

APPENDIX IV.C

Historical Resources Report

[Administrative Review Draft]

Cultural Resources
TECHNICAL REPORT

Wilshire Boulevard Temple Master Plan
Los Angeles, California



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1.0 INTRODUCTION

The purpose of this technical report is to determine the presence of historic resources as defined by the California Environmental Quality Act (CEQA) within the Wilshire Boulevard Temple project site and, if so, to identify potential impacts to historic resources caused by the proposed Wilshire Boulevard Temple Master Plan project (the Project). This report is intended to inform environmental review of the proposed Project.

Under CEQA the potential impacts of a project on historic resources must be considered:

A project that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.

The purpose of CEQA is to evaluate whether a proposed project may have a significant 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.

Thus, an evaluation of project impacts under CEQA requires a two-part inquiry:

- 1) a determination of whether the project site contains or is adjacent to a historically significant resource or resources, and if so,
- 2) a determination of whether the proposed project will result in a "substantial adverse change" in the significance of the resource or resources.

This report investigates the proposed Project site to identify the presence of all historic resources within or adjacent to its boundaries. The historic, architectural, and cultural significance of the Wilshire Boulevard Temple site, including all on-site development, is analyzed, as well as the overall integrity of each on-site component.

Potential impacts of the proposed Project are investigated to determine if such impacts will result in significant adverse changes to historic resources. The Secretary of the Interior's Standards for Rehabilitation are used as a guide to the evaluation of the potential significant impacts of the proposed Project.

This report contains:

- A review of the existing conditions on the Project site.
- A review of the development history of the Project site.
- A review of previous evaluations of historic resources on the Project site including any previous designations of historic resources.
- Review of the required consideration of historic resources under the California Environmental Quality Act (CEQA).
- Analysis of potential adverse effects of the proposed Project to historic resources.
- Recommended mitigation measures.

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This report was prepared using primary and secondary sources related to the Temple's development including: building permits; Sanborn Fire Insurance maps; site visits; archival research; photographic analysis; and the application of established and accepted historic preservation principles.

2.0 PROJECT DESCRIPTION

2.1 Statement of Project Objectives

Statement of Purpose

Wilshire Boulevard Temple (Temple) seeks to update and enhance its facilities to accommodate the evolving needs of the Temple's spiritual, educational, community, and administrative programs. The Wilshire Boulevard Temple Master Plan (Master Plan or proposed Project) is proposed to preserve and restore historic resources, develop approximately 121,000 net new square feet of program space, and provide additional parking on the Temple property (Project site). Redevelopment of the Project site would create three districts: the Community District (Temple sacred spaces, assembly halls, and administrative uses), the School District (School District West, housing an elementary school and related uses and School District East, housing a nursery school and related uses), and a Parking District (structured parking also housing Temple social service programs and a roof deck play yard).

The Temple is a designated Historic-Cultural Monument in the City of Los Angeles and is listed in both the National Register of Historic Places and the California Register of Historic Resources. The historic Temple building, which consists of the 1929 Sanctuary, associated 1929 assembly hall building containing Piness Auditorium and Stalford Hall, and a 1929 school wing facing Harvard Boulevard, would remain. A 1963 school wing addition facing Harvard Boulevard, a 1963 administration and education addition facing Hobart Boulevard, and a 1953 office building at 6th Street and Harvard Boulevard would be removed.

Project Objectives

Congregation B'nai Brith incorporated in Los Angeles in 1862 and constructed one of the first Jewish synagogues in downtown Los Angeles at Temple and Broadway Streets. The growing congregation moved to a second, larger temple at 9th and Hope Streets in 1895. The present home of the Temple, on Wilshire Boulevard at Hobart Boulevard, was constructed in 1929 and houses one of the largest reform congregations in the United States, with a membership of approximately 2,500 families. The Temple also founded Camp Hess Kramer in 1952 and Gindling Hilltop Camp in 1969, both in Malibu, to provide summertime recreational facilities for children; the Steve Breuer Conference Center at Camp Hess Kramer in 1990 to provide year-round educational and retreat facilities for Temple adults; and, in response to membership growth on the Westside of Los Angeles, the Audrey and Sydney Irmas Campus in 1998, which serves as an elementary school and a spiritual, cultural, and community center.

The Temple is located in the mid-Wilshire district of the City of Los Angeles, an area in transition from a once predominantly residential, even suburban, neighborhood to one of higher-density mixed-use commercial development, offices, and institutions ranging from museums to religious centers to schools. Wilshire Boulevard Temple joins four other historic churches on the Wilshire corridor, built within a few years of one another, that collectively represent a center of architectural and religious significance: Imanuel Presbyterian Church (1928, two blocks west of Vermont); Wilshire Christian Church (1927, at the

corner of Normandy); St. James Episcopal Church (1927, at the corner of St. Andrews Place and Wilshire) United Methodist Church (1925, at the corner of Plymouth). Together with other area churches, Wilshire Boulevard Temple and these congregations form Wilshire Parish, a cooperative of clergy, and have in association with other institutions created Hope-Net, a social action project addressing hunger and homelessness in metropolitan Los Angeles.

The proposed Project is intended to meet the needs of the existing and future Temple congregation, clergy, and staff; its existing and future nursery, elementary, and religious school populations; and the broader community within which the Temple is located and which it serves through its community and social service programs. Toward this end, beginning in 2005, the Temple evaluated existing Project site conditions, determined programmatic and physical opportunities and constraints, and reviewed the infrastructure improvements necessary to support the proposed program. The underlying purpose of the proposed Project is therefore to redevelop the Project site to (1) restore and reinvest in the Temple's significant historical features and its historically prominent leadership role within Los Angeles's Jewish community; (2) accommodate the spiritual, educational, and social needs of Temple community members of all ages, including elders, parents, teens, and children; and (3) invest in the neighborhood and community life in the area.

The following objectives support the underlying purpose of the proposed Project.

Historic Preservation

- Restore the historically significant features of the Temple complex, a designated City of Los Angeles Historic-Cultural Monument and listed on the National Register of Historic Places and the California Register of Historical Resources. Temple complex features to be restored include the Sanctuary, which requires seismic upgrades of shear walls and the roof, new mechanical, electrical, and plumbing infrastructure, and the restoration of all original historic finishes, fixtures and seating; Roth Gallery and Piness Auditorium, including new seating in the auditorium; Stalford Hall, including renovation of the associated kitchen and the addition of new restrooms; and the historic 1929 school wing and associated Davidson Patio.
- Maintain the integrity of historic character-defining features of the historic Temple complex.
- Ensure the retention and creation of views of the Sanctuary dome, a prominent feature central to the Temple community, from throughout the Project site for orientation and wayfinding.
- Ensure that new development is architecturally compatible with the historic Temple complex.
- Renovate historically significant features of the Temple complex so as to enhance functionality and assure their continued integrity (to extend their useful life).

Academic

- Meet demand by the existing Temple congregation for a comprehensive K–6 elementary school program that is operated by and integrated with the Temple.

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- Expand the existing nursery school to provide a foundation for the K–6 school with student and programmatic continuity.
- Replace aging, functionally obsolete school classrooms with improved facilities and amenities for nursery, elementary, and religious school students to support the highest quality academic environment possible.
- Accommodate nursery and elementary school students in separate but cohesive facilities within the School District.
- Replace functionally obsolete school administration facilities with modern facilities including increased square footage per staff person, proximate to classrooms.
- Accommodate parenting center facilities within the new nursery school.
- Maximize use of limited at-grade and above-grade outdoor space on the Project site for school athletic programs and recreation.
- Comply with State regulatory requirements for nursery and elementary school facilities and operations.
- Ensure student safety as required by State regulatory requirements through the provision of controlled access to secure school facilities, an enclosed parking structure, and separate, controlled access to and circulation within the remainder of the Temple property.
- Provide quality facilities and amenities to support comprehensive and enriching educational programs.

Community

- Invest in the surrounding community through the realization of improvements to the Project site, surrounding sidewalks, and streetscapes that enhance the pedestrian environment.
- Encourage intergenerational opportunities on the Project site by accommodating the Temple's existing and future religious and social programs and enhancing opportunities for participation by congregants and invited members of the surrounding community.
- Replace aging, inefficient, and functionally obsolete administrative facilities with modern facilities that provide more square footage per staff person and allow improved operational efficiencies, staff communications, and organizational capabilities.
- Update and replace outdated social gathering spaces with a variety of prefunction, event, banquet, and reception facilities for the celebration of lifecycle events, conference spaces, and community gathering spaces, to improve functionality and accommodate increased utilization by congregants and invited visitors.
- Create a new sacred space in Piness Auditorium to complement the Sanctuary and provide flexibility to accommodate different programs.
- Locate the Temple's social service programs in visible, accessible 6th Street storefronts to meet the City's recommended goal of creating pedestrian-friendly uses on this street.
- Provide access, circulation and parking improvements to improve neighborhood traffic flow.

Design

- Optimize the Temple's multi-year investment in gradual acquisition of the entire City block containing the Project site, to enable its dedication to integrated Temple uses and ensure the security of academic and other programs.
- Guide Project site development through 2020 through the attainment of entitlements that permit implementation of a defined program.
- Through the redevelopment of the entire City block, create distinct but functionally integrated districts on the Project site that clearly communicate the locations of the Temple's sacred, social, and administrative uses (Community District), the nursery and elementary schools (School District), and parking and social services (Parking District).
- Provide controlled, secure points of entry to the Project site from Wilshire Boulevard and the parking structure on 6th Street, to increase security on site for academic and other uses.
- Orient visitors to the Project site through site layout, the retention of accessible views of the Sanctuary dome, signage, and lighting.
- Create and optimize outdoor social spaces usable year-round that enliven the Project site, including the East Court in the Community District, Davidson Patio, and nursery and elementary play yards in the School District, and the roof deck play yard in the Parking District, through the placement of proposed new buildings.
- Create a visually prominent and attractive pedestrian Wilshire Boulevard entrance to the Project site.
- Create handicapped access to the Temple from Wilshire Boulevard through the east Sanctuary door.
- Reactivate the east Sanctuary portal through the creation of an outdoor courtyard.
- Enhance physical compatibility with surrounding land uses through the creation of an attractive pedestrian environment and interface between the Project site and surrounding neighborhood, including adjacent residential, school, hotel, and other uses.
- Through the use of signage, communicate Temple information and other public service messages to the surrounding community.
- Improve landscape element along the Project perimeter and develop internal landscape-enriched by Temple students, congregants, and guests.

Vehicular Access & Circulation

- Provide suitable Temple parking within the Project site and reduce demand for street parking by providing increased parking for Temple administrative staff and clergy, congregants, nursery and elementary school staff, visitors, and members of the community attending Temple-hosted programs.
- Improve Project site access and vehicular circulation in the vicinity through the provision of a drop-off point within the parking structure and turn-controlled parking structure ingress from Hobart Boulevard and egress onto Harvard Boulevard (i.e., right-in and right-out).
- Ensure efficient student drop-off and pick-up and smooth vehicular and pedestrian circulation in the immediate Project area through the provision of a

parking structure with an internal drive-through lane and controlled ingress/egress.

Sustainability

- Construct an environmentally sustainable and energy-efficient new development by following accepted environmentally sensitive construction and operational practices such as low water use, energy efficient components, the use of sustainable building materials and resources, also addressing indoor environmental quality (air quality, climate control, and use of natural light and views), and innovative site design.
- Increase energy efficiency and reduce water consumption through updates to on-site utility infrastructure.

2.2 Project Location

The approximately 4-acre Project site encompasses an entire city block in the Mid-Wilshire community of the City of Los Angeles, and is bordered by Wilshire Boulevard to the south, 6th Street to the north, Hobart Boulevard to the west, and Harvard Boulevard to the east. Land uses in the immediate vicinity include mixed office and retail uses to the south (including high-rise buildings), multi-family residential, a nursery school and kindergarten, and an auto body shop to the west, a post office to the north, and office, hotel, and church uses to the east.

Regional access to the Project site is provided from the Hollywood (U.S. 101) Freeway, 1.7 miles to the north, and the Santa Monica (I-10) Freeway, 1.75 miles to the south. Local access to the Project site is provided via Wilshire Boulevard, a designated Class II Major Highway. Vehicular access to on-site surface parking is provided from Harvard Boulevard.

2.3 Existing Site Conditions

The Project site currently contains approximately 75,000 square feet of Temple-related spiritual, educational, community, and administration facilities; approximately 36,600 square feet of elementary school facilities; and a 13,650-square-foot commercial office building housing a number of commercial establishments, for a total of approximately 124,000 square feet.

The historic Temple complex includes an approximately 1,800-seat Sanctuary, an associated three-story assembly hall building containing Piness Auditorium, Roth Gallery, Stalford Hall, and Rabbinical offices, and a 1929 school wing. A 1963 educational and administration addition to the assembly hall building contains Temple staff offices, Factor Chapel, Meitus assembly hall, and the Temple nursery school. All Temple operations are housed in buildings located in the southern portion of the Project site, close to Wilshire Boulevard.

Non-Temple uses on the Project site include Camino Nuevo Charter Academy elementary school, housed in the historic 1929 school wing and in a 1963 school addition in the center of the Project site, and a 1953 commercial office building in the northeastern portion of the Project site at Harvard Boulevard and 6th Street.

The remainder of the Project site is developed with surface parking, children's playgrounds, paved areas, and landscaping. The Temple's surface parking contains 78 spaces and surface parking serving the office building contains 25 spaces.

2.4 Project Characteristics

The Master Plan organizes the Project site into three districts, each containing specific facilities, and uses: the Community District, School District, and Parking District. The Community District would contain the historic Sanctuary and associated assembly hall building, the new Temple administration/event building, and outdoor gathering space. The School District would contain the historic 1929 school wing, the new Temple nursery school building and parenting center, and the new elementary school facilities for kindergarten through sixth grade. The Parking District would contain a parking structure that includes storefront space on 6th Street for the Temple's social service programs as well as a rooftop play yard. Following Master Plan buildout, on-site development would total approximately 245,000 square feet, a net increase of approximately 121,000 square feet over existing conditions.

Retention and Restoration of the Sanctuary, Assembly Halls, and School Wing

The Wilshire Boulevard Temple is a designated Historic-Cultural Monument in the City of Los Angeles and is listed in both the National Register of Historic Places and in the California Register of Historic Resources. The Sanctuary, associated assembly hall building containing Piness Auditorium, Roth Gallery, and Stalford Hall, and the historic 1929 school wing would all be retained under the Master Plan. Each of these structures would undergo renovation and infrastructure upgrades. The scope of renovation in the Sanctuary includes the restoration of historic fabric including Hugo Ballin murals, chandeliers and art glass windows, infrastructure upgrades including new mechanical systems, heating and air conditioning; improved lighting and controls; new audio-visual capabilities; and functional improvements including accessibility to the bimah, refurbished seating, and renovated restroom facilities. Piness Auditorium would be reconfigured to allow for use as a sacred space and a place for small performances and events. The stage in the auditorium would be lowered to improve accessibility, and acoustic, theatrical, and audio visual systems would be added. Stalford Hall, including the existing full-service kitchen, would be renovated for use as an event space and new restrooms would be added.

Districts

Community District

The southern portion of the Project site would serve as the Temple's Community District and would contain administration and special event facilities in addition to the historic Sanctuary and other historically significant sacred and gathering spaces in the 1929 building.

Master Plan implementation would replace the existing surface parking lot in the southeast corner of the Project site with a five-story, 55,380-square foot building containing administrative offices for the oversight of Temple operations, as well as conference, event, and banquet space. The new building would replace the existing 1963 administration and education building housing offices and the Temple nursery school, which would be demolished.

Event and banquet space would be located on the ground floor and would occupy a double-height (two story) space with a partial mezzanine. This event and banquet space would open to the adjacent east courtyard, which would accommodate outdoor dining and receptions.

Temple administrative offices would be located on the third and fourth floors and would house personnel that oversee the day-to-day business of the Temple. This space would be shared with a multipurpose conference meeting area, which would be used for Temple adult education functions and Board of Trustees meetings. A terrace would be located on the fourth level overlooking Wilshire Boulevard. Additionally, a senior activities center is proposed on the fourth level, and is intended to expand intergenerational opportunities on the Temple campus. The fifth floor would house additional program space and would provide access to a rooftop terrace overlooking Wilshire Boulevard.

School District

Under the proposed Master Plan, academic uses would be concentrated in the School District, which encompasses the central portion of the Project site. Elementary school facilities would be concentrated on the western-central portion of the Project site in the School District West. A new nursery school building would be constructed in the eastern-central portion of the Project site within School District East, and would also utilize a portion of the existing historic 1929 school wing.

School District West

The West School building would be constructed in approximately the same location as the existing 1963 administration and education addition and nursery play yard, which would both be removed. The four-story, approximately 59,400-square-foot building would be used by both elementary and religious school students. The first three stories would include classrooms for elementary school students, specialty labs, and a library. Classrooms for the elementary school would be shared by religious classes, with the exception of four specialty classrooms to be used exclusively by the religious school. The building would house 21 classrooms and five labs, a teacher's resource center, and ancillary space for restrooms, security, and storage.

A double-height, 13,545-square-foot gymnasium would occupy the fourth story of the proposed West School building. The gymnasium would feature a full-size basketball court, bleachers, and changing rooms.

School District East

Under the proposed Master Plan, nursery school uses would be concentrated in the proposed School District East area. The historic 1929 school wing would be retained and integrated with new school facilities. Nursery school uses and a mikvah, or bath for ritual immersions, would occupy the building's first floor and religious school classrooms, rabbinical and administrative offices, and a conference room would occupy the second floor.

As shown, the four-story, 46,045-square-foot East School building would be constructed in roughly the same location as the existing 1963 school wing addition and adjoining playground, which would be removed under Project buildout. The first

floor of the East School building would contain nursery school classrooms (in addition to those proposed in the historic 1929 school wing), and an 8,100-square-foot outdoor play area. A parenting center and nursery school administration offices would occupy the second floor. The third floor would accommodate expansion space, multipurpose room, and a conference room, as well as storage and access to rooftop terraces. A fourth level would provide temporary Temple administration space and room for future school use expansion.

Parking District

Under the proposed Master Plan, all parking and social services would be contained in the proposed Parking District, which occupies the northern third of the Project site. A six-story parking structure would be constructed with three subterranean levels and three above-ground levels. The parking structure would provide parking for approximately 500 vehicles, an increase of approximately 397 spaces over existing conditions. The structure would include a drive-through drop-off and pick-up lane on the ground level. Cars would enter from Hobart Boulevard and exit to Harvard Boulevard, with vehicular movements limited to right-turn-in from Hobart Boulevard and right-turn-out onto Harvard Boulevard. The parking structure would provide pedestrian access to the Project site from 6th Street, with controlled access to the Project site's internal pedestrian spine.

The Temple's Tikkun Olam (social service/food pantry program) would be located on the ground level of the parking structure, with a storefront accessible from 6th Street. This space would provide 9,215 square feet for the storage and distribution of food and clothing during Sunday morning food pantry operations.

A play yard is proposed for the roof deck of the parking structure. The play yard would feature hard courts and a turf area, and would be lighted for use during overcast days, dusk, and at night. High fencing would be installed for security and to prevent objects from escaping the play area.

Architectural Style

The design of the Temple combines the Byzantine style – central dome and use of mosaic and marble—popular at that time with characteristics of the Romanesque style—rounded archways and decorative stained glass windows. The building is of steel frame construction encased in concrete with cast-in-place concrete walls and floors and clad in cement stucco. The focal point of the building is a large 100-foot diameter concrete shell dome that marks the Temple's sanctuary and rises over 100 feet above street level. The exterior is Byzantine in style with Romanesque characteristics. The dome was originally covered in mosaic patterned tile but was later covered with copper sheathing. Turrets and finials top walls with marble banding and decorative cast stone over arched windows and doorways. New development on the Project site is intended to be complementary of the 1929 Sanctuary. The proposed Temple administration/event building would be five stories, or 75 feet, in height above adjacent grade; all other proposed buildings would be lower, in order to protect views of the dome from on-site and off-site vantage points. Materials to be used in the construction of new development include stucco, plaster, textured stone exterior finishes, wood-framed windows, and decorative elements such as glass window walls, decorative grilles, and art glass. All new buildings are designed with a base, middle, and top, to respect the massing and regulating lines of the existing historic buildings.

3.0 REGULATORY FRAMEWORK

3.1 Historical Resources under CEQA

A resource is considered historically significant, and therefore an “historical resource” under CEQA, if it falls into one of the three following categories as defined by Section 21084.1 of the California Public Resources Code:

- *Mandatory historical resources* are resources “listed in, or determined to be eligible for listing in, the California Register of Historical Resources.”
- *Presumptive historical resources* are resources “included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1” of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- *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.¹

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

Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register.² 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.

3.2 Historic Designations

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register or the California Register, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

National Register of Historic Places

The National Register of Historic Places 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.³ The National Park Service administers

¹ California PRC, Section 21084.1.

² California PRC, Section 5024.1(c).

³ 36CFR60, Section 60.2.

the National Register program. Listing in the National Register assists in preservation of historic properties in several ways including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of an historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. Furthermore, state and local regulations may apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That 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. That have yielded, or may be likely to yield, information important in prehistory or history.⁴

In addition to meeting any or all of the criteria listed above, properties nominated must also possess historic *integrity*. Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's...historic period."⁵ The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling, and association*.⁶ To retain historic integrity a property will always possess several, and usually most, of the aspects.

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.

⁴ 36CFR60, Section 60.4.

⁵ U.S. Department of the Interior, *National Register Bulletin 16: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service), 1997. p. 4.

⁶ U.S. Department of the Interior, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service), 1997. p. 44-45.

- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

Period of Significance

The National Park Service defines the period of significance as “the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for...listing” in National, State or local registers. A period of significance can be “as brief as a single year... [or] span many years.” It is based on “specific events directly related to the significance of the property,” for example the date of construction, years of ownership, or length of operation as a particular entity.⁷

Age Threshold

The fifty-year age threshold has become standard in historic preservation as a way to delineate potential historic resources. The National Park Service, which provides guidance for the practice of historic preservation, has established that a resource fifty years of age or older may be considered for listing on the National Register of Historic Places.

The National Register Criteria for Evaluation exclude properties that achieved significance within the past fifty years unless they are of exceptional importance. Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. A property that has achieved significance within the past fifty years can be evaluated only when sufficient historical perspective exists to determine that the property is exceptionally important. The necessary perspective can be provided by scholarly research and evaluation, and must consider both the historic context and the specific property's role in that context.⁸

Historic Context

To qualify for the National Register, a property must be significant; that is, it must represent a significant part of the history, architecture, archeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past.

⁷ U.S. Department of the Interior, *National Register Bulletin 16: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service), 1997. p. 4.

⁸ U.S. Department of the Interior, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service), 1997. p. 42.

The significance of a historic property can be judged and explained only when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear.⁹

California Register of Historical Resources

The California Register is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.¹⁰

The criteria for eligibility for listing in the California Register are based upon National Register criteria. These criteria are:

1. 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.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

As with resources considered for eligibility under National Register criteria, resources potentially eligible for listing in the California Register must also possess historic integrity as defined by the National Park Service; *location, design, setting, materials, workmanship, feeling, and association*.

The criterion for eligibility for listing in the California Register does not consider the fifty-year age threshold.

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register includes the following:

- Individual historical resources.
- Historical resources contributing to the significance of an historic district.
- Historical resources identified as significant in historical resources surveys, if the survey meets the criteria listed in subdivision (g).
- Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.

⁹ U.S. Department of the Interior, *National Register Bulletin 16: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service), 1997. p. 7.

¹⁰ California PRC, Section 5024.1(a).

- Local landmarks or historic properties designated under any municipal or county ordinance.¹¹

Local Designation Programs

The Los Angeles City Council designates 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. Any interested individual or group may submit nominations for Historic-Cultural Monument status. 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.

¹¹ California PRC, Section 5024.1(e).

4.0 EXISTING CONDITIONS

4.1 Project Site

The Wilshire Boulevard Temple site is a full city block located in the Wilshire Center area of Los Angeles near the intersection of Wilshire Boulevard and Western Avenue. It is bound by Wilshire Boulevard to the south, Hobart Boulevard to the west, Harvard Boulevard to the east and 6th Street to the north. There are currently three structures on the site; the Temple Building, the Temple Addition and a commercial office building. The Temple Building consists of the sanctuary, assembly halls (Piness Auditorium and Stalford Hall) and the school building. This complex was built in 1928-29. The Temple Addition consists of the administration and school additions and was built in 1962-63. These two buildings are related. The unrelated third structure on the site is a two-story commercial office building housing ground-floor retail and offices on the upper floor located at the northeast corner of the site and built in 1952-53. The remaining areas are open for surface parking and playgrounds. The Temple currently owns all the parcels on the site.

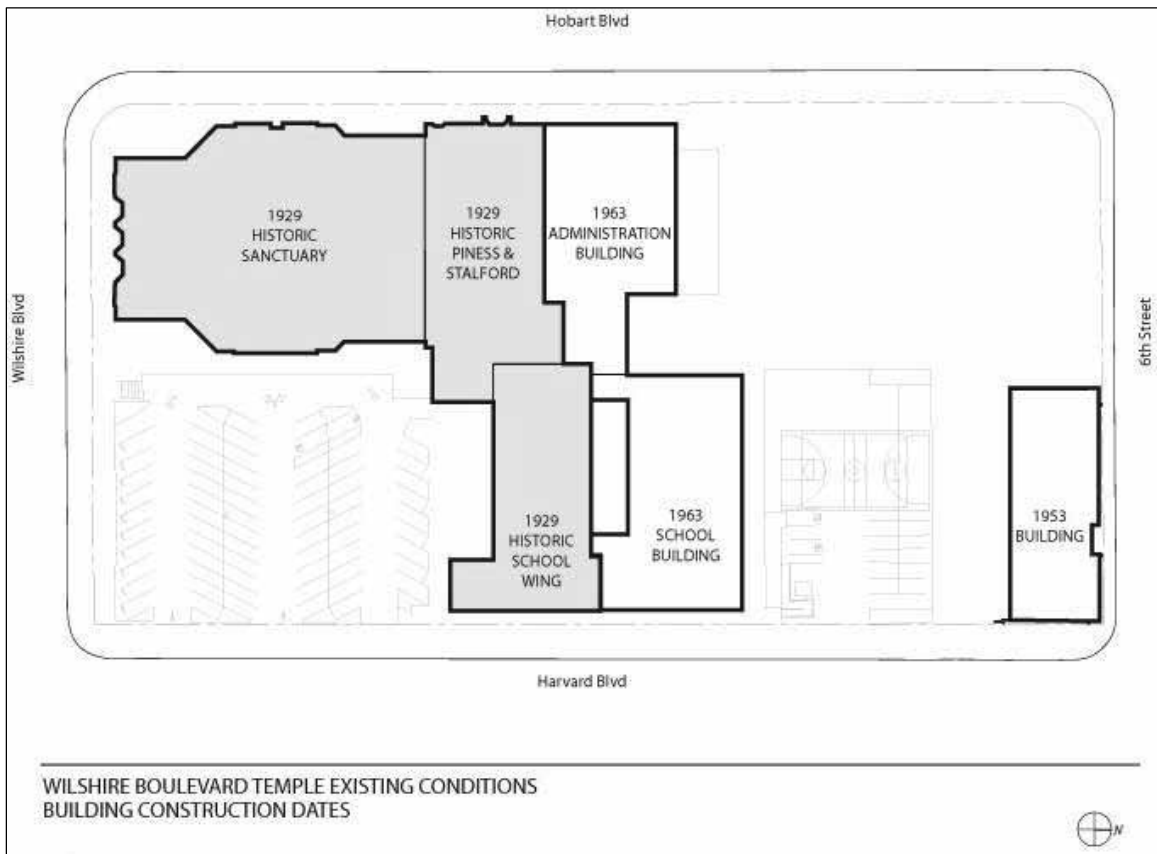


Figure 4.1: Project Site Map. The shaded area represents the footprint of the Temple as it was built in 1929 which included the Sanctuary, Piness Auditorium, Stalford Hall, and the School Wing. In addition to these main spaces there are lobbies and vestibules, corridors, restrooms, storage, and office space.

4.2 Buildings on the Project Site

Historic Temple Building (3663 Wilshire Boulevard)

The historic Temple building, constructed in 1928-29, is located on the northeast corner of Wilshire Boulevard and Hobart Boulevard. It is L-shape in plan and includes the Sanctuary at the corner of Wilshire Boulevard and Hobart Boulevard, the three-story assembly hall portion of the building, which includes Piness Auditorium and Stalford Hall, to the north with an entry on Hobart Boulevard, and the two-story School building to the east facing Harvard Boulevard, with a small courtyard to the south (Davidson Patio). The building is of steel frame construction encased in concrete with cast-in-place concrete walls and floors and clad with cement stucco. The focal point of the building is a large 100 foot diameter concrete shell dome that marks the Temple's sanctuary and rises over 100 feet above street level. The exterior is Byzantine in style with Romanesque characteristics. The dome was originally covered in mosaic patterned tile but was later covered with copper sheathing. Turrets and finials top walls with marble banding and decorative cast stone over arched windows and doorways. Spires once topped the finials surrounding the dome. The main public spaces in the structure - including the sanctuary, assembly halls, vestibules, lobbies, and corridors - are decoratively finished with marble, carved woodwork and cast plaster, gilded and painted surfaces, stained glass windows, decorative pendant lighting fixtures and a painted mural by Hugo Ballin in the Sanctuary.

For a more detailed listing of character-defining features see Section 5.0, Table 5.1.

The architects for the Temple Building included A.M. Edelman, architect; Allison & Allison, consulting architects; and S. Tilden Norton, honorary consultant. Paul E. Jeffers is noted as the structural engineer.



Figure 4.2: Temple Building; Sanctuary



Figure 4.3: Temple Building; Assembly Halls



Figure 4.4: Temple Building; School Building

Temple Addition (Hobart and Harvard Boulevards)

A two-story stucco-clad addition was built to the north of the historic complex in 1962-63, expanding the administrative offices and providing a new school building. The administrative offices face Hobart Boulevard, and the school wing on the eastside faces Harvard Boulevard. The addition was designed by architect Maurice Fleishman, AIA. The addition is attached to the historic Temple building. It is mostly utilitarian in style with little decorative detailing. A grouping of three arched glazed openings, mimicking those on the Temple facades, marks the administrative entrance on Hobart Boulevard. The primary façade of the school wing has symmetrical multi-light window fenestration with the entrance marked at the south end by smooth unadorned cast stone pilasters and spandrels with glazed double doors.



Figure 4.5: Temple Addition, Administrative Building on Hobart Boulevard.



Figure 4.6: Temple Addition, School Building on Harvard Boulevard.

1953 Commercial Office Building (3750 6th Street)

This two-story commercial office building is situated on the northeast corner of the project site at 6th Street and Harvard Boulevard. This building was built on a separate parcel and is unrelated to the Wilshire Boulevard Temple complex.

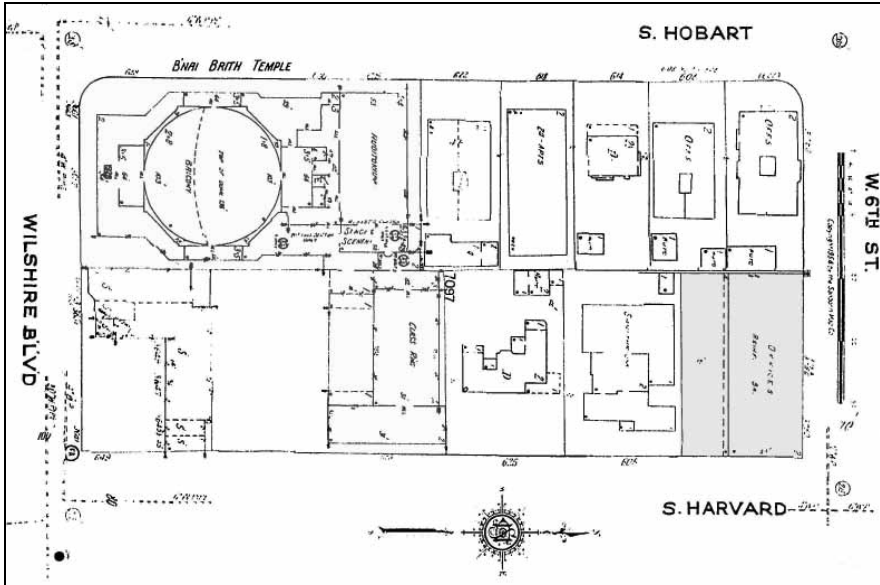


Figure 4.7: 1955 Sanborn map showing the commercial office building shaded in green. It is situated on a separate parcel from the Wilshire Boulevard Temple complex, shaded in yellow.

The commercial office building was built in 1952-53 and designed by architect Cejay Parsons, AIA. The rectangular-shaped steel-framed building is clad with a mix of painted brick, field stone and fixed glazing set in a metal framing system. The window system is slightly recessed and framed with a cast stone surround. The main entrance, slightly off-center and recessed on the main façade, is marked by terrazzo steps and a frameless glazed door with a cylindrical Lucite door pull. The field stone creates a shallow planter along the lower portion of the north and east façades. The east façade has three-quarter-height cast stone vertical louvers. The roof is flat. There is surface parking at the rear (south) of the building. In 1989, two ground floor windows at the east end were converted to doorways to create a retail space at street level.



Figure 4.8: 3750 6th Street Commercial Office Building

5.0 IDENTIFICATION OF HISTORIC RESOURCES

Individual properties located on the Project site are examined in the following analysis for the purposes of identifying potential historic resources. Properties that were previously evaluated as an historic resource, meet the fifty-year age threshold, or exhibit characteristics or associations known to be significant are also reviewed.

5.1 Wilshire Boulevard Temple and 1963 Addition

There are currently two buildings on the site associated with the Wilshire Boulevard temple complex; the Temple building and the Temple Addition. The Temple building consists of the sanctuary, assembly halls (Piness Auditorium and Stalford Hall), offices, and School building. It was built in 1928-29. The Temple Addition consists of the administration and school additions and was built in 1962-63. These two buildings are related.

1929 Temple Building

Constructed in 1928-29, Wilshire Boulevard Temple, located at 3663 West Wilshire Boulevard, is significant as a monument to the Jewish community of Los Angeles. It is one of the largest Reform Synagogues in the United States. Dedicated in 1929, the Temple is the place of worship for one of the City's largest, oldest and most influential Jewish congregation – Congregation B'nai B'rith – whose roots in Los Angeles date back to 1851. The congregation was formally incorporated in 1862 with approximately sixty members. Two previous synagogues built for the congregation and located in downtown Los Angeles were constructed in 1873 and 1896. The steady increase in membership warranted a third, larger place of worship by the 1920s, and the congregation purchased the present site in 1921.

The mid-1880s heralded the rise of Reform Judaism with the Congregation B'nai B'rith at the forefront of the movement on the West Coast. It served as the center for the departure from Orthodox Judaism, as was evidenced by the Congregation's community involvement in philanthropic activities. The Congregation has had a significant impact through its commitment to social service and advocacy of humanitarian ideals. Members pioneered such major organizations in Southern California as the first Chamber of Commerce in 1873, the Kaspere Cohn Hospital (Cedars-Sinai Medical Center), the Community Chest (United Way), the Jewish Family Service (charitable efforts addressing the needs of the poor), the Masonic Order, the first Library Association, and the Hollywood Bowl. The Temple has become a symbol for the interdenominational movement in religion and serves as a cultural center for several religious and non-sectarian functions.

The architects for the Temple included A.M. Edelman, architect; Allison & Allison, consulting architects; and S. Tilden Norton, honorary consultant. The design adopted the popular Byzantine-inspired synagogue style of the day. It was modeled after accepted prototypes in the Eastern United States. The works of architects Henry Fernbach (Shaaray Tefila, New York City, 1869) and Arnold Brunner (Temple Beth El, New York City, 1891), originated the concept of a dome in synagogue architecture to symbolize unity. These examples were likely influential in the design of the Temple. However, the Temple combines the prominent Byzantine style – central dome and

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use of mosaic and marble – with characteristics of the Romanesque style – rounded archways and decorative stained glass windows.

A.M. Edelman was also known in Los Angeles for work on the Shrine Auditorium. Allison & Allison contributed to many well-known structures in the Los Angeles area including work in Palos Verdes, Westwood (including Royce Hall on the UCLA campus), the Southern California Edison Building in downtown Los Angeles, and several churches in styles ranging from Moorish to English Gothic.

The interior of the Sanctuary features a set of murals of artistic and cultural significance. Painted by Hugo Ballin and commissioned by the Warner brothers of Warner Bros. Studio, they constitute the largest mural scheme undertaken at the time in any permanent religious building in the western United States. While Jewish religion has traditionally upheld an opposition to artistic portrayals of the human form in synagogue architecture in order to avoid reproduction of God in an anthropomorphic manner, the Temple is unique in its choice to artistically portray Jewish heritage and beliefs through mural paintings. Additional character-defining features are listed in the table below.

Table 5.1 Temple Building Character-Defining Features

Space Name	Historic Name	Character-Defining Features
TEMPLE EXTERIOR FACADES		
Wilshire Blvd Façade (south)		<p>Flat exterior concrete walls typically covered with cement plaster</p> <p>Bands of flush stone tile inserts</p> <p>Integrally colored cast stone and cast-in-place (waste mould) concrete features; including turrets and finials, columns, vertical panels with floral medallions, clustered piers with Corinthian capitals, decorative banding below and arched panels above tympana</p> <p>Rose window with cast stone tracery</p> <p>Triple arched entryway</p> <p>Double wood doors with polished white stone surrounds</p> <p>Door jambs of polished white stone</p> <p>“Y2 marble” (limestone) and polished white stone inlay in geometric patterns in tympana</p> <p>Inscribed stone tablets mounted in center tympanum</p> <p>Three rectangular panels above entry of white stone with banding of gray veined stone with the name of the temple spelled out across the panels in metal letters</p> <p>Band of continuous tile ornamentation of alternating pieces of polished white stone and “Y2 marble” (limestone) at the base of the cast stone piers</p> <p>Base stone panels</p> <p>Main entry steps of vermiculated buff-colored stone (Kasota stone)</p> <p>Decorative inlaid stone on the top landing of the main entry steps</p> <p>Two standing lamps located on stair landing flanking the west and east ends of the street entrance</p>
Harvard Façade (east)		<p>Flat exterior concrete walls typically covered with cement plaster</p> <p>Bands of flush stone tile inserts</p> <p>Integrally colored cast stone and cast-in-place (waste mould) concrete features; including turrets, finials and other decorative features around</p>

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Space Name	Historic Name	Character-Defining Features
		<p>the windows and doors</p> <p>Triple lancet windows above Sanctuary doorway</p> <p>Side entry to Sanctuary with wood paneled double doors and decorative surround of white polished marble and "Y2 marble" (limestone)</p> <p>Various steel sash and leaded glass casement windows</p> <p>Entry steps of vermiculated buff-colored stone (Kasota stone)</p> <p>Base stone panels</p>
Hobart Façade (west)		<p>Flat exterior concrete walls typically covered with cement plaster</p> <p>Bands of flush stone tile inserts</p> <p>Integrally colored cast stone and cast-in-place (waste mould) concrete features; including turrets, finials and other decorative features around the windows and doors</p> <p>Triple lancet windows above Sanctuary doorway</p> <p>Side entry to Sanctuary with wood paneled double doors and decorative surround of white polished marble and "Y2 marble" (limestone)</p> <p>Side entry to Roth Hall with wood paneled double doors and decorative surround of cast stone</p> <p>Triple lancet windows above Roth Hall doorway</p> <p>Various steel sash and leaded glass casement windows</p> <p>Entry steps of vermiculated buff-colored stone (Kasota stone)</p> <p>Base stone panels</p>
North Façade		<p>Three arched stained glass windows at Pineness Auditorium level (currently obscured by Temple Addition)</p> <p>Seven geometric patterned quarry casement windows, with transoms in same pattern as windows at Stalford Hall level</p>
Roof		<p>Main dome; reinforced concrete with copper cladding over original roof tiles</p> <p>Steep slope gable roofs with modified bituminous system applied over original tiles</p> <p>Low slope roofs at 2nd and 3rd floor and drum levels with modified bituminous system with gravel surfacing</p>
TEMPLE INTERIOR: GROUND FLOOR		
Main Vestibule/ Narthex	Vestibule	<p>Historic circulation pattern</p> <p>Vaulted ceiling</p> <p>Doorways, including cast plaster decorative relief lintels, and lunettes and medallions.</p> <p>Black and white patterned marble floor</p> <p>Wall finishes and decorative moldings</p> <p>Access to stairwells (handrails on side stairs are not significant)</p> <p>Stained and varnished wood doors to sanctuary ambulatory</p> <p>Push and pull plate and other likely copper alloy door hardware</p> <p>Ceiling-suspended pendant lighting fixtures</p>
Sanctuary	Auditorium	<p>Floor-mounted stained and varnished wood pews</p> <p>Marble panels</p> <p>Gilded chapelet molding and concave gilded banding</p> <p>Molded plaster surrounds</p>

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Space Name	Historic Name	Character-Defining Features
		<p>Wood features</p> <p>Hugo Ballin murals</p> <p>Coffered plaster dome: pattern of cast plaster octagons and diamonds with <i>Celotex</i> panels in the coffered areas. Arches at base of dome located at the four cardinal directions. Murals in north, east, and west arches, upper balcony located at the south arch</p> <p>17' diameter oculus</p> <p>Gold-finished plaster cornice</p> <p>Original pendant lighting fixtures</p> <p>Cast plaster dome suspended from upper concrete dome by a system of angle iron hangers and wire and wad plaster</p> <p>Walls and interior surfacing of balcony walls are coated with <i>Zenitherm</i>, synthetic wall covering made to resemble stucco, used mostly in mid- to late-1920s.</p> <p>Walls in east and west niche with the triple arched windows are painted blue with a "suede" effect</p> <p>Balcony exterior walls and first floor ceilings underneath the second floor balconies are finished in acoustic plaster</p> <p>Stained glass windows: Rose window in south wall – cast-in-place concrete outer frame with cast stone tracery units.</p> <p>Triple Lancet windows – located in east and west walls. Windows are composed of cast-in-place concrete with pre-cast concrete column capitals painted with brown coating.</p> <p>Three diamond-shaped floral medallions located below the windows.</p>
Bimah	Platform	<p>Ark and metal screen</p> <p>Built-in seats for religious and congregation leaders</p> <p>Lamp</p> <p>Upper level choir and organ room screens</p> <p>Stage and wood paneled apron</p>
Sanctuary Ambulatory	Corridors	<p>Circulation pattern</p> <p><i>Zenitherm</i> walls</p> <p>Acoustic plaster ceilings</p> <p>Ceiling-mounted incandescent lighting fixtures</p>
West Ante-Room	Rabbi	<p>Circulation pattern leading from corridor to sanctuary, Bimah and spatial configuration</p> <p>Stained and varnished chair rail and painted crown molding</p> <p>Stained and varnished wood doors and hardware to Bimah and closet</p> <p>Vents</p> <p>Painted flat plaster walls</p>
East Ante-Room/ Schreiber Recording Room	Ante Room	<p>Circulation pattern leading from corridor to sanctuary, Bimah and spatial configuration</p> <p>Painted and stained and varnished wood doors and hardware</p> <p>Painted moldings and door trim</p> <p>Vents</p> <p>Cream colored stone threshold</p> <p>Painted flat plaster walls</p>
Maintenance Office Suite	Kitchen/ Living/ Bedroom	<p>These rooms have been altered from their original configuration</p> <p>Windows</p>

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Space Name	Historic Name	Character-Defining Features
		<p>Cream colored stone threshold</p> <p>Hardware and stained and varnished doors</p>
Rear Corridors to Sanctuary	Passages	<p>Phone booth with bi-fold door located in west corridor</p> <p>Stained and varnished wood paneled doors with wood trim and marble thresholds open to ancillary spaces and closets</p> <p>Flat painted plaster walls and ceilings</p>
Women's and Men's Restrooms and Vestibules		<p>Niche with water fountain located in wall opposite door to bathroom in vestibule</p> <p>Marble stall partitions</p> <p>Ceiling mounted lighting fixture</p> <p>Typical white tile wainscot with flat painted walls above and square cove tile base</p> <p>Wall-mounted mirror above sinks set within tile</p> <p>Plumbing fixtures with replacement fittings</p> <p>Stained and varnished door from vestibule with marble threshold</p> <p>Vent grilles</p>
Primary Sanctuary Stairwells and Circulation areas		<p>Circulation pattern and spatial configuration</p> <p>Decorative balustrade</p> <p>Decorative cast plaster relief panels</p> <p>Arched doorways and engaged piers with Romanesque style capitals</p> <p><i>Zenitherm</i> walls</p> <p>Arched recessed window openings with quarry windows in simple geometric patterns. Glass is cathedral glass with matte painted overlay.</p>
Restrooms located between Narthex and Stairwells		<p>Marble stall partitions with original hinges and slide lock hardware</p> <p>Plumbing fixtures with replacement fittings</p> <p>Marble floors in yellowish shade and door thresholds</p> <p>Stained and varnished wood doors and original door hardware</p> <p>Pink stone wall wainscot</p> <p>Quarry windows in geometric pattern in east and west walls</p>
Piness Auditorium	Assembly Hall	<p>Intact stage area and seating configuration</p> <p>Painted proscenium arch that contains asbestos according to decorative paint details</p> <p>Stained and varnished paneled wood apron on stage</p> <p>Decoratively painted asbestos ceiling beams, flat surfaces and grilles. Likely a combination of stencil and freehand applied paint</p> <p>Pendant lighting fixtures suspended from decorative ceiling and rear soffit area</p> <p>Decoratively painted organ screens flanking the stage</p> <p>Floor-mounted theater-style seats</p> <p>Leaded glass windows contained within full-height arches located in north wall (formerly exposed to natural light)</p> <p>Doorways and cast doorway surrounds</p> <p>Stained and varnished wood double doors with original push and pull hardware</p> <p>Pink colored marble door thresholds</p> <p>Illuminated exit signs</p>

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Space Name	Historic Name	Character-Defining Features
Roth Gallery	Vestibule	Decoratively painted wood beam ceiling in geometric and floriated patterns and gilded elements Off white/buff colored veined marble and yellow polished stone checkered pattern floors with black and buff colored stone borders Pendant lighting fixtures Doorway from Hobart Sets of recessed window openings with steel sash and leaded glass flanking entrance Painted flat plaster walls and <i>Zenitherm</i> wainscot Black veined stone bases Decorative vents and grilles
Corridor between Sanctuary and Piness Auditorium		Circulation patterns and spatial relationships Vaulted shape ceiling Stained and varnished wood double door to parking lot with panic hardware and divided light transom windows
West and East Rear Stairwells		Wrought iron railings with volutes at landings Concrete stair treads with inset tile nosings Marble wall bases and concrete apron Casement window in south wall in between second and third floors
East Exit Corridor and Stairs		Circulation pattern Set of three recessed banded arches over stairs between corridor and exit to Davidson Court Painted steel double doors that open to Davidson Court with arched transoms and divided lights and divided side lights Concrete floor with marble bases Concrete beam ceiling Pendant lighting fixtures
Conference/ Pre-Function Room	Sexton/ Clerk's/ Secretary	Room has been remodeled and reconfigured with non-significant floor, ceiling and wall treatments Original quarry glass casement windows in geometric patterns located in the west wall
TEMPLE INTERIOR: SECOND LEVEL		
Sanctuary Balcony		Refer to first level sanctuary records. Floor-mounted pews with fold-down seats
Sanctuary Women's Toilet (east) and Men's Toilet (west)		Marble stall partitions Typical white 4 x 6 wall tile with square cove tile base White square ceramic mosaic floor tiles Plumbing fixtures with replacement fittings Marble thresholds Small access panel located in west wall Wall-mounted mirror above sink
Senior Rabbi's Office	Rabbi Offices	Fireplace and surround Stained and varnished wood casework, built-in shelving and paneling with flourishes such as decorative collonettes Access to Sanctuary gallery level passageway Three geometric patterned quarry windows in west wall

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Space Name	Historic Name	Character-Defining Features
		<p>Painted plaster vaulted ceiling</p> <p>Door hardware, some lever door handles, and stained and varnished wood paneled doors and trim</p> <p>Tongue and groove, stained and varnished wood floor</p>
Rabbi's Restroom	Toilet	<p>Tile floors and typical white 4 x 6 wall tile with square cove tile base</p> <p>Stall shower</p> <p>Plumbing fixtures with replacement fittings</p> <p>Mirror above sink</p> <p>Marble thresholds</p> <p>Passage from office to restroom contains a leaded casement window with quarry glass</p> <p>Door hardware with lever door handles, and stained and varnished wood paneled doors and trim</p>
Passage from Sr. Rabbi Office to Sanctuary	Passage	<p>Concrete floor</p> <p>Flat painted plaster ceiling and walls</p> <p>Door hardware and stained and varnished wood doors and trim</p> <p>Wrought iron railing at stairs to sanctuary gallery</p>
Asst. Rabbi's Office	Assistant Rabbi	<p>Brick fireplace located in south wall</p> <p>Quarry windows in west wall</p> <p>Tongue and groove, stained and varnished wood floor</p> <p>Painted and plastered walls</p> <p>Built-in painted bookshelves</p>
Rabbi's Secretary's Office	Secretary	<p>Quarry windows in west wall</p> <p>Tongue and groove, stained and varnished wood floor</p> <p>Painted and plastered walls</p>
Corridors	Corridor	<p>Original circulation pattern and spatial relationships</p> <p>Vaulted ceiling shape (acoustical tile is non-original)</p> <p>Marble bases (section is missing on south wall)</p> <p>Eastern corridor connect music suite and remains intact, including original stained and varnished wood paneled doors and trim</p>
Cantor Secretary's Office	Classroom	<p>Steel casement divided light windows with divided light transoms along east wall</p> <p>Flat painted plaster walls</p> <p>Hardware and stained and varnished wood paneled doors and trim between rooms in suite and corridors</p>
Music/Choir Rehearsal Room	Cantor	<p>Steel casement divided light windows with divided light transoms along east wall</p> <p>Flat painted plaster walls</p> <p>Closet located in southeast corner</p> <p>Hardware and stained and varnished wood paneled doors and trim between rooms in suite and corridors</p>
Former Cantor's Office	Choir Room Men	<p>Concrete floors and steps with scored nosings that leads to choir loft and wrought iron railing</p> <p>Grille vents</p> <p>Flat painted plaster walls with painted chair and picture rails</p> <p>Corridor to closet with robes located in southwest corner</p> <p>Closet with torah covers located in southeast corner</p> <p>Hardware and stained and varnished wood paneled doors and trim</p>

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Space Name	Historic Name	Character-Defining Features
		between rooms in suite and corridors
Choir and Sanctuary Organ Loft	Choir	Kimball pipe organ console mounted on platform Original linoleum floor covering remains exposed in select areas, non-significant carpet in others Original choir screen extant, with richly detailed wood ornament Acoustical wall treatment
West Storage Room	Choir Room Women	Concrete floor and stairs to choir loft with scored nosings and wrought iron railing Flat painted plaster walls with stained and varnished chair rail Passage to closet area in northeast corner stained and varnished paneled door with lever hardware and original wood trim Closet in south wall
Women's and Men's Vestibules and Restrooms		Doorway located within vestibule off corridor Stained and varnished panel door with original hardware and marble threshold Typical white tile wainscot with flat painted plaster walls and square cove tile base Square white mosaic floor tile Marble stall partitions with stained and varnished wood doors, hinges and slide locks Wall-mounted sinks and original plumbing fixtures with replacement fittings Wall-mounted mirror with tile surround above sink in west wall Vent grille in south wall
Passageway from Temple to School Building	Ramp	Significant circulation patterns and spatial relationships Double casement steel divided light windows in east wall with wood sills Pair of rounded head, four-part divided light steel windows in south wall Stained and varnished wood paneled door and trim located in west wall Flat painted plaster walls and southernmost portion of ceiling Marble bases
TEMPLE INTERIOR: THIRD LEVEL		
Corridor	Corridor	Original circulation patterns and spatial relationships Vaulted shape ceiling with added non-significant acoustical tiles Double casement window with textured glass located in passageway to men's restroom
Stalford Hall	Banquet Hall (west) /Dining Room (east)	Four double stained and varnished wood paneled doors with original push and pull hardware for access from corridor Vaulted shaped ceiling with coffers Colonnades articulate side spaces with raised floor platforms Painted wood wainscot Painted recessed crown moldings Stained and varnished hardwood floors Geometric patterned quarry windows in north wall, with transoms in same pattern and window casements

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Space Name	Historic Name	Character-Defining Features
		Three round-headed geometric patterned quarry windows in west wall Painted grilles set in ceiling with decorative patterns
Kitchen and Pantry	Kitchen	Original layout Quarry glass windows in north wall Pantry area with floor-mounted cabinets with drawers and glass breakfronts is intact, including some original drawer and cabinet pulls
Coat Check Room	Check Room	Stained and varnished wood split paneled Dutch door intact
Women's and Men's Restrooms	Women's Dressing Room, Toilet Men's Washroom, Toilet Room	Women's lounge has two double casement steel windows with wire glass located in south wall Flat painted plaster walls and ceiling Typical white tile wainscot with partial marble wainscot in stalls and square cove tile base Steel casement divided light windows with frosted glazing Marble stall partitions with original wood doors Plumbing fixtures including wall-mounted sinks, toilets, and urinals with replacement fittings
East and West Stairwell Landing Areas		Circulation patterns Wrought iron railings Concrete stair treads with inset tile nosings Marble wall bases and concrete apron Double casement windows located in south and west walls of west stairwell East stairwell has two doors in west wall between second and third floors connecting to upper level stairwell (Room 314) Flat painted plaster walls and ceilings
Stair Access to Upper Level	Room 314	Circulation pattern
SCHOOL EXTERIOR FACADES		
Harvard Blvd Façade (east)		Flat exterior concrete walls typically covered with cement plaster Bands of flush stone tile inserts Steel sash casement windows Two arched openings Integrally colored cast stone and cast-in-place (waste mould) concrete features; including columns between second floor windows, cornice decoration and other decorative features around the windows and doors
South Facade		Flat exterior concrete walls typically covered with cement plaster Bands of flush stone tile inserts Steel sash casement windows Integrally colored cast stone and cast-in-place (waste mould) concrete features; including cornice decoration, medallions, and other decorative features around the windows and doors Davidson Patio with triple arched colonnades at the west and east ends
Roof		Low sloped gable roof with Spanish barrel tiles (Harvard Blvd wing)
SCHOOL INTERIOR: FIRST LEVEL		
Corridor		Double loaded corridor configuration Circulation pattern

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Space Name	Historic Name	Character-Defining Features
West and East Stairwells		Wrought iron railings Concrete stair treads with inset tile nosings Marble wall bases and concrete apron Double casement window in south wall
Classrooms		Steel sash casement windows and hardware in north and south walls Classrooms in east area of building have quarry glass windows in geometric patterns
Restrooms		White tile wainscot with cove tile base Wall mounted sinks with contemporary fittings Wall mounted mirrors set within tile border above sinks Marble stall partitions with stained and varnished wood doors Typical white square mosaic tile floor Steel sash casement windows
SCHOOL INTERIOR: SECOND LEVEL		
Corridor		Double loaded corridor configuration Circulation pattern
Classrooms		Steel sash casement windows with divided light transoms and hardware in north and south walls
Restrooms		White tile wainscot with cove tile base Wall mounted sinks with contemporary fittings Wall mounted mirrors set within tile border above sinks Marble stall partitions with stained and varnished wood doors Typical white square mosaic tile floor Steel sash casement windows

1963 Temple Addition

The two-story stucco-clad Temple Addition was built in 1962-63 and designed by architect Maurice Fleishman, AIA. At the time, this structure added much needed space for administration, a library, and expansion of the school building. The addition was completed as part of the Temple’s Centennial Year in 1963. The school was named in honor of Edgar F. Magnin, the congregation’s renowned rabbi.

The addition is attached to the historic building, and is mostly utilitarian in style with little decorative detailing. A grouping of three arched glazed openings, mimicking those on the temple facades, marks the administrative entrance on Hobart Boulevard. The primary façade of the school wing has symmetrical multi-light window fenestration with the entrance marked at the south end by smooth unadorned cast stone pilasters and spandrels with glazed double doors.

5.2 Evaluation of Wilshire Boulevard Temple and 1963 Addition

The Wilshire Boulevard Temple was designated Historic-Cultural Monument #116 in the City of Los Angeles March 21 1973, and it was listed in the National Register of Historic Places on December 21, 1981. Because the building is listed in the National Register, it is automatically listed in the California Register of Historic Resources, and therefore is a historical resource under CEQA.

The Temple Addition was included within the boundaries of the National Register Nomination written in 1981; however, it was found in the nomination to be non-contributing historically and architecturally to the significance of the property. The building, designed by architect Maurice Fleishman, AIA in a utilitarian stucco-box style, does not rise to the architectural level of the 1929 Temple building. It is not a significant example of an architectural style, period or type, and it lacks integrity of design, materials and workmanship.

Completed in 1963, the Temple Addition is less than fifty years old and therefore does not meet the age threshold applied as a standard of practice in cultural resource evaluation. The National Park Service allows exceptions for the fifty-year minimum age standard for resources of exceptional significance. The Temple Addition is not a significant example of an architectural style, period or type and there is no evidence of exceptional significance, which can be a consideration for buildings that are less than fifty-years old. Even though the building will reach the fifty year age threshold in 2013 during the Master Plan buildout it will still lack the historic or architectural significance to be considered eligible as a local monument or for the California Register. The Temple Addition does not qualify as an historical resource under CEQA.

5.3 Evaluation of Commercial Office Building on the Project Site

The unrelated third structure on the project site is a two-story commercial office building at the northeast corner of the site built in 1952-53.

1953 Commercial Office Building (3750 6th Street)

This building was constructed in 1952-53 and designed by architect Cejay Parsons, AIA. It is a relatively intact two-story mid-century Modern commercial office building from the 1950s with good integrity. The building's appearance has changed little from its original conception. (See Table 5.2 for permit history and Figure 5.1 for comparison of original drawing with current condition.)

Character-defining features include the following: Two-story low-rise steel structure; cladding of painted brick, field stone and fixed glazing set in a metal framing system; cast stone window surrounds; main entrance with terrazzo steps and a frame-less glazed door with a cylindrical Lucite door pull; field stone shallow planter along the lower portion of the north and east facades; and three-quarter-height cast stone vertical louvers on the east façade.

Mid-century Modern is a term used to describe the postwar iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently built, moderately-priced buildings. The mid-century Modern building is characterized by its clear expression of structure and materials, large expanses of glass, and open interior plan. Character-defining features of the style include: one or two-story configuration; simple geometric forms; flat roof with wide overhanging eaves and cantilevered canopies; unadorned wall surfaces; exterior panels of wood, stucco, brick or stone; flush-mounted metal sash full-height and clerestory windows; little or no exterior decorative detailing.

Architect Cejay Parsons was a prolific designer of commercial and industrial buildings in the mid-century Modern style in the Los Angeles area. He designed more than sixty commercial and industrial projects beginning in 1950 and ending in 1966.¹² Four of his early projects were published in *Architectural Record*; a church and a single-family residence from the late-1940s and two commercial buildings from 1950. He worked for a number of years with architect and engineer, Jack H. MacDonald who specialized in industrial buildings.

The area where this building is located is commonly referred to as Wilshire Center which developed in the 1920s. The inception of development around Wilshire Boulevard west of downtown Los Angeles corresponds to the economic and building boom the city experienced during the 1920s. It was during this period that a three-mile stretch of Wilshire Boulevard referred to as “Wilshire Center” first gained a character of prominence and prestige. By the end of the decade, Wilshire Center would be at the heart of Los Angeles’ economic, social, cultural, and geographic expansion. One block to the north of Wilshire Boulevard, 6th Street was also burgeoning as a commercial corridor.

By the 1950s, the area of 6th Street between Western Avenue and Vermont Avenue in Wilshire Center, where this building stands, became known as the “insurance center” because several buildings of similar scale and massing were constructed to house insurance companies.¹³ A study reported in the *Los Angeles Times* in 1948 cited that “Los Angeles is rapidly growing into one of the most important life insurance centers in the United States...”¹⁴ Cejay Parsons is known to have designed at least ten such buildings in the fourteen block stretch between Western Avenue and Vermont Avenue for this purpose with seven clustered in an eight block stretch between Harvard Boulevard and Catalina Street. The *Los Angeles Times* reported that as “a specialist in the design of office buildings, Parsons is well known for the extensive development of the W 6th St. insurance center area...”¹⁵ All the buildings he designed in the area are extant, and all but one appears to be intact with minor alterations. One is currently undergoing a façade modernization. (See Table 5.3 for survey.)

The Los Angeles Conservancy recently cited Cejay Parsons’ 1965 Civic National Bank Building in Marina del Rey as a notable local example of New Formalism in a California Register nomination for the 1965 Columbia Savings Building located in the Miracle Mile two and one half miles west of the project site.

While the building has not yet been designated or listed in a survey, it appears to be a potential historical resource under CEQA. It meets the definition of a historic resource under CEQA as a *discretionary historical resource* – a resource that is not listed but determined to be eligible for listing under the criteria for the California Register of Historical Resources. It also retains its integrity.

¹² These preliminary findings are the results of a search of the *Los Angeles Times* through the ProQuest Historical Newspapers database.

¹³ *Los Angeles Times*, October 9, 1955 and July 26, 1959.

¹⁴ *Los Angeles Times*, July 3, 1948.

¹⁵ *Los Angeles Times*, July 26, 1959.

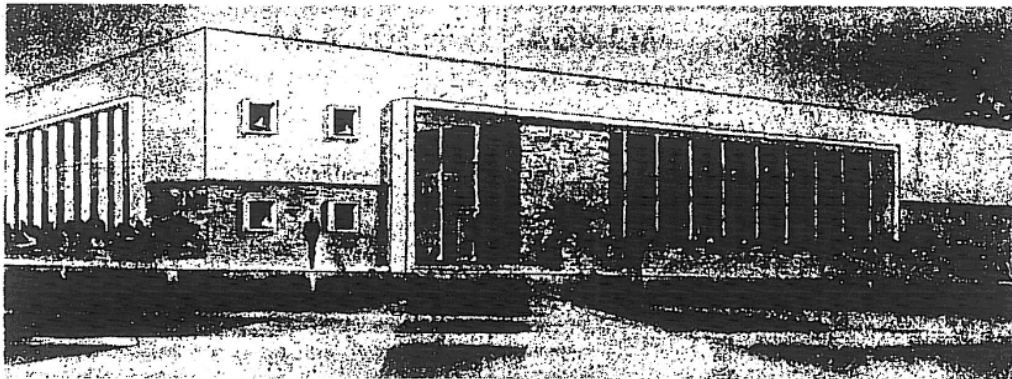
Table 5.2: Permit history of 3750 6th Street

Date	Permit	Work Performed	Owner	Architect
8-26-1952	LA40754	Application to erect new building. Two-story office of reinforced brick walls with concrete floor with steel joists.	Benjamin Rabinovitch	Cejay Parsons, architect; William Taggart, engineer; Robson Berns, contractor
10-21-1953	Certificate of Occupancy		Benjamin Rabinovitch	
10-10-1966	LA34839	Repair fire damage – 5%	Benjamin Rabinovitch	Robson Berns, contractor
3-5-1985	LA07157	Sign permit – proj. sign	Harvard Family Dentist	LaBrea Signs
12-7-1989	LA47614	Convert an exterior window to an exterior entry door and change use from office to retail	Mi-Kyung Kim	N/A
4-26-1990	LA55258	Sign permit – wall sign	K.W. Lee	Han-Mi Sign Co.

Figure 5.1: Comparison of current condition with original conception







2009







1952

[Administrative Review Draft]

Table 5.3: Survey of commercial buildings designed by architect Cejay Parsons in the vicinity of Wilshire Boulevard Temple

Item	Address	Date	Photo	Source
01	3850 Wilshire Blvd.	1956		<i>Los Angeles Times</i> ; July 22, 1956
02	3750 W. 6th Street (Project Site)	1953		<i>Los Angeles Times</i> ; August 3, 1952, May 10, 1953
03	601 S. Kingsley Drive	1952		<i>Los Angeles Times</i> ; October 14, 1951, March 23, 1952
04	548 S. Kingsley Drive	1958		<i>Los Angeles Times</i> ; January 13, 1957, November 2, 1958

[Administrative Review Draft]

Item	Address	Date	Photo	Source
05	601 S. Ardmore Avenue	1951		<i>Los Angeles Times</i> ; June 17, 1951
06	3535 W. 6th Street	1954		<i>Los Angeles Times</i> ; March 21, 1954
07	611 S. Catalina Street	1957		<i>Los Angeles Times</i> ; May 13, 1956, February 10, 1957, July 28, 1957
08	3400 W. 6th Street (undergoing façade modernization)	1957		<i>Los Angeles Times</i> ; May 13, 1956, February 10, 1957, July 28, 1957

Evaluation for Local Historic-Cultural Monument Status

Buildings may be eligible for local historic-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.

The commercial office building at 3750 6th Street is eligible for designation as a local Historic-Cultural Monument because it is a good quality and intact example of mid-century Modern commercial architecture by architect Cejay Parsons that retains its historic design and materials. It is associated with the development of the 6th Street commercial corridor and insurance center in the Wilshire Center.

Evaluation for the California Register

In order for a building to qualify for listing on the California Register, it must meet one or more identified criteria of significance. The property must also retain sufficient integrity to continue to evoke the sense of place and time with which it is historically associated.

Significance

The commercial office building at 3750 6th Street is eligible for listing in the California Register under Criterion 1 because it is significant for its association with the modern development of the 6th Street commercial corridor and insurance center in the Wilshire Center area of Los Angeles in the 1950s. The growth of Los Angeles as a recognized corporate insurance center beginning in the late 1940s spawned the development in the 1950s of buildings along 6th Street to house such activities. 3750 6th Street was built specifically as an insurance office building and represents a particular building type that is no longer being constructed in an area that has evolved away from mostly office to retail and other activities. The commercial context of 6th Street in the 1950s helped to give rise to this building type and is representative of a particular era in the corporate commercial growth of Los Angeles.

3750 6th Street is also eligible for listing in the California Register under Criterion 3 because it is significant as a good quality and intact example of low-rise mid-century Modern commercial architecture in Los Angeles and as a representative work of architect Cejay Parsons. The building is significant because it retains its character-defining features of the mid-century Modern idiom characterized by its clear expression of structure and materials, large expanses of glass, geometric forms, and smooth wall surfaces. Cejay Parsons was a prolific designer of mid-century Modern commercial and industrial buildings in the Los Angeles area designing more than sixty projects beginning in 1950. A survey of his buildings along 6th Street found all the buildings he designed in the area to be extant. All but one appears to be intact with minor alterations. One is currently undergoing a façade modernization. 3750 6th Street is a good quality and intact example of mid-century commercial architecture that is representative of its time and place.

Integrity

Integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical

characteristics that existed during the property's...historic period."¹⁶ The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling* and *association*. 3750 6th Street is analyzed below using these seven aspects.

Location

3750 6th Street retains its original location.

Setting

The concentration of low-rise commercial use remains along 6th Street. The use has shifted away from office buildings to more retail uses, but remains mostly low-rise in comparison to Wilshire Boulevard. Many extant office buildings from the 1950s have incorporated retail into their ground floor spaces or changed the use completely, such as religious or educational uses. The building uses have changed but the setting is relatively unchanged.

Design

The architectural design of 3750 6th Street remains substantially unaltered since its construction. The building's main character-defining features remain unchanged and the mid-century Modern hallmarks are apparent including the brick, fieldstone and glass cladding, rectangular volume and strong vertical and horizontal lines. The only major alteration appears to be the replacement of two windows at the east end on the ground level with two doors. The additions of signage and security gates are reversible.

Materials

The office building retains a majority of its original materials including brick, fieldstone, glass and concrete. The interior first floor lobby finishes appear to be intact including the door hardware, terrazzo flooring, and floating staircase with wood rail caps. Many of the windows have applied reflective solar film which is reversible.

Workmanship

The workmanship of the office building has been retained with the intact structure, materials and finishes. Original features include windows and window systems, brick and fieldstone cladding, cast stone louvers, and terrazzo flooring. These intact features retain their original workmanship.

Feeling

The massing, fenestration and decorative features of the building allow for the historic street presence of the office building to be retained. Original materials and finishes remain intact therefore the historic feeling is retained.

Association

The location, massing and intact features of the office building continue to convey historic associations 1) with the modern development of the 6th Street commercial corridor; 2) as a good example of low-rise mid-century Modern commercial architecture; and 3) as a representative work of architect Cejay Parsons, AIA.

¹⁶ U.S. Department of the Interior, *National Register Bulletin 16: How to Complete the National Register Registration Form*, (Washington D.C.: National Park Service) 1997. p. 4.

Evaluation

The two-story commercial office building at 3750 6th Street appears to meet Criterion 1 and 3 which qualifies it for listing in the California Register. The property retains sufficient integrity to continue to evoke a sense of place and time with which it is historically associated. The building has retained its historic character and has integrity of *location, setting, design, materials, workmanship, feeling* and *association*. While the building has not yet been designated or listed in a survey, it is eligible for designation as a local Historic-Cultural Monument and for listing in the California Register and therefore a historic resource under CEQA.

5.4 Evaluation of Resources adjacent to the Project Site

Adjacent resources were examined for the purposes of identifying potential historic resources which could be impacted by the proposed Project.

Buildings

Land uses in the immediate vicinity include mixed office and retail to the south; multi-family residential, a nursery school and kindergarten, and auto body shop to the west; a post office to the north; and an office, hotel, and church to the east. The buildings range from converted residential structures and commercial structures from the 1920s, to low-rise mid-century modern commercial structures, to a late 1960s church complex, to office towers from the 1960s and early 1970s, to a residential complex completed in 2009. None of the structures are listed in the State Historic Resources Inventory for Los Angeles County, or have been previously evaluated, or require Historic Preservation Review by the City of Los Angeles.¹⁷ The buildings from the 1920s do not retain sufficient integrity because they have been significantly altered. Preliminary research confirms that the remaining structures were found to have no significant associations.

Lampposts and Historic Markers

There are three city-owned lampposts on Wilshire Boulevard between Hobart and Harvard Boulevards. The current lampposts appear to have retained the original decorative terra cotta bases from the single lantern Gothic style posts dating from the 1920s. The tops appear to have been replaced ca. 1950 with the extant double lantern gooseneck posts.¹⁸ The lampposts are part of a grouping of similar lampposts in the area along Wilshire Boulevard, and on their own they are not significant. They have been significantly altered from their original configuration and do not retain sufficient integrity to be considered historic resources. However, retention of the lampposts would retain the current coherent visual character of Wilshire Boulevard.

There is one city-owned marker on Wilshire Boulevard between Hobart and Harvard Boulevards. It is a city sign attached to a lamppost marking Edgar F. Magnin Square. This sign is part of a signage program seen throughout the City marking intersections that have been designated to have associations with important local figures, but they are not historic resources. Retention of the sign benefits the Temple and strengthens its association with Rabbi Magnin.

¹⁷ <http://zimas.lacity.org/>

¹⁸ This evaluation was based on archival photographs.

There is one stand alone interpretive marker for Wilshire Boulevard Temple. This marker was installed by Angels Walk LA, a non-profit public benefit corporation, in the 1990s as part of a self-guided walking trails program that commemorate the history, architecture and culture of the City's neighborhoods. It is not an historic resource. Retention of the marker would benefit the Temple and showcase and celebrate its historic status in the neighborhood.

5.5 Conclusions

On-Site Resources

The 1929 Wilshire Boulevard Temple is listed in the National Register of Historic Places and the California Register of Historical Resources. It is also designated an Historic-Cultural Monument in the City of Los Angeles. It is significant architecturally and for its association with the Congregation B'nai B'rith, and the building retains its integrity. As such, it qualifies as an historic resource under CEQA.

The 1963 addition to the Wilshire Boulevard Temple does not meet the criteria of significance, nor does it retain sufficient integrity to qualify it as an historic resource under CEQA. It is not a significant example of an architectural style, period or type, and it lacks integrity of design, materials and workmanship.

The 1953 commercial office building on the site is eligible for local cultural-heritage monument designation and for listing in the California Register and is, therefore, an historic resource under CEQA. It meets the criteria in the local Cultural Heritage ordinance as an intact example of a past architectural style that has an historical association, and retains its historic design and materials. The property meets California Register Criterion 1 and 3, and also retains sufficient integrity to continue to evoke a sense of place and time with which it is historically associated.

Adjacent Resources

None of the adjacent buildings meet the CEQA threshold as historic resources. The lampposts and markers are not historic resources, however their retention would benefit the visual coherence of the streetscape and neighborhood understanding of the Temple building. They should to be protected during construction due to their close proximity to the Project site.

6.0 ANALYSIS OF PROJECT IMPACTS

6.1 Significance Threshold

The purpose of this section of the 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), 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.

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.”¹⁹

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.”

Generally, a project that follows the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (the Standards) shall be considered as mitigated to a level of less than a significant impact on the historical resource.²⁰ 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 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

¹⁹ California CCR Title 14, Chapter 3, Section 15064.5(b)(1).

²⁰ California CCR Title 14, Chapter 3, Section 15064.5(C)(3).

to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.²¹

In determining the impact of a project on a "historic resource," CEQA regulations apply the 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. Potential impacts are examined below using the Standards.

6.2 Analysis of the Proposed Wilshire Boulevard Temple Master Plan Project

The designation of the Wilshire Boulevard Temple as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of the City of Los Angeles Administrative Code ("LAAC") means that any future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.²²

The project will retain, repair and restore significant character-defining features of the Temple's exteriors and interiors. The project will remove incompatible Temple alterations and restore many Temple features to their original appearance. The Project will also update specific areas to accommodate the evolving programmatic needs of the Temple, which will result in the loss of some character-defining features. The following discussion of proposed work on the main spaces of the Temple building is followed by a detailed table listing character-defining features, associated improvements and impacts.

Exteriors

The intent of the exterior rehabilitation is to clean, repair and restore the Temple's facades without alteration to the historic configuration with two exceptions: a) the raising of the roof level over Piness Auditorium Stage area at the north end of the East facade; b) the addition of a stair tower at the west end of the North facade. The proposed work to the exterior of the building will preserve the historic character of the materials and finishes and have no adverse impact.

The historic features and materials of the Temple's exterior facades will be repaired and restored. The cement stucco cladding will be repaired, patched and painted. The stone tile banding will be checked for soundness, loose tiles reset, and severely spalled tiles patched and repaired. Other decorative stone tile inserts will be repaired or replaced with new to match existing and mortar joints will be repointed. The cast

²¹ Weeks and Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. U.S. Department of the Interior, National Park Service, (Washington, D.C.: Heritage Preservation Services, 1995). P. 1-2.

²² City of Los Angeles Office of Historic Resources Staff Report, January 27, 2009.

stone triple lancet window surrounds that were found to have poor anchoring systems will be repaired, spalls and cracks will be patched and repaired, and water repellent sealants and consolidants will be tested. Spalls and cracks in cast-in-place concrete will be patched and repaired, water repellent sealants and consolidants will be tested and poor anchoring will be investigated and repaired. The stone entry steps will be repaired, all failed sealant joints will be removed and replaced with appropriate sealant designed for traffic, grout joints of tile inlays will be removed and replaced with new grout, and failing non-slip surface coating will be removed. The stone panels at the base of the building will either be repaired or replaced in kind. Historic documentation and observation have determined the original color and tone to be a very dark grey or black; the replacement stone would match the original darker color.

The main dome of reinforced concrete with copper cladding over original roof tiles will be investigated to assess the condition of roof tiles. The gutter lining system will be repaired. The sloped roofs with bituminous roofing systems will be repaired as necessary in order to protect decorative elements below.

The school wing includes the Davidson Patio which is enclosed by the two-story school building. The patio's exterior walls are similar to those of the main Temple building and its features will be cleaned, repaired and restored similarly.

The proposed exterior work will retain and repair the significant character-defining features of the Temple's facades. The demolition of the 1963 administration building will allow for the restoration of the north exterior facade including exposing Piness Auditorium's windows, which are currently covered.

Interiors

The intent of the interior rehabilitation is to repair and restore many of the Temple's significant character-defining features and spaces. A majority of the significant interior spaces will be retained and restored to their original appearance including the sanctuary, assembly halls, lobbies, stairwells, ambulatories, corridors, vestibules and offices. The proposed work in these areas will preserve the historic character of the spaces, materials and finishes and have less than significant impact on the historic resource as a whole.

Edgar F. Magnin Sanctuary, Bimah, Hugo Ballin Murals

The Sanctuary will be restored including a majority of the original historic finishes, fixtures, and seating. There is currently significant deterioration of the interior surface of the plaster dome in the Sanctuary. Efflorescence is notable at many areas and is attributable to the moisture penetration at the exterior and build-up of humidity between the exterior concrete dome and interior plaster suspended dome. Some of the decorative elements attached to the suspended dome structure show visible movement and deterioration. These deficiencies will be repaired and the Sanctuary will be seismically upgraded to include new shearwalls and roof reinforcing. New infrastructure systems will be installed including heating and air conditioning and audio visual systems. The historic spice box and Star of David light fixtures will be restored as well as the art glass rose and tripartite windows.

The Bimah will be altered to provide for both accessibility and functionality for the Temple congregation. The existing side steps and wood paneled apron will be

removed. A portion of stage will be lowered and steps added at the center. The stage will be enlarged by extending into sanctuary. Ramps will be added along north walls flanking stage for accessibility to the lower portion of stage. Two rows of pews in the Sanctuary will be removed to accommodate the Bimah modification and accessibility. The removal of two rows of pews will not significantly impact the space. The proposed work preserves the historic character of the space, materials and finishes, while adapting it to contemporary functional and code requirements.

The Hugo Ballin murals will be cleaned and restored. Currently there are ventilation grilles cut into the murals which will no longer be used. The ventilation grilles will be removed and infilled. Accent lighting will be added; the new lighting fixtures will be visually compatible and not produce light that will damage the murals.

The proposed work in the Sanctuary preserves the historic character of the space, materials and finishes and will have a less than significant impact.

Piness Auditorium

As a multi-use space for worship and performance, the renovated Piness Auditorium will provide congregants with improved sightlines, resulting in a greater focus on the Bimah and stage beyond.

The auditorium will be rehabilitated to provide for both accessibility and functionality for the Temple congregation. The stage will be lowered by two feet and enlarged by extending the apron into the auditorium. Ramps will be added on both sides of stage for accessibility. The stage floor and apron will be removed and replaced with new. All original seats will be removed and replaced with new. The original seating configuration will remain the same with the addition of a cross aisle for accessibility to the new ramps. The 600 seat capacity will be reduced to 400 seats.

The decorative painting in the room will be cleaned and conserved including ornamental patterns and motifs at the ceiling, beams, and the front wall around the organ grilles. Natural light will be restored to the leaded glass windows through the demolition of the adjacent 1963 non-contributing building.

The proposed work in Piness Auditorium will retain and repair a majority of its character-defining features. The removal of some original features will result in the loss of some historic fabric; however most of the significant features will be retained. The proposed work will have a less than significant impact.

Stalford Hall, Kitchen, Pantry

Stalford Hall is the third floor event space of the historic Sanctuary building and located above Piness Auditorium. It has a vaulted coffered ceiling and interior Colonial Revival colonnade with raised platforms. Three arched, geometric patterned windows are centered in the west wall. Stalford Hall will continue to provide special event and pre-function opportunities with new audio-visual and catering support and new guest amenities. The room will provide seating for about 210 congregants in a banquet setting or over 400 for a reception, providing a flexible and functional space for Temple events. A new architectural design will be compatible with the decorative features of the existing historic structure.

[Administrative Review Draft]

The proposed work in Stalford Hall will remove original features and finishes, and reconfigure the layout of the space into one continuous space by removing partition walls, columns, and lowering portions of the floor. The Kitchen will be reconfigured and the Pantry will be removed and replaced with new men’s and women’s restrooms that will replace the existing restrooms which will be adapted to accommodate space for functional requirements.

One main entry doorway from the elevator lobby will remain flanked by two new additional doorways. Three additional original doorways will be closed in place. The historic windows along the north and west walls will be retained, cleaned and repaired.

The proposed alteration of Stalford Hall will remove character-defining features including the colonnade, partially raised floor, wall and ceiling finishes, and vaulted ceiling. The function and essential shape of the room will not change. While the proposed changes will result in the loss of some historic fabric in Stalford Hall, the loss is not a significant adverse affect to the Temple building as a whole.

Table 6.1: Proposed Work and Potential Impacts

Space	Features	Proposed Work	Impact
TEMPLE EXTERIOR FACADES			
Wilshire Blvd Façade (south)	<p>Flat exterior concrete walls typically covered with cement plaster</p> <p>Bands of flush stone tile inserts</p> <p>Integrally colored cast stone and cast-in-place (waste mould) concrete features; including turrets and finials, columns, vertical panels with floral medallions, clustered piers with Corinthian capitals, decorative banding below and arched panels above tympana</p> <p>Rose window with cast stone tracery</p> <p>Triple arched entryway</p> <p>Double wood doors with polished white stone surrounds</p> <p>Door jambs of polished white stone</p> <p>“Y2 marble” (limestone) and polished white stone inlay in geometric patterns in tympana</p> <p>Inscribed stone tablets mounted in center tympanum</p> <p>Three rectangular panels above entry of white stone with banding of gray veined stone with the name of the temple spelled out across the panels in metal letters</p> <p>Band of continuous tile ornamentation of alternating pieces of polished white stone and “Y2 marble” (limestone) at the base of the cast stone piers</p> <p>Base plinth stone panels</p> <p>Main entry steps of vermiculated</p>	<p>Cement plaster</p> <ul style="list-style-type: none"> Remove all existing paint which is causing the presence of moisture Patch areas of disaggregated plaster Leave existing plaster exposed or repaint <p>Stone tile inserts</p> <ul style="list-style-type: none"> Check soundness Reset loose tiles Patch and repair severely spalled tiles <p>Cast stone</p> <ul style="list-style-type: none"> Repair triple lancet window surrounds that were found to have poor anchoring systems Patch and repair spalls and cracks Test water repellant sealants and consolidants <p>Cast-in-place concrete</p> <ul style="list-style-type: none"> Repair vertical cracks in turrets Patch and repair spalls and cracks Test water repellant sealants and consolidants Investigate and repair poor anchoring <p>Inset stone at entrance</p> <ul style="list-style-type: none"> Repair cracked stone 	<p>The proposed work preserves the historic character of the facade.</p> <p>Impact: No adverse impact</p>

[Administrative Review Draft]

Space	Features	Proposed Work	Impact
	<p>buff-colored stone (Kasota stone)</p> <p>Decorative inlaid stone on the top landing of the main entry steps</p> <p>Two standing lamps located on stair landing flanking the west and east ends of the street entrance</p>	<p>or replace with new to match</p> <ul style="list-style-type: none"> • Repoint missing mortar joints <p>Base plinth stone panels</p> <ul style="list-style-type: none"> • Replace all stone in kind on new supports and fixings • Historic documentation, observation and testing have determined the original stone to be a dark grey or black limestone (current stone has weathered to a light grey color); replacement stone (limestone or marble) would match the original dark color <p>Entry steps</p> <ul style="list-style-type: none"> • Remove and replace all failed sealant joints with appropriate sealant designed for traffic • Remove and replace grout joints of tile inlays with new grout 	
<p>Harvard Façade (east)</p>	<p>Flat exterior concrete walls typically covered with cement plaster</p> <p>Bands of flush stone tile inserts</p> <p>Integrally colored cast stone and cast-in-place (waste mould) concrete features; including turrets, finials and other decorative features around the windows and doors</p> <p>Triple lancet windows above Sanctuary doorway</p> <p>Side entry to Sanctuary with wood paneled double doors and decorative surround of white polished marble and "Y2 marble" (limestone)</p> <p>Various steel sash and leaded glass casement windows</p> <p>Entry steps of vermiculated buff-colored stone (Kasota stone)</p> <p>Base plinth stone panels</p>	<p>Remove surface mounted utility light fixtures, remove non-compliant access ladders, remove surface mounted plumbing; patch, plaster and paint</p> <p>Add new parapet wall to top of auditorium portion of building; stucco to match existing</p> <p>Inset stone at entrance</p> <ul style="list-style-type: none"> • Repair cracked stone or replace with new to match • Repoint missing mortar joints • Develop system to repel water away from stone <p>Entry steps</p> <ul style="list-style-type: none"> • Remove and replace all failed sealant joints with appropriate sealant designed for traffic • Remove failing non-slip surface coating 	<p>The proposed work preserves the historic character of the facade.</p> <p>Impact: No adverse impact</p>

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Space	Features	Proposed Work	Impact
Hobart Façade (west)	<p>Flat exterior concrete walls typically covered with cement plaster</p> <p>Bands of flush stone tile inserts</p> <p>Integrally colored cast stone and cast-in-place (waste mould) concrete features; including turrets, finials and other decorative features around the windows and doors</p> <p>Triple lancet windows above Sanctuary doorway</p> <p>Side entry to Sanctuary with wood paneled double doors and decorative surround of white polished marble and "Y2 marble" (limestone)</p> <p>Side entry to Roth Hall with wood paneled double doors and decorative surround of cast stone</p> <p>Triple lancet windows above Roth Hall doorway</p> <p>Various steel sash and leaded glass casement windows</p> <p>Entry steps of vermiculated buff-colored stone (Kasota stone)</p> <p>Base plinth stone panels</p>	<p>Remove misc. equipment; patch and paint</p> <p>Add new enclosed exit stair to north end of assembly hall building; stucco to match existing</p> <p>Inset stone at entrance</p> <ul style="list-style-type: none"> • Repair cracked stone or replace with new to match • Repoint missing mortar joints • Develop system to repel water away from stone <p>Entry steps</p> <ul style="list-style-type: none"> • Remove and replace all failed sealant joints with appropriate sealant designed for traffic • Remove failing non-slip surface coating 	<p>The proposed work preserves the historic character of the facade.</p> <p>Impact: No adverse impact</p>
North Facade	<p>Three arched stained glass windows at Pineness Auditorium level (currently obscured by Temple Addition)</p> <p>Seven geometric patterned quarry casement windows with transoms at Stalford Hall level</p>	<p>Remove Temple Addition to expose stained glass windows to natural light</p>	<p>The proposed work preserves the historic character of the facade.</p> <p>Impact: No adverse impact</p>
Roof	<p>Main dome; reinforced concrete with copper cladding over original roof tiles</p> <p>Steep slope gable roofs with modified bituminous system applied over original tiles</p> <p>Low slope roofs at 2nd and 3rd floor and drum levels with modified bituminous system with gravel surfacing</p>	<p>Main dome</p> <ul style="list-style-type: none"> • Additional investigation needed to assess condition of roof tile • Repair gutter lining system <p>Steep slope roofs</p> <ul style="list-style-type: none"> • Additional investigation needed to restore roof tile. The original tile may be damaged beyond repair with the application of the current roofing system • No immediate repair work at this time <p>Low slope roofs</p> <ul style="list-style-type: none"> • Repair poor counter-flashing with sheet metal coping to protect decorative elements below • Install new roofing system when current system needs replacement <p>Niche/Half-dome roofs</p> <ul style="list-style-type: none"> • Remove existing coatings • Restore original tile 	<p>The proposed work preserves the historic character of the facade.</p> <p>Impact: No adverse impact</p>

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Space	Features	Proposed Work	Impact
		roofing including decorative banding • Provide coating and sealants	
TEMPLE INTERIOR: GROUND FLOOR			
Main Vestibule/ Narthex	Historic circulation pattern Vaulted ceiling Doorways, including cast plaster decorative relief lintels, and lunettes and medallions. Black and white patterned marble floor Wall finishes and decorative moldings Access to stairwells (handrails on side stairs are not significant) Stained and varnished wood doors to sanctuary ambulatory Push and pull plate and other likely copper alloy door hardware Ceiling-suspended pendant lighting fixtures	Clean and restore decorative surface finishes Remove non-original marble panels with contributor names and replication of original <i>Zenitherm</i> panels where non-original marble is removed Clean and repair floors, stone steps and stone plinth Clean and restore wood doors (both interior to ambulatory and exterior to Wilshire Blvd) Remove overpaint at cast stone surrounds Recreate paint finishes/colors (overpaint) at plaster ceilings and moldings based on paint palette established by research and testing Install accent lighting It is the intention to restore the space, which has been altered, to the original configuration, materials and color palette	The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and finishes Impact: Less than significant
Sanctuary	Floor-mounted stained and varnished wood pews Marble panels Gilded chapelet molding and concave gilded banding Molded plaster surrounds Wood features Hugo Ballin murals Coffered plaster dome: pattern of cast plaster octagons and diamonds with <i>Celotex</i> panels in the coffered areas. Arches at base of dome located at the four cardinal directions. Murals in north, east, and west arches, upper balcony located at the south arch 17' diameter oculus Gold-finished plaster cornice	Clean and restore surface finishes including decorative painted coffered dome ceiling Clean, repair and stabilize existing decorative plaster of coffered dome ceiling Clean and restore Hugo Ballin murals Remove ventilation grilles in Ballin murals and infill Add accent lighting for Ballin murals Remove two rows of pews to accommodate Bimah modification and disabled seating access Clean and repair historic	The proposed work preserves the historic character of the space, materials and finishes Impact: Less than significant

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Space	Features	Proposed Work	Impact
	<p>Original pendant lighting fixtures</p> <p>Cast plaster dome suspended from upper concrete dome by a system of angle iron hangers and wire and wad plaster</p> <p>Walls and interior surfacing of balcony walls are coated with <i>Zenitherm</i>, synthetic wall covering made to resemble stucco, used mostly in mid- to late-1920s.</p> <p>Walls in east and west niche with the triple arched windows are painted blue with a "suede" effect</p> <p>Balcony exterior walls and first floor ceilings underneath the second floor balconies are finished in acoustic plaster</p> <p>Stained glass windows: Rose window in south wall – cast-in-place concrete outer frame with cast stone tracery units.</p> <p>Triple Lancet windows – located in east and west walls. Windows are composed of cast-in-place concrete with pre-cast concrete column capitals painted with brown coating.</p> <p>Three diamond-shaped floral medallions located below the windows.</p>	<p>lighting fixtures</p> <p>Remove existing surface mounted speakers and AV equipment and install new speaker array recessed at walls and ceilings with decorative grilles</p> <p>Add structural column stiffeners at east and west second floor loggia walls</p>	
Bimah	<p>Ark and metal screen</p> <p>Built-in seats for religious and congregation leaders</p> <p>Lamp</p> <p>Upper level choir and organ room screens</p> <p>Stage and wood paneled apron</p>	<p>Clean and restore decorative surface finishes</p> <p>Reconfigure stage: Remove existing side steps and wood paneled apron</p> <p>Lower southern portion of stage and add steps at the center</p> <p>Enlarge stage by extending into sanctuary</p> <p>Add ramps along north walls flanking stage for accessibility to lower portion of stage</p> <p>Add new steps to back portion of stage</p>	<p>The proposed work preserves the historic character of the space, materials and finishes, while adapting it to contemporary functional and code requirements</p> <p>Impact: Less than significant</p>
Sanctuary Ambulatory	<p>Circulation pattern</p> <p><i>Zenitherm</i> walls</p> <p>Acoustic plaster ceilings</p> <p>Ceiling-mounted incandescent lighting fixtures</p>	<p>Clean and restore decorative surface finishes</p> <p>Install structural shear walls within ambulatory walls</p>	<p>The proposed work preserves the historic character of the space, materials and finishes</p> <p>Impact: Less than significant</p>

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Space	Features	Proposed Work	Impact
West Ante-Room	<p>Circulation pattern leading from corridor to sanctuary, Bimah and spatial configuration</p> <p>Stained and varnished chair rail and painted crown molding</p> <p>Stained and varnished wood doors and hardware to Bimah and closet</p> <p>Original vents</p> <p>Painted flat plaster walls</p>	<p>Reconfigure room to include accessible restroom and accessible path from west rear corridor to Bimah stage</p> <p>Remove steps and door to Bimah</p> <p>Raise floor of Green Room to same level as that of the Bimah upper level for access by ramps in the passageway</p> <p>Remove existing toilet, convert space to back of house storage</p> <p>Add new accessible restroom within existing Green Room space</p> <p>Move doorway at corridor from north to south end of room</p>	<p>The proposed work preserves substantial character while adapting “back of house” spaces for contemporary functional and code requirements</p> <p>Impact: Less than significant</p>
East Ante-Room/ Schreiber Recording Room	<p>Circulation pattern leading from corridor to sanctuary, Bimah and spatial configuration</p> <p>Painted and stained and varnished wood doors and hardware</p> <p>Painted moldings and door trim</p> <p>Original vents</p> <p>Cream colored stone threshold</p> <p>Painted flat plaster walls</p>	<p>Modify space to accommodate AV equipment</p>	<p>The proposed work preserves substantial character while adapting back-of-house spaces for contemporary functional requirements</p> <p>Impact: Less than significant</p>
AV and Electrical Rooms	<p>Painted flat plaster walls and ceiling</p> <p>Poured concrete floors</p> <p>Painted wood paneled doors with copper alloy hardware</p>	<p>Remove existing plaster ceilings</p> <p>Remove partition walls and infill one doorway</p> <p>Add new acoustic wall separation between AV/Electrical rooms and Bimah</p> <p>Add new finishes including gypsum walls, acoustic tile ceiling grid and flooring</p>	<p>This space has been previously modified; its current modification allows for the addition of an AV control room and electrical room to serve the main sanctuary</p> <p>Impact: Less than significant</p>
Maintenance Office Suite	<p>Windows</p> <p>Painted flat plaster walls and ceilings</p> <p>Painted picture rails</p> <p>Cream colored stone threshold</p> <p>Hardware and stained and varnished doors</p>	<p>Remove all partitions and doors</p> <p>Reconfigure space to become new men’s and women’s restrooms with accessible stalls</p>	<p>This space has been previously modified; this reuse adds accessible public restrooms on the first floor where there are currently none</p> <p>Impact: No impact</p>
Rear Corridors to Sanctuary	<p>Phone booth with original door located in west corridor</p> <p>Stained and varnished wood paneled doors with wood trim and marble</p>	<p>East Corridor</p> <p>Install new shear walls</p> <p>Replace non-historic lighting fixtures with</p>	<p>The proposed work makes some changes but most of the significant</p>

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Space	Features	Proposed Work	Impact
	<p>thresholds open to ancillary spaces and closets</p> <p>Flat painted plaster walls and ceilings</p>	<p>compatible fixtures</p> <p>West Corridor</p> <p>Install new shear walls</p> <p>Replace non-historic lighting fixtures with period appropriate fixtures</p> <p>Remove phone booth in west rear corridor and infill doorway, convert space to back-of-house storage</p> <p>Add slope to floor in west rear corridor to accommodate change to Green Room</p>	<p>features of the space are retained</p> <p>Impact: Less than significant</p>
<p>Men's and Women's Restrooms and Vestibules</p>	<p>Niche with water fountain located in wall opposite door to bathroom in vestibule</p> <p>Marble stall and urinal partitions</p> <p>Ceiling mounted lighting fixture</p> <p>Typical white tile</p> <p>Wall-mounted mirror above sinks</p> <p>Original urinals and plumbing fixtures with replacement fittings</p> <p>Stained and varnished door from vestibule with marble threshold</p> <p>Original vent grilles</p>	<p>Remove non-significant fixtures, fittings and accessories; replace with compatible fixtures, fittings and accessories</p> <p>Remove surface mounted electrical; recess conduits and wiring devices in walls</p> <p>Rehabilitate finishes and historic fixtures; including wood moldings</p> <p>Clean and repair original marble partitions</p> <p>Repair tile wainscot and floors; regrout as necessary</p> <p>Patch and paint plaster walls</p> <p>Install new exhaust system in ceiling</p>	<p>The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and finishes</p> <p>Impact: Less than significant</p>
<p>Primary Sanctuary Stairwells and Circulation areas</p>	<p>Circulation pattern and spatial configuration</p> <p>Decorative balustrade</p> <p>Decorative cast plaster relief panels</p> <p>Arched doorways and engaged piers with Romanesque style capitals</p> <p><i>Zenitherm</i> walls</p> <p>Arched recessed window openings with quarry windows in simple geometric patterns. Glass is cathedral glass with matte painted overlay.</p>	<p>Clean and restore surface finishes (the acoustic plaster substrate has a layer of latex overpaint)</p> <p>Clean and repair cast stone and cast stuck plaster decorative elements</p> <p>Clean and repair historic lighting fixtures</p> <p>Provide accent and egress lighting</p>	<p>The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and finishes</p> <p>Impact: Less than significant</p>
<p>Restrooms located between Narthex and Stairwells</p>	<p>Marble stall partitions with original hinges and slide lock hardware</p> <p>Original plumbing fixtures with replacement fittings</p> <p>Marble floors in yellowish shade and door thresholds</p> <p>Stained and varnished wood doors</p>	<p>Remove non-historic fixtures, fittings and accessories; replace with compatible fixtures, fittings and accessories</p> <p>Remove surface mounted electrical; recess conduits and wiring devices in</p>	<p>The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and finishes</p>

[Administrative Review Draft]

Space	Features	Proposed Work	Impact
	<p>and original door hardware</p> <p>Pink stone wall wainscot</p> <p>Quarry windows in geometric pattern in east and west walls</p>	<p>walls</p> <p>Rehabilitate finishes and historic fixtures; including wood moldings</p> <p>Clean and repair marble partitions</p> <p>Repair tile wainscot and floors; regrout as necessary</p> <p>Patch and paint plaster walls</p> <p>Install new exhaust system in ceiling</p>	<p>Impact: Less than significant</p>
<p>Piness Auditorium</p>	<p>Intact stage area and seating configuration</p> <p>Painted proscenium arch that contains asbestos according to decorative paint details</p> <p>Stained and varnished paneled wood apron on stage</p> <p>Decoratively painted asbestos ceiling beams, flat surfaces and grilles. Likely a combination of stencil and freehand applied paint</p> <p>Pendant lighting fixtures suspended from decorative ceiling and rear soffit area</p> <p>Decoratively painted organ screens flanking the stage</p> <p>Floor-mounted theater-style seats</p> <p>Leaded glass windows contained within full-height arches located in north wall (formerly exposed to natural light)</p> <p>Doorways and cast doorway surrounds</p> <p>Stained and varnished wood double doors with original push and pull hardware</p> <p>Pink colored marble door thresholds</p> <p>Illuminated exit signs</p>	<p>Clean and restore surface finishes including decorative painted ceiling</p> <p>Restore natural light to leaded glass windows (adjacent non-contributing building will be demolished)</p> <p>Stage:</p> <p>lower stage by 2 feet</p> <p>enlarge stage by extending apron into auditorium and changing its shape</p> <p>add ramps on both sides of stage for accessibility</p> <p>remove stage floor and replace with new</p> <p>remove stage apron and replace with new</p> <p>Seating:</p> <p>remove original seats and replace with new</p> <p>retain original two aisle seating configuration</p> <p>add cross aisle at front third of auditorium to accommodate new use</p> <p>600 seat capacity will be reduced to 400 seats</p> <p>Close in-place two existing doors: one in the north wall and one in the south wall opposite each other</p> <p>Remove fly gallery and add floor between 2nd and 3rd floor; stage rigging will still be functional</p> <p>Retain projection booth ports at second level of auditorium; screen behind and added wall or panel</p>	<p>The proposed work makes changes but most of the significant features of the space are retained</p> <p>Impact: Less than significant</p>

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Space	Features	Proposed Work	Impact
		<p>Remove stairwell from basement to 1st floor at NE corner</p> <p>Add elevator at NE corner from basement up to 3rd floor</p> <p>Reconfigure back of house area to accommodate elevator and removal of stairwell</p> <p>Add openings to ceilings to access electrical components of historic fixtures.</p> <p>Clean and repair historic lighting fixtures</p> <p>Add accent and egress lighting within existing metal ceiling grilles</p> <p>Remove existing AV equipment and theatrical lighting and installation of new speaker array and theatrical lighting bars suspended within the space</p>	
Roth Gallery	<p>Decoratively painted wood beam ceiling in geometric and floriated patterns and gilded elements</p> <p>Off white/buff colored veined marble and yellow polished stone checkered pattern floors with black and buff colored stone borders</p> <p>Pendant lighting fixtures</p> <p>Doorway from Hobart</p> <p>Sets of recessed window openings with steel sash and leaded glass flanking entrance</p> <p>Painted flat plaster walls and <i>Zenitherm</i> wainscot</p> <p>Black veined stone bases</p> <p>Decorative vents and grilles</p>	<p>Clean and restore surface finishes including decorative painted ceiling</p> <p>Removal of non-original casework and installation of new casework and exhibit lighting</p> <p>Add stairwell to upper levels at NW corner</p> <p>Clean and restore floors</p> <p>Clean and restore wood doors (both interior to Piness and exterior to Hobart)</p> <p>Recreation of finishes/colors (overpaint) at previously painted <i>Zenitherm</i> panels</p>	<p>The proposed work preserves the historic character of the space, materials and finishes</p> <p>Impact: Less than significant</p>
Corridor between Sanctuary and Piness Auditorium	<p>Circulation patterns and spatial relationships</p> <p>Original vaulted shape ceiling</p> <p>Stained and varnished wood double door to parking lot with panic hardware and divided light transom windows</p>	<p>Remove non-original built-in casework, carpet and rubber base</p> <p>Remove acoustic ceiling tiles and non-original ceiling mounted light fixtures</p> <p>Rehabilitate space to reflect original design including restoration of pilasters, smooth plaster arched ceiling and smooth plaster walls</p> <p>Patch and repair floor</p> <p>Clean and restore original</p>	<p>The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and finishes</p> <p>Impact: Less than significant</p>

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Space	Features	Proposed Work	Impact
		wood doors	
West and East Rear Stairwells	Wrought iron railings with volutes at landings Concrete stair treads with inset tile nosings Marble wall bases and concrete apron Casement window in south wall in between second and third floors	Remove non-historic enclosure walls Rehabilitation of finishes and historic fixtures; including wood moldings Clean and repair original ornamental metal railings Relocate surface mounted electrical; recess conduits and wiring devices in walls	The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and finishes Impact: Less than significant
East Exit Corridor and Stairs	Circulation pattern Set of three recessed banded arches over stairs between corridor and exit to Davidson Patio Painted steel double doors that open to Davidson Patio with arched transoms and divided lights and divided side lights Concrete floor with marble bases Concrete beam ceiling Original pendant lighting fixtures	In the Master Plan, this space will be removed and replaced by new 3-story Central Stair Tower Remove concrete structure including arches, flooring and steps Steel sash arched double doors to remain Install 3-story open stairwell that will have a pass-thru at grade	The stair will provide new vertical circulation between the historic complex and new construction Impact: Less than significant
Conference/ Pre-Function Room	Room has been remodeled and reconfigured with non-significant floor, ceiling and wall treatments Original quarry glass casement windows in geometric patterns located in the west wall	This space is to be altered entirely The historic windows will remain and be rehabilitated	The space has been remodeled and reconfigured previously Impact: No impact
Conference/ Pre-Function Room Restroom	Original plumbing fixtures Original 4 x 6 white tile laid in a stacked pattern, not running bond pattern as is generally typical of 1920s bathroom tile. Square cove tile base Floor covering underneath carpet is unknown	Remove restroom features and fixtures This space is to be altered in its entirety as a "Bride's Room"	There are few significant features remaining Impact: Less than significant
TEMPLE INTERIOR: SECOND LEVEL			
Sanctuary Balcony	Refer to first level sanctuary records. Original floor-mounted pews with fold-down seats	Refer to first level sanctuary description Clean and restore surface finishes including decorative painted coffered dome ceiling Clean, repair and stabilize existing decorative plaster of coffered dome ceiling	The proposed work preserves the historic character of the space, materials and finishes Impact: Less than significant

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Space	Features	Proposed Work	Impact
Sanctuary Men's (west) and Women's (east) Toilets	Marble stall partitions Typical white 4 x 6 wall tile laid in stacked bond pattern with square cove tile base White square ceramic mosaic floor tiles Original plumbing fixtures with replacement fittings Marble thresholds Wall-mounted mirror above sink	Remove restroom features and fixtures This space will become storage/mechanical/janitorial	These spaces will be adapted for contemporary functional requirements Impact: Less than significant
Senior Rabbi's Office	Original fireplace and surround Stained and varnished wood casework, built-in shelving and paneling with flourishes such as decorative collonettes Access to Sanctuary gallery level passageway Three geometric patterned quarry windows in west wall Painted plaster vaulted ceiling Original door hardware, some lever door handles, and stained and varnished wood paneled doors and trim Tongue and groove, stained and varnished wood floor	Remove non-historic fixtures and equipment Rehabilitation of finishes and historic fixtures; including wood moldings, paneling and bookcases, doors and hardware Patch and repair painted smooth plaster walls and ceiling Clean and repair wood floors Clean and repair fireplace to working order Relocate surface mounted electrical; recess conduits and wiring devices in walls	The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and finishes Impact: Less than significant
Rabbi's Restroom	Tile floors and typical white 4 x 6 wall tile laid in stacked bond pattern and square cove tile base Stall shower Original plumbing fixtures with replacement fittings Mirror above sink Marble thresholds Passage from office to restroom contains a leaded casement window with quarry glass Original door hardware with lever door handles, and stained and varnished wood paneled doors and trim	Mechanical upgrades Remove and replace non-historic accessories	The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and finishes Impact: Less than significant
Passage from Sr. Rabbi Office to Sanctuary	Concrete floor Flat painted plaster ceiling and walls Original door hardware and stained and varnished wood doors and trim Wrought iron railing at stairs to sanctuary gallery	No work proposed	
Asst. Rabbi's Office	Brick fireplace located in south wall Original quarry windows in west wall Tongue and groove, stained and varnished wood floor Painted and plastered walls	Remove non-historic fixtures and equipment Rehabilitate finishes and historic fixtures; including wood moldings, doors and hardware	The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and

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Space	Features	Proposed Work	Impact
	Built-in painted bookshelves	Patch and repair painted smooth plaster walls and ceiling; and stained wood battens Clean and repair wood floors Clean and repair fireplace to working order Replicate missing original stained wood built-in shelving at four locations Relocate surface mounted electrical; recess conduits and wiring devices in walls	finishes Impact: Less than significant
Rabbi's Secretary's Office	Original quarry windows in west wall Tongue and groove, stained and varnished wood floor Painted and plastered walls	Remove applied acoustical ceiling tiles Rehabilitate finishes and historic fixtures; including wood moldings, doors and hardware Patch and repair painted smooth plaster walls and ceiling; and stained wood wainscot Clean and repair wood floors Relocate surface mounted electrical; recess conduits and wiring devices in walls	The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and finishes Impact: Less than significant
Corridors	Original circulation pattern and spatial relationships Vaulted ceiling with added acoustical tile Marble bases (section is missing on south wall) Eastern corridor connect music suite and remains intact, including original stained and varnished wood paneled doors and trim	Remove non-significant built-in casework, carpet and rubber base Remove acoustic ceiling tiles and non-original ceiling mounted light fixtures Rehabilitate space to reflect original design intent including restoration of smooth plaster arched ceiling and smooth plaster walls Patch and repair floor Clean and restore original wood doors	The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and finishes Impact: Less than significant

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Space	Features	Proposed Work	Impact
Cantor Secretary's Office	<p>Steel casement divided light windows with divided light transoms along east wall</p> <p>Flat painted plaster walls</p> <p>Original hardware and stained and varnished wood paneled doors and trim between rooms in suite and corridors</p>	<p>Remove applied acoustic ceiling tiles</p> <p>Rehabilitate finishes and historic fixtures; including wood moldings, doors and hardware</p> <p>Patch and repair painted smooth plaster walls and ceiling; and stained wood picture rail and crown molding</p> <p>Relocate surface mounted electrical; recess conduits and wiring devices in walls</p>	<p>The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and finishes</p> <p>Impact: Less than significant</p>
Cantor's Office	<p>Steel casement divided light windows with divided light transoms along east wall</p> <p>Flat painted plaster walls</p> <p>Closet located in southeast corner</p> <p>Hardware and stained and varnished wood paneled doors and trim between rooms in suite and corridors</p>	<p>Rehabilitate finishes and historic fixtures; including wood moldings, doors and hardware</p> <p>Patch and repair painted smooth plaster walls and ceiling; and stained wood picture rail and crown molding</p> <p>Relocate surface mounted electrical; recess conduits and wiring devices in walls</p>	<p>The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and finishes</p> <p>Impact: Less than significant</p>
Music/Choir Rehearsal Room	<p>Steel casement divided light windows with divided light transoms along east wall</p> <p>Flat painted plaster walls</p> <p>Closet located in southeast corner</p> <p>Original hardware and stained and varnished wood paneled doors and trim between rooms in suite and corridors</p>	<p>Remove plaster ceiling as required to install new mechanical ductwork</p> <p>Remove non-original ceiling mounted light fixtures</p> <p>Rehabilitate finishes and historic fixtures; including wood moldings</p> <p>Patch and repair painted smooth plaster ceiling</p> <p>Relocate surface mounted electrical; recess conduits and wiring devices in walls</p> <p>Add door from Organ Chamber</p>	<p>The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and finishes</p> <p>Impact: Less than significant</p>
Choir and Sanctuary Organ Loft	<p>Kimball pipe organ console (1929) mounted on platform</p> <p>Original linoleum floor covering remains exposed in select areas, non-significant carpet in others</p> <p>Original choir screen extant, with richly detailed wood ornament</p> <p>Acoustical wall treatment</p>	<p>Organ console will be repaired and restored</p> <p>Built-in benches at north wall are to remain, but openings for proper acoustical function of the organ chamber are to be made</p>	<p>The proposed work preserves the historic character of the space, materials and finishes</p> <p>Impact: Less than significant</p>
West Storage Room	<p>Concrete floor and stairs to choir loft with scored nosings and wrought iron railing</p> <p>Flat painted plaster walls with</p>	<p>Remove plaster ceiling as required to install new mechanical ductwork</p> <p>Remove non-original</p>	<p>The proposed work preserves the historic character of the space and is beneficial to the</p>

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Space	Features	Proposed Work	Impact
	<p>stained and varnished chair rail</p> <p>Passage to closet area in northeast corner</p> <p>Original stained and varnished paneled door with lever hardware and original wood trim</p> <p>Closet in south wall</p>	<p>ceiling mounted light fixtures</p> <p>Rehabilitation of finishes and historic fixtures; including wood moldings</p> <p>Patch and repair painted smooth plaster ceiling</p> <p>Relocate surface mounted electrical; recess conduits and wiring devices in walls</p> <p>Add door into Organ Chamber</p>	<p>conditions of materials and finishes</p> <p>Impact: Less than significant</p>
<p>Women's and Men's Vestibules and Restrooms</p>	<p>Doorway located within vestibule off corridor</p> <p>Original stained and varnished panel door with original hardware and marble threshold</p> <p>Typical white tile wainscot with flat painted plaster walls and square cove tile base</p> <p>Square white mosaic floor tile</p> <p>Marble stall partitions with stained and varnished wood doors, hinges and slide locks</p> <p>Original wall-mounted sinks and original plumbing fixtures with replacement fittings</p> <p>Wall-mounted mirror with tile surround above sink in west wall</p> <p>Original vent grille in south wall</p>	<p>Restrooms to be altered to accommodate ADA access</p> <p>Removal of non-historic fixtures, fittings and accessories; replace with compatible fixtures, fittings and accessories</p> <p>Remove surface mounted electrical; recess conduits and wiring devices in walls</p> <p>Rehabilitation of finishes and historic fixtures; including wood moldings</p> <p>Clean and repair original marble partitions</p> <p>Repair tile wainscot and floors; regrout as necessary</p> <p>Patch and paint plaster walls</p>	<p>The proposed work preserves the historic character of the space, materials and finishes</p> <p>Impact: Less than significant</p>
<p>Passageway from Temple to School Building</p>	<p>Circulation patterns and spatial relationships</p> <p>Double casement steel divided light windows in east wall with wood sills</p> <p>Pair of rounded head, four-part divided light steel windows in south wall</p> <p>Stained and varnished wood paneled door and trim located in west wall</p> <p>Flat painted plaster walls and southernmost portion of ceiling</p> <p>Marble bases</p>	<p>In the Master Plan, this space will be removed and replaced by new 3-story Central Stair Tower</p> <p>Remove passageway including all walls, doors and windows</p> <p>Replace with 3-story open stairwell</p>	<p>The stair will provide new vertical circulation between the historic complex and new construction</p> <p>Impact: Less than significant</p>
<p>TEMPLE INTERIOR: THIRD LEVEL</p>			
<p>Corridor</p>	<p>Original circulation patterns and spatial relationships</p> <p>Vaulted shape ceiling with added non-significant acoustical tiles</p> <p>Double casement window with textured glass located in passageway</p>	<p>Remove non-original built-in casework, carpet and rubber base</p> <p>Remove acoustic ceiling tiles and non-original ceiling mounted light</p>	<p>The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and</p>

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Space	Features	Proposed Work	Impact
	to men's restroom	fixtures Remove plaster ceiling as required to install new mechanical ductwork Remove surface mounted electrical; recess conduits and wiring devices in walls Rehabilitate space to reflect original design including restoration of smooth plaster arched ceiling and smooth plaster walls Patch and repair floor Clean and restore original wood doors and hardware Add new structural wall framing Add new compatible ceiling mounted pendant light fixtures	finishes Impact: Less than significant
Stalford Hall	Geometric patterned quarry windows in north wall, with transoms in same pattern and window casements Three round-headed geometric patterned quarry windows in west wall Four double stained and varnished wood paneled doors with original push and pull hardware for access from corridor Vaulted shaped ceiling with coffers Colonnades articulate side spaces with raised floor platforms Painted wood wainscot Painted recessed crown moldings Stained and varnished hardwood floors Painted grilles set in ceiling with decorative patterns	Remove some features and finishes and reconfigure layout of space Original windows to be cleaned and repaired Original doors to be fixed in place Remove floor and lower floor level to be consistent and match corridor Unify Banquet Room and Dining Hall into one continuous space by removing partition walls Remove columns, wall and ceiling treatments and finishes; remove wall grilles and infill Add new compatible architectural ceiling design with vaulted coffers and decorative painting	Some historic fabric will be lost Impact: Less than significant in context of overall rehabilitation of Temple building
Kitchen and Pantry	Original layout Quarry glass windows in north wall Pantry area with floor-mounted cabinets with drawers and glass breakfronts is intact, including some original drawer and cabinet pulls	Remove some features and reconfigure layout to accommodate renovation of Stalford Hall Add new partitions and fixtures for new men's and women's restrooms Add new elevator shaft walls	Some historic fabric will be lost Impact: Less than significant in context of overall rehabilitation of Temple building

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Space	Features	Proposed Work	Impact
Coat Check Room	Stained and varnished wood paneled Dutch door	This space is being removed to create a pre-function area for Stalford Hall	This space will be adapted for functional requirements Impact: Less than significant
Women's Restroom	Lounge has two double casement steel windows with chicken wire glass located in south wall Flat painted plaster walls in lounge Bathroom area has typical white tile wainscot with partial marble wainscot in stalls and square cove tile base Flat painted plaster walls above wainscot and ceiling Two single casement divided light windows with frosted glass located in the west wall Marble stall partitions with original wood doors Original plumbing fixtures with replacement fittings	This room will be removed and a mechanical/storage area will be created as required for new HVAC functions Remove all restroom fixtures and partitions of dressing room area	This space will be adapted for functional requirements Impact: Less than significant
East and West Stairwell Landing Areas	Circulation patterns Wrought iron railings Concrete stair treads with inset tile nosings Marble wall bases and concrete apron Double casement windows located in south and west walls of west stairwell East stairwell has two door in west wall between second and third floors connecting to upper level stairwell (Room 314) Flat painted plaster walls and ceilings	Remove non-historic enclosure walls Rehabilitation of finishes and historic fixtures; including wood moldings Clean and repair original ornamental metal railings Relocate surface mounted electrical; recess conduits and wiring devices in walls	The proposed work preserves the historic character of the space and is beneficial to the conditions of materials and finishes Impact: Less than significant
Men's Restroom	Typical original 4 x 6 tile wainscot with square cove tile base Square white ceramic mosaic floor tile Original plumbing fixtures, including wall-mounted sinks, toilets, and urinals with contemporary plumbing fittings Wall-mounted mirror with tile surround located above sinks in south wall Pink marble stall partitions Large utility sink in the corner Original steel casement windows	This space is being removed to create a new roof access stair	This space will be adapted for functional requirements Impact: Less than significant
Stair Access to Upper Level	Original circulation pattern	This space is being removed to create a pre-function area for Stalford Hall	This space will be adapted for functional requirements Impact: Less than significant

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Space	Features	Proposed Work	Impact
SCHOOL EXTERIOR FACADES			
Harvard Blvd Façade (east)	<p>Flat exterior concrete walls typically covered with cement plaster</p> <p>Bands of flush stone tile inserts</p> <p>Steel sash casement windows</p> <p>Two arched openings</p> <p>Integrally colored cast stone and cast-in-place (waste mould) concrete features; including columns between second floor windows, cornice decoration and other decorative features around the windows and doors</p>	<p>Cement plaster</p> <ul style="list-style-type: none"> Remove all existing paint which is causing the presence of moisture Patch areas of disaggregated plaster Leave existing plaster exposed or repaint <p>Stone tile inserts</p> <ul style="list-style-type: none"> Check soundness Reset loose tiles Patch and repair severely spalled tiles <p>Cast stone</p> <ul style="list-style-type: none"> Patch and repair spalls and cracks Test water repellent sealants and consolidants 	<p>The proposed work preserves the historic character of the facade.</p> <p>Impact: No adverse impact</p>
South Facade	<p>Flat exterior concrete walls typically covered with cement plaster</p> <p>Bands of flush stone tile inserts</p> <p>Steel sash casement windows</p> <p>Integrally colored cast stone and cast-in-place (waste mould) concrete features; including cornice decoration, medallions, and other decorative features around the windows and doors</p> <p>Davidson Patio with triple arched colonnades at the west and east ends</p>	<p>Cement plaster</p> <ul style="list-style-type: none"> Remove all existing paint which is causing the presence of moisture Patch areas of disaggregated plaster Leave existing plaster exposed or repaint <p>Stone tile inserts</p> <ul style="list-style-type: none"> Check soundness Reset loose tiles Patch and repair severely spalled tiles <p>Cast stone</p> <ul style="list-style-type: none"> Patch and repair spalls and cracks Test water repellent sealants and consolidants 	<p>The proposed work preserves the historic character of the facade.</p> <p>Impact: No adverse impact</p>
Roof	<p>Low sloped gable roof with Spanish barrel tiles (Harvard Blvd wing)</p> <p>Flat roof with parapet (east-west wing)</p>	No work proposed	No impact
SCHOOL INTERIOR: FIRST LEVEL			
Corridor	<p>Double loaded corridor configuration</p> <p>Circulation pattern</p>	<p>Patch and paint corridor walls</p> <p>Add ductwork concealed in new ceiling, new lighting and flooring</p> <p>Structural upgrades</p>	<p>Spatial configuration will remain</p> <p>Impact: Less than significant</p>
West Stairwell	<p>Wrought iron railings</p> <p>Concrete stair treads with inset tile nosings</p> <p>Marble wall bases and concrete apron</p> <p>Double casement window in south wall</p>	<p>Stair may be reconfigured to accommodate addition of new elevator</p>	<p>This space will be adapted for functional requirements</p> <p>Impact: Less than significant</p>

[Administrative Review Draft]

Space	Features	Proposed Work	Impact
East Stairwell	Wrought iron railings Concrete stair treads with inset tile nosings Marble wall bases and concrete apron Double casement window in south wall	No work proposed	No impact
Classrooms	Steel sash casement windows and hardware in north and south walls Classrooms in east area of building have quarry glass windows in geometric patterns	Classroom configurations have been previously modified Remove non-original partitions, flooring exposed ducts and ceiling tiles Add new partitions and finishes, casework, lighting and acoustic ceiling	There are few significant features remaining Impact: Less than significant
Restrooms	White tile wainscot with cove tile base Wall mounted sinks with contemporary fittings Wall mounted mirrors set within tile border above sinks Marble stall partitions with stained and varnished wood doors Typical white square mosaic tile floor Steel sash casement windows	These rooms will be reconfigured for ADA compliance Remove all existing fixtures and partitions and replace with new Retain tile floors and wainscot where possible	This space will be adapted for functional requirements Impact: Less than significant
SCHOOL INTERIOR: SECOND LEVEL			
Corridor	Double loaded corridor configuration Circulation pattern	Patch and paint corridor walls Structural upgrades	Spatial configuration will remain Impact: Less than significant
Classrooms	Steel sash casement windows with divided light transoms and hardware in north and south walls	Classroom configurations have been previously modified No work proposed at this time	No impact
Restrooms	White tile wainscot with cove tile base Wall mounted sinks with contemporary fittings Wall mounted mirrors set within tile border above sinks Marble stall partitions with stained and varnished wood doors Typical white square mosaic tile floor Steel sash casement windows	No work proposed at this time	No impact

6.3 Analysis of the Proposed Demolition

The proposed Project will demolish the 1963 Temple Addition, including the administration and school building, and the 1953 commercial office building in order to allow for new construction on the site. The Temple Addition is related to the Temple building, but it is not architecturally or historically significant. The demolition of this building will not alter the Temple's historic setting. In fact, it will restore the north façade of the Temple where Piness Auditorium is situated and allow natural daylight through the extant stained glass windows that were covered by the addition. The demolition of the 1963 Temple Addition will not result in a significant adverse affect to historic resources on the site.

The demolition of the 1953 commercial office building (not related to the Temple complex) will not have a significant impact on the Wilshire Boulevard Temple. It will, however, cause the loss of an identified cultural resource. The low-rise mid-century Modern commercial office building derives its context from the 6th Street commercial corridor and insurance center in the Wilshire Center area of Los Angeles and is significant for its association with architect Cejay Parsons, AIA.

6.4 Analysis of the Proposed New Construction

The proposed new construction will consist of a new five-story administration and event building, two new four-story school buildings (one with a gymnasium), a six-story (three subterranean levels and three above ground levels) parking structure with a roof top play yard and storefront social services, and a new three-story central circulation stair tower that will provide vertical circulation between the historic complex and new construction.

Because the proposed Project includes new construction adjacent to an historic resource, three types of impacts are examined: impacts related to construction methods, impacts related to the design of adjacent new construction, and the impacts related to the location, scale, and massing of new construction. These are examined below.

Construction Methods

Construction methods have the potential to directly affect the historic materials of the Wilshire Boulevard Temple complex. Damage caused by adjacent new construction could potentially result in an adverse impact. Methods used for the new construction should not damage the historic resource. In particular, construction involving excavation, such as excavation required for the subterranean parking, has the potential to cause vibration, undermining of walls and footings, and increase in seismic risk.

The potential for construction methods to damage historic and cultural resources can be avoided by adopting mitigation measures as outlined in Section 7.0 of this report. Without mitigation, adjacent construction may result in significant adverse impacts.

Design of Adjacent New Construction

The design of the adjacent new construction has the potential to disrupt or distract from the historic character of the Wilshire Boulevard Temple complex. Design issues are referenced in Standards 9 and 10 of the Secretary of the Interior's Standards.

Standard 9 requires that new construction be “differentiated from the old” and “compatible” with the historical resource. Guidelines for implementing the Standards further state that the scale, massing, height, materials, and color of new construction should be visually compatible with the character of the adjacent buildings, and should preserve the relationships between the buildings and the landscape features. This allows for flexibility in applying the Standards to local conditions and specific circumstances. New additions that are compatible with historic buildings should not necessarily mirror the surface appearance of the existing building, but may respond to, and can reveal underlying principles in the adjacent historic architecture and the setting of the site.

The new three-story central circulation stair tower addition will retain the connection of the historic Temple building to the historic School building but allow for passage through the building and provide access to the adjacent new construction at the north end of the site. The current connection between the two buildings which include concrete steps and an arched structure at grade and ramped corridors on the second floor will be removed and replaced with an open structure stair tower.

The adjacent new construction proposed for the site will be physically separate from the historic Temple and School buildings except for a small abutment along Harvard Boulevard where the north end of the new five-story Administration building will attach to a narrow return wall of the historic School building's Davidson Patio. In addition, there will be a two-story enclosure between the historic School building at the north end where it will attach to the new four-story School building. These connections will create a continuous building wall along Harvard Boulevard. The historic Temple building will be separated from new construction along Wilshire Boulevard and Hobart Boulevard by open courtyards and driveways.

The cladding of the new construction will consist of a smooth finish integral color plaster system and custom decorative metal screens with a heavy textured stone veneer at the base of the new Administration building. The plaster on the new construction will be compatible with the historic Temple's facades, however the new construction will be differentiated by its contemporary linear design.

Ribbon windows are placed in the new Administration building to align with the two-story rectilinear base of the Temple building along Wilshire Boulevard and the roof the historic School building along Harvard Boulevard. The decorative screen is placed above these windows in an attempt to lighten the weight of the upper stories where they have the biggest impact to the historic structures. The west façade of the new Administration building is also stepped back away from the Temple building along Wilshire Boulevard to lessen its impact. The top of the Administration building reaches 75 feet to the tallest parapet and aligns with the top of the Temple's sloped roofs and below the dome's drum.

The new east side School building along Harvard Boulevard has two horizontal rows of window openings which mimics the fenestration of the windows in the historic School building but on a larger scale. The new west side School building along Hobart Boulevard will also have a similar fenestration but topped by a band of plaster and ribbon windows which aligns with the roof of the assembly hall space in the Temple building. Both school buildings are topped with the decorative screen element. The three-story Parking structure along 6th Street will be clad with the smooth finish integral color plaster system and have glass and aluminum storefronts at grade. This

building will not have a direct affect on the historic Temple or School building but it will be compatible in scale with the low-rise commercial buildings along 6th Street.

Standard 10 requires that new construction be “undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” As planned, all new construction is designed as separate elements that potentially could be removed in the future, with minimal impact to the Wilshire Boulevard Temple complex.

Location, Scale, and Massing of Adjacent New Construction

In addition to requiring compatibility of design, Standard 9 also states that new construction should be compatible in “size, scale, proportion, and massing to protect the integrity of the property and its environment.” The new construction on the site of the Wilshire Boulevard Temple will surround the historic Temple and School buildings, however they will be separated by courtyards, walkways and driveways, and none of the new buildings will be taller than the Temple dome.

The proposed new construction will range from 64 feet at its lowest height to 83 feet at its highest point. The Temple dome rises to approximately 138 feet. Historically the Wilshire Boulevard Temple has been the tallest building on the site to date, and the low massing of the new buildings will retain the existing scale. The tallest volume of the new construction (the four-story west side School building with gymnasium) will be situated well back from Wilshire Boulevard and behind the historic Temple building across a 40 foot driveway, leaving substantial space between the historic Temple and the newly constructed building.

The new construction along Wilshire Boulevard will consist of a four-story building which will step back away from the Temple building. In addition, an open courtyard where the new construction meets the Temple building clearly differentiates the new construction. Vistas and view corridors to and from the Wilshire Boulevard Temple from along Wilshire Boulevard will be maintained. Despite the alteration of the Temple’s setting through the construction of new buildings; the location, scale, and massing of the new construction will not result in a significant adverse affect to the existing Wilshire Boulevard Temple complex.

6.5 Summary Analysis of the Project

The proposed Project includes the rehabilitation of the historic Wilshire Boulevard Temple complex, the demolition of related and non-related buildings, and the construction of adjacent new buildings. Analysis of the rehabilitation and new construction using the Secretary of the Interior’s Standards is summarized below.

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

The Wilshire Boulevard Temple will continue to be used for religious services, education, and community programs as it has been historically. The Project conforms to Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features,

spaces, and spatial relationships that characterize a property will be avoided.

The proposed Project will retain, repair and restore the Temple's significant exterior features. The majority of significant character-defining features within the interior spaces will be retained and restored. The circulation patterns and basic spatial relationships of the Temple will remain similar to its original configuration, and many individual spaces will be rehabilitated.

The proposed rehabilitation of the Sanctuary and Pineness Auditorium will retain and restore a majority of the decorative wall and ceiling finishes, lighting fixtures and stained glass windows. Some character-defining features will be altered or removed for accessibility and functionality for the Temple congregation including the removal of a small number of pews in the Sanctuary and the alteration of the Bimah stage; and the alteration of the stage and seating removal in Piness Auditorium.

The proposed work in the Sanctuary and Piness Auditorium preserves and retains the overall historic character of each space. A majority of the features, materials and finishes will be retained and rehabilitated with a minimal loss of historic fabric.

The proposed alteration of Stalford Hall will not change the function and essential shape of the room. Some existing character-defining features will be removed including the colonnade, floors, wall and ceiling finishes, and vaulted ceiling. Original doors and doorways will be fixed in place; the historic windows along the north and west walls will be retained, cleaned and repaired. While the proposed changes will result in the loss of some historic fabric, the overall character will be retained. Therefore, the rehabilitation will substantially conform to Standard 2.

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

The proposed project will retain the character-defining features that represent a physical record of the property's historic time, place, and use. No alterations and additions are proposed that would be confused as original features. Therefore, the rehabilitation will meet Standard 3.

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

There are no changes to the Temple complex that have acquired historic significance. Standard 4 is not applicable.

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

Distinctive decorative features on the Temple's exterior facades including cement stucco cladding, decorative stone tiles, cast stone window surrounds, cast-in-place concrete, stone entry steps, stone panels, and roofing systems will be preserved, retained and repaired.

A majority of the distinctive interior craftsmanship will also be retained, repaired and restored including features and finishes in the lobbies, stairwells, ambulatories, corridors, vestibules, and offices. There will be some loss of character-defining features with the proposed rehabilitation of the Sanctuary and Pineness Auditorium, and some loss of decorative features and finishes with the alteration of Stalford Hall. A majority of the distinctive materials, features, finishes of the building will be preserved; the losses will be minimal in the overall context of the proposed work. Therefore, the rehabilitation will substantially conform to Standard 5.

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

Existing historic features that will be retained are generally in fair to good, not poor, condition. Therefore, in general, significant features will be repaired rather than replaced. Missing features, such as vaulted ceilings in corridors, have been substantiated by archival drawings and will be replaced in kind. The Project will conform to Standard 6.

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

Rehabilitation of the exterior and interior materials and finishes will comply with the Standards by requiring specifications that detail the use of any chemical and physical treatments so as to not abrade or damage the substrates or surfaces of significant materials. Accordingly, the project will conform to Standard 7.

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

The proposed project will 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.

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

The proposed central circulation stair tower addition will have minimal impact on the materials of the Temple, and those minimal impacts are on a secondary façade of the building. The proposed adjacent new construction has no substantial impact on the visual character of the Temple complex as observed and experienced from the east and west, along Wilshire Boulevard. As currently represented, the wall finishes, window types, and roof details are highly differentiated from those of the existing Temple building creating a clear visual distinction between the old and the new construction. The addition and adjacent new construction conforms to Standard 9.

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

Construction of the central circulation stair tower addition will keep the connection of the historic Temple building to the historic School building but allow for passage through the building and access to the adjacent new construction will require minimal alteration to the Temple's eastern façade. If the circulation tower addition were removed, the Temple would remain substantially as it appears today. Adjacent new construction has been designed to minimize impact to historic Temple complex through its siting. Therefore, the circulation tower addition and the new buildings on the site will conform to Standard 10.

6.6 Summary of Impacts before Mitigation

The proposed Project will retain, repair and restore a majority of the significant character-defining features of the Temple's exteriors and interiors. The project will remove incompatible alterations and restore many features to their original appearance. The rehabilitation of the Sanctuary and Piness Auditorium and the alteration of Stalford Hall will accommodate the evolving programmatic needs of the Temple but result in the loss of some character-defining features. The proposed work is largely beneficial to the historic character of the Temple. The rehabilitation aspect of the Project conforms to the Secretary of the Interior's Standards.

The proposed Project will demolish the 1963 Temple Addition. It is not architecturally or historically significant, and its demolition will not alter the Temple's historic setting, original configuration, or spatial relationships. The demolition of the 1963 Temple Addition will not result in a significant adverse affect to historic resources on the site. Because the Temple Addition was found to be a non-contributing resource in the National Register nomination, its removal will not affect its listing in the National Register of Historic Properties, the California Register of Historical Properties or the local designation as an Historic-Cultural Monument.

The proposed new construction, including a circulation stair tower addition and adjacent detached new construction, will result in a less than significant impact because the Temple's historic character will remain intact. The massing and scale of the new construction will alter the Temple's current surroundings, but the historic Temple will substantially retain its primary visual relationship to Wilshire Boulevard.

The proposed demolition of the 1953 commercial office building will not have a significant adverse affect on the Temple complex, but it will result in the loss of a cultural resource that meets the criteria for listing in the California Register and designation as a local Historic-Cultural Monument. The low-rise mid-century Modern commercial office building derives its context from the 6th Street commercial corridor and insurance center in the Wilshire Center area of Los Angeles and is significant for its association with architect Cejay Parsons, AIA. This demolition will result in an unmitigatable adverse impact on this resource.

7.0 RECOMMENDED MITIGATION MEASURES

7.1 Mitigation Measures for the Proposed Wilshire Boulevard Temple Master Plan Project

The proposed Project will result in some changes to interior features and exterior settings of the Wilshire Boulevard Temple. Impacts can be reduced to less than significant levels provided the recommended mitigation measures listed below are implemented.

1. The proposed Project will conform to the Secretary of the Interior's Standards. The Office of Historic Resources will review the Project documents for compliance with the Standards, including but not limited to, size, scale, massing, materials, appropriate conservation techniques, reuse of existing materials and documentation procedures. In addition, a professional with who has completed historic preservation projects that conform to the Secretary of the Interior's Standards for Rehabilitation and that meets the Secretary of the Interior's Professional Qualifications Standards for Historic Architect (36 CFR 61) will be consulted and provide monitoring and written review of the rehabilitation work that is related to historic preservation.

2. Structural engineers with expertise in historic preservation shall provide a shoring plan to ensure the protection of adjacent historic resources during construction from damage due to underground excavation, general construction procedures and mitigate the possibility of settlement due to the removal of adjacent soil. The engineers shall provide a plan to ensure the protection and preservation of any portions of the Wilshire Boulevard Temple that are threatened with damage during construction.

A shoring plan would include all structural engineering design and documentation as would be required for the standard of practice in the field, including drawings, specifications, and calculations. Those documents shall also provide as a submittal requirement for review and approval by the owner, or owner's designated representative, a protection plan that presents the means and methods for protecting historic features from vibration, impact, or abrasion that could occur in conjunction with shoring construction. Those documents shall also provide as a submittal requirement for review and approval by the owner, or owner's designated representative, a monitoring plan that presents the means and methods for providing baseline conditions documentation and periodic surveys during shoring construction to detect, quantify, and record cracks, visible damage, and movement (horizontal and vertical) of historic features.

3. Archaeological monitoring shall be conducted by a qualified archaeologist in all areas of grading or ground alterations on the project site. The archaeological monitor shall have the authority to halt any activities impacting potentially significant archaeological resources and the monitor/archaeological consultant must be permitted to adequately evaluate the find in accordance with CEQA criteria. In the event potentially significant archaeological materials are encountered, work shall be stopped immediately or redirected until the significance of the find can be evaluated. If materials are found to be significant, measures must be taken to preserve such materials in place or relocate the material off site for further study.

7.2 Recommended Documentation for 1953 Commercial Office Building

The proposed Project will result in the demolition of the 1953 commercial office building. The loss of the building can not be mitigated to a less-than-significant level. The following recommendations are included to ensure adequate recordation of the building prior to demolition.

1. The 1953 Office Building should be photographed according to HABS standards for photography prior to any demolition work. Views shall include all exterior elevations and important interior features. These photos will also serve as graphic documentation for the Historic Structures Report described in mitigation measure 2. The negatives and archival quality prints should be donated to the Los Angeles Public Library.
2. A Historic Structures Report (HSR) should be prepared. The HSR will provide documentary, graphic, and physical information about both the property's history and its existing condition. Measured drawings of as-found conditions will be required. A copy of this report should be donated to the Los Angeles Public Library.
3. Archaeological monitoring shall be conducted by a qualified archaeologist in all areas of grading or ground alterations on the project site. The archaeological monitor shall have the authority to halt any activities impacting potentially significant archaeological resources and the monitor/archaeological consultant must be permitted to adequately evaluate the find in accordance with CEQA criteria. In the event potentially significant archaeological materials are encountered, work shall be stopped immediately or redirected until the significance of the find can be evaluated. If materials are found to be significant, measures must be taken to preserve such materials in place or relocate the material off site for further study.

7.3 Summary of Impacts after Mitigation

The proposed Project, with the recommended mitigation measures listed above, will result in less than significant impacts to the Wilshire Boulevard Temple such that it will still convey its historic significance. As discussed earlier, there are three areas (Sanctuary, Piness Auditorium and Stalford Hall) where interventions are appropriate but will impact character-defining features and result in the loss of some historic fabric. The overall project meets the Secretary of the Interior's Standards, and implementation of the recommended mitigation measures listed above will reduce impacts to historic resources to a less than significant level. The demolition of the 1953 commercial office building is a significant adverse affect and cannot be mitigated.

8.0 CUMULATIVE IMPACTS ANALYSIS

Related projects were analyzed along Wilshire Boulevard and 6th Street from Western Avenue to Vermont Street. Nine project sites were identified.²³ Four project sites are vacant. Two project sites have new structures built in the last five years. Two project sites are adaptive re-use projects in buildings dating from the 1980s. One project site has an intact four-story office building from 1961. None of the structures are listed in the State Historic Resources Inventory for Los Angeles County, or have been previously evaluated, or require Historic Preservation Review by the City of Los Angeles.²⁴

Related project No. 28 located at 3324 Wilshire Boulevard, on the south side of the street seven blocks east of Wilshire Boulevard Temple, between Catalina and Berendo Streets is the site of a four-story office building. It was designed by architect Graham Latta, AIA in 1961 for the Penny-Owsley Music Company for occupancy by Shearson, Hammill & Co., investment brokers.²⁵ The ground floor storefronts have been replaced; otherwise the building's exterior retains good physical integrity. This office building has similar characteristics, a similar degree of integrity and is of a similar age to the commercial office building at 3750 6th Street. However, it does not have the same context and is not part of the development of the 6th Street commercial corridor and insurance center, nor is it a representative example of architect Graham Latta's work whose practice focused on residential and civic works. As a result, there is no cumulative impact from related projects in the immediate area.

²³ Related projects No. 5, 7, 11, 18, 23, 25, 28, 36, and 45.

²⁴ <http://zimas.lacity.org/>

²⁵ *Los Angeles Times*, January 17, 1960.

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