and do not constitute impairment.

***Standard 5: Distinctive features, finishes and construction techniques or examples of skilled craftsmanship, which characterize a historic property shall be preserved.***

**Site.** Remaining remnants of hardscape are to be demolished. These remnants do not constitute a historic resource because they have lost their integrity as well as their relationship and context to the Sabichi House which was demolished over 50 years ago.

**Zanja/On-Site Resource.** The proposed new construction on the project site proposes to remove portions of the zanja remnants and possible hidden archeological resources. The proposed project would conform to *Standard 5* if the zanja remnants and hidden archaeological resources are protected and preserved in place. If any resources are to be disturbed, mitigation measures must be undertaken.

**Adjacent Resources.** Not applicable. All features of surrounding sites will be preserved.

***Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic 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.***

**Site.** The project site currently contains a paved parking lot, and the earlier residence was demolished approximately 60 years ago. Remaining remnants of hardscape are to be demolished. There are remnants of a central walkway and driveway curbing associated with the Sabichi Residence on the property. These remnants in and of themselves do not constitute a historic resource.

**Zanja/On-Site Resource.** The proposed project would conform to *Standard 6* if extant zanja remnants are protected and preserved in place. Other than the zanja remnants, the project site does not contain extant, historic character defining features or buildings. If any resources are to be disturbed, mitigation measures must be undertaken.

**Adjacent Resources.** Not applicable. Outside the scope of this project. The proposed project will not involve physical changes to any historic features of adjacent resources. The new construction is confined to the boundaries of the project site.

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

Not applicable. The project site currently contains a paved parking lot.

***Standard 8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.***

**Site.** The review of the land use history of the Figueroa and Adams Project area by Statistical Resources Inc. (SRI) indicates the project site likely includes at least two cultural resources.

The first is the extant segment of the zanja system. Beginning at a point that is 20 feet from the northern property line, it extends down the front of the project area to a point that is about 23 feet from the south property line, for a total approximate length of 107

feet of Wool Mill/8-R zanja. The zanja was previously removed on either side of these points to make way for existing driveways and garden areas. A portion of the zanja was also removed in the middle of this length to allow construction of a pedestrian walkway from the Figueroa Street sidewalk to the presumed location of the Sabichi house, which was demolished in 1948 for the paved parking lot.

The second cultural resource refers to archaeological features relating to the Sabichi family occupation of the site that are highly likely to be preserved below the present-day asphalt paving. The property was sold to Carrie Estelle Doheny in April 1948, and the buildings were razed to make way for the parking lot in September of the same year.

**Zanja/On-Site Resource.** Archaeological resources of the zanja remnants have been discovered at the east elevation of the Project site. The proposed project would require subterranean work for the foundation, driveway and subterranean parking levels of the new construction on the site. The proposed project would conform to *Standard 8* if archaeological resources are protected and preserved in place. If any resources are to be disturbed, mitigation measures must be undertaken.

**Adjacent Resources.** Not applicable. The proposed project, and any physical disturbance, takes place within the boundaries of the project site. No research required under this project.

***Standard 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.***

**Site.** Remnants of hardscape remain on the property. These in and of itself do not constitute a historic resource because they have lost their integrity, and the context to the Sabichi House which was demolished over 50 years ago.

**Zanja/On-Site Resource.** The proposed project driveways on the north end of the site would extend 37 feet in from the northern property line (resulting in 17 feet of zanja removal), and 28 feet in from the south property line (resulting in 5 feet of zanja removal). Thus, the remaining portion of Wool Mill/8-H zanja would measure approximately 85 feet in length, rather than the current 107 feet. Construction on the site will impact the zanja, resulting in a portion of historic materials removed.

Statistical Resources Inc. (SRI) recommends the zanja sections that will be removed should be saw-cut at the margins of the proposed driveways, and each section to be removed be lifted as one piece if possible. The cut sections should be stored in a protected location, probably off site, until their ultimate disposition can be made.

**Adjacent Resources.** Although the new construction is entirely on the project site and will not therefore result in the destruction of historic materials that characterize the

property, this *Standard* requires that all new work be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed new construction disrupts the spatial relationships of the buildings and open space that characterize the setting. The proposed new construction on the project site does not provide adequate physical and visual separation from the surrounding historical resources, on Figueroa Street or on the secondary western, north and south elevations, absent mitigation. While the materials and features of the new construction would be distinguishable from those of the surrounding historic resources, and have been designed so as to reflect the adjacent St. Vincent's Church on the south that faces the project site, the size, scale, proportion, and massing of the new construction is of a height, size and setbacks that by virtue of the proposed use and program is not deemed "compatible" with the surrounding environment, based on the existing proposed development, and absent mitigation.

The new building--five stories atop subterranean parking, and over 490 feet long and 109 feet wide--is considerably more vertical and massive in footprint than the surrounding resources. As the majority of surrounding historical resources to the project site are lower structures with a predominately horizontal nature and substantial open space around them, the height, massing and setbacks of the new construction is incompatible with these historical resources, absent mitigation.

While the design intent of the tower on the east elevation of the new construction is to reflect the tower of St. Vincent's Church, the height and setback of the new construction does not enable the proposed tower to be compatible with the character-defining features of the majority of the adjacent historic resources and setting of the project site—for example Stimson House on the north; the structures of Mt. Saint Mary's College Doheny Campus on the west; the Minor House on the south, and neighborhood residential and commercial structures in the historic districts). The design of the building massing on the east blocks the views from Figueroa Street towards St. Vincent's Church on the southern side and the Stimson House on the northern side of the project site. The new construction when compared to the height, scale, proportion, and massing of the surrounding historic resources is also found to be not compatible, absent mitigation.

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

**Site.** Not Applicable. The property could be returned to parking lot.

**Zanja/On-Site Resource.** Construction on the site will impact the zanja, resulting in a portion of historic materials removed. Even if these materials are removed and stored, it is unlikely that the zanja could be returned to its current condition.

**Adjacent Resources.** If the new construction, which is not strictly compatible with the adjacent historic resources in size, scale, proportion, and massing were to be removed in the future, the essential form and integrity of the historic property and its environment would remain intact and unimpacted. The proposed new construction would conform to *Standard 10* in that the vacant lot within the District would return the site to status quo as a parking lot with no change to the essential form and integrity of the surrounding historic resources.

### **6.3 Analysis of Project Impacts**

Analysis of the potential project is based upon the architectural plans prepared by Van Tilburg, Banvard and Soderbergh, AIA, dated 19 July 2007, described in Section 1 of this report.

#### ***On-Site Impacts***

The Project would result in on-site impacts with respect to the zanja, because portions of the zanja near the northern and southern property boundaries, along the eastern edge of the Project site, would be removed to make way for the Project's two driveways. This removal could potentially have a significant impact to the zanja, absent mitigation.

#### ***Off-Site Impacts***

With respect to off-site impacts, the Project would not materially alter in an adverse manner those physical characteristics of the District's historic resources that convey its historic significance, and justify its eligibility for inclusion in the California Register of Historic Resources. The District would also remain eligible for listing in the National Register of Historic Places. Therefore, pursuant to the State's CEQA Guidelines Section 15064.5(b)(2)(A,B,C), no significant impact to off-site resources would occur.

However, the project does not meet all of the *Secretary of the Interior's Standards*, and has the potential to indirectly impact the historic resources surrounding the project site due to its scale, massing, proportion, and design compatibility, despite the fact that the project would be separated from adjacent historical resources by a 15-foot front-yard setback from the eastern property boundary on Figueroa Street, a 17-foot rear-yard setback from the western property boundary, a 10-foot side-yard from the northern property boundary and a 28-foot side-yard/fire department access lane along the southern property line.. Appendix C the *Historic Setting: Contextual Comparison* Table summarizes the historic environment context and the design of the proposed construction.

The primary impact of the project stems from the effects of size, scale, proportion, and massing of the new construction on the historic setting. The size, architectural design, scale and mass of the proposed project has been defined by the tower elements of St. Vincent's Church and the Automobile Club of Southern California (the Auto Club), institutional structures on Figueroa and Adams to the south. The area to the north features prominent one- and two-story, residential and institutional buildings. While the area to

the south of the project site is best defined by the presence of the Spanish Colonial Revival designs of St. Vincent's Church and the Auto Club, areas to the north, east and west are residential, institutional and commercial structures of various architectural styles including Queen Anne, Craftsman, Spanish Colonial Revival, and American Colonial Revival. The contextual height average of measured existing buildings nearby is 47 feet as compared to the 60 to 75 feet height of the proposed project. (See Table, *Figueroa & Adams Residential Development: Contextual Height Comparison*) The project site is just outside of the eastern boundary of the University Park Historic Preservation Overlay Zone (HPOZ) and within the boundaries of the Chester Place Historic District, a well developed area comprised of mostly residential structures with the distinctive zanja canal built from 1885 to the 1920s set in a suburban ambiance.

#### *East Elevation and Setback*

From the Figueroa Street sidewalk, the height, setback, scale and massing of this elevation of the proposed project does not allow for views of the historic resources to the north (Stimson House), and to the south (St. Vincent's Church), and impacts defining features of the historic property setting, absent mitigation.

The proposed Figueroa Street façade design employs reference to Spanish Colonial Revival styles, but its scale and mass overpower adjacent architectural statements and diminish the park-like characteristics of the historic resources. The new building's proportion and massing also results in far more lot coverage than is characteristic of the district, diminishing open space.

#### *West, North and South Elevations*

The north, south and west elevations overlook significant character-defining features of the Chester Place District, including buildings, structures, open space and landscaping.

The west elevation of the proposed new building is the area least likely to impact the adjacent historic resources and setting surrounding the project site due to the nature of the spatial and visual separation of the new construction and the historic setting. The Mount St. Mary's College Doheny Campus Conservatory, the Bayly Residence, Carriage House, Gazebo structure, and the Doheny Mansion are located in a park-like setting featuring grass, shrubs and trees that spatially separate and visually screen the new construction.

Maintaining the proposed distance, as well as a screen of landscaping that includes trees and planting between the new development and historic resources, of Mt. Saint Mary's College Doheny Campus at the west elevation, and Stimson House at the north elevation and St. Vincent's Church at the south elevation, will allow the project to have a less significant impact with regards to visibility of the new construction and the disturbance of the distinctive character defining features in the historic spatial environment of the district.

The project's impact on the visibility of the adjacent historic resources from various locations must be considered due to their elevated prominence as landmarks in the City of Los Angeles. As the Project will be built in a historic setting, it may have significant adverse impacts to the view of the historic resources to the north and south of the project site from Figueroa Street, absent mitigation. Further, the proposed development will have a significant impact to the adjacent historic resources on the north and south elevations of the project site if trees and plantings which offer a visual screen between the proposed project site from the adjacent resources are removed and not replaced.

In order to meet *Standard 9 of the Secretary of the Interior's Standards*, the proposed project must be compatible with the design scale, massing, setback and materials of the surrounding historic buildings and setting. In this context a compatible project would reflect the height of its adjacent neighbors. It would conform to existing front setbacks (while acknowledging its location along busy Figueroa Street, a major transit corridor designated for high density development), and would attempt to closely align with side setbacks. Its massing should reflect the rectangular configuration of adjacent structures with sufficient articulation.

The separation between the new construction and the historic resources should be sufficient so as to allow the new building to spatially relate to surrounding historic resources. While the project has been structured so as to reflect the architectural elements and scale of the historical resource of St. Vincent's Church, without mitigation, it is not compatible with adjacent lower residential structures and historic spatial arrangements of the Chester Place Historic District.

The proposed design, with recommended mitigation, will not substantially distract from the defining characteristics of the surrounding historic buildings, trees, planting and open space. The proposed construction of a unified street wall along Figueroa Street has the potential to detract from the historic setting by juxtaposing dissimilar elements. Although the proposed development is somewhat separated from the historical resources, its construction along Figueroa Street and the height and massing of the new construction will render the project inconsistent with the Secretary of the Interior's Standard #9, absent mitigation.

Moreover, without mitigation it is possible that the excavation and construction methods used for the adjacent new construction could damage the surrounding historic resources and landscaping. Construction involving excavation in particular might cause vibration and other potentially harmful impacts that must be considered as to their effect on the adjacent historical resources and mitigated accordingly, as the subterranean levels of parking to be constructed under the new building will extend towards the historical resources.

## **6.4 Conclusion and Discussion of Recommended Mitigation to Reduce Impacts**

### ***Zanja/On-Site Resource***

The project site contains a portion of the zanja, an extant historic structure, at the east property line on Figueroa Street. Based on the architectural plans prepared by Van Tilburg, Banvard & Soderbergh, AIA, dated July 19, 2007, it appears that the proposed development will have potential impacts to the extant historic zanja remnants. Careful implementation of proposed mitigation measures would reduce impacts to the zanja to less than significant levels by requiring documentation and preservation. Moreover, the proposed project would be in compliance with the *Secretary of the Interior's Standards 1, 2, 3, 5, 6, and 8*. *Standards 4 and 7* are not applicable in this context.

### ***Adjacent/Off-Site Resources***

There will not be any substantial adverse change in the significance of the adjacent, off-site historic resources, pursuant to CEQA Guidelines Section 15064.5 because the District and its individual resources will remain eligible for listing in the National, State, and/or Local Registers. While the placement of the new building will compromise or restrict views of neighboring St. Vincent's Church to the south and Stimson House to the north and will insert a new building into the Chester Place Historic District, it will not "materially impair" the District's physical ability to convey its significance or diminish any of the physical characteristics of the surrounding properties. Historic property lines are maintained; spatial relationship within properties and to each other continue as before. Therefore, the Chester Place historic District will remain eligible for listing in the National Register of Historic Places, and pursuant to the State's CEQA Standards, no significant impact would result.

However, because the City's CEQA Guidelines create a presumption that non-compliance with the Secretary of the Interior's Standards results in a significant impact to historical resources, for purposes of applying the most conservative (albeit potentially contradictory to the State's CEQA Standards), the City CEQA Guidelines are applied here, resulting in a significant impact to adjacent historic resources, absent mitigation.

Based on the architectural plans prepared by Van Tilburg, Banvard & Soderbergh, AIA, dated July 19, 2007, it appears that the proposed development does not comply with the Secretary of the Interior's Standard #9, as the Project would not be compatible with nearby historic resources due to its height, massing, and setbacks. The size, scale, and siting of the proposed new building deviates from the existing pattern established by surrounding historic resources. It will alter the historic streetscape on Figueroa Street by intruding into the traditional plane of the front yards. However, the majority of the impact of the new construction is confined to the northwest (rear) corner of the property. Proposed mitigation would make the project consistent with the Secretary of the Interior's Standards by (1) increasing the Figueroa setback an additional twenty feet (for a total setback of 35 feet) to make the front setback more consistent with adjacent setbacks, as well as the site's historical setback; (2) reducing the building's footprint to better reflect the land-to-building ratio of adjacent historic properties; (3) modulating and reducing the building's overall height to a maximum of 60 feet to make it more consistent with surrounding heights; (4) removing the tower element to avoid creating competition between the Project and the adjacent St. Vincent's Church tower; (5) increasing the on-

site green space to provide a buffer from adjacent historic resources and to reflect the overall historic residential character of the community; (6) maintaining appropriate solid to void ratios to make the building more compatible with the less massive surrounding buildings; and (7) stepping back the upper levels along the eastern property line so as to reduce the massing at the front elevation, thereby making the Project more consistent with surrounding historical resources.

Most of the potential project impacts in relationship to the surrounding identified historic resources will be indirect impacts, with the major impact caused by the new construction. No demolition of a historic building will occur as the project site has been serving as a paved parking lot for over 50 years. The locations and widths of the entry/exit for the subterranean resident and at-grade church parishioners parking, located off Figueroa Street (east elevation) near the northern and southern property boundaries of the proposed new construction, will cause a diminution of the zanja. However, with proposed mitigation, impacts to the zanja would be reduced to less than significant levels. The Chester Place Historic District will remain eligible for listing in the National Register of Historic Places.

## **7.0 Mitigation Measures**

In order to reduce significant adverse impacts identified in Section 6 to levels of insignificance, the following mitigation measures are recommended:

### ***Zanja/On-Site Resource:***

1. Document the zanja according to Historic American Engineering Record (HAER) Guidelines prior to Project implementation.
2. Prepare National Register and local landmark designation nominations for the zanja remnants which will remain after the project is constructed, as an individual resource and a contributor to the district that identifies and verifies historic context and character-defining features.
3. Minimize loss of extant zanja for driveway construction by implementing a protection plan for the remaining zanja materials that will remain in place after the construction of the driveways.
4. Incorporate the extant zanja remnants to be preserved in place into the landscape design.
5. Fully document the segment/remnant to Historic American Engineering Records (HAER) standards as a result of the landmark nominations.
6. Develop an interpretation program on site to educate the public about the development history of the zanja system and the neighborhood.
7. Implement on-site construction monitoring by a qualified archaeological professional throughout the project.

### ***Adjacent Off-Site Resources:***

8. The engineers shall provide a shoring plan to ensure protection of adjacent historic resources (St. Vincent de Paul Church, Stimson House and Doheny Conservatory) during construction from damage due to underground excavation, general construction procedures and mitigate the possibility of settlement due to the removal of adjacent soil.
9. Front setback along Figueroa should be 35-feet at minimum (in lieu of the 15-foot required setback per the Building Code) in order to provide increased visibility of adjacent historic properties.

10. Reduce the footprint of the proposed project to better reflect the land to building ratio of the adjacent historic properties. Reduce the footprint to no more than 69% of lot coverage.
11. The new building's upper height limits shall be modulated and no higher than 50 to 60 feet in order to be compatible with adjacent historic resources.
12. Remove the tower element from the proposed project to increase compatibility and visibility with the adjacent historic structures.
13. Increase green space on site to reflect the historic residential character of the community by a) providing a landscape buffer between Mount Saint Mary's College, the Stimson House, and the Doheny Campus, including the Doheny Conservatory; and b) incorporating landscaping along Figueroa Street in the project's front yard.
14. Appropriate solid to void ratios shall be maintained. Fenestration shall be regular and inset.
15. Step back the top floor of the building 52 feet from the property line, and the top eave 73 feet from the property line to reduce massing at the front elevation so as to make the building more compatible with adjacent historical resources.

### ***Impacts After Mitigation***

Implementation of the recommended mitigation measures, including the proposed setback, modulated heights, stepped articulation of north and west elevations, increased green space, and careful protection of the zanja mitigate the project to a less than significant level. The mitigation measures ensure that the CEQA threshold of "material impairment" as defined will not be reached. The physical characteristics of the resources that convey their historic significance and justify their inclusion in the California Register of Historic Resources will be maintained.

### ***Zanja/On-Site Resource***

The mitigation measures proposed above will result in diminution of the integrity of the Wool Mill/8-H Zanja due to material loss, but will not constitute a significant adverse effect of the historic resource. Eighty percent (80%) of the physical material of the Wool Mill/8-H Zanja will remain extant and undisturbed as a character defining feature of the Chester Place Historic District, and also to convey its eligibility as an individual resource for local, state and national landmark designation nominations.

### ***Adjacent/Off-Site Resources***

The proposed project will not impact the eligibility of the Chester Place Historic District, and therefore will have a less than significant effect on the district. The new construction

does not materially alter in an adverse manner the physical characteristics of the District's historic nature or individual resources that convey its historic significance, and/or justify the District's eligibility for inclusion in the California Register of Historical Resources, or eligibility for listing in the National Register of Historic Places.

The proposed project, with the incorporation of the suggested mitigation, will not result in significant adverse effect to individual adjacent historic resources, given that the physical characteristics which constitute their significance and convey their association will not be materially impaired.

## Bibliography

Baist Map, 1921.

*Cultural Resources Documentation Report Adams Normandie 4321 Architectural/Historical Survey*, Community Redevelopment Agency, City of Los Angeles, November 1981. Prepared by Roger G. Hatheway and Associates.

Figueroa and Adams Project Architectural Plans. Prepared by Van Tilburg, Banvard and Soderbergh, AIA, dated 19 July 2007.

Historic Resources Group Archives.

*Historic Resources Inventory*. Office of Historic Preservation, State of California, 4 September 2007.

Hoffman, Abraham and Teena Stern. "The Zanzas and the Pioneer Water Systems for Los Angeles." *Southern California Quarterly* 89, no. 1 (Spring 2007): 1-22.

Miller, Ross C. "Early Days of City are Described. Woman Born Here in 1846 Recalls Ranch Home Now Center of Business." *Los Angeles Times*, 26 October 1924:C37. Los Angeles, California.

"Mount St. Mary's College Campus Residence Hall Application for Certificate of Compatibility," September 5, 2006.

Los Angeles County Tax Assessor's Maps.

Los Angeles County Tract Maps.

Los Angeles Public Library California Biography File A, n.d. *Frank Sabichi, 1842-1900*. From the Internet: [www.lapl.org](http://www.lapl.org), 2 December 2007.

Los Angeles Public Library Online Photograph Collection. Photograph of the Frank Sabichi House. Electronic document, n.d. From the Internet: <http://jpg3.lapl.org/pics24/00061557.jpg>, 19 November 2007.

Los Angeles Public Library Online Photograph Collection. Photograph of the Frank Sabichi House. Electronic document, n.d. From the Internet: <http://jpg3.lapl.org/pics24/00061566.jpg>, 19 November 2007.

Los Angeles Public Library California Vertical File—*Water Supply—Los Angeles—Zanja Madre*.

*Los Angeles Times*. "Famed Sabichi Mansion, Landmark, To Be Sold." 5 April 1948a:2. Los Angeles, California.

*Los Angeles Times*. "Frank Sabichi Dead. Expired Last Night from a Stroke of Apoplexy." 13 April 1900:14. Los Angeles, California.

*Los Angeles Times*. "Pioneer's Rites Tomorrow. Mrs. Sabichi, Lifelong Resident of Los Angeles, Will be Given Burial at Calvary Cemetery." 18 July 1930:A5. Los Angeles, California.

*Los Angeles Times*. "Sabichi Home, City Landmark, Disappears. Mansion Being Dismantled." 20 September 1948b:15. Los Angeles, California.

Regan, Michael. *Mansions of Los Angeles*. Los Angeles, CA: Regan Publishing Company, 1965.

Sanborn Maps, 1894, 1907, 1912, 1956.

"Secretary of the Interior's Standards for Rehabilitation." From the Internet: <http://www.cr.nps.gov/hps/tps/tax/rhb/stand.htm>, 23 December 2007.

Sloper, Don. *Los Angeles's Chester Place*. Charleston, SC: Arcadia Publishing, 2006.

South Central Coastal Information Center, California State University, Fullerton.

*St. Vincent de Paul Historic Structures Report*. Prepared by Historic Resources Group, February 2005.

*Figueroa and Adams Multifamily Development Project Archaeological Significance Evaluation and Treatment Plan, Los Angeles County, California*. Prepared by Marlesa Gray and Carrie J. Gregory for Statistical Research, Inc., February 2009.

## Appendix A: Chester Place Historic District Identified Resources

Construction Date	Resource Name	Address	Architectural Style	Architect	District Status
1925	St. Vincent de Paul Church	601 West Adams Boulevard	Spanish Colonial Churrigueresque	Albert C. Martin	Contributor
		641 West Adams Boulevard	Spanish Colonial Revival		Non-Contributor
1905	Randolph Huntington Miner House	649 West Adams Boulevard	Tudor Revival	Sumner P. Hunt & A. Wesley Eager	Contributor
1909	John L. Garner House	745 West Adams Boulevard		Sumner P. Hunt, A. Wesley Eager & Silas R. Burns	Contributor
1908	Mary P. Knight Residence	22 St. James Park			Contributor
1887/1900/1910	John Vosburg/ Kate Slauson Vosburg Residence	2321 South Figueroa Street	Eastlake and Colonial Revival		Contributor
1891	Thomas D. Stimson House	2421 South Figueroa Street	Richardsonian Romanesque	H. Carroll Brown	Contributor
1900	Connell Carriage House	634 West 23 <sup>rd</sup> Street			Contributor
1904	John V.G. Posey Residence	650 West 23 <sup>rd</sup> Street			Contributor
	<u>Mount St. Mary's College Doheny Campus</u>				Contributor
1900	Jaro Von Schmidt Residence	1 Chester Place	Tudor Revival with Craftsman elements		Contributor
1902	William J. Davis Residence	2 Chester Place	Tudor Revival	Theodore Eisen with Sumner P. Hunt	Contributor
1903	Erasmus Wilson Residence	7 Chester Place	Mission Revival	Oliver P. Dennis & Lyman Farwell	Contributor
1899	Oliver G. Posey/Edward L. Doheny Residence	8 Chester Place	Eclectic Mix of French and Gothic	George H. Wyman and Theodore Eisen with Sumner P. Hunt	Contributor

<b>Construction Date</b>	<b>Resource Name</b>	<b>Address</b>	<b>Architectural Style</b>	<b>Architect</b>	<b>District Status</b>
1913	Edward L. Doheny Conservatory	8½ Chester Place		Alfred Rosenheim	Contributor
1899	William Bayly Residence	10 Chester Place	Shingle		Contributor
1901	Artemesia s. Vermillian House	11 Chester Place	Gothic Revival	Sumner P. Hunt & A. Wesley Eager	Contributor
1899	Lee W. Foster Residence	17 Chester Place	Mission Revival	Sumner P. Hunt & A. Wesley Eager	Contributor
1902	Frederick W. Flint Residence	20 Chester Place	Shingle and Craftsman	Frank D. Hudson & William A. Munsell	Contributor

*Source: State Historic Resources Inventory and the Cultural Resources Documentation Report Adams Normandie 4321 Architectural/Historical Survey, Community Redevelopment Agency, City of Los Angeles, November 1981, prepared by Roger G. Hatheway and Associates.*

## Appendix B: Secretary of the Interiors Standards

The *Secretary of the Interior's Standards* are as follows:<sup>32</sup>

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 shall be retained and preserved. The removal of historic material or alteration of features and spaces shall 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 elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of skilled craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic 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.
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. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall 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 is unimpaired.

---

<sup>32</sup> "Secretary of the Interior's Standards for Rehabilitation." From the Internet: <http://www.cr.nps.gov/hps/tps/tax/rhb/stand.htm>, 28 December 2007.

## Appendix C: Historic Setting: Contextual Comparison

	<b>Historic Setting Characteristics</b>	<b>Proposed Building (with Proposed Mitigation Noted where Applicable)</b>
<b>Building Heights</b>	Buildings range from one- to three and half- stories at grade excluding St. Vincent De Paul Church (Contextual Height Average of measured existing buildings is 47', See Table, <i>Figueroa &amp; Adams Residential Development: Contextual Height Comparison</i> )	The building is five-stories at grade (60' to the roof and 70' to the top of the tower).  Proposed mitigation measures (MM) 11 and 12 would reduce the overall height to between 50 and 60 feet, and eliminate the tower element, respectively.
<b>Scale</b>	The area is comprised of primarily low residential, institutional and commercial structures, as well as some mid-rise buildings.	The building is a mid-rise, 145-unit residential structure.  The reduction in height proposed by MM 11 would result in a reduction in the number of units to 141.
<b>Orientation</b>	Buildings have a single main entrance and interior orientation which is oriented towards the street.	The building is oriented towards the street. The location of the main entrance is on the front façade on Figueroa Street.
<b>Plan</b>	Buildings are regular and irregular square and rectangular plans, and occupy less than 20-30% of the site with varying setbacks on all sides. The majority of the buildings in the area have irregularly shaped plan with larger front setbacks and open space on their other sides.	The building has a rectangle plan with multiple courtyards, occupying 71% of the site. The setbacks on all elevations are smaller than the majority of the buildings in the area.  Proposed MM 10 would reduce the building's footprint to no more than 69% of the site.
<b>Setbacks</b>	Buildings have setbacks at grade. With few exceptions, the front setbacks range between 50' to 100'.	The building has a front setback of 15' with no open space visible from the street.  Proposed MM 9 would increase the front setback to 35 feet, thereby improving sight lines and increasing open space in front.
<b>Massing</b>	Most buildings are massed horizontally. Solid-to-void ratios are similar in all structures.	The building is massed vertically and horizontally, and appears to have different solid-to-void ratios than those of the environment.  Proposed MM 14 would require that appropriate solid to void ratios be maintained.

	<b>Historic Setting Characteristics</b>	<b>Proposed Building (with Proposed Mitigation Noted where Applicable)</b>
<b>Fenestration</b>	The patterns of openings are irregular. Window types are generally double-hung sash and casement with multiple panes.	The patterns of the openings are regular. Windows are vertically and horizontally aligned and regularly arranged. The front façade is largely characterized by the regularity of the window arrangement and projecting balconies and verticality.
<b>Articulation</b>	The facades have relatively flat planes with recessed or projecting overhangs or bays.	The facades are predominantly flat with regular projecting balconies and voids in the façade at locations for courtyards and exterior circulation. The front façade is predominantly flat with regularly projecting balconies with recessed and projecting bays.  Proposed MM 15 would step back the top floor of the building 52 feet from the Figueroa Street property line, and the top eave 73 feet from the Figueroa Street property line to reduce massing at the front elevation and create additional depth to the front facade.
<b>Circulation</b>	Buildings feature central interior circulation with multiple entrances.	The building has interior circulation system which is outside with individual unit entrances and a small lobby.
<b>Materials, Textures and Colors</b>	Roof materials are composition asphalt shingle, slate or tile for pitched roofs; rolled asphalt for flat roofs. Exterior wall claddings includes wood shingles and clapboard, brick, cut and cast stone, painted or plastered masonry, and smooth or period pebble finish stucco. Windows are wood or steel frame. Exterior walkways and driveways are mostly poured concrete.	Roof materials are tile for pitched roofs and rolled asphalt for flat roofs. From the architectural drawings, the exterior wall cladding appears to be painted stucco.
<b>Roof Forms</b>	Residential and institutional structures feature pitched gable roofs with boxed eaves, and roof and wall dormers. Most commercial buildings have flat roofs with parapets.	The proposed building has pitched roof and flat roof sections with parapets.
<b>Tower</b>	Several buildings in the environment have slender towers articulated from the front facades, which rises one- and two-stories above the main roof.	A rectangular circulation tower with decorative window pattern extends 14' above the main roof.  Proposed MM 12 would require removal of the tower element.

	<b>Historic Setting Characteristics</b>	<b>Proposed Building (with Proposed Mitigation Noted where Applicable)</b>
<b>Courtyards</b>	Few resources of this type in the environment.	The building is arranged around four open air courtyards, which would serve as common areas for building residents, and are not visible from the front façade on Figueroa Street.
<b>Decorative Elements</b>	Decorative elements include band courses, turrets, overhangs, quoins, varying surfaces, and decorative woodwork and wrought iron.	Decorative elements include: balconies, arched and rectangular window and opening shapes, and smooth surfaces.
<b>Location of Parking</b>	Parking is generally to the rear of the buildings, is visible from the street and at-grade.	Parking occupies three levels integrated into the building, and is not visible from the street. Two levels are subterranean and one is at-grade level.
<b>Architectural Style</b>	The area contains examples of multiple period revival and modern architectural styles including Spanish Colonial Revival, French Chateausque, Tudor Revival, Shingle, Richardsonian Romanesque and Craftsman.	The building has a contemporary style which draws from a Spanish Colonial Revival vocabulary of architecture.

## Appendix D: Contextual Height Comparison

### *Figueroa & Adams Residential Development: Contextual Height Comparison*

Resource Name	Address	Height	No. of Stories	Photography
St. Vincent de Paul Church	621 West Adams Boulevard	To eaves & main roof: 50'* (Dome: extends 20' above roof)* (To cross: 150')**		
St. Vincent de Paul Church Rectory Facility		32'**	2	
	641 West Adams Boulevard		2	
Randolph Huntington Miner Residence	649 West Adams Boulevard		2	
John L. Garner House	745 West Adams Boulevard	43'6"***	2	
Thomas D. Stimson House	2421 South Figueroa Street	50'**	3	
Mount St. Mary's College Doheny Campus				
Jaro Von Schmidt Residence (IT, Athenian Club House)	1 Chester Place Building 1	43'4"***	2.5	
William J. Davis Residence (Archdiocesan Spiritual Life Center)	2 Chester Place Building 2	43'8"***	2.5	
Learning Center	Building 3/5	42'9"***	2.5	
Academic Department Offices	Building 4	Not measured***	2	
J. Thomas McCarthy Library	Building 6	Not measured***	3.5	
Erasmus Wilson Residence (Campus Ministry)	7 Chester Place Building 7	60'5"***	2.5	
Oliver G. Posey/Edward L. Doheny Residence	8 Chester Place Building 8	58'3"*** (tower: 69')***	2.5	
Edward L. Doheny Conservatory	8½ Chester Place Building 8½	Not measured***	1	

Resource Name	Address	Height	No. of Stories	Photography
William Bayly Residence (Administration)	10 Chester Place Building 10	41'7"****	2.5	
Art and Music	Building 10½	Not measured***	2	
Artemesia S. Vermillian House (Ahmanson Commons)	11 Chester Place Building 11	44'8" ***	2.5	
McIntyre Residential Hall	Building 15	35'6" ***	3	
Lee W. Foster Residence (W.M. Keck Center for Toddlers)	17 Chester Place Building 17	32'6" ***	2	
Lee W. Foster Carriage House	17½ Chester Place Building 17½	Not measured****	1	
Frederick W. Flint Residence (Education Department)	20 Chester Place Building 20	34'5"****	2	
	20½ Chester Place Building 20½	Not measured****	n/a	
New Residential Hall	SW Corner of Chester Place and St. James Park	35'6"****	3	
Proposed Residential Project	2455 (formerly 2437) South Figueroa Street	To roof line: 60'**** (Tower extends: 15')****	5	

*Sources:*

- \* Height information from *St. Vincent de Paul Historic Structures Report*, Prepared by Historic Resources Group, February 2005
- \*\* Height information prepared by Joseph Palombi of Latham and Watkins provided by in a memo from Andrew B. Nelson of Red Oak Investments, dated 7 August 2007
- \*\*\* Height information from "Mount St. Mary's College Campus Residence Hall Application for Certificate of Compatibility," September 5, 2006
- \*\*\*\* Height information from architectural plans prepared by Van Tilburg, Banvard and Soderbergh, AIA, dated 19 July 2007

## Appendix E: Map Resources

Regional Context Map

Los Angeles County Assessor's Map

Sanborn Maps, 1906-1955 and 1923

Baist Map, 1912

### Key to Maps

*(where appropriate)*

- A. Project Site (Current Surface Parking Lot)  
Wool Mill Zanja 8-R<sup>33</sup> Remains and Former Site of Sabichi Residence  
2455 (formerly 2437) South Figueroa Street
- B. St. Vincent de Paul Church  
621 West Adams Boulevard
- C. 641 West Adams Boulevard (Miner Tract Lot C)
- D. Randolph Huntington Miner House  
649 West Adams Boulevard
- E. Mount St. Mary College, Doheny Campus
- F. Thomas D. Stimson House  
2421 South Figueroa Street

---

<sup>33</sup> In the book entitled *Los Angeles's Chester Place* by Don Sloper (2006), the author identifies the Figueroa Street remains as "Zanja 8-H" on page 10.





1997

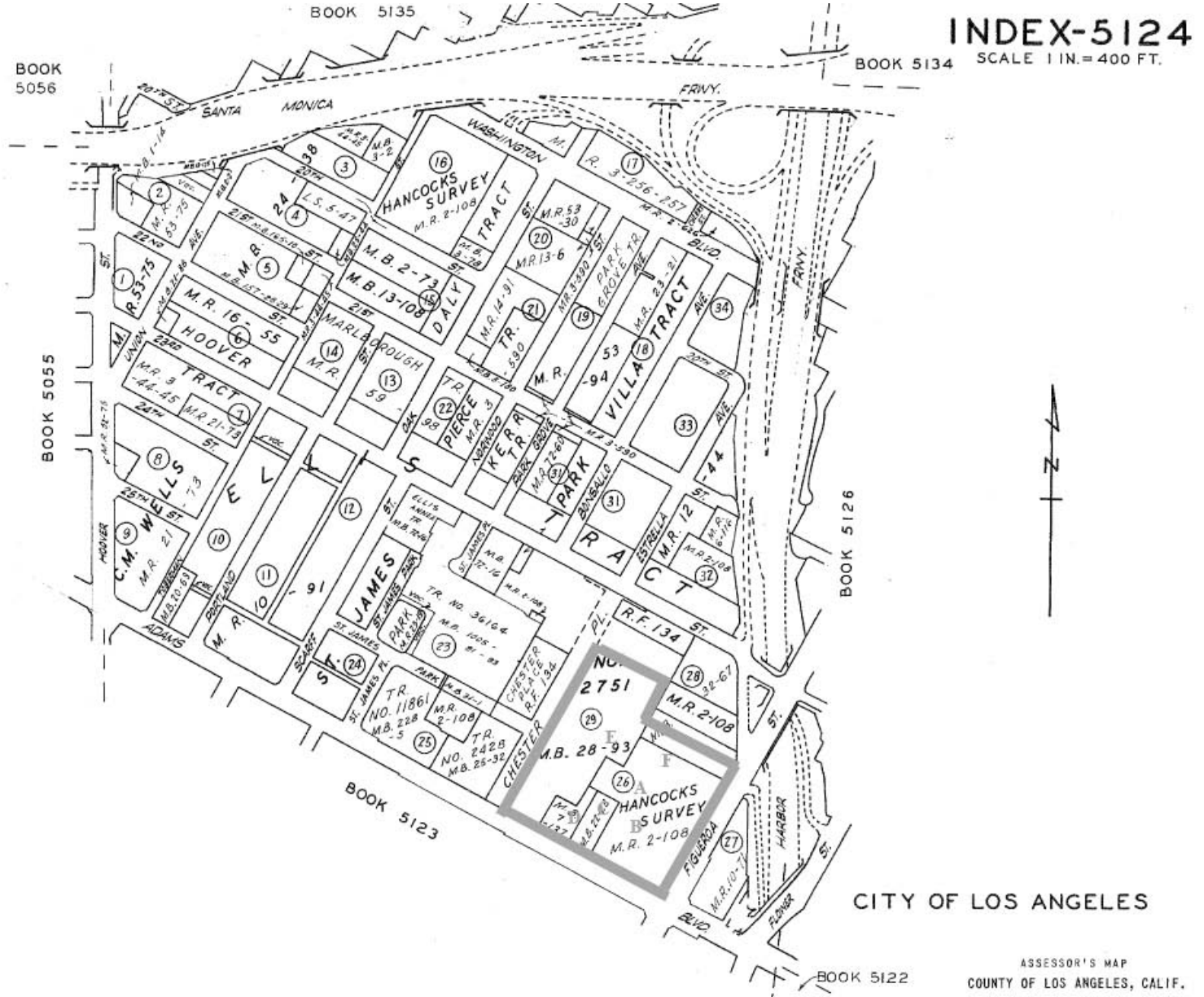
BOOK 5135

INDEX-5124

BOOK 5056

BOOK 5134

SCALE 1 IN. = 400 FT.



BOOK 5055

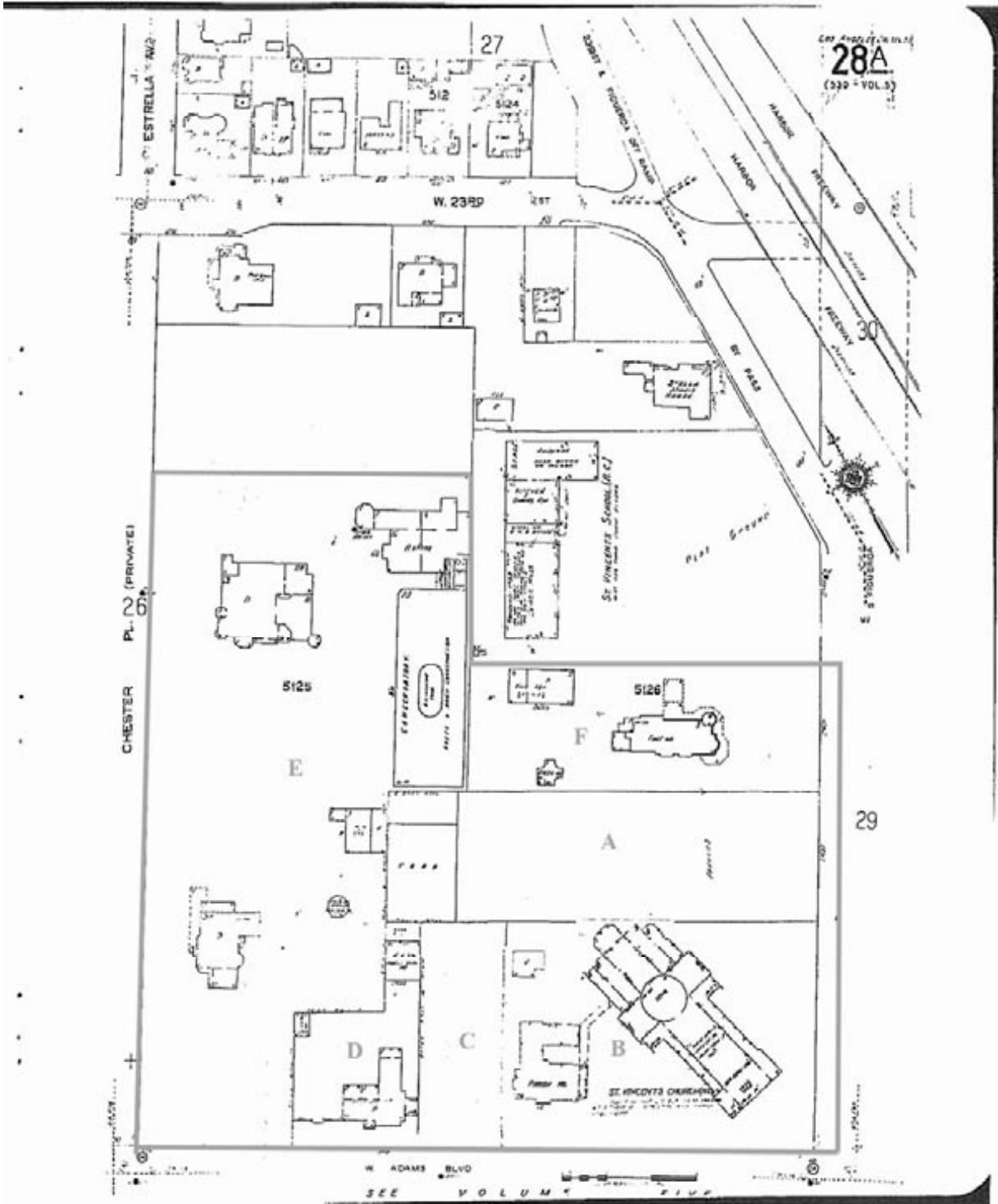
BOOK 5126

BOOK 5123

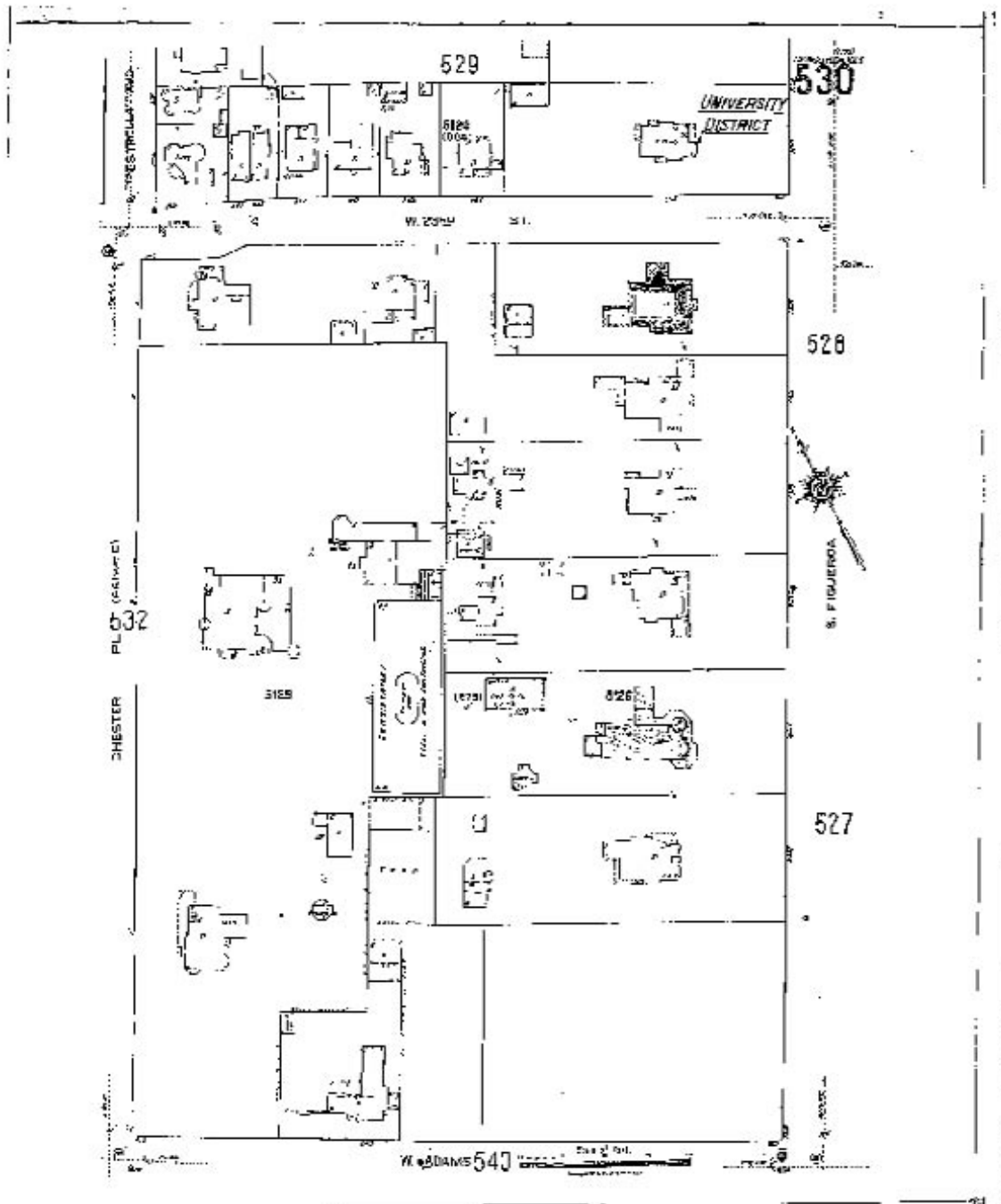
BOOK 5122

CITY OF LOS ANGELES

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



Sanborn Map 1906-1955



Sabichi House and Stimson House in situ

Sanborn Map Before 1923

Baist Map, 1912

