NOTRE DAME HIGH SCHOOL MASTER PLAN

CONFORMANCE REVIEW

Prepared for:
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13645 Riverside Drive
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March 21, 2018

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I. EXECUTIVE SUMMARY

This conformance review (report) includes an Historic Resource Assessment and Impacts Analysis which evaluates the Notre Dame High School Master Plan (proposed project) for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Secretary's Standards*) under the California Environmental Quality Act (CEQA) to determine if it impacts a historical resource.

The proposed project involves the approximately 17-acre Notre Dame High School campus located at 13645 Riverside Drive (APN 2359019007) at the northeast corner of the Riverside Drive and Woodman Avenue intersection in the Sherman Oaks area of Los Angeles, California, bounded by Riverside Drive to the south, Woodman Avenue to the east, Huston Street to the north, and Sunnyslope Avenue to the east. The Notre Dame High School campus (subject property; campus), is composed of 11 buildings:

1. Moreau Hall (previous name: Riverside Building; built: 1947)
2. Holy Cross Center (previous names: Brothers' Residence, Faculty Residence; built: 1947)
3. Fritz B. Burns Gymnasium and Donahue Fitness Center (previous name: Gymnasium; built: 1951)
4. St. Andre Bessette Hall (previous name: Woodman Building; built: 1955)
5. Allegretti Building (built: 1985)
6. Burns Arts & Technology Building (built: 2001)
7. Hampton Building (built: 2005)
8. Marine Corps Memorial Stadium (built: 2013)
9. Joseph E. Rawlinson Aquatic Center (built: 2013)
10. Maintenance building (built: 2013)
11. Concession stand and restroom building (built: 1968)

The Historic Resource Assessment finds the campus eligible for listing as a potential National Register of Historic Places (National Register), and California Register of Historical Resources (California Register) historic district and as a City of Los Angeles Historic-Cultural Monument (HCM), consisting of four contributing buildings (contributors): Moreau Hall (1947), Holy Cross Center (1947), Fritz B. Burns Gymnasium (1951), and St. Andre Bessette Hall (1956). None of the buildings were found to be individually eligible. These contributors were all constructed during the period of significance, from 1947-1956, and collectively represent an early Catholic high school established in the San Fernando Valley uniformly designed in the Mission Revival style. The period of significance reflects when the contributors -- the buildings essential to the initial functionality and development of campus -- were constructed. As an historic district identified as eligible at the national, state, and local level, the subject property is considered a "historical resource" for the purposes of the CEQA. The subject property was also identified in SurveyLA as a potential national, state, and local historical resource.[1]

The proposed project must therefore be evaluated for conformance with the *Secretary's Standards* to determine whether the project will result in a substantial adverse change to the resource, in this case the eligible potential historic district. Under CEQA, a project that complies with the *Secretary's*

[1] In addition, the subject property was identified in SurveyLA's "Van Nuys – Sherman Oaks Report – Historic Districts, Planning Districts and Multiple-Property Resources" as significant within the "Public and Private Institutional Development, 1850-1980" context, "Education, 1876-1980" sub-context, "Educational Development, 1900-1980" theme, "Institutional – Education" property type, "as one of the earliest Catholic high schools to be established in the San Fernando Valley." As part of SurveyLA, the subject property was assigned status codes 3S (appears eligible for National Register as an individual property), 3CS (appears eligible for California Register as an individual property),, and 5S3 (appears individually eligible for local listing) (A/1/1/).

Standards results in a less than significant impact, as does one which does not materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance.

The proposed project would include new construction, additions, and interior renovations. New construction would include a parking structure, conference center with a cafeteria, plaza improvement, practice gymnasium with locker rooms, and classroom building. There would be three additions. One addition would be constructed between the existing northern and southern portions of the Burns Arts & Technology Building. Two additions would be constructed on the Holy Cross Center; one at the existing chapel on the west elevation, and one on the south elevation. Interior renovations would occur to St. Andre Bessette Hall. Refer to Attachment F for drawings of proposed project.

The proposed project was found to conform with the *Secretary's Standards*, and therefore, under CEQA, would be considered mitigated to a level of a less than significant impact on the historical resource.

This report uses primary sources, including City of Los Angeles (City) building permits and historic photographs, secondary sources including SurveyLA findings, and site visits and consultation with the design and applicant team. *Secretary's Standards* and CEQA guidance on impacts to historical resources were used to evaluate the proposed project.

II. QUALIFICATIONS

Chattel is a full service historic preservation consulting firm with practice throughout the western United States. The firm represents governmental agencies and private ventures, successfully balancing project goals with a myriad of historic preservation regulations without sacrificing principles on either side. Comprised of professionals meeting the Secretary of the Interior's Professional Qualifications Standards in history, architecture, architectural history, and historic architecture, the firm offers professional services including historical resources evaluation and project impacts analysis, in addition to consultation on federal, state, and local historic preservation statutes and regulations.

Staff engage in a collaborative process and work together as a team on individual projects. This evaluation was prepared by President Robert Chattel, historic architect, Associate II Caroline Raftery, architectural historian, Associate II Olivia White, architectural historian, and Associate III Brian Matuk, architectural historian, professionals meeting the Secretary of the Interior's Professional Qualification Standards for historic architecture, architecture and architectural history. Additional input was provided by Consulting Principal Associate Susan O'Carroll, Ph.D., a CEQA specialist.

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III. METHODOLOGY AND EVALUATION

To complete this report, Chattel conducted research, participated in site visits, and engaged in design collaboration, and evaluated the proposed project for conformance with the *Secretary's Standards*.

Research

Primary and secondary source materials were consulted for the development of applicable historic contexts. For a complete list of sources, refer to bibliography. Sources generally included:

- School Yearbooks (*The Arches*)
- Aerial photographs
- City of Los Angeles Department of Building and Safety Records
- Electronic databases of the Los Angeles Public Library, including digital photograph collections
- Los Angeles County Assessor's Records
- Newspaper articles (primarily the *Los Angeles Times* via *Proquest*)
- Sanborn Fire Insurance Maps (via *Proquest)*
- USC and UCLA Digital Library Collections, including the California Historical Society collection

Site Visits

Robert Chattel and Caroline Raftery conducted site visits and completed photographic documentation at Notre Dame High School on July 25, 2017 and on July 26, 2017. Caroline Raftery and Olivia White conducted an additional site visit on February 6, 2018.

Design Collaboration

Robert Chattel and Caroline Raftery attended one design collaboration meeting on site with client, architect, and proposed parking garage consultant, Christopher Alan of AutoPark. Robert Chattel, Caroline Raftery, and Olivia White, participated in multiple GoToMeetings and phone calls with the client and architect to the discuss how proposed project could be brought into conformance with the *Secretary's Standards.*

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IV. SETTING

The following provides a summary history of Notre Dame High School, describes the regulatory setting for determining whether a property qualifies as historic, and uses this guidance to evaluate whether the subject property contains historic resources. This evaluation identifies the period of significance and describes each building in terms of history, physical description, character-defining features, and integrity. Refer to Attachment A and B for images referenced.

SUBJECT PROPERTY

Notre Dame High School is an approximately 17-acre campus located at 13645 Riverside Drive (APN 2359019007) at the northeast corner of the Riverside Drive and Woodman Avenue intersection in the Sherman Oaks area of Los Angeles, California, bounded by Riverside Drive to the south, Woodman Avenue to the east, Huston Street to the north, and Sunnyslope Avenue to the east. The campus is composed of 11 buildings:

1. Moreau Hall (previous name: Riverside Building; built: 1947)
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HISTORIC BACKGROUND

San Fernando Valley and Sherman Oaks Development

Tongva, Chumash, and Early Spanish Settlers

The area now known as the San Fernando Valley (Valley) was inhabited by the Chumash and Tongva peoples before settlement by the Spanish in the 18th century.[2] In 1769, Spanish and Mexican citizens were sent north from San Diego to find a land route to Monterey.[3] Upon entering through a pass in the Santa Monica Mountains near today's San Diego Freeway, these explorers named the Valley, "El Valle de Santa Catalina de Bononia de los Encinos," translating to "The Valley of St. Catherine of the Oaks."[4]

The explorers mapped the land, and by the end of the 18th century, most of the Valley was granted to Spanish brothers Jose Maria Verdugo and Mariano Verdugo.[5] Sometime after 1789, a rancho was granted by Governor Pedro Fages to Francisco Reyes, the alcalde of the Pueblo de Nuestra Señora de Los Angeles.[6] This rancho was found to be a suitable site for a mission, as it had an ample water supply, humid land, plentiful limestone, and agriculture tended by Native Americans.[7] By 1797, the

[2] Suzanne Gibbs Taylor, ed., *San Fernando Valley: Then… & Now* (Salt Lake City: Gibbs Smith, 2003), 6.
[3] Ibid, 5.
[4] Kevin Roderick, *The San Fernando Valley: America's Suburb* (Los Angeles: Los Angeles Times, 2001), 20.
[5] Taylor, ed., *San Fernando Valley*, 6.
[6] Area that would become city of Los Angeles.
[7] Msgr. Francis J. Weber, ed., *The Mission in the Valley: A Documentary History of San Fernando, Rey de España* (Santa Barbara: Kimberley Press Inc., 1995), 1.

Spanish selected the site to operate as the new Mission San Fernando, named for San Fernando, Rey de España, a canonized king that reigned over various parts of Spain during the early 13th century.[8]

By the early 19th century, those managing the mission realized the Valley's challenges related to water supply. Streams in the foothills to the north were diverted and dammed to reserve water for the dry summer months, where it was piped through a clay-pipe aqueduct in 1811 for use as drinking water and irrigation.[9] However, this attempted intervention did not completely solve the water woes, and the lack of a steady supply prohibited extensive agriculture on mission lands. Mexico gained independence from Spain in 1821, leading to the sale and subdivision of ranchos, including the mission's large landholding.[10]

Rancho Sell-off

By the mid-19th century, the ranchos were further subdivided, and distinct areas of the Valley became affiliated with their respective owners. Isaac Lankershim and Isaac Newton Van Nuys owned much of the southeastern portion of the Valley, including what would become the Sherman Oaks area. California State Senator Charles Maclay and George K. Porter owned much of the northwestern portion of the Valley.[11] In 1874, Senator Maclay founded the town of San Fernando as a speculative venture, betting on Southern Pacific Railroad's proposed right-of-way through the Valley.[12] While small settlements began to emerge in the Valley, agriculture was also seen as a profitable use of land for dry wheat farming.[13]

Early 20th Century Development

The Valley's first wave of development began in 1909, when a group of land-speculators and other wealthy professionals formed the Los Angeles Suburban Homes Company to purchase 47,500 acres of the Valley for $2.5 million.[14] This purchase, known as Tract 1000, included the land owned by Lankershim and Van Nuys, and included the Sherman Oaks area. The Los Angeles Suburban Homes Company was not a formal company, but instead acted as a private venture of several well-heeled individuals who had a similar interest for investing in and developing the Valley.[15] One such member was Moses H. Sherman, an owner of the Pacific Electric Railway, who named his 1,000-acre share of the land purchase "Sherman Oaks."[16]

Sherman was determined to connect the various parts of the Valley with Los Angeles via the Pacific Electric Railway. If successful, this venture would provide Sherman with both a return on investment for the land, as well as increased revenue for his streetcar business. By 1911, the Pacific Electric Railway opened the connection between Los Angeles and the Valley through the Cahuenga Pass, and by 1912, the route extended west to Owensmouth, an area known today as Canoga Park.[17] Along this transit corridor, residential and commercial development prospered. However, the full potential of the area was impeded by the lack of a steady water supply.[18]

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[8] Ibid.; Architectural Resources Group, "SurveyLA: Historic Resources Survey Report DRAFT, Van Nuys-North Sherman Oaks Community Plan Area," July 31, 2015, 8.

[9] Weber, ed., *The Mission in the Valley*, 14.

[10] Architectural Resources Group, "SurveyLA, Van Nuys-North Sherman Oaks Community Plan Area", 8.

[11] Ibid.; Janet I. Atkinson, *Los Angeles County Historical Directory* (Jefferson, NC: McFarland & Company, Inc., 1988).

[12] Architectural Resources Group, "SurveyLA, Van Nuys-North Sherman Oaks Community Plan Area", 8.

[13] Ibid.

[14] Ibid, 8-9.

[15] Merle Armitage and William Paul Whitsett, *Success is No Accident* (Manzanita Press, 1959), 107.

[16] Atkinson, *Los Angeles County Historical Directory*.

[17] Roderick, *The San Fernando Valley*, 59.; Architectural Resources Group, "SurveyLA, Van Nuys-North Sherman Oaks Community Plan Area", 9.

[18] Roderick, *The San Fernando Valley*, 53.

In 1913, the Los Angeles Aqueduct opened, christening the "longest working water conveyance in the world."[19] Siphoning snowmelt in the Owens Valley from the eastern Sierra Nevada, the Aqueduct snaked through the Valley (Aqueduct) on its way south. However, the Aqueduct was owned by the City of Los Angeles and as such the developed areas of the Valley were not entitled to any of it. The valley landowners knew the consequences of an unpredictable and limited water supply, and the City of Los Angeles provided relief in the form of an ultimatum: the established Valley communities could receive water from the Aqueduct if they agree to be annexed by the City of Los Angeles.[20] Several communities voted in favor of annexation, and between 1917 and 1923, the areas of Van Nuys, Marian (Reseda), Owensmouth (Canoga Pass), Lankershim (North Hollywood), and Chatsworth were integrated into the City of Los Angeles.[21] The communities of Burbank and San Fernando refused annexation, and remained separate, incorporated cities.

1920s and 1930s

Agriculture continued to be a strong industry in the Valley during the 1920s.[22] During this time, the area of Sherman Oaks became known as Cahuenga Park and compared to neighboring communities of Van Nuys and North Hollywood (formerly known as Lankershim) was not as developed. In 1927, the area began subdivision and development and, sometime after 1932, the area was renamed to "Sherman Oaks" in honor of Moses H. Sherman, who died that year.[23]

The 1930s showed an upswing in residential development in the Valley, which was becoming an automobile-oriented area, with arterials providing access to Valley communities and the rest of Los Angeles. Between 1930 and 1940, the population Sherman Oaks quadrupled and proximity to the Southern Pacific Railroad supported growth of industry and commerce.[24]

Second World War and Its Effects

The Second World War and its aftereffects forever changed the character makeup of the Valley. By the start of the 1940s, the Valley was still largely agricultural, with "widely spaced country towns."[25] As the United States' involvement in the Second World War was approaching, aviation and defense industries began building factories in the Valley.[26] Thousands of jobs followed, along with an urgent need to build housing.[27] Combined with the returning Veterans, the population of the Valley had doubled within the five years after the war.[28]

Alongside massive suburban development, the Valley communities received a modern road system to accommodate the growing number of automobiles. In 1947, a freeway opened in Cahuenga Pass, connecting Hollywood with the Valley.[29] This was part of a larger program to create more freeways in Los Angeles, and retire the Pacific Electric Railway streetcar system. By 1952, the streetcar no longer passed through the Valley, as several new boulevards were being constructed to connect the

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[19] Ibid, 54.
[20] Ibid, 62.
[21] Architectural Resources Group, "SurveyLA, Van Nuys-North Sherman Oaks Community Plan Area", 10.
[22] Roderick, *The San Fernando Valley*, 71.
[23] Ibid, 78.
[24] Blake Gumprecht, *The Los Angeles River: Its Life, Death, and Possible Rebirth* (Baltimore: The Johns Hopkins University Press, 1999), 340; Roderick, *The San Fernando Valley*, 85.
[25] Roderick, *The San Fernando Valley*, 108.
[26] Ibid.; Architectural Resources Group, "SurveyLA, Van Nuys-North Sherman Oaks Community Plan Area", 10.
[27] Architectural Resources Group, "SurveyLA, Van Nuys-North Sherman Oaks Community Plan Area", 10-11.
[28] Roderick, *The San Fernando Valley*, 122.
[29] Remi Nadeau, *Los Angeles: From Mission to Modern City* (New York: Longmans, Green and Co., 1960), 280.

growing communities.[30] Transportation links accelerated the residential growth of the Valley, as it had become even easier to get from the Valley to Hollywood and the rest of Los Angeles.

Most new houses were designed in the Ranch style and continued to infill the undeveloped and agricultural land throughout the Valley through the 1950s.[31] The Ranch style was appropriate, as it reflected the rural roots and "historically rustic culture" of the Valley. As families moved in, new public and private schools were built to meet enrollment needs, along with construction of new hospitals, parks, and churches.[32]

Relationship to Subject Property

Notre Dame High School was founded by the Brothers of the Holy Cross in 1945 to meet the educational demands of the developing Valley. Developed during the heart of post-World War II suburban development in the Valley, the construction of the campus on land that was a dairy farm, was part of the change in the area from rural agriculture to an urban community.

Campus Development

Founding and early development: 1945-1956

The Notre Dame High School campus (campus) is located on Riverside between Woodman and Sunnyslope. The campus was founded in 1945 by the Brothers of the Holy Cross, and at 70 years old is the oldest and longest operating Catholic high school in the Valley.[33] The Brothers of Holy Cross are brothers who belong to the Congregation of Holy Cross, which was founded in France by Blessed Father Basil Moreau following the French Revolution to respond to evangelical and educational needs.[34]

In the mid-1800s Father Edward Sorin and six Brothers of Holy Cross were sent from France to southern Indiana to establish a school and orphanage. In 1842, the Bishop of Vicennes granted Father Sorin 524 acres of land in northern Indiana near a mission on the condition that they establish a university.[35] Three of the brothers then travelled to northern Indiana where they established the University of Notre Dame,[36] whose French name is "L'Université de Notre Dame du Lac," in English "The University of Our Lady of the Lake".[37]

A group of brothers in Indiana traveled to southern California in the early 1940s, on the invitation to teach at St. Anthony's Parish High School in Long Beach. Soon after, they were asked to meet the demand for a new Catholic high school in the San Fernando Valley. Supported by several local parishes already extant, in 1945 the Brothers purchased an approximately 17-acre plot of land at Riverside and Woodman that had previously been a dairy farm.

The campus originally consisted of only two buildings; the Riverside Building (current name: Moreau Hall), which housed classrooms, offices, cafeteria, and a locker room, and the Brothers' Residence (current name: Holy Cross Center), which housed the four brothers who taught at the school, and contained a chapel.[38] The Brothers' Residence was described in the school's first yearbook as having "a balcony made of specially processed wood which gives the impression of age," across the

[30] Roderick, *The San Fernando Valley*, 123-124; Nadeau, *Los Angeles*, 280.
[31] Architectural Resources Group, "SurveyLA, Van Nuys-North Sherman Oaks Community Plan Area", 11.
[32] Roderick, *The San Fernando Valley*, 125.; Architectural Resources Group, "SurveyLA, Van Nuys-North Sherman Oaks Community Plan Area", 11.
[33] Covallis High School was established prior to Notre Dame High School, but it closed in 1987.
[34] http://www.holycrossbrothers.org/our-history/.
[35] https://www.nd.edu/about/history/
[36] In English "Notre Dame," translates to "Our Lady" and refers to the Virgin Mary (mother of Jesus).
[37] Ibid.
[38] Share the Mission: 50 years in the life of Notre Dame High School, 21.

length of the second level. It was also described as having the capacity to house 32 brothers. The building also featured a community room with beamed ceiling, kitchen, dining room, and servants' quarters. The original campus also had a football field, located in the same location as it is today.

Notre Dame High School opened in the fall of 1947 to a freshman class of 125 young men. During the school's first year of operation neighbors of the school, Dr. and Mrs. Wilson, donated 25 Chinese Elm trees as well as rose bushes to the campus.[39] In 1948 a statue of Our Lady, imported from Italy, and made of Carrara marble, was installed on the Riverside Building east elevation, facing Riverside. The statue was a gift from the campus architect, Laurence Viole and his wife, and is still extant.

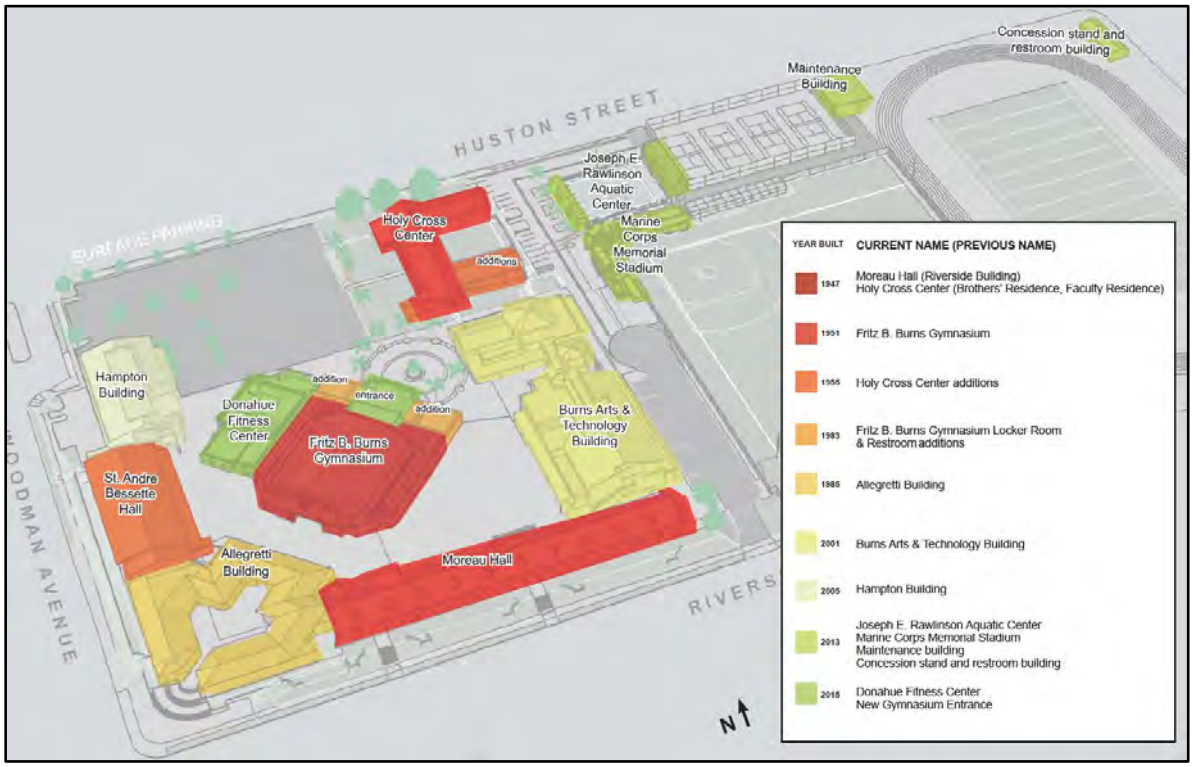

Figure 1. Notre Dame High School existing buildings colored by year built.

In 1950, the school broke ground on construction of the Gymnasium located between the two original buildings, with doors that open to the intersection of Riverside and Woodman.

The first three buildings on campus (Brothers' Residence, Riverside Building, and Gymnasium (current name: Fritz B. Burns Gymnasium) were designed by Laurence D. Viole, an architect in the firm of Barker & Ott, who was also a civil engineer. Viole had previously designed St. Charles Borromeo Parish in North Hollywood. Father Harry Meade of St. Charles supported constructing a new Catholic high school in the area, and recommended Viole for the job. Viole chose to construct the new campus in the Mission Revival style, partly because he believed that the style was the "indigenous architecture" of southern California. Viole visited 19 of the 21 California missions before designing Notre Dame High School.[40] The style is prominently reflected in the Riverside Building, which features a colonnaded arcade across the dominant street-facing south elevation, which replicates the design of the nearby Mission San Fernando. The Mission Revival style of the original

[39] Ibid, 19.; an evaluation of landscape was not part of the scope of this report.

[40] Patricia Ward Biederman, "Graduate's Memories worth building on," Los Angeles Times, July 15, 2001, http://articles.latimes.com/2001/jul/15/local/me-22714.

buildings of the campus have previously and continue to serve as the aesthetic for campus growth and expansion.

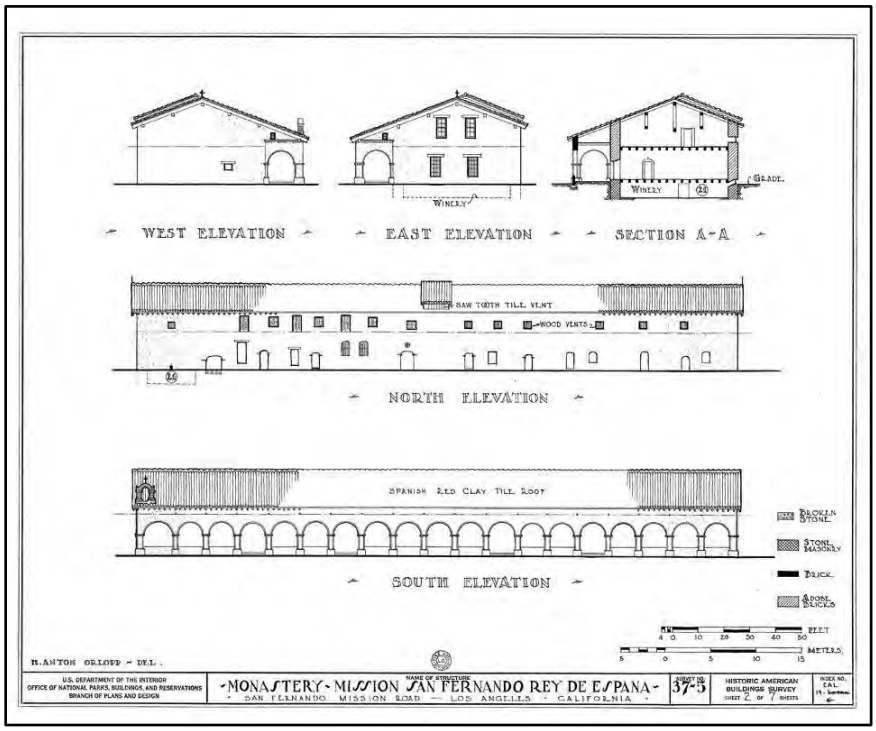

Figure 2. San Fernando Mission (Historic American Buildings Survey, http://www.missionscalifornia.com)

Figure 3. San Fernando Mission, "Mission San Fernando Rey de Espana" (San Jose State University Archives Photograph Collection, http://digitalcollections.sjlibrary.org/cdm/ref/collection/sjsuUA/id/1172)

In 1953, a temporary structure known as "the Annex" was constructed to house additional classrooms, a locker room, and restroom.[41] Though designed to be temporary, this structure existed on the campus until 1999 when it was demolished to construct the Burns Arts & Technology Building. A paved parking lot was also added in 1953. The 1955 *Arches* yearbook also indicates that a Service Building was present east of the Brothers' Residence.

[41] Ibid., 38.

By October of 1955, the campus consisted of five buildings (Brothers' Residence, Riverside Building, Gymnasium, "the Annex," and Service Building (since demolished)), as well as a baseball and football field with bleacher seating and field lights.[42] Fire Insurance (Sanborn) maps also indicate that the campus had a baseball field. Both baseball and football fields exist in the same locations today, with various improvements.

In 1956, the Woodman Building (current name: St. Andre Bessette Hall) was constructed. This two-story rectangular building was constructed of reinforced concrete, and according to Sanborn maps the cafeteria, kitchen, and library were on the first level, with classrooms on the second level. Prior to construction of the Woodman Building, students ate lunch in the Riverside Building. Following completion of the Woodman Building, dining space in the Riverside Building was converted to art rooms, classrooms, and theater space.[43]

Also, in 1956, the Brothers' Residence received two additions. The first was an expansion of the chapel to the west by 12 feet. The second was the addition of a southern wing which provided additional rooms.[44]

1957-1981

During the 1960s and 70s the physical form and plan of the campus remained relatively unchanged. The most substantial alterations to the campus took the form of additional athletic facilities. In 1958 new bleachers were added along Sunnyslope for the football field. In the early 1960s the school raised money to construct a swimming pool through a chocolate bar fundraiser. The pool was constructed north of the gym in 1961 by Dotken Pools Incorporated of Encino. Also, in 1961 a new athletic storage facility was built that was later replaced. Restrooms were constructed in 1962 adjacent to the football field, and more bleachers were added. A new concession stand was constructed next to the restrooms in 1968. In 1972 another athletic equipment storage structure was built, designed by architect Ray K. Mosher. That same year, Notre Dame High School began turning away applicants for the first time because it had outgrown its facilities.[45] Mosher also designed a new handball court for the school in 1978. In 1981 a portion of the gym's locker room was converted into a weight room.

1983-2001

In the early 1980s major campus alterations occurred to accommodate female students, who were first admitted to Notre Dame High School during the 1983-1984 school year. To support this change, in the Spring of 1983, new restrooms were added in various buildings, and rear additions to the gym were built to house women's locker rooms and restrooms.

In October 1985, Notre Dame High School broke ground on construction of the Allegretti Building, designed by Paul Marino, located at the intersection of Riverside and Woodman. Dedicated in 1987, this building featured an expanded library, new counseling center, additional classrooms, and the administrative offices. In 1989 the physics and biology labs in the Allegretti Building were remodeled. The Northridge Earthquake of 1994 affected several buildings on campus, and repairs totaled $400,000.

In 1999, a handball court and the Annex were demolished for construction of the Fritz B. Burns Center for Arts and Technology. Completed in 2001, the Burns Arts & Technology Building was

[42] Ibid.
[43] Share the Mission, 38.
[44] Ibid.
[45] "Notre Dame School Plans Fundraising," *Los Angeles Times*, October 19, 1972.

designed by Notre Dame High School Alumni Kip Kelly, of Nest Architecture, who credits the campus with inspiring him to become an architect.[46]

2002-present

The next major addition to the campus was addition of the two-story Hampton Building, located northeast of the Woodman Building, and built in 2005. In 2008 new restrooms and a concession stand were constructed east of the football field. A new maintenance building located near the football field was built in 2013. Also, in, 2013 the Marine Corps Memorial Stadium and Joseph E. Rawlinson Aquatic Center were constructed along Huston, east of the Brothers' Residence. The latest alterations to the campus has been the Donahue Fitness Center addition to the west elevation of the gymnasium portion of the Gymnasium (Fritz B. Burns Gymnasium). The campus currently consists of eleven buildings (Moreau Hall, Holy Cross Center. Fritz B. Burns Gymnasium and Donahue Fitness Center, St. Andre Bessette Hall, Allegretti Building, Burns Arts & Technology Building, Hampton Building, Marine Corps Memorial Stadium, Joseph E. Rawlinson Aquatic Center, Maintenance building, and Concessions stand and restroom building), a football stadium, tennis courts, and surface parking lots. Even though the campus has developed over the course of seventy years, all buildings are constructed in a unifying Mission Revival style.

Refer to Attachment C for Sanborn maps showing campus development, Attachment D for aerials, and Attachment E for map of existing buildings denoted by year built.

Mission Revival

The Mission Revival style originated in California and was inspired by the 21 Spanish missions lining the California coast constructed throughout the 18th and 19th centuries. The revival of the mission style began in the 1890s and was employed in residential, commercial, and civic buildings in California, and other regions in the southwest through the early to mid-20th century. Plans for Mission revival buildings appeared in house plan books, including Sears Roebuck & Company, who sold plans for a house called "Alhambra." Mission Revival was also the preferred style of Santa Fe and Southern Pacific railroads, which built stations and resorts in this style across the West.[47] Mission Revival would be followed by and largely replaced by the Spanish Colonial Revival style in the 1920s, which was thought to be a more learned style as it emerged when architects studied historic Spanish architecture to create new designs.[48]

Buildings designed in the Mission Revival style are typically distinguished by the following character-defining features:

- Curvilinear or stepped dormers and parapets (i.e. espadaña parapet)
- Red barrel tile roofs
- Stucco or plaster wall surfaces
- Overhang eaves
- Porches or arcades supported by square piers
- Balconies
- Plain stringcourses
- Impost molding
- Occasional gables

[46] Patricia Ward Biederman, "Graduate's Memories worth building on," *Los Angeles Times*, July 15, 2001, http://articles.latimes.com/2001/jul/15/local/me-22714.

[47] Virginia McAlester, *Field Guide to American Houses*, 512.

[48] The World's Columbian Exposition, also known as the Chicago World's Fair, of 1893 exposed the public to the latest in architectural fashions, including, for example, the Mission Revival of A. Page Brown's California State Building. This David Gebhard's "The Spanish Colonial Revival in Southern California (1895-1930), *The Journal of the Society of Architectural Historians*, vol. 26, no. 2 (May 1967), is considered the seminal work on Spanish Colonial Revival style.

- Arched entry porches
- Quatrefoil windows
- Wrought iron hardware
- Bell towers[49]

Relationship to Subject Property

Four of the eleven buildings on Notre Dame High Schools campus are particularly expressive of the Mission Revival style (Moreau Hall, Holy Cross Center, Fritz B. Burns Gymnasium, and St. Andre Bessette Hall).

Period of Significance

The period of significance of the campus is 1947-1956, a period that encompasses the earliest development of the campus. This period is when the first buildings, most essential to the functionality of the campus were constructed, which included Moreau Hall, Holy Cross Center, St. Andre Bessette Hall, and Fritz B. Gymnasium. The first three buildings were designed by the original campus architect, Laurence Viole, whose use of the Mission Revival style inspired the current aesthetic of the entire campus.

REGULATORY SETTING

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's official list of historic and cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, as amended, the National Register is part of a federal program to coordinate and support public and private efforts to identify, evaluate, and protect the country's historic and archaeological resources. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. A district "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."[50]

The National Register is administered by the National Park Service (NPS), which is part of the United States Department of the Interior. Resources are eligible for National Register listing if they:

A) are associated with events that have made a significant contribution to the broad patterns of our history; or
B) are associated with the lives of significant persons in our past; or
C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D) have yielded or may be likely to yield, information important in history or prehistory.[51]

Once a resource has been determined to satisfy one of the above-referenced criteria, then it must be assessed for integrity. Integrity refers to the ability of a property to convey its significance, and the degree to which the property retains the identity, including physical and visual attributes, for which it

[49] Ibid., 511.
[50] National Register. IV. How to Define Categories of Historic Properties. "District." https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_4.htm#district
[51] National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

is significant under the four basic criteria listed above. The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain its historic integrity, a property must possess several, and usually most, of these aspects.

The National Register includes only those properties that retain sufficient integrity to accurately convey their physical and visual appearance from their identified period of significance. Period of significance describes the period during which a property's importance is established. It can refer simply to the date of construction, or it can span multiple years, depending on the reason the property is important. The period of significance is established based on the property's relevant historic context and as supported by facts contained in the historic context statement.

Evaluation of integrity is founded on "an understanding of a property's physical features and how they relate to its significance."[52] A property significant under criterion A or B for its association with a pattern or history of significant persons may still retain sufficient integrity to convey its significance even if it retains a low degree of integrity of design, materials or workmanship. Conversely, a property that derives its significance exclusively for its architecture under criterion C must retain a high degree of integrity of design, materials, and workmanship. For some properties, comparison with similar properties is considered during the evaluation of integrity, especially when a property type is particularly rare.

While integrity is important in evaluating and determining significance, a property's physical condition, whether it is in a deteriorated or pristine state, has relatively little influence on its significance. A property that is in good condition may lack the requisite level of integrity to convey its significance due to alterations or other factors. Likewise, a property in extremely poor condition may still retain substantial integrity from its period of significance and clearly convey its significance.

National Register Bulletin 15 includes the following information regarding historic districts:

> A district possesses a significant concentration, linkage, or continuity of site, buildings, structures, or objects united historically or aesthetically by plan or physical development.
>
> A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential or commercial buildings, sites, structures, or objects. A district can also be a grouping of archaeological sites related primarily by their common components; these types of districts often will not visually present a specific historic environment.
>
> A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archaeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.
>
> A district can encompass both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all the components lack individual distinction, provided that the grouping achieves significance within the historic context. In either case, the majority of the components that add to the

[52] Ibid.

district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of non-contributing properties a district can contain yet still convey the sense of time and place and historical development depends on how these properties affect the district's integrity.

California Register of Historical Resources

The California Register of Historical Resources (California Register) was established to serve as an authoritative guide to the state's significant historical and archaeological resources (Public Resources Code (PCR) §5024.1). State law provides that in order for a property to be considered eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under any of the following four criteria, if the resource is:

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; or
2) Associated with the lives of persons important to local, California or national history; or
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; or
4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The primary difference between eligibility for listing in the National and California Registers is integrity. Properties eligible for listing in the National Register generally have a higher degree of integrity than those only eligible for listing in the California Register. There is, however, no difference with regard to significance. A property that meets the significance criteria for California Register eligibility would also be eligible for listing in the National Register unless there are issues of integrity that decrease the ability of the property to convey its significance.

The California Register also includes properties which: have been formally *determined eligible for listing in*, or are *listed in* the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; points of historical interest, which have been reviewed and recommended to the State Historical Resources Commission for listing; and city and county-designated landmarks or districts (if criteria for designation are determined by State of California Office of Historic Preservation (OHP) to be consistent with California Register criteria). Public Resources Code (PRC) §5024.1(g) also states:

A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

1) The survey has been or will be included in the State Historical Resources Inventory.
2) The survey and the survey documentation were prepared in accordance with [OHP]… procedures and requirements.
3) The resource is evaluated and determined by the office to have a significance rating of category 1-5 on DPR [Department of Parks and Recreation] form 523.
4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

Resources can also be eligible as a California Register historic districts if they meet National Register historic district criteria.

City of Los Angeles Historic-Cultural Monument

Sec. 22.171.7 of Los Angeles Administrative Code defines criteria for designation of a Historic-Cultural Monument (HCM). For ease in applying local eligibility, the following numbers are assigned to the criteria, which align to a large degree with National and California Registers. HCMs are defined as:

1) Historic structures or sites in which the broad cultural, economic or social history of the nation, state or community is reflected and exemplified; identified with important events in the main currents of national, state, or local history; or
2) Historic structures or sites identified with personages in the main currents of national, state or local history; or
3) Historic structures or sites which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction; or
4) A notable work of a master builder, designer, or architect whose individual genius influenced his age.

Listing as an HCM is subject to review by the Cultural Heritage Commission and the Planning and Land Use Management Committee of the City Council, and requires approval by the City Council.

The Historic Preservation Overlay Zone (HPOZ) Ordinance was adopted by the City of Los Angeles in 1979 and revised in 1997. As defined in the Cultural Heritage Masterplan Review Draft (March 7, 2000, Cultural Heritage Masterplan), an HPOZ is, "…a planning tool which recognizes the special qualities of areas of historic, cultural, or architectural significance. An HPOZ does not change the underlying zoning; rather it lays an added level of protection over a zone through local board oversight." There are thirty designated historic preservation overlay zones in Los Angeles, incorporating thousands of properties. The Cultural Heritage Masterplan defines HPOZ criteria for evaluation and states that structures, natural features, or sites within the involved area, or the area as a whole, shall meet one or more of the following:

A) Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time

B) Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community, or City

C) Retaining the structure would help preserve and protect an historic place or area of historic interest in the City

California Environmental Quality Act (CEQA)

CEQA requires environmental review of projects requiring discretionary approvals. This environmental review includes analysis of a project's potential to result in substantial adverse change to historical resources. According to CEQA,

> an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources..., or deemed significant pursuant to criteria set forth in subdivision (g) of Section

5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant (PRC §21084.1).

If the proposed Project were expected to cause substantial adverse change in an historical resource, environmental clearance for the project would require mitigation measures to reduce impacts. "Substantial adverse change in the significance of an historical resource means the 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" (CEQA Guidelines §15064.5 (b)(1)). The CEQA Guidelines (§15064.5 (b)(2)) describe material impairment taking place when a project:

A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register… or
B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register... or its identification in an historical resources survey... unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
C) Demolishes or materially alters those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register... as determined by a lead agency for the purposes of CEQA.

According to the CEQA Guidelines §15064.5 (b)(3)), "Generally, a project that follows the *Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource." The *Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (*Secretary's Standards*) is published by the National Park Service (NPS), and was recently updated and reissued in July 2017.[53]

[53] Anne E. Grimmer. "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstruction Historic Buildings." Rev. National Park Service, U.S. Department of the Interior, 2017.

PHYSICAL DESCRIPTIONS AND HISTORIC RESOURCE ASSESSMENT

The Notre Dame High School campus consists of 11 buildings located across a 17-acre campus. A physical description of the campus as well as each building, including a list of character-defining features and alterations, condition and integrity analysis, and historic resource assessments for national, state, and local historic eligibility follows.

NOTRE DAME HIGH SCHOOL CAMPUS

Figure 4. Notre Dame High School campus

Description and Character-Defining Features

The Notre Dame High School campus (campus) is comprised of eleven buildings, as well as a football field and track, tennis and beach volleyball courts, and surface parking lots. The campus is on approximately 17-acres, located at 13645 Riverside (APN 2359019007) on a relatively flat parcel, at the northeast corner of the Riverside and Woodman intersection in the Sherman Oaks area of Los Angeles, California, bounded by Riverside to the south, Woodman to the east, Huston to the north, and Sunnyslope to the east.

The campus is at a higher elevation than the street level and has landscaped lawns, mature trees and rose bushes, as well as a significant amount of asphalt. The buildings on campus are relatively low in height, with no buildings exceeding two-stories.

Character-defining features of the campus include:

- Four buildings constructed during the period of significance (Moreau Hall, Holy Cross Center, Fritz B. Burns Gymnasium, St. Andre Bessette Hall), including the character-defining features of each building
- Mission Revival style
- One to two-story buildings with rectangular massing and fenestration
- Orientation of entryways towards campus perimeter and to campus courtyards
- Materials (textured painted concrete, red barrel clay tile roofs)
- Religious iconography

Alterations

The existing buildings on campus are in their original locations, and aside from the Fritz B. Burns Gymnasium, have not been significantly altered. Refer to the individual building descriptions below for the character-defining features, building alterations and integrity analysis for each building.

Integrity Analysis

The campus retains integrity as described below:

Location – The spatial relationship and orientation of character-defining buildings has not changed over time. Thus, they retain integrity of location. The placement and spatial relationship of the non-contributing structures is not character-defining, since they were constructed outside of the period of significance. The campus therefore retains integrity of location.

Design – The campus retains its character-defining features and key geographic and structural relationships, and thus retains integrity of design.

Setting – The campus maintains the orientation of its buildings and structures, particularly the relationship between the primary contributor buildings, thus retains integrity of setting.

Materials – Despite some additions and alterations, many of the buildings of the campus retain their original materials, thus retains integrity of materials.

Workmanship – Although the campus has expanded and changed over time, the original campus design is still evident, and thus the campus retains integrity of workmanship.

Feeling – Given the retained relationships and continued use of the buildings by the school, the campus retains integrity of feeling.

Association – All buildings continue to be associated with the educational objective of Notre Dame High School, thus the campus retains integrity of association.

Eligibility

The Notre Dame High School campus "possesses a significant concentration, linkage, or continuity of site, buildings, structures, or objects united historically or aesthetically by plan or physical development."[54]

[54] National Register Bulletin 15, "Historic Districts"

The campus retains integrity and contains four buildings constructed within the period of significance (Moreau Hall, Holy Cross Center, Fritz B. Burns Gymnasium, and St. Andre Bessette Hall). These four buildings are essential to the interpretation of the campus as a Catholic High School and collectively are exemplars of the Mission Revival style. While these four buildings are designed in the Mission Revival style they are not individually eligible as exemplars of the style. Rather, their significance and thus their eligibility comes from the individual relationship of each building to the Mission Revival designed campus.

Notre Dame High School campus is significant for its association with the development of the region, as the oldest and longest operating Catholic high school in the San Fernando Valley (National Register Criterion A and California Register Criterion 1: associated with events that have made a significant contribution to the broad patterns of history),and as an exemplar of a campus designed in the Mission Revival style (National Register Criterion C and California Register Criterion 3: embodies the distinctive characteristics of a period of construction). Therefore, the Notre Dame High School campus, consisting of four contributors (Moreau Hall, Holy Cross Center, Fritz B. Gymnasium, and St. Andre Bessette Hall) is eligible as a National Register and California Register Historic District (Criterion A/1 and C/3).

The Notre Dame High School campus is eligible as a City Historic-Cultural Monument (HCM) (Criterion 1 and 3), for the reasons the campus is eligible as a National Register and California Register Historic District. Therefore, the Notre Dame High School campus, consisting of four contributors (Moreau Hall, Holy Cross Center, Fritz B. Gymnasium, and St. Andre Bessette Hall), is eligible as an HCM.

The seven other buildings on campus were constructed outside the period of significance and are not integral to portraying the developmental nor architectural significance of the campus, and therefore would be non-contributing resources to the eligible National Register and California Register Historic District and Historic-Cultural Monument.[55]

[55] The subject property was identified in SurveyL:A's "Van Nuys – Sherman Oaks Report – Historic Districts,. Planning Districts and Multiple-Property Resources" as significant within the "Public and Private Institutional Development, 1850-1980" context, "Education, 1876-1980" sub-context, "Educational Development, 1900-1980" theme, "Institutional – Education" property type, "as one of the earliest Catholic high schools to be established in the San Fernando Valley." As part of SurveyLA, the subject property was assigned status codes 3S, 3CS, and 5S3.

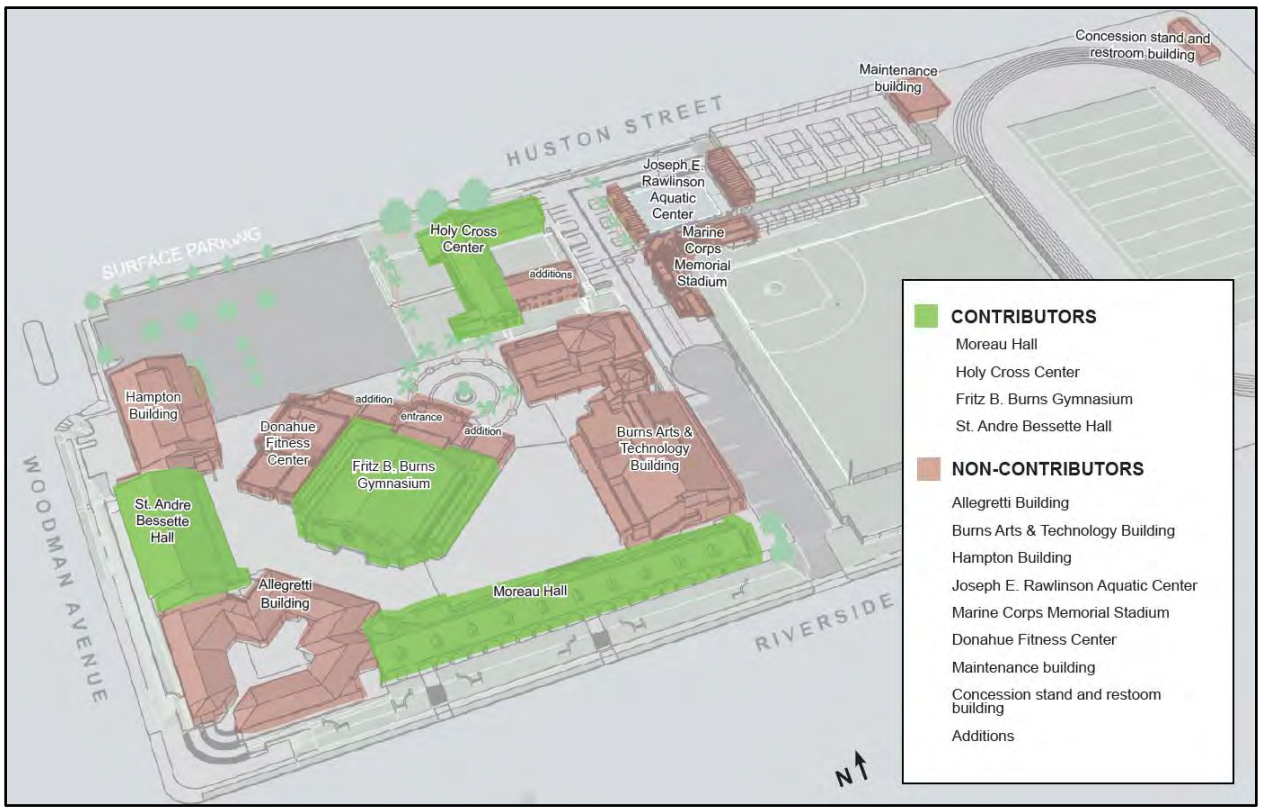

Figure 5. Eligible potential historic district; green denotes contributors, red denotes non-contributors.

MOREAU HALL (Attachment A, Images 6-16; Attachment B, Images 33-52)

Figure 6. Moreau Hall, south elevation, view northwest (Chattel, 2017)

Description and Character-Defining Features

Moreau Hall was constructed in 1947 and is a three-story plus basement reinforced concrete building located along Riverside designed in the Mission Revival style. The building is rectangular in plan is approximately 20,720 square feet, and has painted, cobblestone-textured concrete exterior walls, and a moderate-pitch side-gabled roof clad in red clay barrel tiles with shallow bracketed wood eaves.

The south elevation (primary elevation) faces Riverside, has a 21-bay arcade supported by rectangular piers at the first level, and is enclosed by a metal fence. Due to the building's location on a landscaped knoll, the first level is situated approximately four feet above the sidewalk along the north side of Riverside. The side-gabled roof has ten, regularly-spaced, front-gabled dormers with double-light hopper metal windows. Buttresses anchor the east and west corners of the façade. Recessed within the arcade are generally regularly-spaced metal doors and eight-light (four-by-two) clerestory metal windows with a central hopper and flanking fixed lights. The arcade consists of rectangular piers with rectangular bases and corbeled impost moldings from which the semi-circular arches spring. Recessed within the west end of the arcade is a paneled wood door that faces east, with a single light window. The westernmost portion of the south elevation features an arched fixed, multi-light window. The first and eleventh bays are aligned with stairs that lead from the Riverside sidewalk to the metal fence, providing access to the building through a pair of gates. A recessed, round-arch niche with water fountain is located on the south elevation behind the ninth arcade bay from the west. Square, terracotta tiles pave the arcade, which is illuminated by a series of wrought iron pendants suspended from the ceiling.

The east elevation features an arched and gated opening to the east end of the façade arcade and an exterior stairway that leads to the second level. In the gable face above the stairway at the second level is a decorative niche occupied by a cast stone statue of the Virgin Mary. The landing to the second level is located within a decorated balcony supported on over-scaled brackets. The stairway features wrought iron railings and a wrought iron sconce.

The north elevation faces the interior of the campus and has 22 bays of metal windows. An elevator shaft is situated proud of the elevation and occupies the easternmost bay. Piers set flush with the wall plane and topped by corbeled capitals separate the bays and frame the windows. This elevation

has a regular fenestration pattern of flat-headed, eight-light (two-by-four), metal windows from the second bay through the 22th bay, counting from the east. The lights second from top are slightly larger than the other six and are awning windows. The windows at the first level are slightly recessed within blind segmental arches, while the windows at the second level are slightly recessed in rectangular openings. Corbels separate each grouping of windows at the headers. On the second level a decorative stringcourse runs from the second bay through the 12th bay at the windowsill level. The 13th bay from the east is an entry that protrudes slightly from the plane of the remaining elevation. This projecting entry is accessed by a set of stairs and leads to a metal double door at the first level, with a large divided-light window deeply recessed within an arch at the second level. A flat canopy shades the entry. Immediately to the west of the entry are three bays containing blind arches on the lower story and recessed, flat-headed bays on the upper story. The first bay on the lower level contains a three-light window, consisting of the two top lights forming an awning and a bottom fixed light. An identical window on the upper story has been altered by the insertion of an air conditioning unit below the two lights. The second bay of the three has no fenestration. The third bay contains nine-light (three-by-three) windows on both levels. The two top central lights form an awning window, and the other seven lights are fixed. The remaining western bays follow the same pattern as bays one to twelve. At the westernmost portion of this elevation, a pair of double doors shaded by a flat canopy are topped with a large 18-light transom at the ground level. A large, 30-light, flat-headed window fills the second story over this entry. Directly to the west, a front-gabled wing is characterized by three large, divided-light windows in a Palladian configuration (i.e., a central arched opening flanked by flat-headed openings) recessed on the second level. Single-light windows at the basement level are visible at this elevation.

The west elevation has been altered and is currently connected to the Allegretti Building by a one-story hyphen.

Character-defining features of Moreau Hall include:

- Rectangular plan, two-story massing, and horizontal emphasis
- Gabled and tiled roof with bracketed eaves
- Materials (red clay barrel roof tiles, textured concrete exterior walls, shallow bracketed wood eaves, terra cotta pavers, wrought iron hardware)
- Arcade with square piers
- Exterior staircase and landing
- Regular fenestration pattern
- Repeated use of arches (arcade, blind arch recesses, accent window, and niches
- Architectural detailing (corbeled capitals and impost moldings, stringcourses)

Alterations

There have not been any major alterations to the exterior of the building. The building was originally designed to have a half basement, but during construction this was altered to be a full basement. In 1958 this basement was converted from storage space into classrooms. In 1990 the interior of the building was altered again to create a new faculty lounge and workroom. A summary of building permits specific to Moreau Hall follows:

Date	Permit type/number	Architect and/or Builder/Contractor	Value	Description	Notes
09/04/1946	New Construction	Contractor: L.A. Lefevre	$170,000	“Stories = 2; Units Total = 1”	
09/17/1946	Bldg-addition	L.A. Lefevre		“Substitute full basement for half basement” *while	

				building was being constructed	
10/10/1947	Bldg-alter/repair	L.A. Lefevre	$1,000	“Install basement partition”	
06/17/1958	Bldg-alter/repair	L.A. Lefevre & sons		Divide basement into classrooms and provide legal exits. 50’ x 130’	
06/11/1990	Bldg-alter/repair		15,000	Alterations to existing bldg to include new faculty lounge, wkrm & (riverside bldg).	

Condition

The building has been continually used and maintained over the course of its history and is in good condition.

Integrity Analysis

Moreau Hall retains integrity as described below:

Location – Moreau Hall is located in its original location, and thus retains integrity of location.

Design – Moreau Hall features expressive elements of the Mission Revival style, including arcade and red clay barrel tile roof. The building has not had any significant exterior alterations and retains all of its character-defining features. Thus, Moreau Hall retains integrity of design.

Setting – Moreau Hall retains its relationship to other contributing structures of the campus, and thus retains integrity of setting.

Materials – Moreau Hall retains the majority of its original materials, and thus retains integrity of materials.

Workmanship – Moreau Hall retains the majority of its original materials, and the majority of its original design, therefore it retains integrity of workmanship.

Feeling – Given the relationship of Moreau Hall to other key buildings on the Notre Dame campus (Holy Cross Center, Fritz B. Burns Gymnasium, and St. Andre Bessette Hall), it retains integrity of feeling.

Association – Moreau Hall retains its association with operations of the school’s athletic teams, and thus retains integrity of association.

Eligibility

As Moreau Hall was constructed as a classroom building in 1947, during the period of significance, it was essential to the initial functionality and development of campus. Thus, it is a critical contributing building to the collectively significant campus which represents the oldest and longest operating Catholic high school in the San Fernando Valley, designed in the Mission Revival style.

As described earlier in this report, the campus is eligible (Criterion A/1/1 and C/3/3) for listing as a potential National and California Register historic district and as a City HCM, consisting of four contributors: Moreau Hall (1947), Holy Cross Center (1947), Fritz B. Burns Gymnasium (1951), and St. Andre Bessette Hall (1956). Therefore, while not individually eligible, Moreau Hall is eligible as a contributor to a potential national and state historic district and local historical resource.

HOLY CROSS CENTER (Attachment A, Images 17-24; Attachment B, Images 53-71)

Figure 7. Holy Cross Center, west elevation, view east (Chattel, 2017)

Description and Character-Defining Features

Holy Cross Center was constructed in 1947 and is a two-story building designed in the Mission Revival style, located at the northern edge of the central part of the campus along Huston Street. The building is visible from Woodman Avenue further to the west. It is generally U-shaped in plan, is approximately 19,400 square feet, with the main massing-oriented north-south and two gabled wings extending east. There are two smaller wing additions at the west elevation: a shed-roofed wing at the northern end and a gabled wing at the southern end. The first level is constructed of reinforced concrete, and the second level is constructed of wood-framed walls. The building has a painted textured concrete exterior, and the roof is clad in red clay barrel tiles with shallow bracketed wood eaves.

The west elevation (primary elevation) faces a lawn and surface parking lot. The main massing features a variety of regularly spaced windows, a central main entry double door with single-light windows, and a second level, covered, Monterey-style balcony supported by brackets and rectangular wood posts. The windows at the first level are recessed in arched openings, while the windows at the second level are recessed in rectangular openings. This elevation has a south-facing/front gabled roof. The lawn is accented by two mature Phoenix Canariensis and other palm trees, as well as by rose bushes and low vegetation around its outer edges and the perimeter of the building.

The south elevation faces the campus interior, and west and east elevation feature a variety of regularly spaced metal windows. There is a central entry door in a recessed opening at the first level, and a recessed outdoor space with a Juliette balcony above the entry door at the second level.

The east elevation features the central main wing that extends north-south, and two wings that extend west-east. The first level of central main wing has five bays with fixed light windows and with a sliding single light door in each bay. The second level has a variety of regularly spaced windows. The northern wing has an entry on the first level, and two windows on the second level. A lawn is located between the two wings, east of the central portion of the east elevation, and is enclosed by a concrete wall. The southern wing has a concrete exterior stair to the second level, and one central door on each level. The central portion of the east elevation has single-pane sliding glass doors and

windows across the first level, while the second level features regularly spaced square sliding windows.

The north elevation faces Huston Street, and features a concrete stringcourse between the first and second levels. It has a regular fenestration pattern with double-hung and sliding windows. The first level has two doors. The south addition portion of this elevation has one window. A gated lawn with trees, low vegetation, and a concrete walkway separates the elevation.

Character-defining features of Holy Cross Center include:

- U-shape plan, two-story massing, and horizontal emphasis
- Gabled and tiled roof
- Materials (red clay barrel roof tiles, textured concrete exterior, shallow bracketed wood eaves)
- Wood Juliet balcony with brackets
- Regular fenestration pattern

Alterations

Holy Cross Center was first altered in 1956 when a southern wing measuring 32 feet by 63 feet was added at the east elevation to add more bedrooms. According to building permit research, there have not been any other alterations to building exterior.[56] The same year, the chapel was expanded to the west by 12 feet.[57] A summary of building permits specific to the Holy Cross Center follows:

Date	Permit type/number	Architect and/or Builder/Contractor	Value	Description	Notes
02/09/1956	Bldg-addition	Contractor: Rodney Benson Co. Architect: Barker & Ott	$45,000	"Add bedrooms and enlarge" "Chapel" 2 stories	Constructed 1947, no original building permit but listed as existing on site in a 1953 building permit application. Historic aerial corroborates this building date.
07/22/1957	Certificate of Occupancy			"32' x 63' bedroom addition and enlarge chapel within the existing 2-story type V single-family dwelling"	

Condition

Holy Cross Center has been continually used and maintained over the course of its history and is in good condition.

[56] The use of the building has changed over time, however, whereas it once housed brothers, it now houses the school's main office, counseling office, and other additional offices for faculty and staff.

[57] Share the Mission, 38.

Integrity Analysis

Holy Cross Center retains integrity as described below:

Location – Holy Cross Center is located in its original location, and thus retains integrity of location.

Design – Holy Cross Center features elements of the Mission Revival style including a red tile roof, and bracketed eaves, and is a simple building in shape and massing. The building retains all of its character-defining features, and while the building has a few additions, they were constructed during the period of significance and are compatible with the original material. Thus, the Holy Cross Center retains integrity of design.

Setting – Holy Cross Center retains its relationship to other contributing structures of the campus, and thus retains integrity of setting.

Materials – Holy Cross Center retains the majority of its original materials, and thus retains integrity of materials.

Workmanship – Holy Cross Center retains of the majority of its original materials, and the majority of its original design, therefore it retains integrity of workmanship.

Feeling – Given the relationship of Holy Cross Center to other key buildings on the Notre Dame campus (Moreau Hall, Fritz B. Burns Gymnasium, and St. Andre Bessette Hall), it retains integrity of feeling.

Association – Holy Cross Center retains its association with school operations and the chapel, and thus retains integrity of association.

Eligibility

As Holy Cross Center was constructed in 1947, during the period of significance, and as the brothers'[58] residence, it was essential to the initial functionality and development of campus. Thus, it is a critical contributing building to the collectively significant campus which represents the oldest and longest operating Catholic high school in the San Fernando Valley. The campus is also a significant as a collection of buildings designed in the Mission Revival style.

As described earlier in this report, the campus is eligible (Criterion A/1/1 and C/3/3) for listing as a potential National and California Register historic district and as a City HCM, consisting of four contributors: Moreau Hall (1947), Holy Cross Center (1947), Fritz B. Burns Gymnasium (1951), and St. Andre Bessette Hall (1956). Therefore, while not individually eligible, Holy Cross Center is eligible as a contributor to a potential national and state historic district and local historical resource.

[58] Brothers were teachers of religion and various other subjects.

FRITZ B. BURNS GYMNASIUM (Attachment A, Images 25-30; Attachment B, Images 72-80)

Figure 8. Fritz B. Burns Gymnasium, north elevation, view southwest (Chattel, 2018)

Description and Character-Defining Features

Fritz B. Burns Gymnasium (Gymnasium and Donahue Fitness Center) was constructed in 1951, and in 2015 the Donahue Fitness Center was constructed on the west elevation.

Gymnasium

The Gymnasium is a one-story reinforced concrete building located in the center of campus and designed in the Mission Revival style. The building is generally rectangular in plan, is approximately 23,045 square feet, and has textured and painted concrete exterior walls and a combination of barrel and relatively flat roofs. While one-story, the building has several roof lines at varying heights, including a high-volume barrel roof over the gym courts. This building is visible from the intersection of Woodman and Riverside. The Donahue Fitness Center addition is located at the west elevation of the original central gymnasium building.

The building is oriented at a 45-degree angle to the street grid and the to the other buildings on campus, and thus its primary elevation faces southwest, the rear faces northeast, and the side elevations northwest and southeast.

The southwest elevation (primary elevation) faces the campus interior and is oriented toward the intersection of Woodman and Riverside. This elevation is dominated by an expressive espadaña parapet that rises high over a concrete stringcourse banding the façade and obscures the barrel-roof. A variety of Mission Revival detailing includes a central, dramatically recessed, quatrefoil opening in the face of the espadaña above the main entry, moldings accenting the edges of the espadaña, and pyramidal pinnacles atop truncated piers that frame the central section of the espadaña. Centered on the façade, the main entry consists of a grouping of three pairs of wood paneled doors set between pilasters with pyramidal caps. The broad expanses of unadorned

surfaces, unbroken by fenestration, that characterize this elevation are also typical of the Mission Revival.

Extending northwest from the façade, the Donahue Fitness Center addition contains a recessed door set in an arch and three metal windows. Attached to the northwest side of the Gymnasium, the Donahue Fitness Center addition is described separately below.

The northeast elevation of the Gymnasium faces the campus interior and Holy Cross Center, and generally mirrors the south elevation design but at a smaller scale. This elevation is composed of the original central gym and north and south additions (both additions were completed in 1983). The original central gym features a smaller espadaña parapet, concrete stringcourse, and a variety of Mission Revival detailing including a circular art glass window with the “ND” Notre Dame insignia over the entry. This entry consists of two pairs of metal double-doors with transoms and sidelights, set between pilasters. The elevation has three central wood paired panel doors. The additions are symmetrical to the original central gym and each has two pairs of double doors.

The southeast elevation is characterized by a combination of metal three-light and double-hung windows, and doors. Five bays are visible at the high ceiling clerestory. Each bay is divided into three sections. The first section of the first bay is a single-light window and the two other sections are filled with HVAC equipment. The second bay is entirely HVAC, and the other three bays are windows.

Donahue Fitness Center

Although clad in the same textured concrete as the Gymnasium, this one-story building is the least stylized of the buildings on campus. Its flat roof is hidden by a simply banded parapet. Buttresses, an arched entry, and recessed windows are the primary Mission Revival elements. The south elevation has three bays. A buttress is located at the westernmost point and two three-light metal (one horizontal over two vertical) windows are located in the first bay. A recessed metal door with a single-light window is within the second bay. A six-frosted light door is located within the third bay.

The west elevation has three bays. The first bay, from north to south, is about half the height of the central bay and is a concrete wall with a metal gate and the title of the building in metal letters. Two buttresses flank the central bay, which has three recessed metal windows. The first window has a single light, the second has three, and the third has two. A metal utility door is located to the left of the southern buttress. The third bay is about half the height of the central bay and has a single three-light metal (one horizontal over two vertical) window.

The north elevation is composed of a flush concrete wall in from of the entrance to the fitness center. The entrance beyond the wall is flush with a large door and window assembly. The assembly occupies about the central third of the elevation.

The east elevation is connected to the Gymnasium.

Character-defining features of the Fritz B. Burns Gymnasium include:

- Rectangular plan
- Expressive espadaña parapet
- Architectural detailing (Recessed quatrefoil and art glass window, concrete stringcourse, and barrel roof)

Alterations

The original Gymnasium portion of the Fritz B. Burns Gymnasium was completed in 1951,[59] and according to building permits remained unaltered until 1983, when new restrooms and locker rooms were added at the north elevation. These additions were necessary to accommodate the first class of female students. In 2015 also on the west elevation, a new lobby was added to the gymnasium. Later that year, the Donahue Fitness Center was constructed on the west elevation in the location where a swimming pool previously existed. A summary of building permits specific to the Fritz B. Burns Gymnasium follows:

Date	Permit type/number	Architect and/or Builder/Contractor	Value	Description	Notes
4/27/1983	Bldg-addition	Architect: Peter T. Creamer		Revise toilet rooms, enlarge boys & girls locker rooms each.	
9/02/1999	Bldg-new	Architect: Michael Kelly Contractor: Viole T.[60] Construction Co. Inc.		(N) state approved temporary coach for classroom for up to 12 mont hs from date of installation -construction of a 2-story building and gym addition	
5/18/15	Bldg-addition	Architect: Anthony Stark	$10,451.17	61'4" x 100' irreg. shaped fitness center/office addition and 74'-2" x 33'-5" irreg. shaped lobby addition to (e)private high school gymnasium	
10/14/15	Bldg-new	Architectural millwork solutions	$8,000	61’4” x 100’ irregular shaped fitness center/office building	

Condition

Fritz B. Burns Gymnasium has been continually used and maintained over the course of its history and is in good condition.

Integrity Analysis

Fritz B. Burns Gymnasium retains integrity as described below:

Location – The Fritz B. Burns Gymnasium is located in its original location, and thus retains integrity of location.

Design – The Fritz B. Burns Gymnasium features expressive elements of the Mission Revival style, including an espadaña parapet and recessed quatrefoil. The building retains all of its character-defining features, and while the building has additions they were constructed outside of the period of significance and are compatible in material, scale and proportion, and, the building retains the original design on its most significant elevations. Thus, the Gymnasium retains integrity of design.

Setting – The Fritz B. Burns Gymnasium retains its relationship to other contributing structures of the campus, and thus retains integrity of setting.

Materials – The Fritz B. Burns Gymnasium retains the majority of its original materials, and thus retains integrity of materials.

[59] Share the Mission, 21.

[60] Tim Viole is the son of original campus architect Laurence Viole and an alumnus of Notre Dame High School.

Workmanship – The Fritz B. Burns Gymnasium retains the majority of its original materials, and the majority of its original design, therefore it retains integrity of workmanship.

Feeling – Given the relationship of the Fritz B. Burns Gymnasium to other key buildings on the Notre Dame campus, it retains integrity of feeling.

Association – The Fritz B. Burns Gymnasium retains its association with operations of the school's athletic teams, and thus retains integrity of association.

Eligibility

As Fritz B. Burns Gymnasium (Gymnasium portion) was constructed in 1951, during the period of significance, as a sports facility, it was essential to the initial functionality and development of campus. Thus, it is a critical contributing building to the collectively significant campus which represents the oldest and longest operating Catholic high school in the San Fernando Valley. The campus is also a significant as a collection of buildings designed in the Mission Revival style.

As described earlier in this report, the campus is eligible (Criterion A/1/1 and C/3/3) for listing as a potential National and California Register historic district and as a City HCM, consisting of four contributors: Moreau Hall (1947), Holy Cross Center (1947), Fritz B. Burns Gymnasium (1951), and St. Andre Bessette Hall (1956). Therefore, while not individually eligible, Fritz B. Burns Gymnasium is eligible as a contributor to a potential national and state historic district and local historical resource. The additions to Fritz B. Gymnasium were constructed outside the period of significance, and therefore are non-contributing features of the contributing Fritz B. Gymnasium and campus.

ST. ANDRE BESSETTE HALL (Attachment A, Images 31-33; Attachment B, Images 81-90)

Figure 9. St. Andre Bessette Hall, east elevation, view northwest (Chattel, 2018)

Description and Character-Defining Features

The St. Andre Bessette Hall (Woodman Building) was constructed in 1956 and is a two-story building parallel to Woodman designed in the Mission Revival style. The building is rectangular in plan, is approximately 16,000 square feet, and has textured and painted concrete exterior walls and a side-gabled roof clad in red clay barrel tiles. The roof has shallow (one horizontal over two vertical) eaves with wood rafter tails. It is unclear whether these rafter tails are structural, or if they are faux appliques.

The west elevation faces Woodman. This elevation has inset arches and pilasters that frame eight regularly spaced rectangular divided-light metal casement windows at the first level, and eight regularly spaced groupings of three divided-light metal casement windows at the second level.

The first level of the south elevation is connected to the Allegretti Building (completed in 1985) and is not visible. The second level of the south elevation has three multi-light metal windows.

The east elevation faces campus interior. The first level has a seven-bay arcade that protrudes from the east elevation plane and is accessed by contemporary sliding glass doors. The second level has eight groupings of three-light metal casement windows.

The north elevation has an exterior stair and abuts the Hampton Building.

Character-defining features of St. Andre Bessette Hall include:

- Rectangular plan and two-story massing
- Gabled and tiled roof

- Materials (red clay barrel roof tiles, textured concrete exterior, bracketed wood eaves)
- Arcade with square piers
- Regular fenestration pattern
- Divided light metal casement windows

Alterations

St. Andre Bessette Hall was constructed in 1956, and according to building permits remained unaltered until 1985, when the Allegretti Building was constructed to abut the south elevation. In 2017, three of the first level east elevation cafeteria windows were removed, and folding glass doors were installed in their place. A summary of building permits specific to St. Andre Bessette Hall follows:

Date	Permit type/number	Architect and/or Builder/Contractor	Value	Description	Notes
03/31/1994	Bldg-alter/repair		$15,000	Earthquake damaged, repair suspend ceiling at class room 30, 32, 34, 35, 3 6 & a portion of library & cafeteria.	This permit covers more than just repairs made to cafeteria, no plot plan provided
05/18/2017	Bldg-alter/repair			Remove three windows at (e) cafeteria and replace with three folding doors. al work per engineer.	

Condition

St. Andre Bessette Hall has been continually used and maintained over the course of its history and is in good condition.

Integrity Analysis

St. Andre Bessette Hall retains integrity as described below:

Location – St. Andre Bessette Hall is located in its original location, and thus retains integrity of location.

Design – St. Andre Bessette Hall features elements of the Mission Revival style including red tile roof, and bracketed eaves, and is a simple building in shape and massing. While the building was altered at the south elevation to attach to the Allegretti Building (built 1985), it retains all of its character-defining features. Thus, St. Andre Bessette Hall retains integrity of design.

Setting – St. Andre Bessette Hall retains its relationship to other contributing structures of the campus, and thus retains integrity of setting.

Materials – St. Andre Bessette Hall retains the majority of its original materials, and thus retains integrity of materials.

Workmanship – St. Andre Bessette Hall retains most of its original materials, and its original design, therefore it retains integrity of workmanship.

Feeling – Given the relationship of St. Andre Bessette to other key buildings on the Notre Dame campus, it retains integrity of feeling.

Association – St. Andre Bessette Hall retains its association with daily operations of the school, and thus retains integrity of association.

Eligibility

As St. Andre Bessette Hall was constructed in 1956, during the period of significance, for additional classrooms, it was essential to the initial functionality and development of campus. Thus, it is a critical contributing building to the collectively significant campus which represents the oldest and longest operating Catholic high school in the San Fernando Valley. The campus is also a significant as a collection of buildings designed in the Mission Revival style.

As described earlier in this report, the campus is eligible (Criterion A/1/1 and C/3/3) for listing as a potential National and California Register historic district and as a City HCM, consisting of four contributors: Moreau Hall (1947), Holy Cross Center (1947), Fritz B. Burns Gymnasium (1951), and St. Andre Bessette Hall (1956). Therefore, while not individually eligible, St. Andre Bessette Hall is eligible as a contributor to a potential national and state historic district and local historical resource.

ALLEGRETTI BUILDING (Attachment B, Images 91-96)

Figure 10. Allegretti Building, southwest corner, view northeast (Chattel, 2018)

Description and Character-Defining Features

The Allegretti Building was constructed in 1985, and is a one-story reinforced concrete building located at the northwest intersection of Woodman and Riverside. The building is generally U-shaped in plan with three wings, is approximately 13,581 square feet, has textured painted concrete exterior walls, and a hipped roof clad in red barrel clay tiles. The building surrounds a courtyard that can be accessed through campus or by a stair that begins at the sidewalk.

The south and west street-facing elevations feature regularly spaced arched divided light windows. The interior elevations face a small courtyard. An archway between the almost connecting ends of the U-shape of the building provides access to the remainder of campus. The building generally features a regular fenestration pattern of divided light metal casement windows.

The building has a small interior courtyard, which has an arcade supported by square piers on the south and west sides, and regularly spaced divided light windows throughout. Courtyard-facing walls have metal doors.

The northeast elevation faces the interior of the campus and is accessed through an arched passageway from the courtyard. This elevation has two doors on either side of the archway and divided metal light casement windows.

Character-defining features of the Allegretti Building include:

- U-shape plan, one-story massing with three wings
- Hipped tiled roof
- Materials (red barrel clay roof tiles, textured concrete exterior)
- Divided light metal casement windows

Alterations

According to building permits, no exterior alterations have occurred.[61] A summary of building permits specific to the Allegretti Building follows:

Date	Permit type/number	Architect and/or Builder/Contractor	Value	Description	Notes
10/16/1985	Bldg-addition	contractor: houseman and sons architect: Paul Marino	$1,034,000	Construct new administration, class rooms & library	
01/13/1986	Nonbldg-new		$1000	New retaining wall	At location of stairs to Allegretti building at corner of Riverside and Woodman
08/15/1989	Llan maintenance			Remodel biology & physics lab	
05/02/2012	Bldg-alter/repair	architect: tony stark	$1639.01	convert 40' x 58' library room to two classrooms (858 & 998 sq ft each) & storage room. remodel (e) library for (e) private high school.	

Condition

The Allegretti Building has been continually used and maintained over the course of its history and is in good condition.

Integrity Analysis

The Allegretti Building was constructed after the period of significance; therefore an integrity analysis was not completed for this report.

Eligibility

The Allegretti Building was constructed after the period of significance, and thus does not appear eligible for national, state, or local listing.

BURNS ARTS & TECHNOLOGY BUILDING (Attachment B, Images 97-108)

Figure 11. Burns Arts & Technology Building, northeast corner, view southwest (Chattel, 2018)

Description and Character-Defining Features

The Burns Arts & Technology Building was constructed in 2001 and is a two-story building located north of the Riverside Building and west of the baseball field. It is a steel frame building with light metal infill framing. The building is roughly rectangular in plan, is approximately 32,623 square feet, and has asymmetrical massing.

The east elevation has a seven-bay arcade. This portion of the building also has a narrow square tower with a hipped roof clad in red barrel clay tiles and topped with a cross. A second, larger tower is located west, and features both quatrefoil and half-circle windows and features the same roof design as the other tower.

The north elevation features an arched entryway on the first level, and a stair with a curved wall leading to the second story where a shed roof covers the exterior entrance on this level. The northwest portion of the building is most expressive, featuring a curved arched parapet and arched wing walls surrounding an entryway.

The south elevation features a 22-bay arcade reminiscent of Moreau Hall. Metal recessed Palladian inspired windows line this elevation at the first level.

Character-defining features of the Burns Arts & Technology Building include:

- Rectangular plan, and two-story massing with two towers
- Materials (red clay barrel roof tiles, textured concrete exterior)
- Arched parapet and wing walls
- Metal recessed Palladian inspired windows

Alterations

According to building permits, no exterior alterations have occurred. A summary of building permits specific to the Burns Arts & Technology Building follows:

Date	Permit type/number	Architect and/or Builder/Contractor	Value	Description	Notes
12/13/1999	Bldg-new	Michael Kelly, Nest Architecture	$26,000	New classroom building	Replaced previous building on site constructed 1953, demolished 11/1999 *COO 05/18/2001

Condition

The Burns Arts & Technology Building has been continually used and maintained over the course of its history and is in good condition.

Integrity Analysis

The Burns Arts & Technology Building was constructed after the period of significance; therefore an integrity analysis was not completed for this report.

Eligibility

The Burns Arts & Technology Building was constructed after the period of significance, and thus does not appear eligible for national, state, or local listing.

HAMPTON BUILDING (Attachment B, Images 109-114)

Figure 12. Hampton Building, east elevation, view southwest (Chattel, 2018)

Description and Character-Defining Features

The Hampton Building was constructed in 2005 and is a two-story concrete building located parallel to Woodman north of St. Andre Bessette Hall (Woodman Building). The building is of steel frame construction with lightweight metal infill framing. It has a side-gabled roof clad in red clay barrel tiles. The building is rectangular in plan, is approximately 19,800 square feet, and has painted concrete exterior walls.

The west elevation faces Woodman and features double hung metal windows grouped in three and regularly spaced along the elevation on the first level. These windows are framed in shallow concrete arches and pilasters. The second-levels windows are taller and feature divided transoms.

On the south elevation, a small bridge connects the Hampton Building to the Woodman Building.

The east elevation faces the interior of the campus and features an arcade with piers on the first level. The first level features paired sliding windows with upper transoms. The southern portion of this elevation features the main entryway framed by three arches with square columns on the first level, a central large divided light rectangular window with paired sliding windows with transoms on the second level and a front gabled roof.

Character-defining features of the Hampton Building include:

- Rectangular plan and two-story massing
- Materials (red clay barrel tile roof, textured concrete exterior)
- Arcade with square piers
- Arched entry

Alterations

According to building permits, no exterior alterations have occurred. A summary of building permits specific to the Hampton Building follows:

Date	Permit type/number	Architect and/or Builder/Contractor	Value	Description	Notes
12/08/2005	Bldg-addition	Architect: Rafael Franco	$19,391.39	Addition of a 70' x 142' type v-n two story classroom and laboratory building to an existing private high school and a 11' x 116' covered walkway on the existing adjoining building	

Condition

The Hampton Building has been continually used and maintained over the course of its history and is in good condition.

Integrity Analysis

The Hampton Building was constructed after the period of significance; therefore, an integrity analysis was not completed for this report.

Eligibility

The Hampton Building was constructed after the period of significance, and thus does not appear eligible for national, state, or local listing.

SPORTS AND MAINTENANCE FACILIITIES

Below are descriptions of sports and maintenance facilities, all located on the eastern portion of campus. The following buildings are in good condition, and as they were constructed after the period of significance an integrity analysis was not completed for this report. As the following buildings were constructed after the period of significance, they do not appear eligible for listing in the National Register, California Register, or as a Historic-Cultural Monument.

Marine Corps Memorial Stadium (Attachment B, Images 115-117)

The Marine Corps Memorial Stadium was constructed in 2013. The stadium consists of a single building with concession stands, locker rooms, and restrooms, and a dug out, bleachers, and a baseball field. The building is approximately 3,300 square feet, is designed in the Mission Revival style with a textured concrete exterior, recessed arch reliefs, pilasters, and a roof clad in red barrel clay tiles.

Joseph E. Rawlinson Aquatic Center (Attachment B, Images 118-119)

The Joseph E. Rawlings Aquatic Center was constructed in 2013. This aquatic center consists of a single building with concession stands, locker rooms, and restrooms, a swimming pool, and solar panel shade structures. The building is approximately 31,946300 square feet, is designed in the Mission Revival style with a painted concrete exterior, arched entryways, and flat roof with parapet.

Maintenance building (Attachment B, Image 120)

The Maintenance building is located at the northwest corner of the football field, is rectangular in plan, is approximately 2,755 square feet and utilitarian in design with a sheet metal exterior and roof.

Concession stand and restroom building (Attachment B, Image 121)

The Concession stand and restroom building is are located at the northeast corner to the football field. The building was constructed in 2008, is rectangular in plan, one-story, and has a textured concrete exterior, and a roof clad in red barrel clay tiles.

Football field and track (Attachment B, Image 122)

The football field and track is located on the east end of campus adjacent to Sunnyslope. While the location of the football field and track is generally original, bleachers were added in the 1950s and 60s and the lawn changed to synthetic turf.

Tennis and beach volleyball courts (Attachment B, Image 123)

Tennis courts and beach volleyball courts are located north of the Marine Corps Memorial Stadium and east of the Joseph E. Rawlinson Aquatic Center. The tennis courts first appear on a 1981 aerial.

V. Project Description and Impacts Analysis

Project Description

The Notre Dame High School Master Plan would include new construction, additions, and interior renovations. New construction would include a parking structure (BLDG 1), conference center with a cafeteria (BLDG 2), classroom building (BLDG 7), a plaza improvement (3), and practice gymnasium with locker rooms (BLDG 4) (Master Plan; proposed project). There would be three additions. One addition would be constructed between the existing northern and southern portions of the non-contributing Burns Arts & Technology Building (BLDG 5). Two additions would be constructed on the contributing Holy Cross Center; one at the existing west elevation chapel, and one at the south elevation (BLDG 6). Interior renovations would occur to contributing St. Andre Bessette Hall (REMODEL). The proposed project would be completed in seven phases.

The following analysis introduces the proposed project, and then evaluates its conformance with the *Secretary's Standards* in relation to the identified historical resource, the eligible potential historic district.

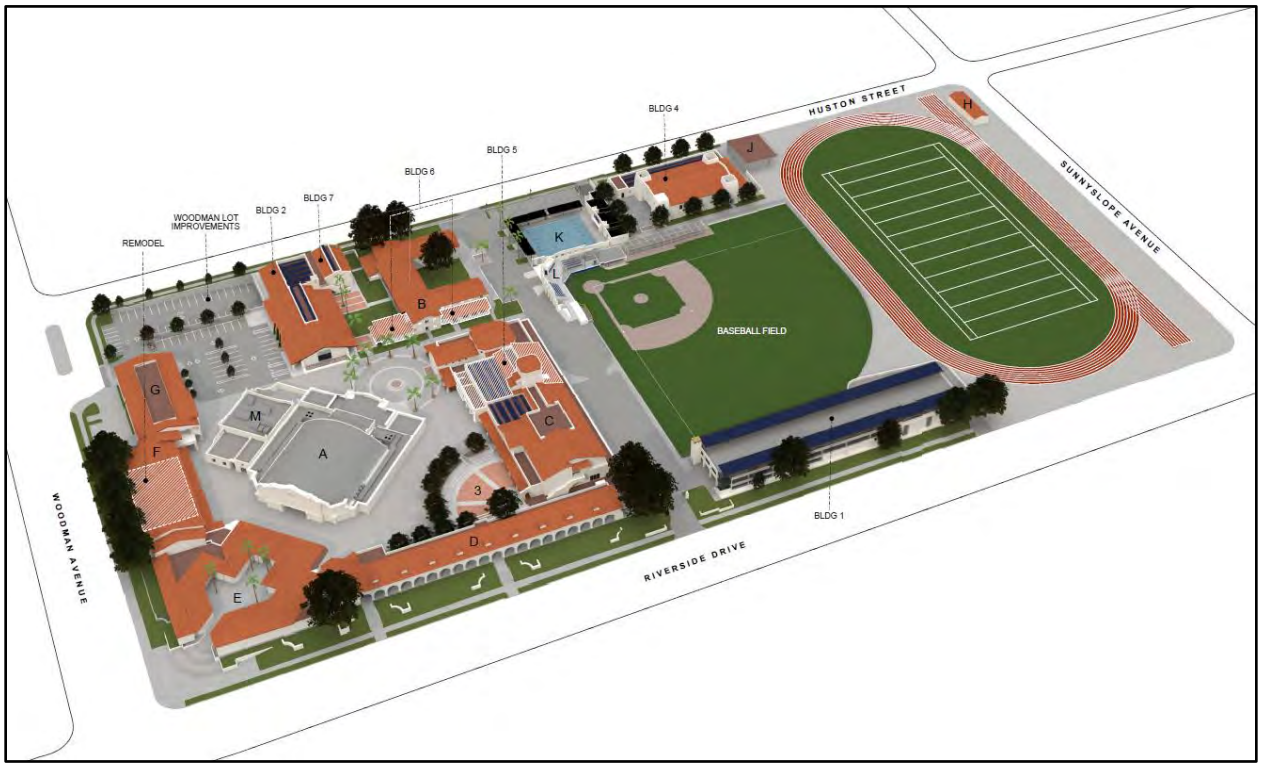

Figure 13. Diagram of proposed project (BLDG 1, BLDG 2, 3, BLDG 4, BLDG 5, BLDG 6, BLDG 7, REMODEL; Corsini Stark Architects, 2018)

Proposed Project - New Construction

Parking Structure (BLDG 1)

A 64,000 square foot, three-story parking structure with 183 parking spots would be constructed south of the non-contributing Marine Corps Memorial Stadium, parallel to Riverside, and would be completed in phase one of the Master Plan (estimated completion: 2019). New construction would replace an existing surface parking lot and lawn. The parking structure would be contemporary in

design and located slightly proud of Moreau Hall along Riverside. The north and south elevations would be 11 bays wide and constructed of reinforced concrete with a plaster exterior. The elevator shaft would be located in the westernmost bay of the south elevation, and the stairwell would be located in the westernmost bay of the north elevation. Metal screens, vine lattices, and concrete block openings would add dimension and visual screening to the design on the north and south elevations. Planters would be located along the south elevation. Solar panel metal structures would be on the roof. The west and east elevations would be five bays wide and would not have screening.

Conference Center and Cafeteria (BLDG 2)

A 14,000 square foot, one-story conference center and cafeteria, located in a single building, would be constructed west of the contributing Holy Cross Center and east of the surface parking lot near Woodman, and would be completed in phase two of the Master Plan (estimated completion: 2020). New construction would replace a portion of the existing surface parking lot, and a 125 parking space subterreanean parking lot would be constructed below the new building. The new building would be constructed of reinforced concrete, would be rectangular in plan, would have a concrete exterior with a plaster finish to match campus aesthetic, and would have a gable roof clad in red clay barrel tiles. The west elevation would have a 10-bay wide arcade supported by rectangular piers and an arched entrance to the subterranean parking. The four southern most bays would have large multi-light floor to ceiling two by four-light metal windows within each bay. The fifth bay from the south would have a double metal door, the sixth to ninth bays would have recessed niches, and the tenth bay would have a single metal door. The east elevation would face the Holy Cross Center, and have a nine-bay arcade. The same large multi-light floor to ceiling two by four-light metal windows on the west elevation would be within each bay. The fourth bay from the south would have the same design as the windows but would be operable as a door. The south elevation would have two windows of the same design with a concrete block screen transom.

Plaza improvement (3)

A plaza improvement with at-grade raised concrete seating and a stage would be constructed in between the east elevation of the Fritz B. Gymnasium, the west elevation of the Burns Building and the north elevation of Moreau Hall, and would be constructed in phase three of the Master Plan (estimated completion: 2022). The stage would be located in the corner, closest to the Burns Buillding and Moreau Hall, with seating extending outward in the direction of the Fritz B. Gymnasium and would be a minimal concrete slab. A landscaped planter would separate the southern portion of the ampitheater from the walkway between the Burns Building and Moreau Hall. The flat portion of the ampitheater would be differentiated from the seating through the use of new paving materials. New construction would replace an asphalt surface, and would not abut existing buildings.

Practice Gymnasium with Locker Rooms (BLDG 4)

A 13,600 square foot, one to two-story practice gymnasium with locker rooms, would be constructed north of the Marine Corps Memorial Stadium, and would be constructed in phase four of the Master Plan (estimated completion: 2024). New construction would replace existing tennis and beach volleyball courts. The building would be designed in the Mission Revival style with a painted plaster concrete exterior and a mix of flat and shed red clay barrel tile roofs.

Classroom Building (BLDG 7)

A 5,200 square foot two-story classroom building would be constructed as an addition off of the northeast portion of the conference center and cafeteria, and would be completed in phase seven of the Master Plan (estimated completion: 2030). The design of this new building has not been developed.

Proposed Project - Additions

Burns Arts & Technology Building (BLDG 5)

A 7,500 square foot two-story addition would be constructed between the north and southern portion of the non-contributing Burns Arts & Technology Building, and would be completed in phase five of the Master Plan (estimated completion: 2026). The addition would remove some existing material and would replace a courtyard. The addition would have classrooms and a 220 seat theater, and the existing tower would be retained and incorporated into the addition. The addition would be designed in the Mission Revival style with a painted plaster concrete exterior and shed red clay barrel tile roofs. The west elevation would have a three-bay arcade with an entry in the central bay and windows in the flanking bays. The east elevation would add six bays that would mimic the existing collonade.

Holy Cross Center (BLDG 6)

A 2,200 square foot one-story addition would be constructed off the southern portion of the west elevation of the contributing Holy Cross Center, and would be completed in phase six of the Master Plan (estimated completion: 2028). The addition would remove the existing non-original chapel. The new chapel would consist of a larger section (nave) and smaller section (vestibule), both with red clay barrel tile gable roofs. The north and south elevations of the vestibule would have a single light window that nearly spans from eave to ground. The west elevation of the vestibule would mimic the existing chapel and would reuse the Our Lady of Guadalupetile. A metal double entry door would be located on center of the west elevation. The north elevation of the nave would have eight bays, with a single light window that nearly spans from eave to ground. The south elevation of the nave would consist of reused stained glass from the existing chapel. The six feet of the existing chapel would retained as a hyphen between the new construction and historic building.

A one-story addition would also be constructed at the south elevation of the contributing Holy Cross Center. This addition would have a shed red clay barrel tile roof, a recessed entry with a single light metal door, and three evenly spaced four light metal windows. The design of the door and windows would be differentiated from historic.

Proposed Project - Interior Renovations

St. Andre Bessette Hall (REMODEL)
Contributing St. Andre Bessette Hall would be renovated to include a STEM Center, and would be completed in phase three of the Master Plan (estimated completion: 2022). The renovation would take place in the existing 5,500 square foot cafeteria and would not affect the exterior.

IMPACTS ANALYSIS

The following is an analysis of the proposed work for conformance with the *Secretary's Standards* specific to the historic resource of concern, the eligible potential historic district. The district includes four contributors: Moreau Hall, Holy Cross Center, Fritz B. Burns Gymnasium, and St. Andre Bessette Hall). While contributors to the eligible potential historic district, these four contributors were not identified as individually eligible historical resources. The other buildings on the campus were not identified as contributors to the eligible potential historic district. As the Allegretti Building, Burns Building, Hampton Building, Marine Corps Memorial Stadium, Joseph E. Rawlinson Aquatic Center, Maintenance building, and Concession stand and restroom building were not identified as either individual or contributing resources, impacts to these buildings are not evaluated below.[62]

Eligible Potential Historic District

The proposed work would completely retain the four contributing buildings to the eligible potential historic district (Moreau Hall, Holy Cross Center, Fritz B. Burns Gymnasium, and St. Andre Bessette Hall). In addition, the character-defining features of the eligible potential historic district listed below would be retained as detailed below:

- Four buildings constructed during the period of significance (Moreau Hall, Holy Cross Center, Fritz B. Burns Gymnasium, St. Andre Bessette Hall), including the character-defining features of each building. Refer to individual impacts analysis below for effect on each contributor.
- Mission Revival style
- One to two-story buildings with rectangular massing and fenestration
- Orientation of entryways towards campus perimeter and to campus courtyards
- Materials (textured painted concrete, red barrel clay tile roofs)
- Religious iconography

Effect on Character-Defining Features of District

Contributors: Moreau Hall, Holy Cross Center, Fritz B. Burns Gymnasium, and St. Andre Bessette Hall)

<u>Moreau Hall</u>

Character-defining features of Moreau Hall include:

- Rectangular plan, two-story massing, and horizontal emphasis
- Gabled and tiled roof
- Materials (red clay barrel roof tiles, textured concrete exterior walls, shallow bracketed wood eaves, terra cotta pavers, wrought iron hardware)
- Arcade with square piers
- Exterior staircase and landing
- Regular fenestration pattern
- Repeated use of arches (arcade, blind arch recesses, accent window, and niches
- Architectural detailing (corbeled capitals and impost moldings, stringcourses)

[62] Landscape and landscape features were not evaluated as part of this report. However, we recommend a campus landscape plan be developed. At that time the landscape and landscape features should be evaluated for historical significance.

The proposed project does not alter Moreau Hall. Therefore, as explained below, the proposed work is found to conform with the *Secretary's Standards*:

Secretary's Standards for Rehabilitation	**Conformance**
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 proposed project would not alter Moreau Hall nor would it result in a change of use. Therefore, the proposed project would be in conformance with *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 would not alter Moreau Hall, and the historic character of a property would be retained and preserved. Therefore, the proposed project would be in conformance with *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 would not alter Moreau Hall, thus the creation of a false sense of historical development would not occur. Therefore, the proposed project would be in conformance with *Standard 3.*
Standard 4 Changes to a property that have acquired historic significance in their own right will be retained and preserved.	n/a
Standard 5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	The proposed project would not alter Moreau Hall, distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. Therefore, the proposed project would be in conformance with *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.	n/a
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.	n/a
Standard 8 Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	n/a
Standard 9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.	As the proposed project would not alter Moreau Hall, new additions, exterior alterations, or related new construction would not destroy historic materials, features, and spatial relationships that characterize the

Secretary's Standards for Rehabilitation	**Conformance**
The new work will 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.	property would not occur. Therefore, the proposed project would be in conformance with *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.	The parking structure (BLDG 1) and plaza improvement (3) are the two elements of the proposed project that would be relatively adjacent to Moreau Hall. However, the design of the parking structure and plaza improvement would be simple, contemporary, and compatible in material and scale to Moreau Hall. Further, the new construction would 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. Therefore, the proposed project would be in conformance with *Standard 10.*

Holy Cross Center

Character-defining features of Holy Cross Center include:

- U-shape plan, two-story massing, and horizontal emphasis
- Gabled and tiled roof
- Materials (red clay barrel roof tiles, textured concrete exterior, shallow bracketed wood eaves)
- Wood Juliet balcony with brackets
- Regular fenestration pattern

The proposed project involves two additions to the contributing Holy Cross Center. As explained below, the proposed work is found to conform with the *Secretary's Standards*:

Secretary's Standards for Rehabilitation	**Conformance**
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 proposed project would not result in a Holy Cross Center change of use. Therefore, the proposed project would be in conformance with *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 work would not alter the historic character to of Holy Cross Center, and the following character-defining feature would be retained: • U-shape plan, two-story massing, and horizontal emphasis • Gabled and tiled roof • Materials (clay roof tiles, wood eave brackets) • Wood Juliet balcony with brackets • Regular fenestration pattern Therefore, the proposed project would be in conformance with *Standard 2.*
Standard 3 Each property will be recognized as a physical record of its time, place, and use. Changes that create a false	The proposed work does not create a false sense of historical development through adding features or

Secretary's Standards for Rehabilitation	**Conformance**
sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	elements from other historic properties. The new additions would be differentiated from the historic building through design and materials. The north elevation of the new chapel will have clearly differentiated, contemporary operable floor to ceiling windows, and the west elevation will also have a relatively high amount of glazing compared to what would have been historic. The addition to the south elevation will also feature contemporary windows. The painted concrete walls will also be finished in a texture that differentiates contemporary from historic in a compatible way. Therefore, the proposed project would be in conformance with *Standard 3*.
Standard 4 Changes to a property that have acquired historic significance in their own right will be retained and preserved.	n/a
Standard 5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	The proposed work would not alter distinctive materials, features, finishes, or construction techniques that characterize the property. The following character-defining features would be preserved: • U-shape plan, two-story massing, and horizontal emphasis • Gabled and tiled roof • Materials (clay roof tiles, wood eave brackets) • Wood Juliet balcony with brackets • Regular fenestration pattern Therefore, the proposed project would be in conformance with *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.	n/a
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.	n/a
Standard 8 Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	n/a

Secretary's Standards for Rehabilitation	**Conformance**
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 will 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.	New additions will not destroy historic materials, features, and spatial relationships that characterize the property. The chapel addition does not replace and original material of the Holy Cross Center, and utilizes an existing hyphen to differentiate its massing, and the introduction of large spans of glass clearly differentiate it as contemporary. The addition on the south elevation is also not replacing original historic material, and the amount of glazing on the south elevation addition also clearly differentiates itself as contemporary. Therefore, the proposed project would be in conformance with *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.	The new additions will be constructed in such a way that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired. Therefore, the proposed project would be in conformance with *Standard 10.*

Fritz B. Burns Gymnasium

Character-defining features of the Fritz B. Burns Gymnasium include:

- Rectangular plan
- Expressive espadaña parapet
- Architectural detailing (Recessed quatrefoil and art glass window, concrete stringcourse, and barrel roof)

The proposed project does not alter Fritz B. Burns Gymnasium. Therefore, as explained below, the proposed work is found to conform with the *Secretary's Standards.*

Secretary's Standards for Rehabilitation	**Conformance**
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 proposed project would not alter Fritz B. Burns Gymnasium nor would it result in a change of use. Therefore, the proposed project would be in conformance with *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 would not alter Fritz B. Burns Gymnasium, thus the historic character of a property would be retained and preserved. Therefore, the proposed project would be in conformance with *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 would not alter Fritz B. Burns Gymnasium, thus the creation of a false sense of historical development would not occur. Therefore, the proposed project would be in conformance with *Standard 3.*
Standard 4 Changes to a property that have acquired historic significance in their own right will be retained and preserved.	n/a

Secretary's Standards for Rehabilitation	**Conformance**
Standard 5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	The proposed project would not alter the distinctive materials, features, finishes, and construction techniques or examples of craftsmanship of Fritz B. Burns Gymnasium. All of the following character-defining features would be preserved: • Rectangular plan • Expressive espadaña parapet • Architectural detailing (Recessed quatrefoil and art glass window, concrete stringcourse, and barrel roof) Therefore, the proposed project would be in conformance with *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.	n/a
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.	n/a
Standard 8 Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	n/a
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 will 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.	n/a
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.	The Conference Center and Cafeteria Building (BLDG 2) is the single element of the proposed project that would be relatively adjacent to Fritz B. Burns Gymnasium. However, the design of the Conference Center and Cafeteria Building would be designed in a contemporary interpretation of the Mission Revival style, and therefore be compatible in scale and material to Fritz B. Burns Gymnasium. Further, the new construction would 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

Secretary's Standards for Rehabilitation	**Conformance**
	be unimpaired. Therefore, the proposed project would be in conformance with *Standard 10.*

St. Andre Bessette Hall

Character-defining features of St. Andre Bessette Hall include:

- Rectangular plan and two-story massing
- Gabled and tiled roof
- Materials (red clay barrel roof tiles, textured concrete exterior, bracketed wood eaves)
- Arcade with square piers
- Regular fenestration pattern
- Divided light metal casement windows

The proposed project does not alter the exterior of St. Andre Bessette Hall. Therefore, as explained below, the proposed work is found to conform with the *Secretary's Standards*:

Secretary's Standards for Rehabilitation	**Conformance**
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 proposed project would not alter St. Andre Bessette Hall nor would it result in a change of use. Therefore, the proposed project would be in conformance with *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 would not alter St. Andre Bessette Hall, thus the historic character of a property would be retained and preserved. Therefore, the proposed project would be in conformance with *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 would not alter St. Andre Bessette Hall, thus the creation of a false sense of historical development would not occur. Therefore, the proposed project would be in conformance with *Standard 3.*
Standard 4 Changes to a property that have acquired historic significance in their own right will be retained and preserved.	n/a
Standard 5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	As the proposed project would not alter the distinctive materials, features, finishes, and construction techniques or examples of craftsmanship of St. Andre Bessette Hall. All of the following character-defining features would be preserved: • Rectangular plan and two-story massing • Gabled and tiled roof • Materials (red clay barrel roof tiles, textured concrete exterior, bracketed wood eaves) • Arcade with square piers • Regular fenestration pattern • Divided light metal casement windows

Secretary's Standards for Rehabilitation	**Conformance**
	Therefore, the proposed project would be in conformance with *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.	n/a
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.	n/a
Standard 8 Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	n/a
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 will 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.	n/a
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.	The new additions and adjacent or related new construction would 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. Therefore, the proposed project would be in conformance with *Standard 10.*

Effect on Character-Defining Features of District: Mission Revival style

The proposed project new construction and additions are designed in either the Mission Revival style, a contemporary interpretation of the Mission Revival style, or are contemporary. Each of the styles that would be added to campus would be compatible yet differentiated with the eligible potential historic district and its Mission Revival style character-defining features. Therefore, the proposed project would be in conformance with the *Secretary's Standards.*

Effect on Character-Defining Features of District: One to Two-Story Buildings with Rectangular Massing and Fenestration

The proposed project new construction and additions are designed to be either one or two- story, and thus would be compatible with the existing scale and massing of the eligible potential historic district. Therefore, the proposed project would be in conformance with the *Secretary's Standards.*

Effect on Character-Defining Features of District: Orientation of Entryways Towards Campus Perimeter and To Campus Courtyards

The proposed project would not alter the orientation of entryways. Therefore, the proposed project would be in conformance with the *Secretary's Standards.*

Effect on Character-Defining Features of District: Materials (Textured Painted Concrete, Red Barrel Clay Tile Roofs)

The proposed project new construction and additions are designed in either the Mission Revival style, a contemporary interpretation of the Mission Revival style, or are contemporary. Aside from the parking structure, each new building would exhibit materials of the Mission Revival style, including textured painted concrete and red barrel clay tile roofs. Therefore, the proposed project would be in conformance with the *Secretary's Standards.*

Effect on Character-Defining Features of District: Religious Iconography

The proposed project would not remove historic religious iconography. Therefore, the proposed project would be in conformance with the *Secretary's Standards.*

Effect on District Integrity

Location – The eligible potential historic district would retain the spatial relationship and orientation of character-defining features and buildings. Thus, integrity would be retained.

Design – The eligible potential historic district would retain its character-defining features and the style, forms, geographic and structural relationship of the four contributors (Moreau Hall, Holy Cross Center, Fritz B. Burns Gymnasium, and St. Andre Bessette Hall). Thus, integrity of design would be retained.

Setting – The potential eligible historic district would retain the orientation of its buildings and structures, particularly the relationship between the character-defining four contributors (Moreau Hall, Holy Cross Center, Fritz B. Burns Gymnasium, and St. Andre Bessette Hall). Thus, integrity of setting would be retained.

Materials – Despite some additions, the character-defining features of the potential eligible historic district would be retained. Thus, integrity of materials would be retained.

Workmanship – The original craftsmanship and design intent of the potential eligible historic district would not be altered. Thus, the integrity of workmanship would be retained.

Feeling – The potential eligible historic district would retain the quality that evokes the aesthetic or historic sense that dates to the period of significance. Thus, the integrity of feeling would be retained.

Association – The potential eligible historic district would retain its association as a Catholic high school, the San Fernando Valley, and as a collection of buildings designed in the Mission Revival style. Thus, the integrity of association would be retained

New Construction

Parking Structure (BLDG 1) - Impact to Historical Resource

The proposed parking does not alter contributing Moreau Hall approximately 100 feet to the west and would not impact the three other contributors to the potentially eligible historic district (Holy Cross Center, Fritz B. Burns Gymnasium, and St. Andre Bessette Hall), would be two-stories, and would be designed in a simple contemporary style compatible with the Mission Revival style. Therefore, the proposed work would not impact the potentially eligible historic district, and thus would be in conformance with the *Secretary's Standards.*

Conference Center and Cafeteria (BLDG 2) - Effect on Historical Resource

The proposed conference center and cafeteria would be located approximately 100 feet east of the potentially eligible historic district contributor Holy Cross Center and would not impact the three other contributors (Moreau Hall, Fritz B. Burns Gymnasium, and St. Andre Bessette Hall), would be no more than two-stories, and would be designed in the Mission Revival style. Therefore, the proposed work and would not impact the potentially eligible historic district.

Plaza improvement (3) - Effect on Historical Resource

The proposed plaza improvement would be located approximately 30 feet north of the potentially eligible historic district contributor Moreau Hall and would not impact the three other contributors (Holy Cross Center Hall, Fritz B. Burns Gymnasium, and St. Andre Bessette Hall), would be at grade, and would be designed would be designed in a simple contemporary style compatible with the Mission Revival style. Therefore, the proposed work would not impact the potentially eligible historic district, and thus would be in conformance with the *Secretary's Standards.*

Practice Gymnasium with Locker Rooms (BLDG 4) - Effect on Historical Resource

The proposed practice gymnasium and locker rooms would be located approximately 300 feet east of the potentially eligible historic district contributor Holy Cross Center and would not impact the three other contributors (Moreau Hall, Fritz B. Burns Gymnasium, and St. Andre Bessette Hall), would be no more than two-stories, and would be designed in the Mission Revival style. Therefore, the proposed work would not impact the potentially eligible historic district, and thus would be in conformance with the *Secretary's Standards.*

Classroom Building (BLDG 7) - Effect on Historical Resource

The proposed classroom building would be located approximately 20 feet east of the potentially eligible historic district contributor Holy Cross Center and would not impact the three other contributors (Moreau Hall, Fritz B. Burns Gymnasium, and St. Andre Bessette Hall). However, the design of the building has not been developed and therefore the impacts of this buidling on the historical resource were not analyzed. Once the design of this building has been completed, we recommend an impacts analysis be conducted.

Additions

Burns Arts & Technology Building (BLDG 5) - Effect on Historical Resource

The proposed work would be to a non-contributor to the potentially eligible historic district, would be no more than two-stories, and would be designed in the Mission Revival style. Therefore, the

proposed work and would not impact the potentially eligible historic district, and thus would be in conformance with the *Secretary's Standards.*

Holy Cross Center (BLDG 6) - Effect on Historical Resource

The U-shape plan, two-story massing, horizontal emphasis, gable and tiled, materials (red clay barrel roof tiles, textured concrete exterior, shallow bracketed wood eaves), wood Juliet balcony with brackets, and regular fenestration pattern of the contributing Holy Cross Center would be retained. The proposed work would reuse religious iconography, including Our Lady of Guadalupe tile and stained glass windows. In addition, the proposed work would not impact the three other contributors (Moreau Hall, Fritz B. Burns Gymnasium, and St. Andre Bessette Hall).Therefore, the proposed work and would not impact the potentially eligible historic district, and thus would be in conformance with the *Secretary's Standards.*

Interior Renovations

St. Andre Bessette Hall (REMODEL) - Effect on Historical Resource

The proposed work to contributing St. Andre Bessette Hall would be to the interior and would not impact the three other contributors (Holy Cross Center. Moreau Hall, and Fritz B. Burns Gymnasium). Therefore, the proposed work and would not impact the potentially eligible historic district, and thus would be in conformance with the *Secretary's Standards.*

CONCLUSION

This report included an Historic Resource Assessment and Impacts Analysis which evaluated the proposed project for conformance with the *Secretary's Standards* under CEQA to determine if it would impact a historical resource.

The proposed project would include new construction, additions, and interior renovations. New construction would include a parking structure, conference center with a cafeteria, plaza improvement, practice gymnasium with locker rooms, and a classroom building. There would be three additions. One addition would be constructed between the existing northern and southern portions of the Burns Arts & Technology Building. Two additions would be constructed on the Holy Cross Center; one at the existing chapel on the west elevation, and one on the south elevation. Interior renovations would occur to St. Andre Bessette Hall.

Under CEQA, a project that complies with the *Secretary's Standards* results in a less than significant impact, as does one which does not materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance (i.e. character-defining features). As described in the report, the proposed project was found to conform with the *Secretary's Standards*, and therefore, under CEQA, would be considered mitigated to a level of a less than significant impact on the historical resource, the potential eligible historic district.

Attachment A: Historic Photographs
Notre Dame High School

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Image 1: Notre Dame High School aerial, view east (Notre Dame High School Yearbook, 1953)

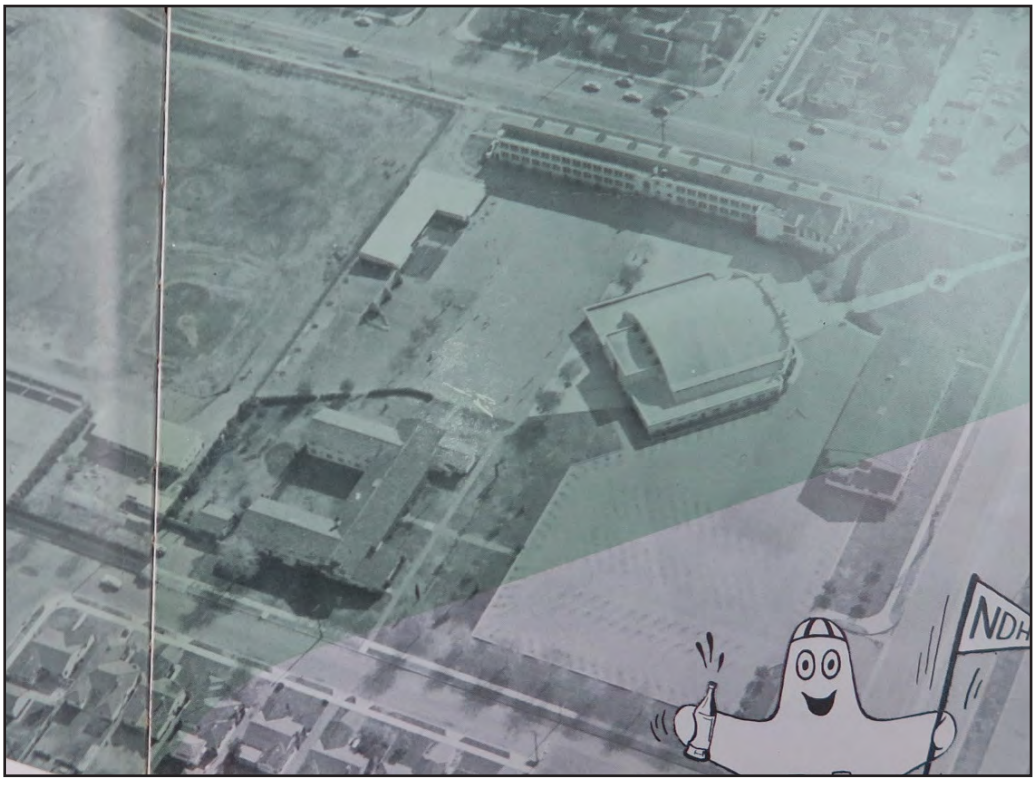

Image 2: Notre Dame High School aerial, view south (Notre Dame High School Yearbook, 1957)

Image 3: Notre Dame High School aerial, view north (Notre Dame High School Yearbook, 1960)

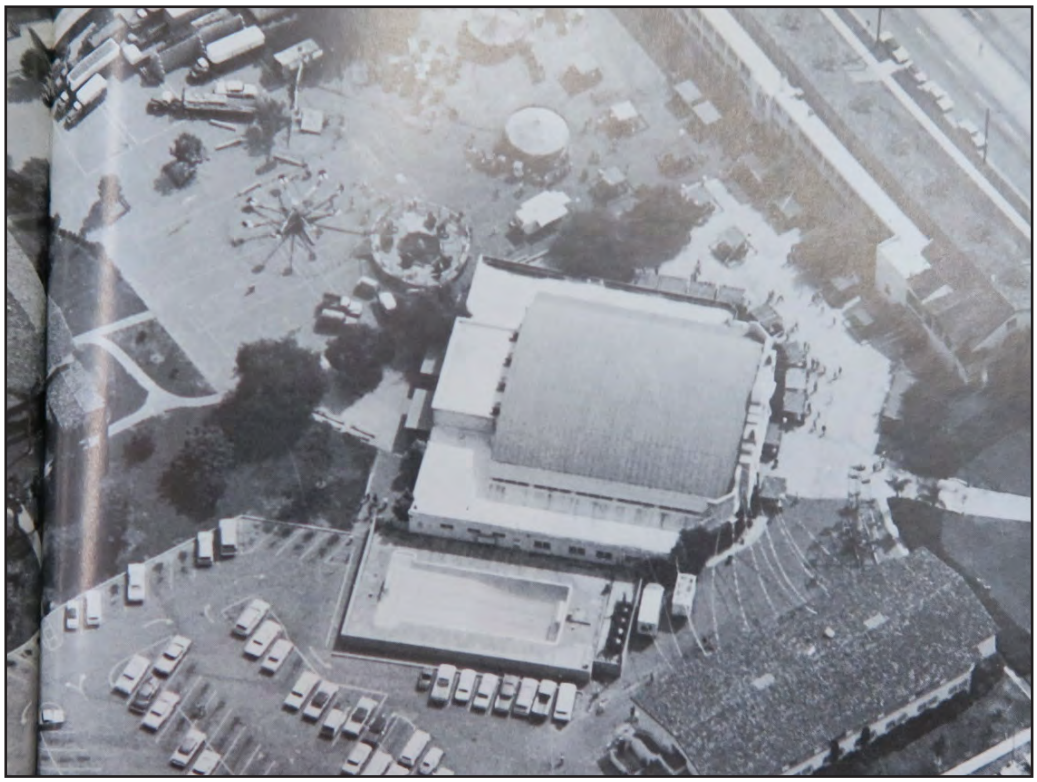

Image 4: Notre Dame High School aerial, view southeast (Notre Dame High School Yearbook, 1967)

Image 5: Notre Dame High School aerial, view northeast (Notre Dame High School Yearbook, 1966)

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Image 6: Moreau Hall, south elevation arcade, view northeast (2001 Notre Dame High School Yearbook, 1947 photograph)

Image 7: Moreau Hall, south elevation arcade, view northwest (Notre Dame High School Yearbook, 1951)

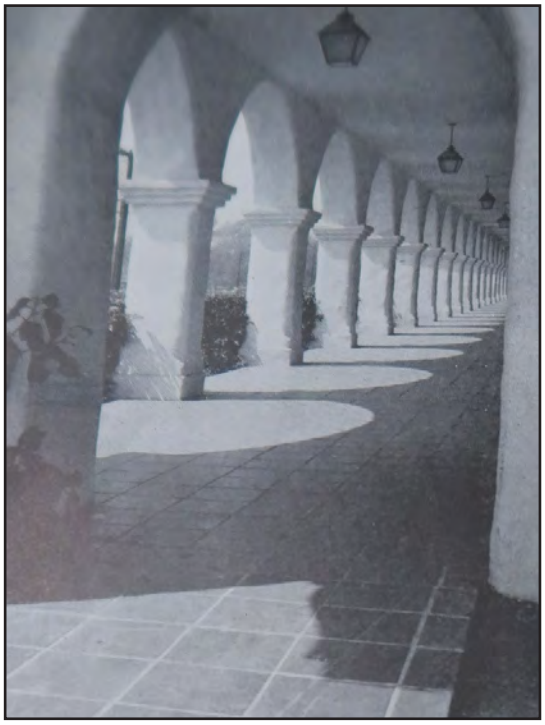

Image 8: Moreau Hall, south elevation arcade, view west (Notre Dame High School Yearbook, 1951)

Image 9: Moreau Hall, south elevation arcade, view west (Notre Dame High School Yearbook, 1951)

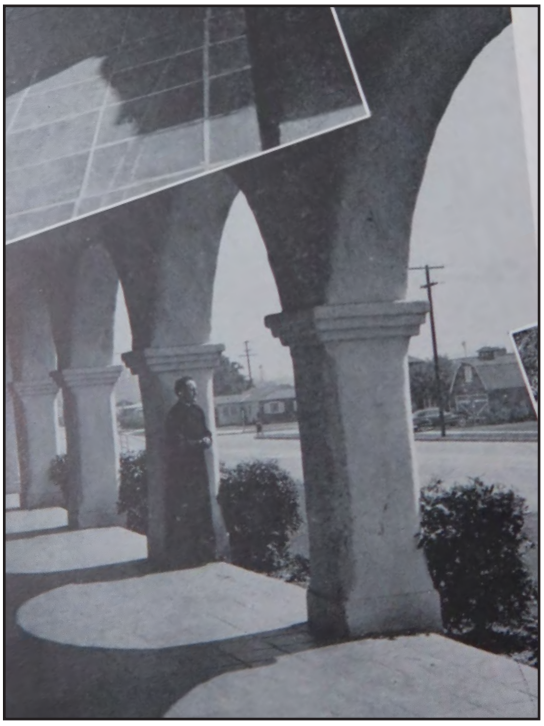

Image 10: Moreau Hall, south elevation arcade, view southeast (Notre Dame High School Yearbook, 1951)

Image 11: Moreau Hall, south elevation, view west (Notre Dame High School Yearbook, 1952)

Image 12: Moreau Hall, south elevation, view northeast (Notre Dame High School Yearbook, 1952)

Image 13: Moreau Hall, east elevation, view southwest (Notre Dame High School Yearbook, 1952)

Image 14: Moreau Hall, south elevation, view northeast (Notre Dame High School Yearbook, 1953)

Image 15: Moreau Hall, south elevation, view northeast (Notre Dame High School Yearbook, 1955)

Image 16: Moreau Hall, east elevation, view west (Notre Dame High School Yearbook, 1983)

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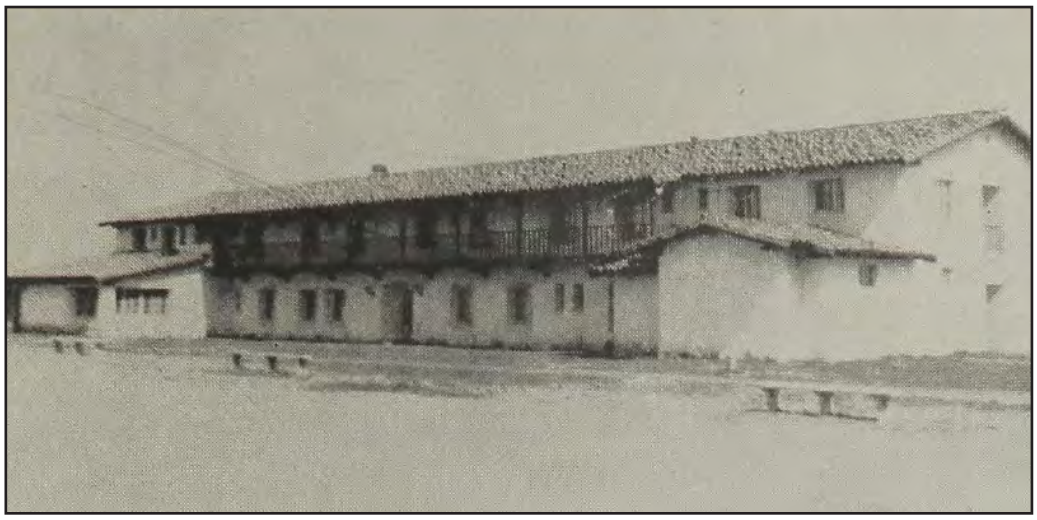

Image 17: Holy Cross Center, west elevation, view southeast (Notre Dame High School Yearbook, 1948)

Image 18: Holy Cross Center, west elevation, view southeast (Notre Dame High School Yearbook, 1951)

Image 19: Holy Cross Center, chapel interior, view west (Notre Dame High School Yearbook, 1952)

Image 20: Holy Cross Center, southwest corner, view northeast (Notre Dame High School Yearbook, 1952)

Image 21: Holy Cross Center, south elevation, view north (Notre Dame High School Yearbook, 1952)

Image 22: Holy Cross Center, west elevation, view southeast (Notre Dame High School Yearbook, 1953)

Image 23: Holy Cross Center, east elevation, view northwest (Notre Dame High School Yearbook, 1955)

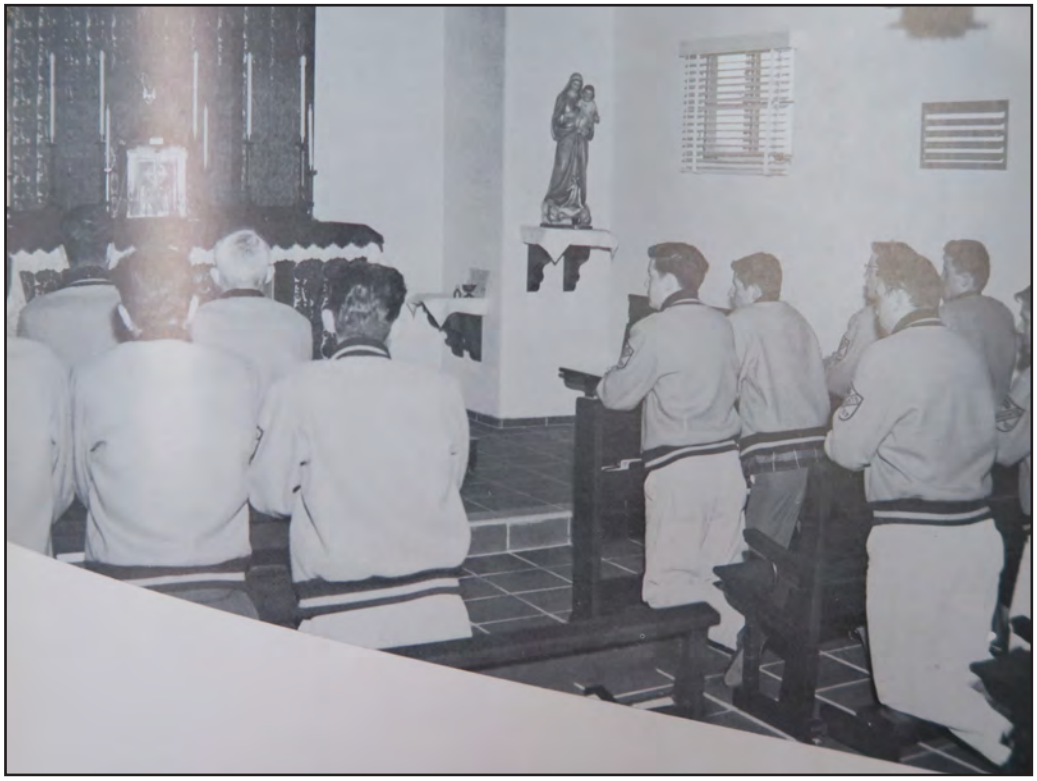

Image 24: Holy Cross Center, chapel interior, view northwest (Notre Dame High School Yearbook, 1957)

Image 25: Fritz B. Burns Gymnasium, south elevation, view northeast (Notre Dame High School Yearbook, 1955)

Image 26: Fritz B. Burns Gymnasium, south elevation, Moreau Hall, west elevation, St. Andre Bessette, south elevation, view northeast (Notre Dame High School Yearbook, 1956)

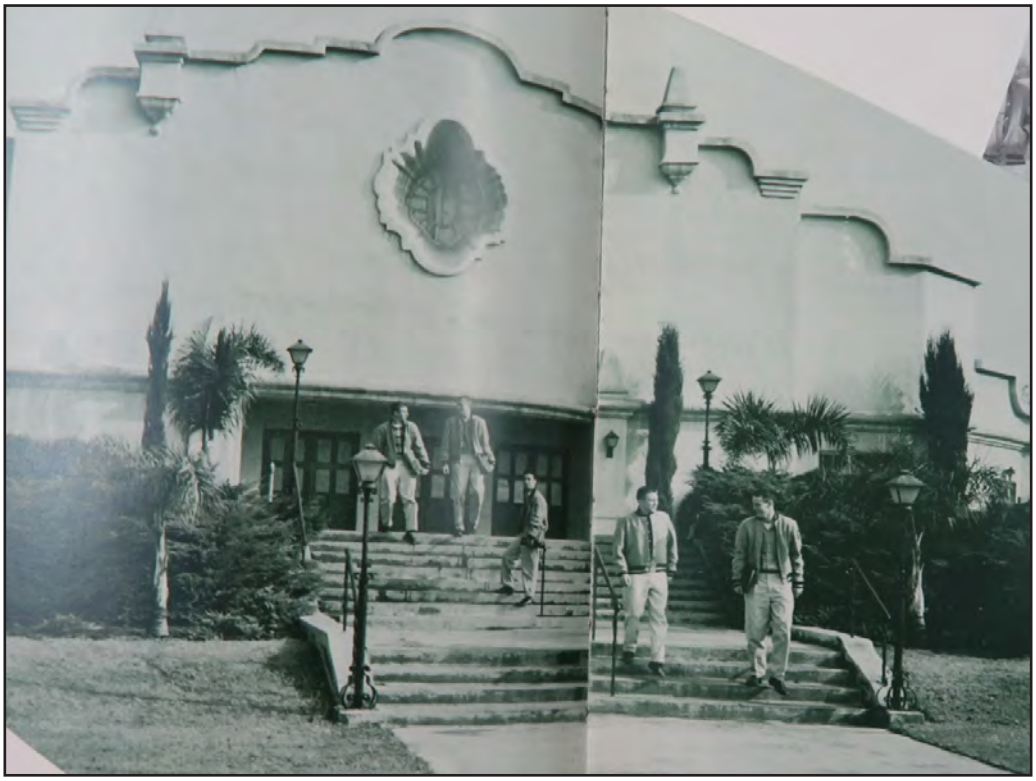

Image 27: Fritz B. Burns Gymnasium, south elevation, view northeast (Notre Dame High School Yearbook, 1957)

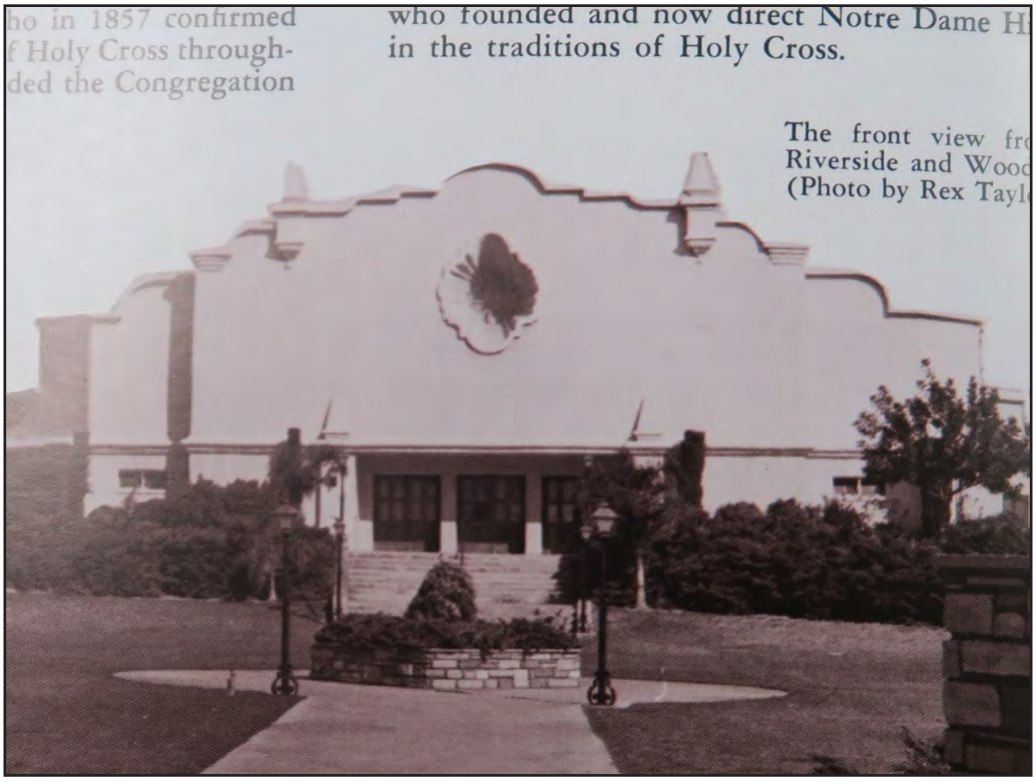

Image 28: Fritz B. Burns Gymnasium, southwest elevation, view northeast (Notre Dame High School Yearbook, 1958)

Image 29: Fritz B. Burns Gymnasium, south elevation, view northeast (Notre Dame High School Yearbook, 1983)

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Image 30: St. Andre Bessettte Hall, southeast corner, view northwest (Notre Dame High School Yearbook, 1956)

Image 31: St. Andre Bessettte Hall, east elevation, view northwest (Notre Dame High School Yearbook, 1956)

Image 32: St. Andre Bessettte Hall, east elevation, view west (Notre Dame High School Yearbook, 1956)

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ATTACHMENT B

CONTEMPORORY PHOTOGRAPHS

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Image 33: Moreau Hall, south elevation, view east (Chattel, 2017)

Image 34: Moreau Hall, south elevation, view northwest.(Chattel, 2017)

Image 35: Moreau Hall, south elevation, view east (Chattel, 2017)

Image 36: Moreau Hall, south elevation, view west (Chattel, 2017)

Image 37: Moreau Hall, south elevation entry stair, view north (Chattel, 2017)

Image 38: Moreau Hall, south elevation arcade, view southwest (Chattel, 2017)

Image 40: Moreau Hall, south elevation windows and entry doors, view southwest (Chattel, 2018)

Image 39: Moreau Hall, south elevation, view west (Chattel, 2018)

Image 41: Moreau Hall, south elevation entry doors, view north (Chattel, 2018)

Image 42: Moreau Hall, north elevation typical clerestory window, view southwest (Chattel, 2018)

Image 43: Moreau Hall, east elevation, view northwest (Chattel, 2017)

Image 44: Moreau Hall, north elevation, view south (Chattel, 2017)

Image 45: Moreau Hall, northeast corner, view southwest (Chattel, 2017)

Image 46: Moreau Hall, portion of north elevation, view southeast (Chattel, 2017)

Image 48: Moreau Hall, portion of north elevation, view southeast (Chattel, 2017)

Image 47: Moreau Hall, portion of north elevation, view southwest (Chattel, 2018)

Image 49: Moreau Hall, portion of north elevation, view southeast (Chattel, 2018)

Image 50: Moreau Hall, portion of north elevation, view south (Chattel, 2018)

Image 51: Moreau Hall, portion of north elevation, view south (Chattel, 2017)

Image 52: Moreau Hall, portion of north elevation, view south (Chattel, 2018)

Image 53: Holy Cross Center, west elevation, view east (Chattel, 2017)

Image 54: Holy Cross Center, portion of west elevation, view northeast (Chattel, 2017)

Image 55: Holy Cross Center, portion of west elevation, view east (Chattel, 2017)

Image 56: Holy Cross Center, west elevation addition, view northeast (Chattel, 2017)

Image 58: Holy Cross Center, west elevation, view east (Chattel, 2017)

Image 57: Holy Cross Center, south elevation, view north (Chattel, 2017)

Image 59: Holy Cross Center, west elevation, view east, window detail (Chattel, 2018)

Image 60: Holy Cross Center, west elevation, view east, window detail (Chattel, 2018)

Image 61: Holy Cross Center, east elevation, view northwest (Chattel, 2018)

Image 62: Holy Cross Center, south elevation, view north (Chattel, 2018)

Image 63: Holy Cross Center, southeast corner, view northwest (Chattel, 2018)

Image 64: Holy Cross Center, portion of east elevation, view west (Chattel, 2018)

Image 65: Holy Cross Center, portion of east elevation, view northwest (Chattel, 2018)

Image 66: Holy Cross Center, portion of east elevation, view southwest (Chattel, 2018)

Image 68: Holy Cross Center, northeast elevation, view southwest (Chattel, 2018)

Image 67: Holy Cross Center, north elevation, view southwest (Chattel, 2018)

Image 69: Holy Cross Center, north elevation, view southwest (Chattel, 2018)

Image 70: Holy Cross Center, interior addition, view west (Chattel, 2018)

Image 71: Holy Cross Center, interior addition, view northwest (Chattel, 2018)

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Image 72: Fritz B. Burns Gymnasium, north elevation, view southwest (Chattel, 2018)

Image 73: Fritz B. Burns Gymnasium, Donahue Fitness Center, north elevation, view southwest (Chattel, 2018)

Image 74: Fritz B. Burns Gymnasium, Donahue Fitness Center, west elevation, view northeast (Chattel, 2018)

Image 75: Fritz B. Burns Gymnasium, Donahue Fitness Center, west elevation, view northeast (Chattel, 2018)

Image 76: Fritz B. Burns Gymnasium, Donahue Fitness Center, west elevation, view southeast (Chattel, 2018)

Image 77: Fritz B. Burns Gymnasium, Donahue Fitness Center, west elevation, view southeast (Chattel, 2018)

Image 78: Fritz B. Burns Gymnasium, east elevation, view northwest (Chattel, 2018)

Image 79: Fritz B. Burns Gymnasium, east elevation, view northwest (Chattel, 2018)

Image 80: Fritz B. Burns Gymnasium, south elevation, view northeast (Chattel, 2018)

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Image 81: St. Andre Bessette Hall, east elevation, view northwest (Chattel, 2018)

Image 82: St. Andre Bessette Hall, east elevation, view southwest (Chattel, 2018)

Image 83: St. Andre Bessette Hall, east elevation arcade, view south (Chattel, 2018)

Image 84: St. Andre Bessette Hall, east elevation arcade, view west (Chattel, 2018)

Image 85: St. Andre Bessette Hall, east elevation arcade, view west (Chattel, 2018)

Image 86: St. Andre Bessette Hall, east elevation arcade, view west (Chattel, 2018)

Image 87: St. Andre Bessette Hall, east elevation arcade, view northeast (Chattel,

Image 88: St. Andre Bessette Hall, east elevation arcade, view northwest (Chattel, 2018)

Image 89: St. Andre Bessette Hall, west elevation, view east (Chattel, 2018)

Image 90: St. Andre Bessette Hall, west elevation, view east (Chattel, 2018)

Image 91: Allegretti Building, southwest corner, view northeast (Chattel, 2018)

Image 92: Allegretti Building, west elevation, view northeast (Chattel, 2018)

Image 93: Allegretti Building, south elevation, view north (Chattel, 2018)

Image 94: Allegretti Building, entrance from southwest corner to courtyard, view northwest (Chattel, 2018)

Image 95: Allegretti Building, entrance from northeast corner to courtyard, view southwest (Chattel, 2018)

Image 96: Allegretti Building, courtyard, view southwest (Chattel, 2018)

Image 97: Burns Arts & Technology Building, northeast corner, view southwest (Chattel, 2018)

Image 98: Burns Arts & Technology Building, southeast corner, view northwest (Chattel, 2018)

Image 99: Burns Arts & Technology Building, east elevation arcade, view south (Chattel, 2018)

Image 100: Burns Arts & Technology Building,west elevation, view east (Chattel, 2018)

Image 101: Burns Arts & Technology Building, west elevation, view northeast (Chattel, 2018)

Image 102: Burns Arts & Technology Building, southwest corner, view northeast (Chattel, 2018)

Image 103: Burns Arts & Technology Building, courtyard, view northeast (Chattel, 2018)

Image 104: Burns Arts & Technology Building, courtyard and bell tower, view northeast (Chattel, 2018)

Image 105: Burns Arts & Technology Building, entrance from courtyard, view north (Chattel, 2018)

Image 106: Burns Arts & Technology Building, entrance from courtyard, view south (Chattel, 2018)

Image 107: Burns Arts & Technology Building, entrance from courtyard (Chattel, 2018)

Image 108: Burns Arts & Technology Building, east elevation window detail, view west (Chattel, 2018)

Image 109: Hampton Building, east elevation, view southwest (Chattel, 2018)

Image 110: Hampton Building, southeast corner, view northwest (Chattel, 2018)

Image 111: Hampton Building, northeast corner, view southwest (Chattel, 2018)

Image 112: Hampton Building, east elevation arcade, view north (Chattel, 2018)

Image 113: Hampton Building, north elevation, view south (Chattel, 2018)

Image 114: Hampton Building, west elevation elevation, view east (Chattel, 2018)

Image 115: Marine Corps Memorial Stadium, view southeast (Chattel, 2018)

Image 116: Marine Corps Memorial Stadium, view northeast (Chattel, 2018)

Image 117: Marine Corps Memorial Stadium, view northeast (Chattel, 2018)

Image 118: Joseph E. Rawlinson Aquatic Center, southwest corner, view northeast (Chattel, 2018)

Image 119: Joseph E. Rawlinson Aquatic Center, view northeast (Chattel, 2018)

Image 120: Maintenance building, view northwest (Chattel, 2018)

Image 121: Concession stands and restroom, west elevation, view northeast (Chattel, 2018)

Image 122:

Image 123: Tennis and beach volleyball courts, view northwest (Chattel, 2018)

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ATTACHMENT C

SANBORN MAPS

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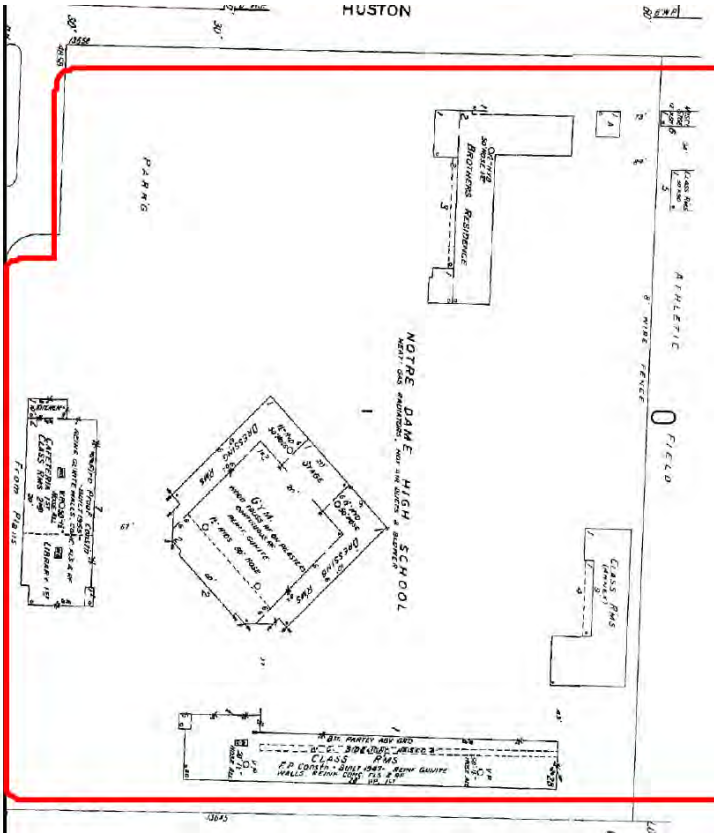

Image 1: (Sanborn Fire Insurance Map, 1955)

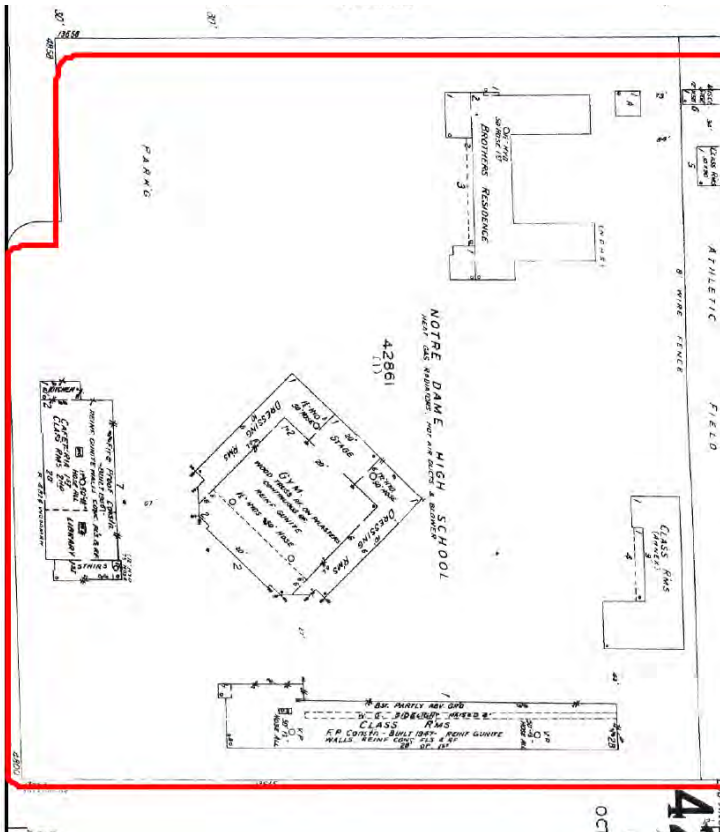

Image 2: (Sanborn Fire Insurance Map, 1960)

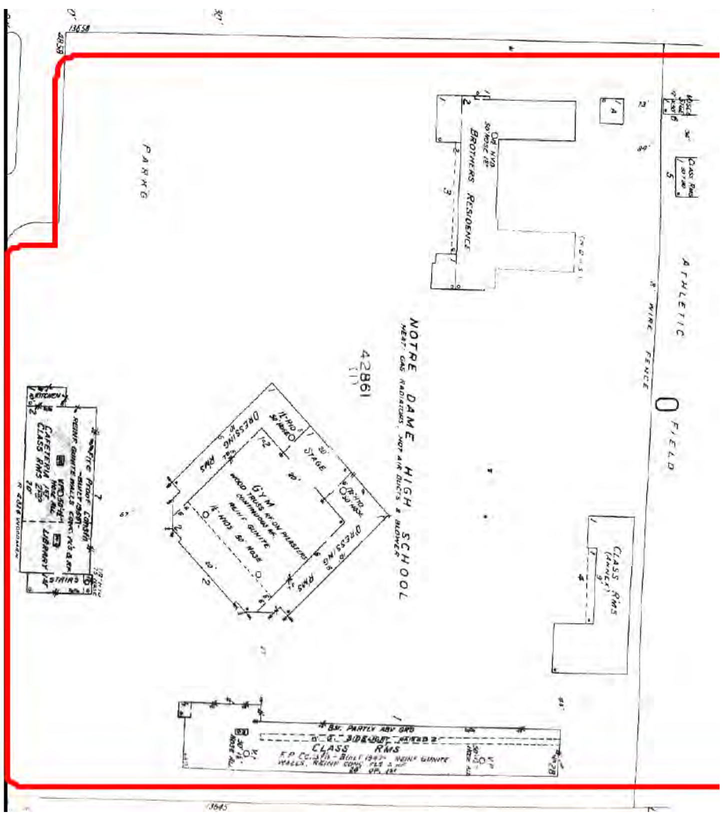

Image 3: (Sanborn Fire Insurance Map, 1963)

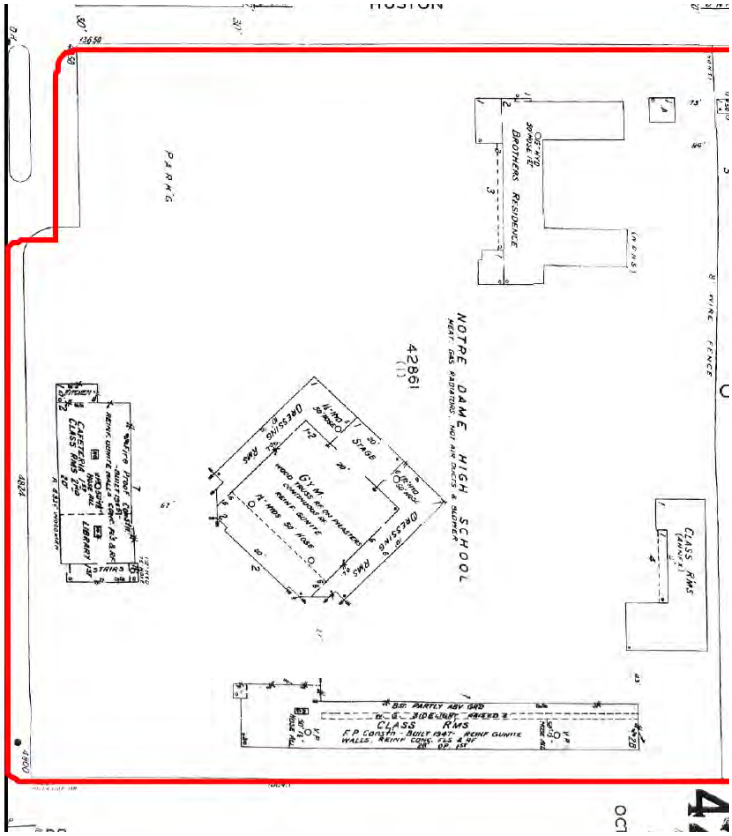

Image 4: (Sanborn Fire Insurance Map, 1966)

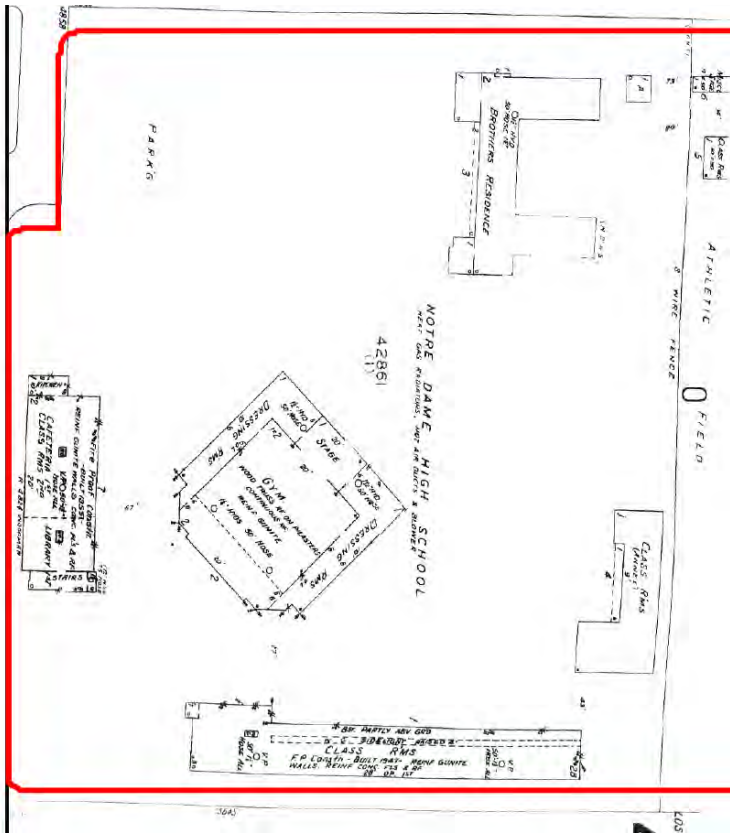

Image 5: (Sanborn Fire Insurance Map, 1969)

ATTACHMENT D

AERIALS

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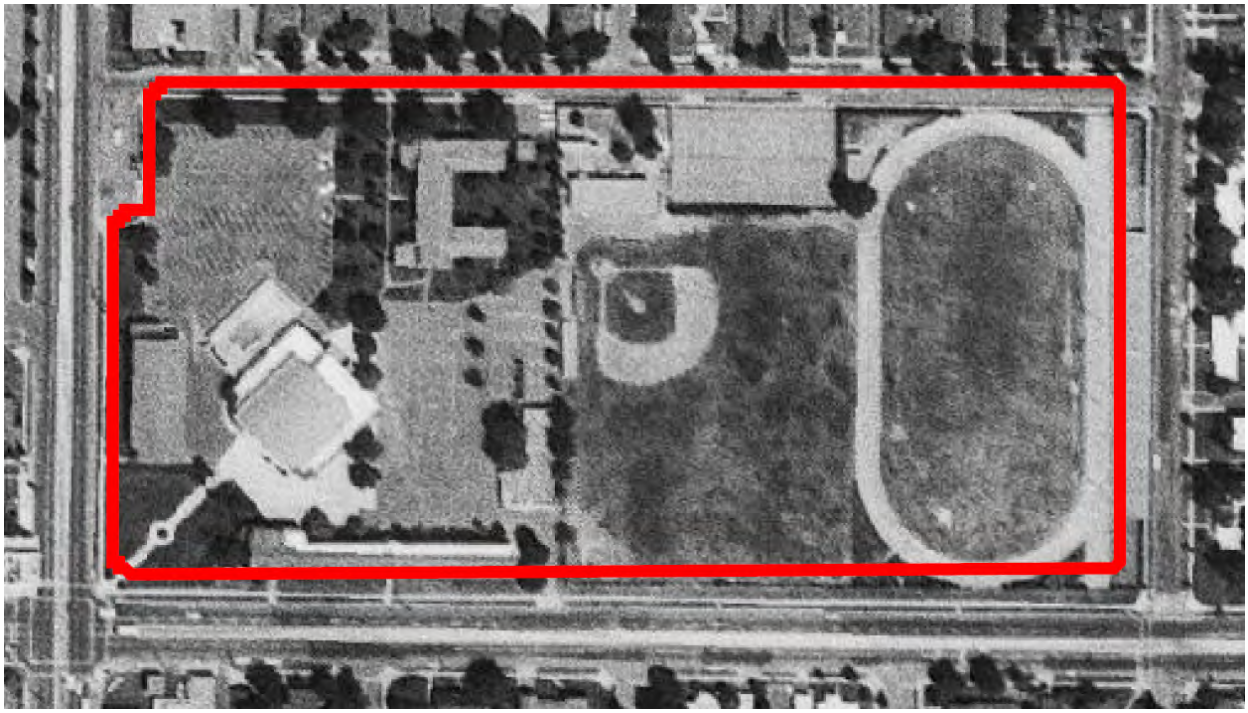

Image 6: (Sanborn Fire Insurance Map, 1967)

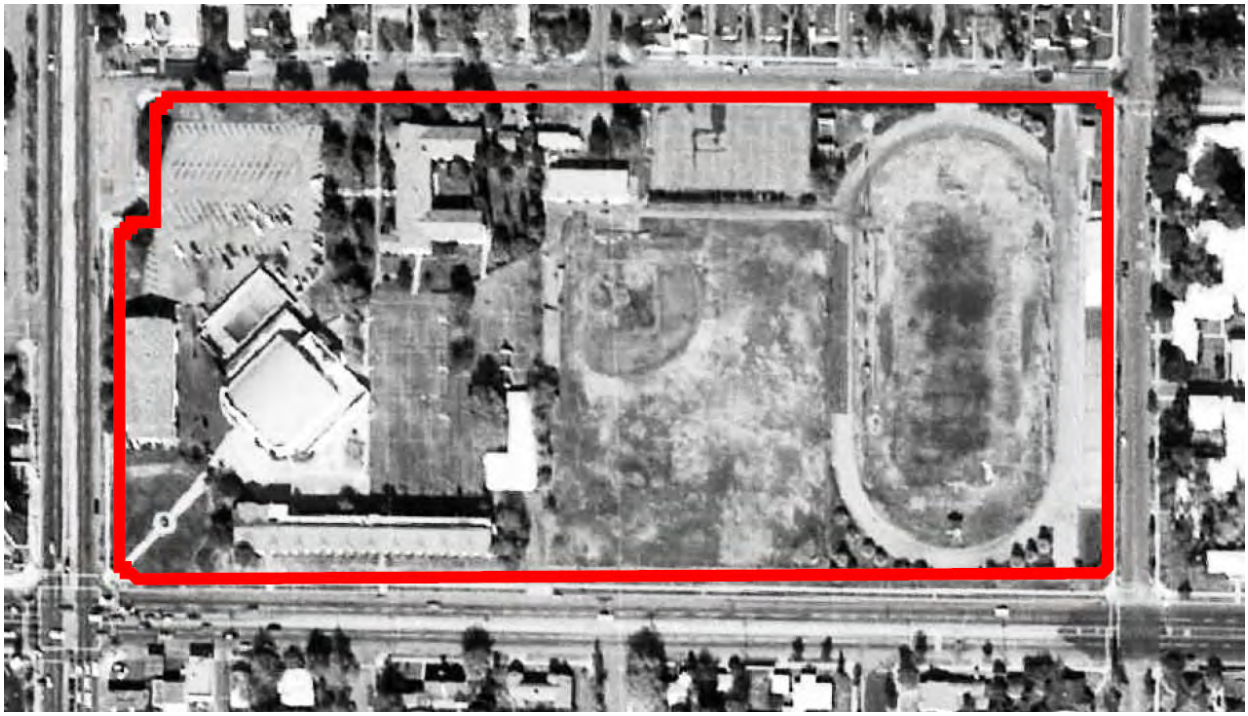

Image 7: (Sanborn Fire Insurance Map, 1972)

Image 8: EDR aerial, 1928

Image 9: EDR aerial, 1947

Image 10: (EDR aerial, 1994)

Image 11: (EDR aerial, 2005)

Image 12: (EDR aerial, 2012)

Image 13: (Google aerial, 2017)

Image 14: (Sanborn Fire Insurance Map, 1952)

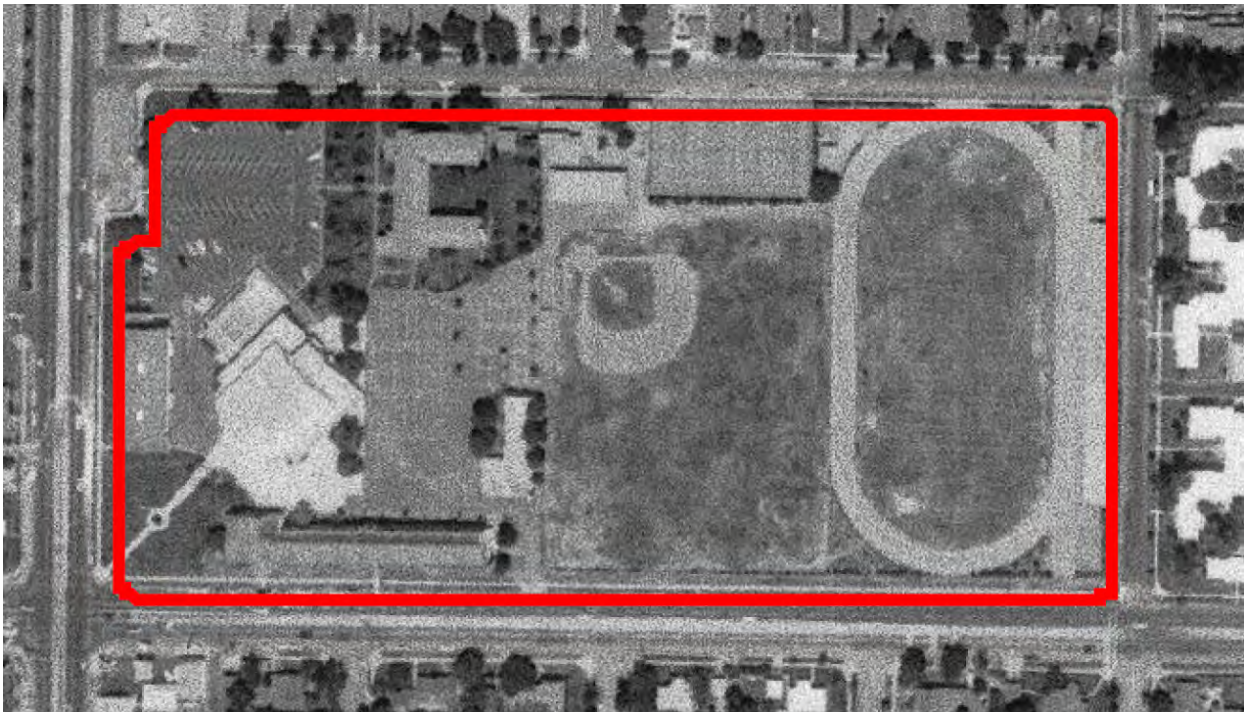

Image 15: (Sanborn Fire Insurance Map, 1964)

ATTACHMENT E

EXISTING BUILDINGS BY YEAR BUILT

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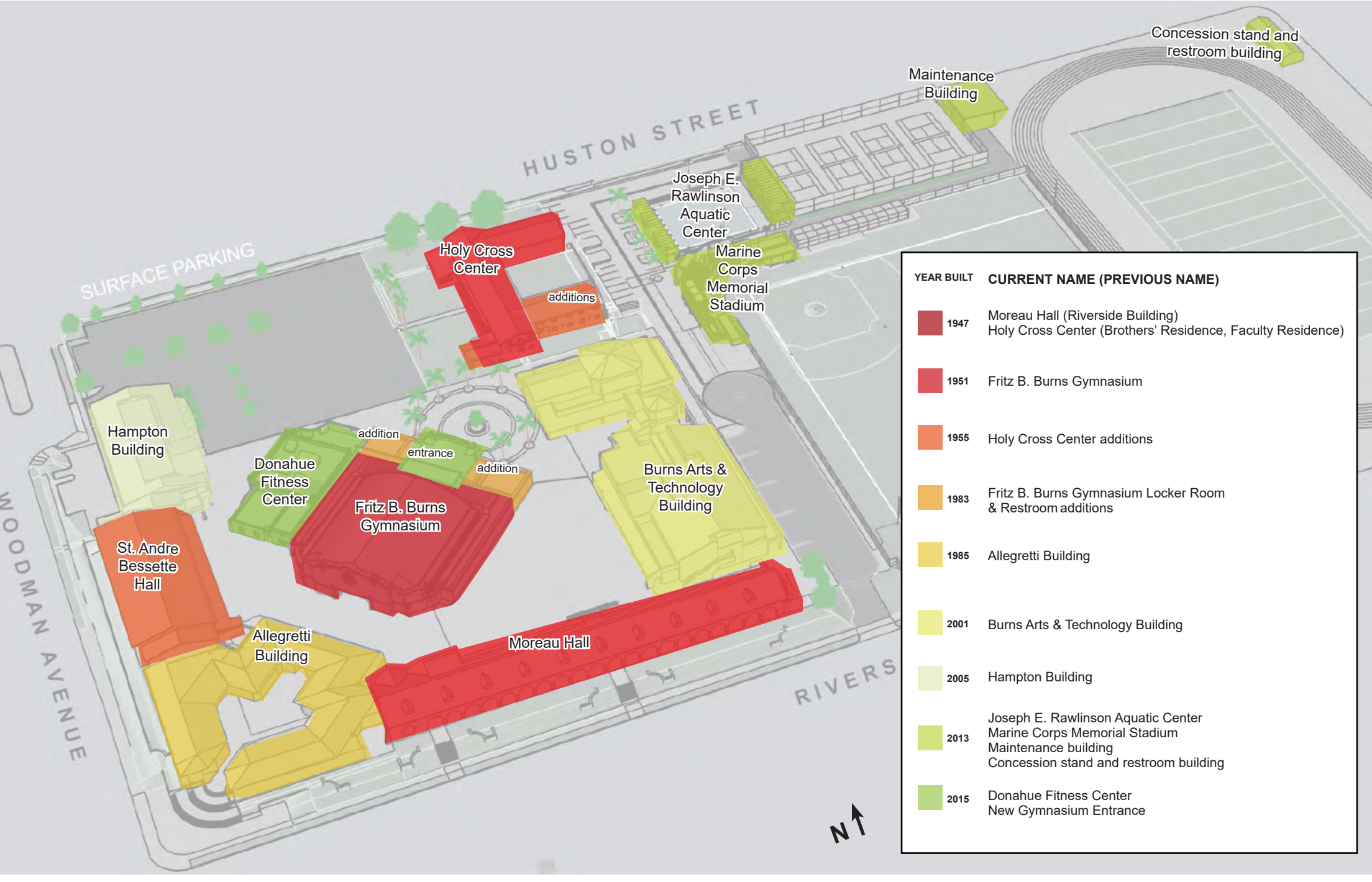
Concession stand and restroom building
Maintenance Building
HUSTON STREET
Joseph E. Rawlinson Aquatic Center
Holy Cross Center
additions
Marine Corps Memorial Stadium
SURFACE PARKING
Hampton Building
addition
entrance
addition
Donahue Fitness Center
Fritz B. Burns Gymnasium
Burns Arts & Technology Building
St. Andre Bessette Hall
Allegretti Building
Moreau Hall
WOODMAN AVENUE
RIVERS
N
YEAR BUILT
CURRENT NAME (PREVIOUS NAME)
1947
Moreau Hall (Riverside Building)
Holy Cross Center (Brothers' Residence, Faculty Residence)
1951
Fritz B. Burns Gymnasium
1955
Holy Cross Center additions
1983
Fritz B. Burns Gymnasium Locker Room & Restroom additions
1985
Allegretti Building
2001
Burns Arts & Technology Building
2005
Hampton Building
2013
Joseph E. Rawlinson Aquatic Center
Marine Corps Memorial Stadium
Maintenance building
Concession stand and restroom building
2015
Donahue Fitness Center
New Gymnasium Entrance

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ATTACHMENT F

PROPOSED WORK DRAWINGS

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ILLUSTRATIVE CAMPUS PLAN (1)

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#	SUBMISSIONS / REVISIONS	DATE
	.	.

PROJECT TITLE :

NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE :

ILLUSTRATIVE CAMPUS PLAN

DRAWING NUMBER :

A 1.01

PROJECT 17.002.00

EXISTING BUILDINGS TO REMAIN

A. EXISTING GYMNASIUM
MAIN ASSEMBLY SPACE 1 STORY
23,045 S.F.

B. EXISTING BROTHERS RESIDENCE
TYPE V-2 STORY
19,400 S.F.

C. EXISTING BURNS BUILDING
TYPE V-N
32,623 S.F.

D. EXISTING RIVERSIDE BUILDING
TYPE 1-2 STORY CLASSROOM OVER BASEMENT
20,720 S.F.

E. EXISTING CLASSROOM ADMINISTRATION BUILDING
TYPE V-N 1 STORY
13,581 S.F.

F. EXISTING WOODMAN BUILDING
TYPE 1-2 STORY
CLASSROOM/CAFETERIA BUILDING
16,600 S.F.

G. EXISTING 'HAMPTON BUILDING'
TYPE V-1 HR. 2 STORY
CLASSROOMS
19,800 S.F

H. CONCESSION STAND AND RESTROOMS
1,232 S.F.

J. MAINTENANCE BUILDING
TYPE V: 1-STORY
2,755 S.F. (including canopy)

K. AQUATIC CENTER
TYPE V: 1-STORY
1,946 S.F.

L. BASEBALL STADIUM
3,300 S.F.

M. FITNESS CENTER
TYPE V: 1-STORY
5,543 S.F.

TOTAL BUILDING AREA TO REMAIN: 160,545= S.F.

EXISTING BUILDINGS/STRUCTURES TO BE REMOVED

PARTIAL EXISTING CHAPEL: 485 S.F.

NOTRE DAME HIGH SCHOOL CUP Facilities Expansion
12/7/2017

ZONING REQUIREMENTS	Current Facilities	Bldg. 1 2019 Riverside Parking Structure	Bldg. 2 (2020) Conference Center/ Cafeteria	Bldg. 3 (2022) Plaza Seating & Improvements	Bldg. 4 (2024) Practice Gymnasium /Changing-Lockers	Bldg. 5 (2026) Burn Building Addition/Theatre	Bldg. 6 (2028) Holy Cross Center Addition	Bldg. 7 (2030) Future Classroom Building	Bldg. 8 (2022) STEM Center Renovation	Total Phases	Notes
Zone: R1-1/RD1.5-1											
Height, Feet	1 & 2 stories	3 levels: 35	1-story: 26	0	1-story: 36	2-story: 36	1-story: 18	2-story: 30	0		
Gross Building Area, SF	150,093	64,000	14,000	-	13,600	7,500	2,200	5,200	(5,500 EXISTING)	**42,500**	1
			PARKING:								
PARKING (CUP Existing)	**278**	-73	-120								
PARKING (CUP Required)	731	0									
Assembly Fixed (1/5 seats)						**24**	**10**			**34**	3,4
Assembly (1/35 SF)			**68**		197					**265**	5
School Use (1/500 SF)			16		13	9	2	10	11	61	
Total (Assb>School use)										299-60= 239	2
PROPOSED PARKING		183 (110 new)	125* (5 new)							**115**	6
BIKE PARKING (Table 12.21A.16.(a)(2)											
S.T.	?	0	20		22	14	4	16	8	84	
L.T.	0	0	11		12	4	4	2	3	36	
TOTAL	0	0	31	0	34	18	8	18	**11**	**120**	
BUILDING SETBACKS		17' Riverside Dr.	15' Huston St.		15' Huston St.			15' Huston St.			
			Ex. Chapel: 75 seats								

NOTES:

1 **(106,050 SF** incl. parking structure)
2 20% Parking reduction (Bike Parking). 299×(0.20)=60
3 Parking: Chapel: 125 (n) - 75 seats (ex.)=50/5=**10**
4 Parking: Theatre: 220 (n)-100 (e)= 120/5
5 Parking: CC/Cafeteria (6,200 sf): 177-109 (Exist. Café -3,820 sf)=**68**
6 Surface: 78; Below grade: 47

CAMPUS SITE AREA: 727,485 S.F.
LEGAL DESCRIPTION: LOT 1, TR: 14026
EXISTING ZONING: R1-1/RD1.5-1
PREVIOUS CASE NUMBER: CPC-1999-86 CUC-PA2

CAMPUS PARKING SUMMARY

EXISTING

TOTAL PARKING REQUIRED PER CPC 99-0086-CU-PA1 & CPC-1999-86 CU-PA2:	731 SPACES
PARKING PER PERMIT 1106-20000-24752 (2 SPACES ADDED)	733 SPACES
TOTAL EXISTING ON SITE PER CPC:	278 SPACES
TOTAL PARKING STALLS:	278 SPACES
ACCESSIBLE SPACES INCLUDED:	8 SPACES (WITH 2 VAN ACCESSIBLE)
TOTAL EVENT SPACES PER CUP/PLANNING:	453 SPACES

VICINITY MAP

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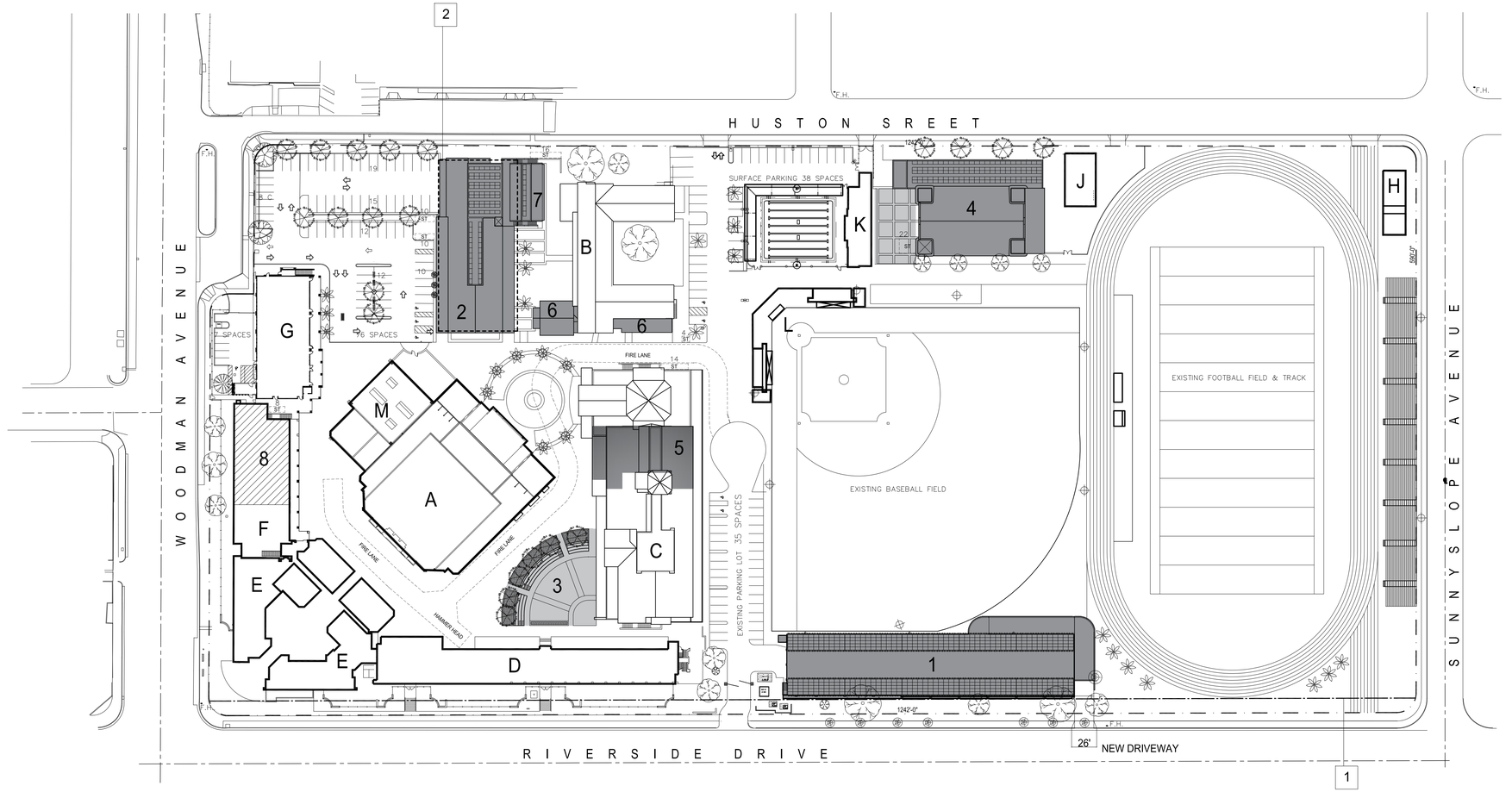

LEGEND

- NEW BUILDING
- AT GRADE IMPROVEMENT (OPEN TO SKY)
- INTERIOR REMODEL (USE CHANGE)

KEYNOTE

1 15' BUILDING LINE

2 BELOW GRADE PARKING SHOWN DOTTED

#	SUBMISSIONS / REVISIONS	DATE

PROJECT TITLE :

NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE :

CAMPUS SITE PLAN

DRAWING NUMBER :

A 1.00

PROJECT 15.010.00

SCALE:
1/64" = 1'-0"
1

BUILDING 1_PARKING STRUCTURE VIEW FROM SOUTH 1

PROJECT 3_PLAZA IMPROVEMENT VIEW FROM SOUTH 2

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#	SUBMISSIONS / REVISIONS	DATE
	.	.

PROJECT TITLE :

NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE :

RENDERINGS OF BLDG 1 &
PROJECT 3

DRAWING NUMBER :

A 1.1

PROJECT 15.010.00

BUILDING 2_CONFERENCE CENTER/CAFETERIA VIEW FROM SOUTH WEST 1

BUILDING 2 & 6_PLAZA IMPROVEMENT VIEW FROM NORTH 2

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#	SUBMISSIONS / REVISIONS	DATE
	.	.

PROJECT TITLE :

NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE :

RENDERINGS OF BLDG 2 &
BLDG 6

DRAWING NUMBER :

A 1.2

PROJECT 15.010.00

BUILDING 2_CONFERENCE CENTER/CAFETERIA VIEW FROM SOUTH WEST 1

BUILDING 5_BURNS BUILDING ADDITION/THEATER VIEW FROM WEST 2

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#	SUBMISSIONS / REVISIONS	DATE
	.	.

PROJECT TITLE :

NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

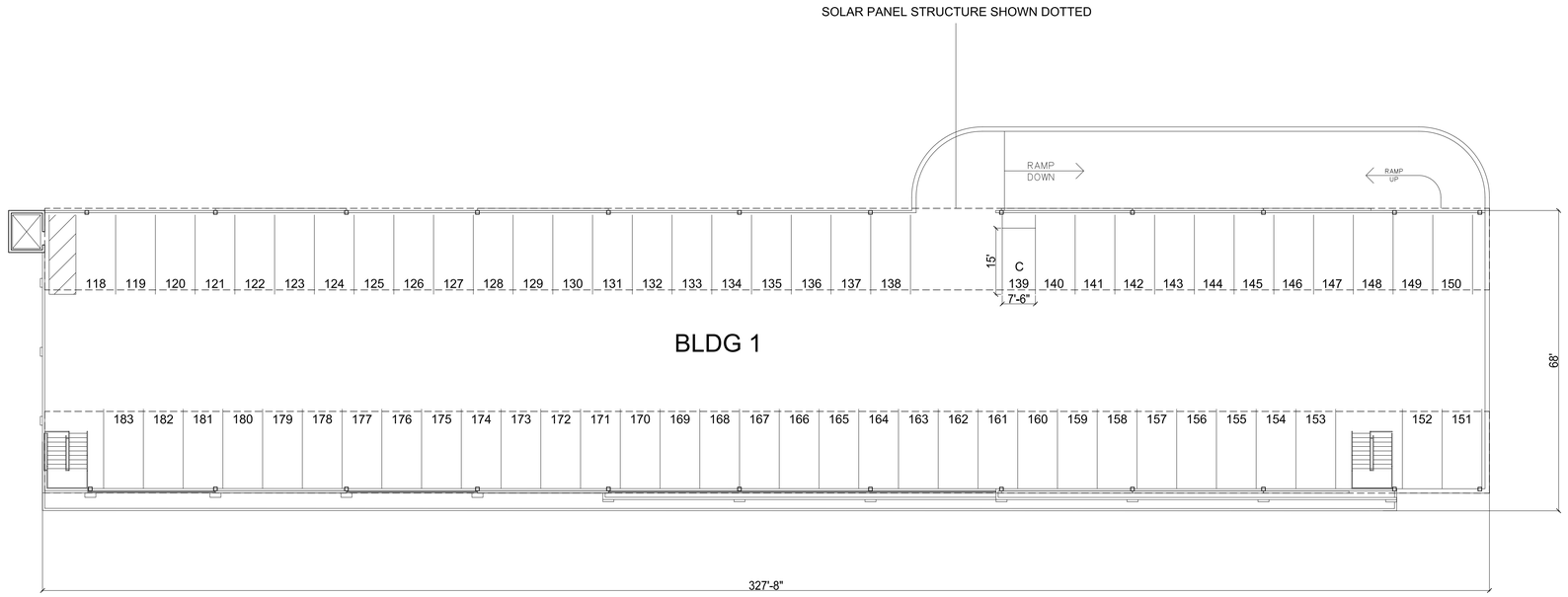
DRAWING TITLE :

RENDERINGS OF BLDG 4 &
BLDG 5

DRAWING NUMBER :

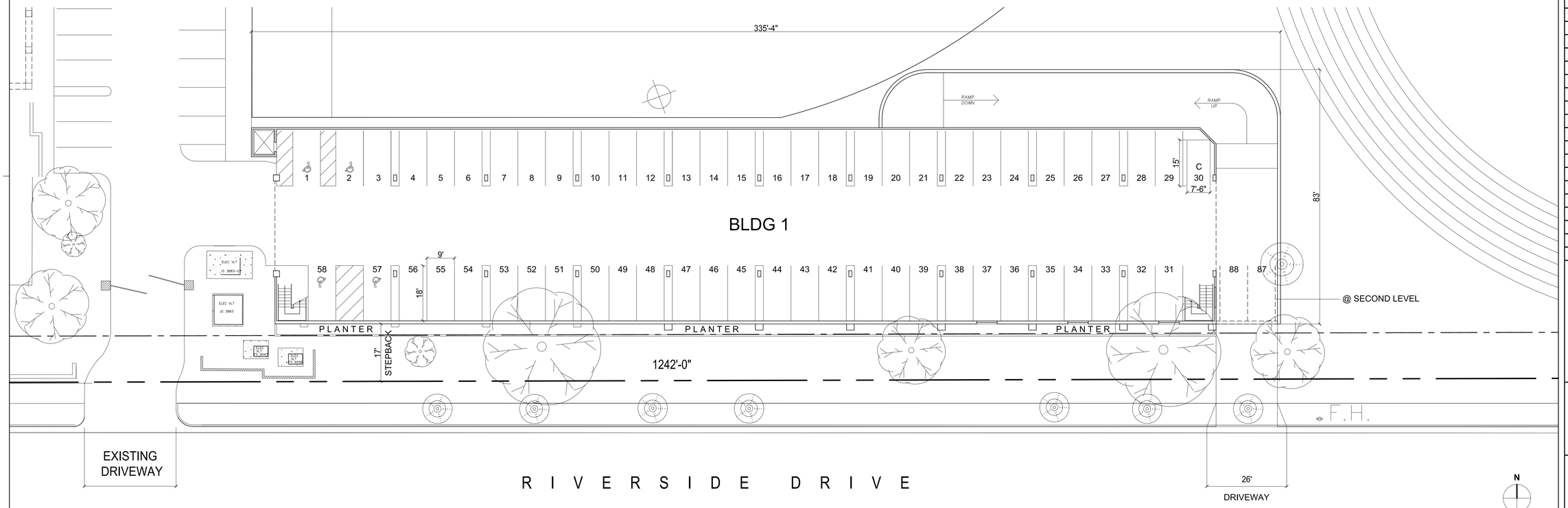
A 1.3

PROJECT 15.010.00



BLDG1 RIVERSIDE PARKING STRUCTURE LEVEL 3 PLAN

SCALE: 1/16" = 1'-0" (2)



BLDG1 RIVERSIDE PARKING STRUCTURE GROUND LEVEL PLAN
LEVEL 2 SIMILAR

SCALE: 1/16" = 1'-0" (1)

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#	SUBMISSIONS / REVISIONS	DATE
	.	.

PROJECT TITLE :

NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE :

RIVERSIDE PARKING STRUCTURE PLANS

DRAWING NUMBER :

A 2.00

PROJECT 15.010.00

N

BLDG.2 BELOW GRADE PARKING PLAN

SCALE:
3/32" = 1'-0"

1

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#	SUBMISSIONS / REVISIONS	DATE
	.	

PROJECT TITLE :

NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

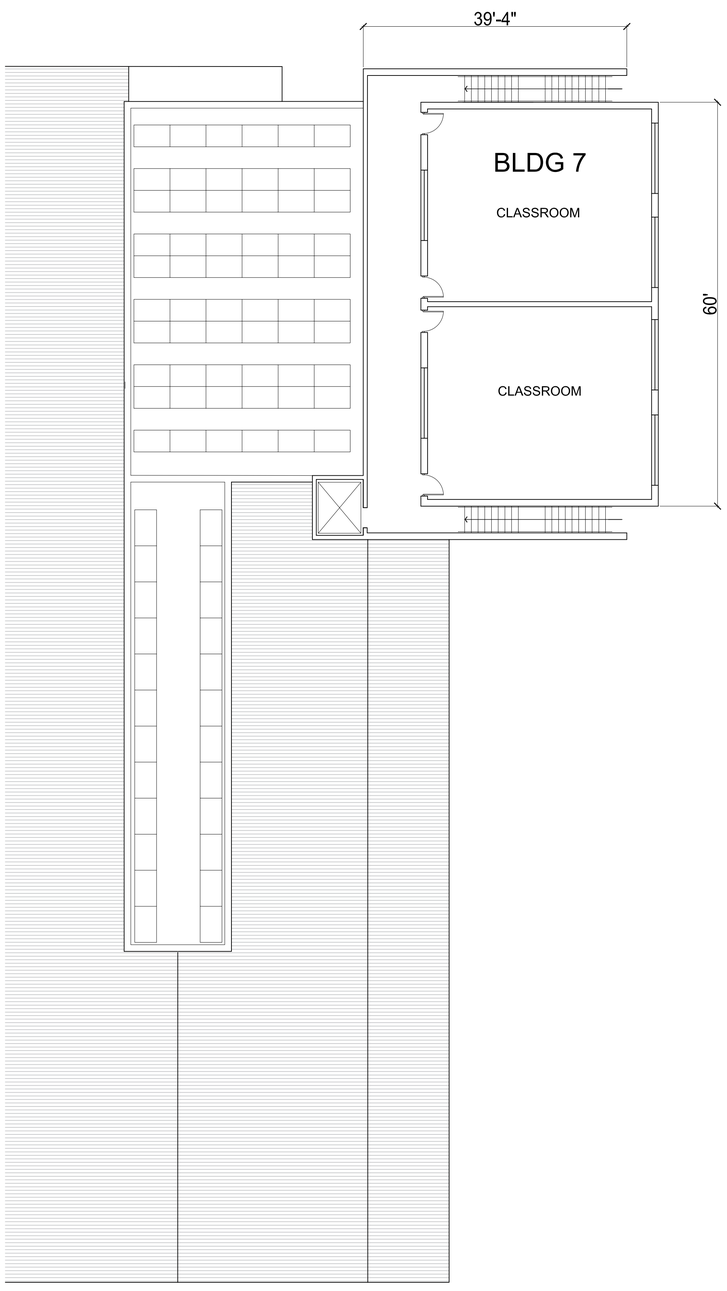
DRAWING TITLE :

CONFERENCE CENTER/CAFETERIA & FUTURE CLASSROOM BLDG PLANS

DRAWING NUMBER :

A 2.01

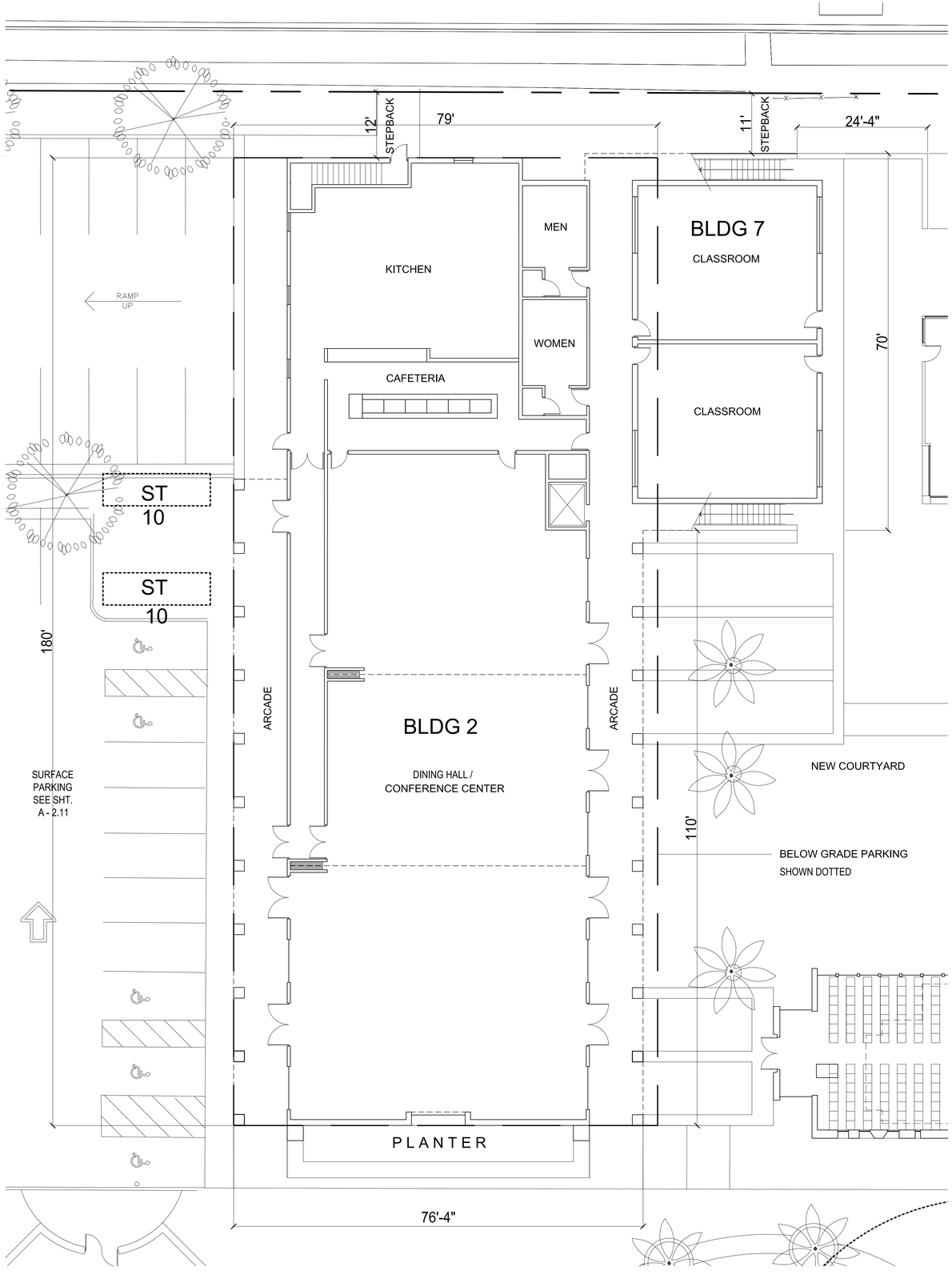
PROJECT 15.010.00



BLDG.7 FUTURE CLASSROOM BUILDING FIRST LEVEL PLAN

SCALE: 3/32" = 1'-0"

2



BLDG. 2&7 CONFERENCE CENTER/CAFETERIA & FUTURE CLASSROOM BLDG GROUND LEVEL PLAN

SCALE: 3/32" = 1'-0"

1

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PROJECT TITLE :

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CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

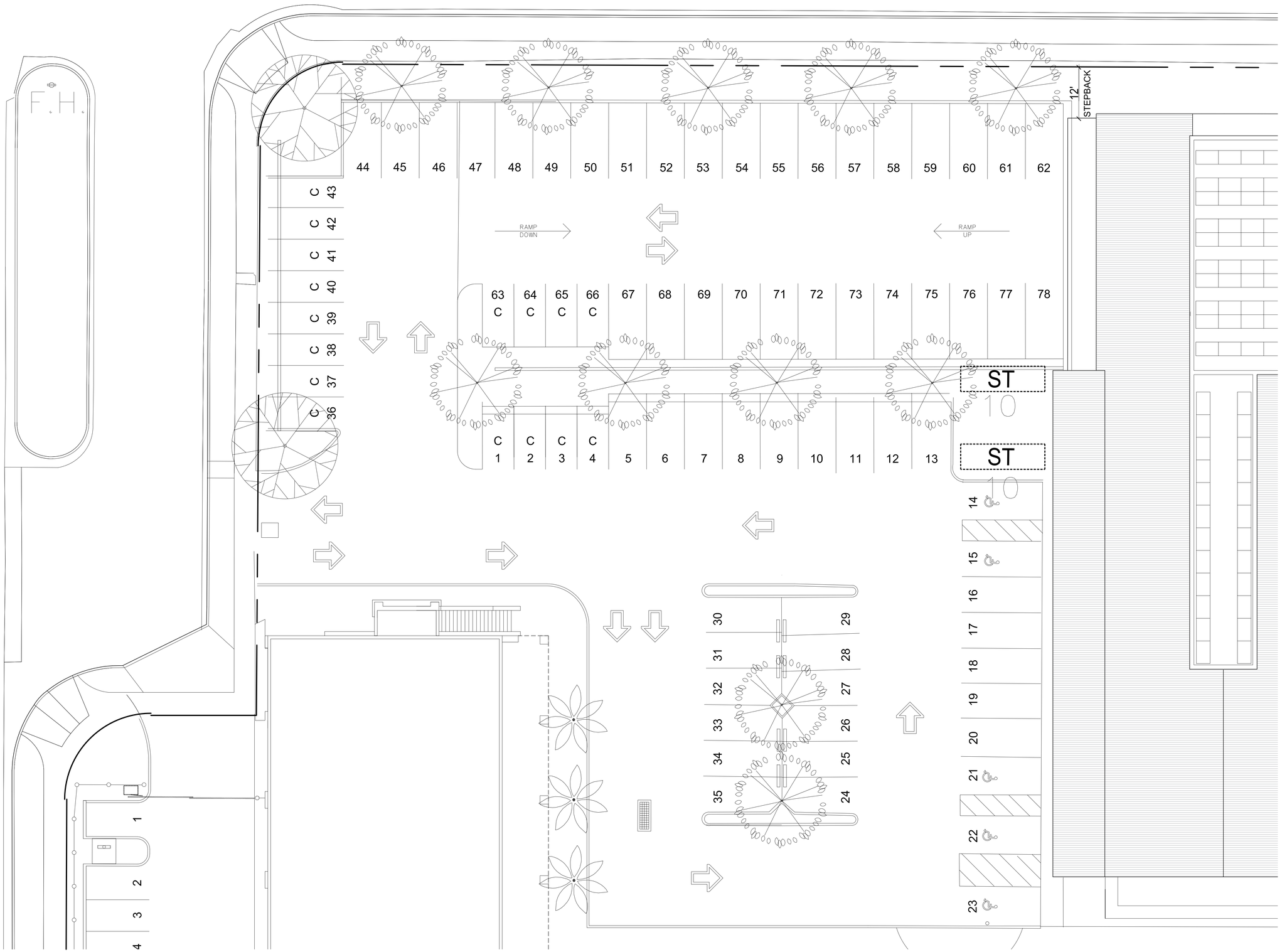
DRAWING TITLE :

CONFERENCE CENTER/CAFETERIA & FUTURE CLASSROOM BLDG PLANS

DRAWING NUMBER :

A 2.10

PROJECT 15.010.00



NOTE:
SURFACE PARKING LOT TO CONFORM TO L.A. LANDSCAPE ORDINANCE

WOODMAN LOT PARKING PLAN — SCALE: 3/32" = 1'-0" — 1

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#	SUBMISSIONS / REVISIONS	DATE
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PROJECT TITLE :

NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

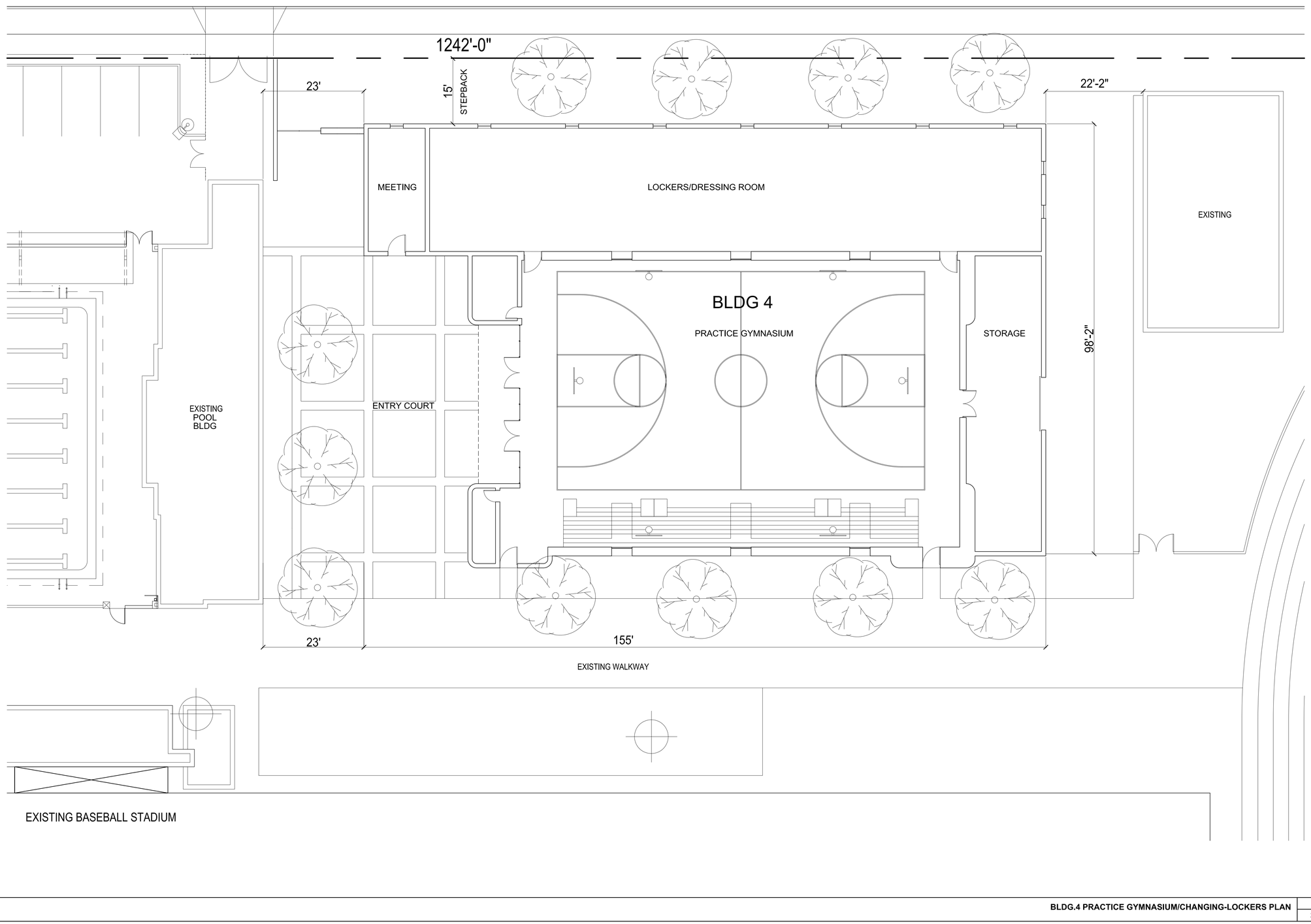
DRAWING TITLE :

WOODMAN LOT PARKING PLAN

DRAWING NUMBER :

A 2.11

PROJECT 15.010.00



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PROJECT TITLE :

NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE :

PRACTICE GYMNASIUM/
CHANGING-LOCKERS PLANS

DRAWING NUMBER :

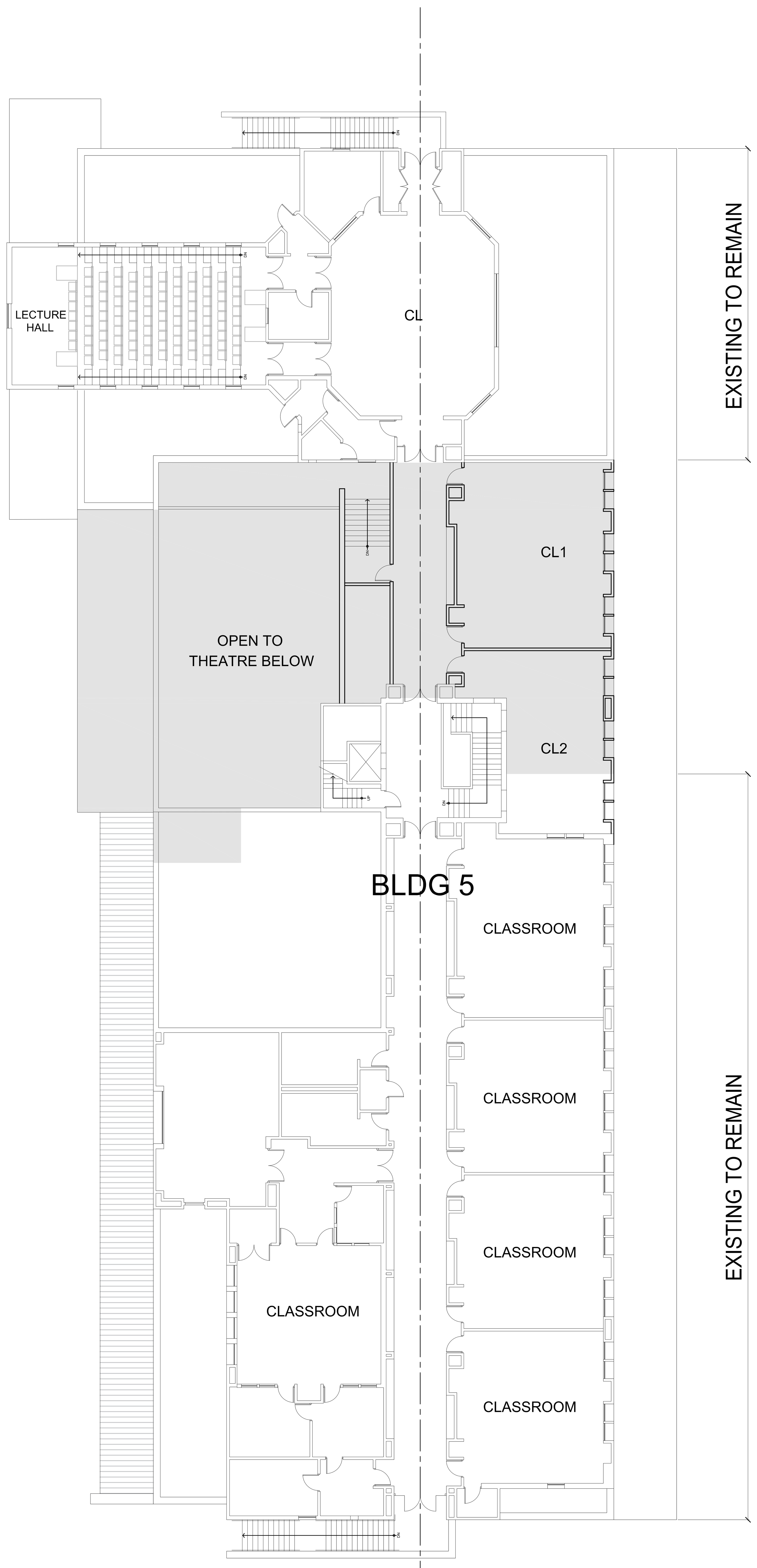
A 2.20

PROJECT 15.010.00

BLDG.4 PRACTICE GYMNASIUM/CHANGING-LOCKERS PLAN

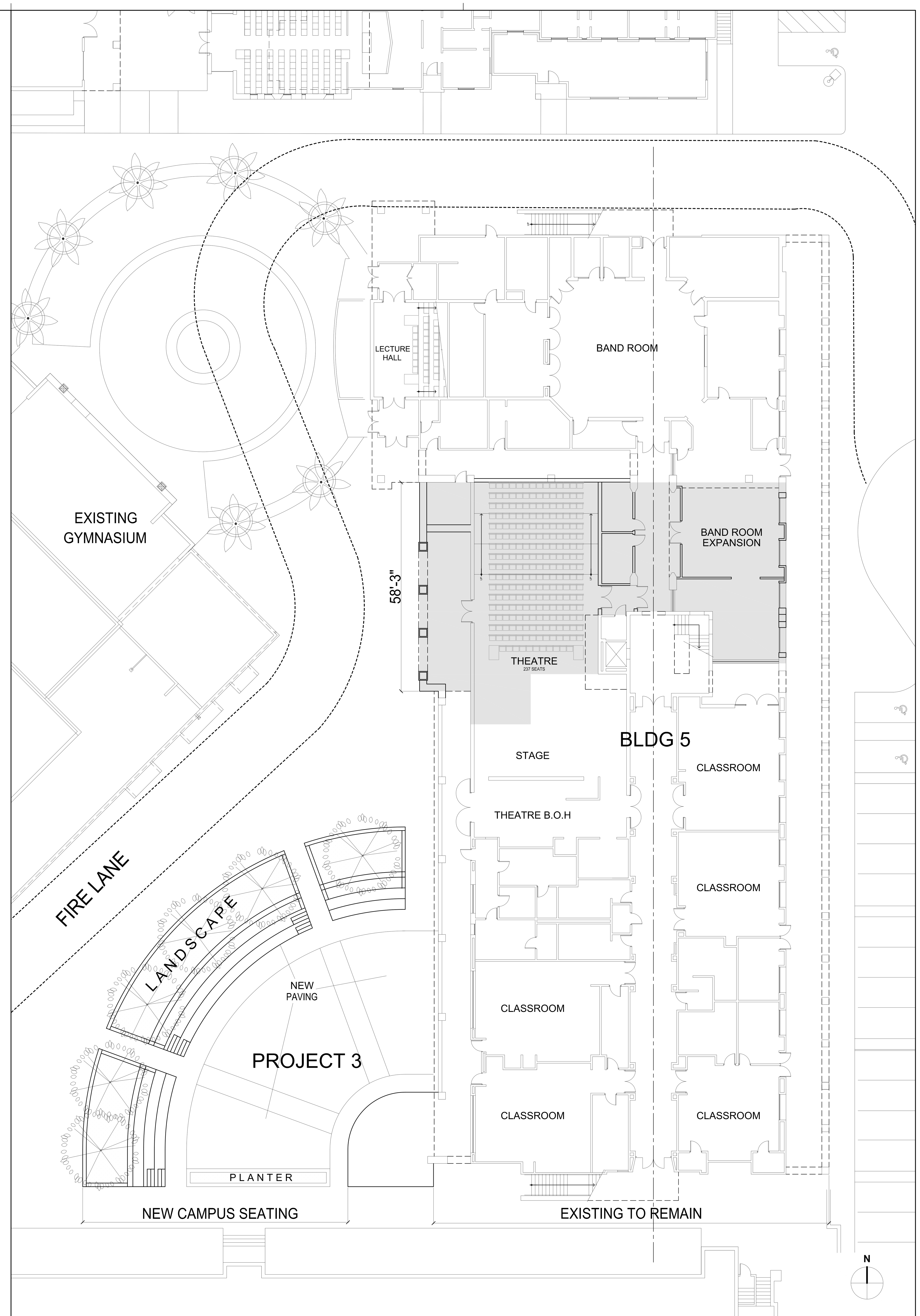
SCALE:
3/32" = 1'-0"

1



BLDG.5 BURNS BUILDING ADDITION/THEATRE FIRST LEVEL PLAN

SCALE: 1/16" = 1'-0" (2)



BLDG.5 BURNS BUILDING ADDITION/THEATRE GROUND LEVEL PLAN

SCALE: 1/16" = 1'-0" (1)

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PROJECT TITLE :

NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

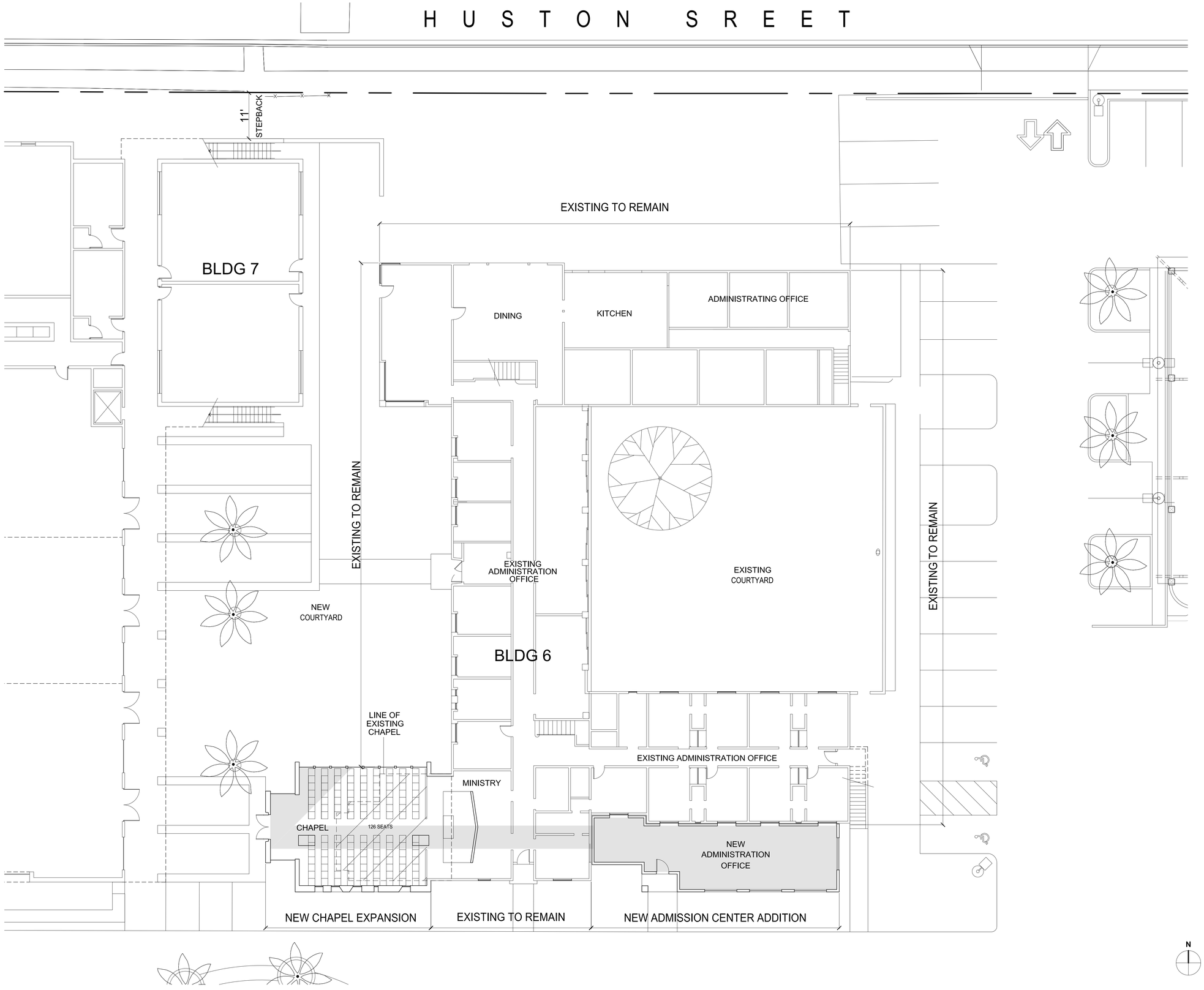
DRAWING TITLE :

BURNS BUILDING ADDITION/THEATRE PLANS

DRAWING NUMBER :

A 2.30

PROJECT 15.010.00



BLDG.6 HOLY CROSS CENTER ADDITION PLAN

SCALE:
3/32" = 1'-0"

1

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PROJECT TITLE :

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CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

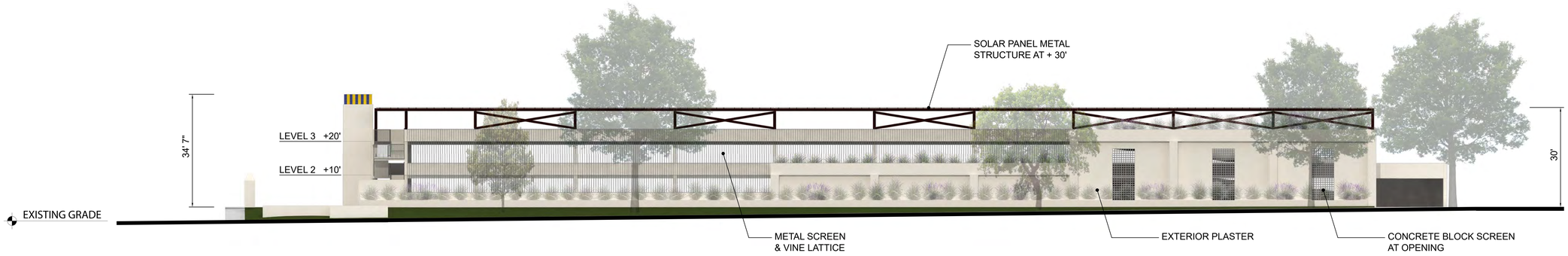
DRAWING TITLE :

HOLY CROSS CENTER ADDITION PLANS

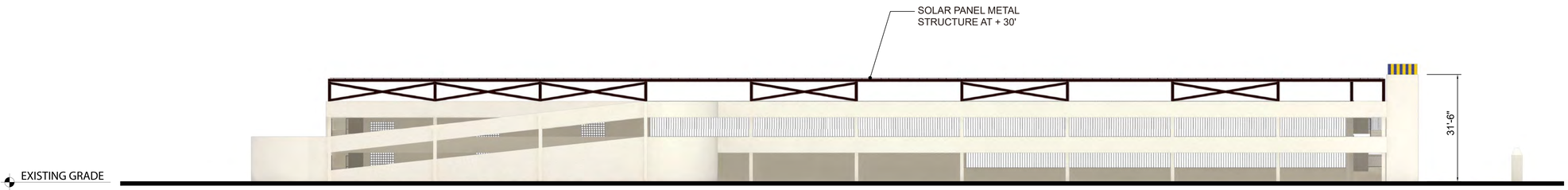
DRAWING NUMBER :

A 2.40

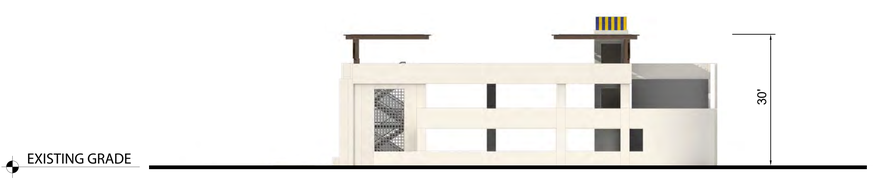
PROJECT 15.010.00



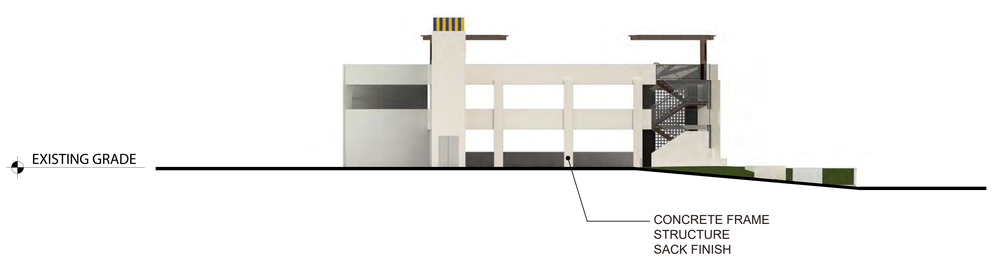
SOUTH ELEVATION — SCALE: 1/16"=1' — 1



NORTH ELEVATION — SCALE: 1/16"=1' — 2



EAST ELEVATION — SCALE: 1/16"=1' — 3



WEST ELEVATION — SCALE: 1/16"=1' — 4

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PROJECT TITLE :

NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

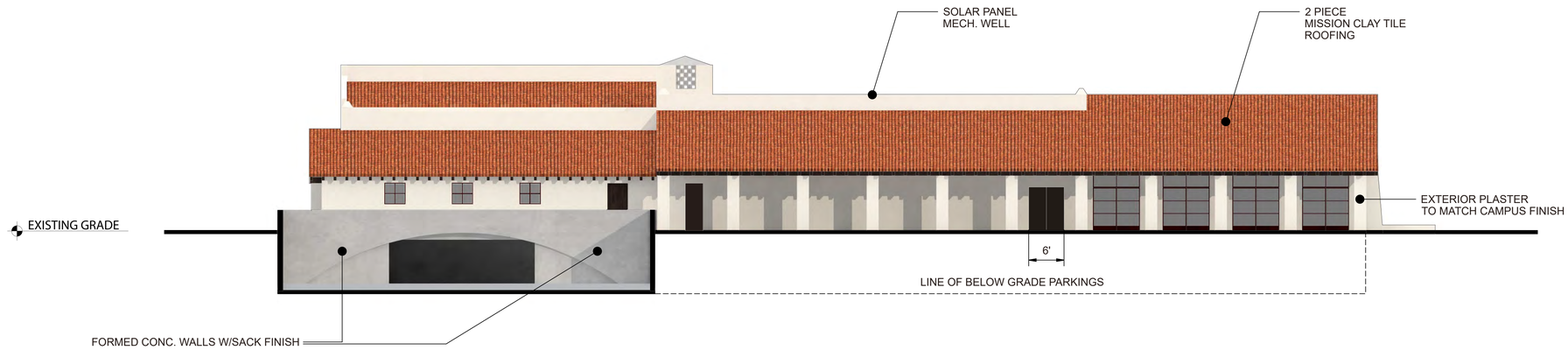
DRAWING TITLE :

RIVERSIDE PARKING STRUCTURE
ELEVATIONS

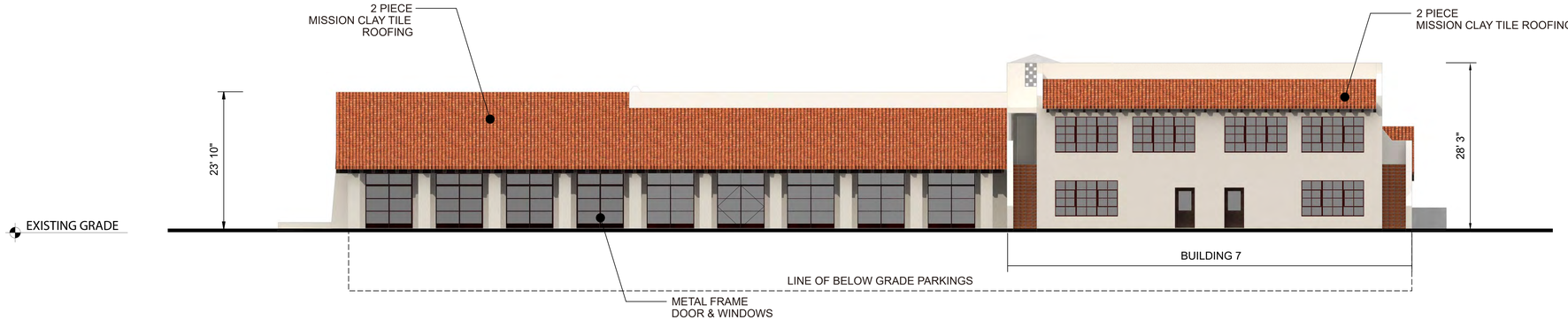
DRAWING NUMBER :

A 3.01

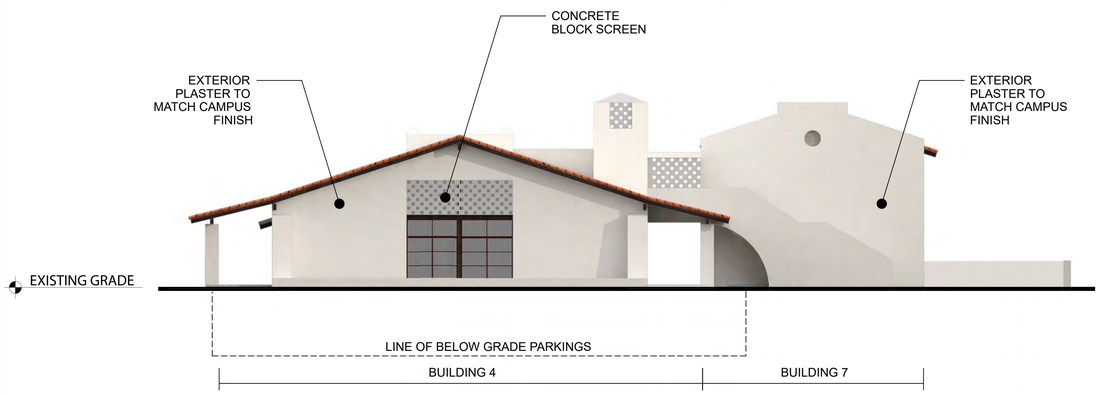
PROJECT 15.010.00



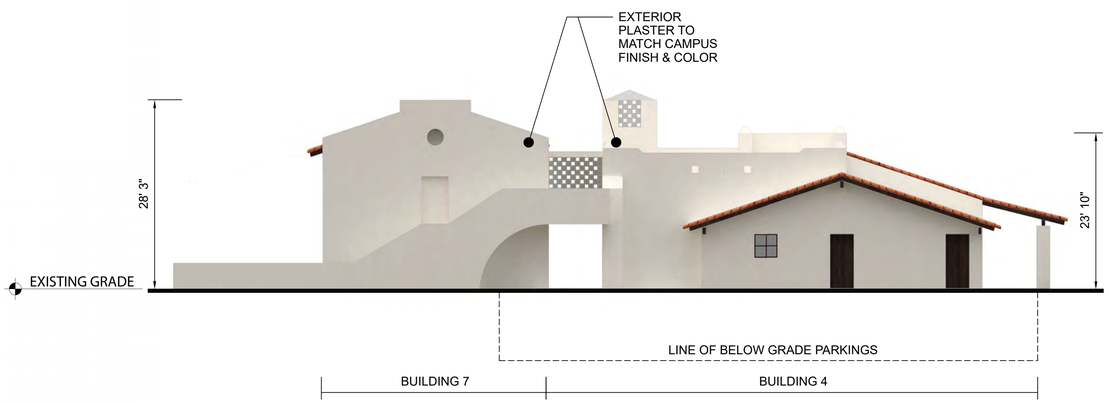
BUILDING 4 WEST ELEVATION — SCALE: 3/32"=1' — 1



EAST ELEVATION — SCALE: 3/32"=1' — 2



SOUTH ELEVATION — SCALE: 3/32"=1' — 3



NORTH ELEVATION — SCALE: 3/32"=1' — 4

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PROJECT TITLE :

NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE :

CONFERENCE CENTER/CAFETERIA
& FUTURE CLASSROOM BLDG
ELEVATIONS

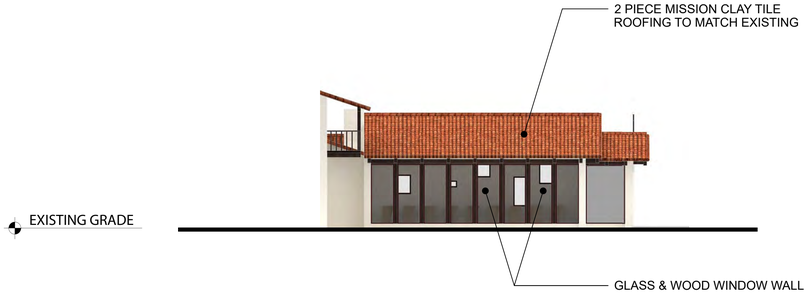
DRAWING NUMBER :

A 3.02

PROJECT 15.010.00

SOUTH ELEVATION — SCALE: 3/32"=1' — 1

WEST ELEVATION — SCALE: 3/32"=1' — 2



NORTH ELEVATION — SCALE: 3/32"=1' — 3

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PROJECT TITLE :

NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE :

BLDG 6
HOLY CROSS CENTER
ADDITION ELEVATIONS

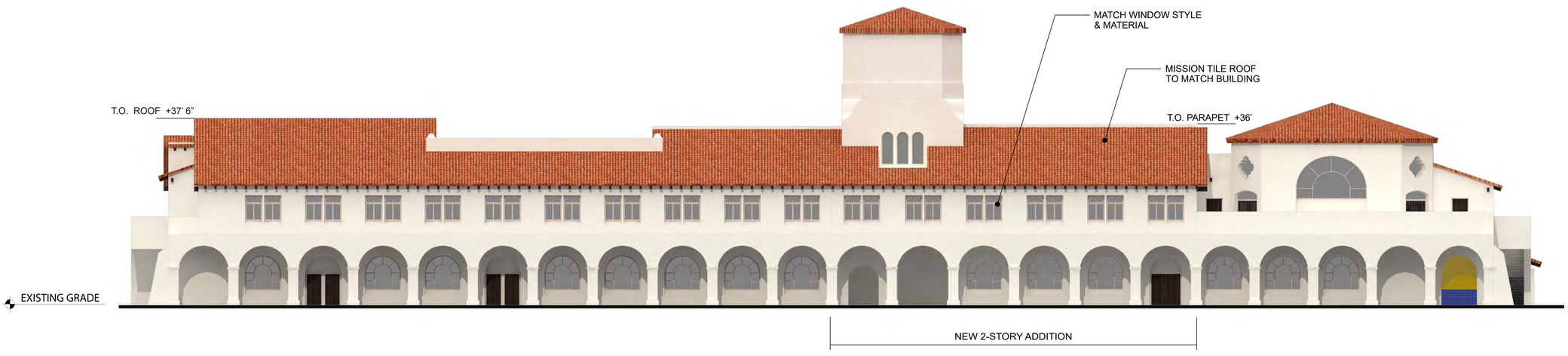
DRAWING NUMBER :

A 3.03

PROJECT 15.010.00

WEST ELEVATION

SCALE: 3/32"=1' (1)



EAST ELEVATION

SCALE: 3/32"=1' (2)

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PROJECT TITLE :

NOTRE DAME HIGH SCHOOL
CAMPUS PLAN

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SHERMAN OAKS, CA 91423

DRAWING TITLE :

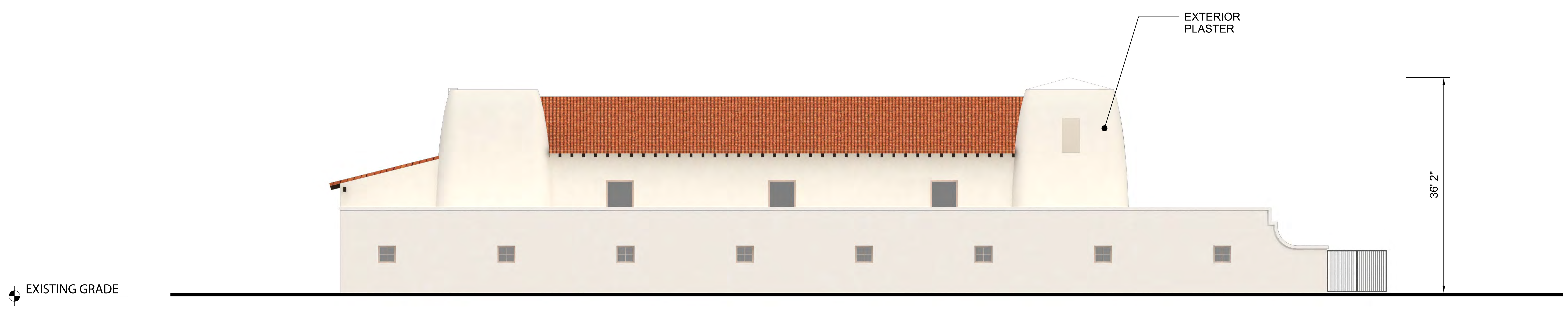
BURNS BUILDING
ADDITION/THEATRE
ELEVATIONS

DRAWING NUMBER :

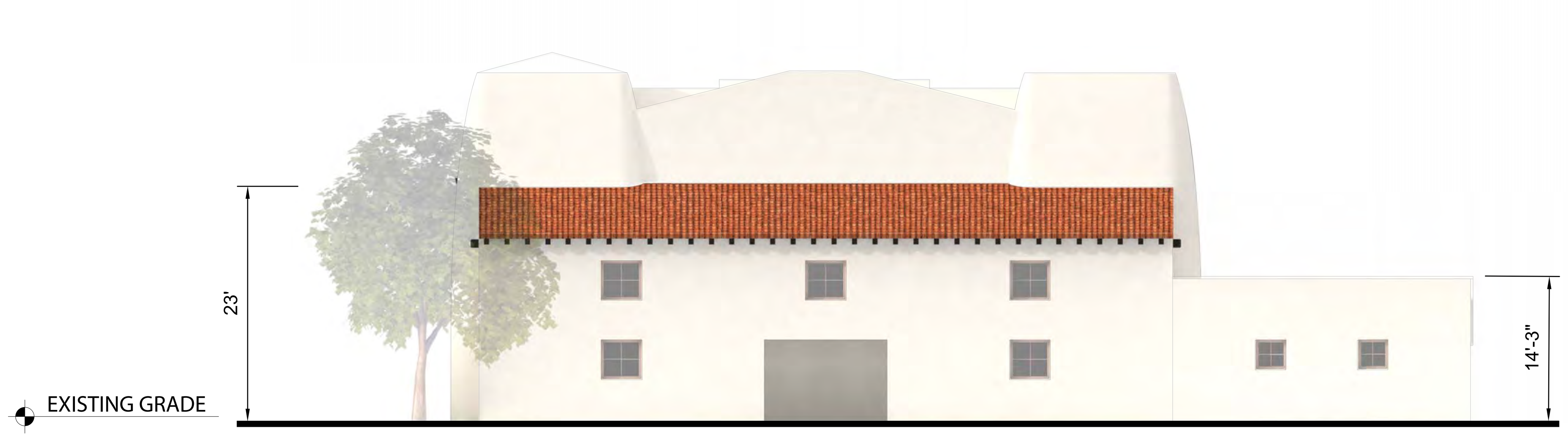
A 3.04

PROJECT 15.010.00

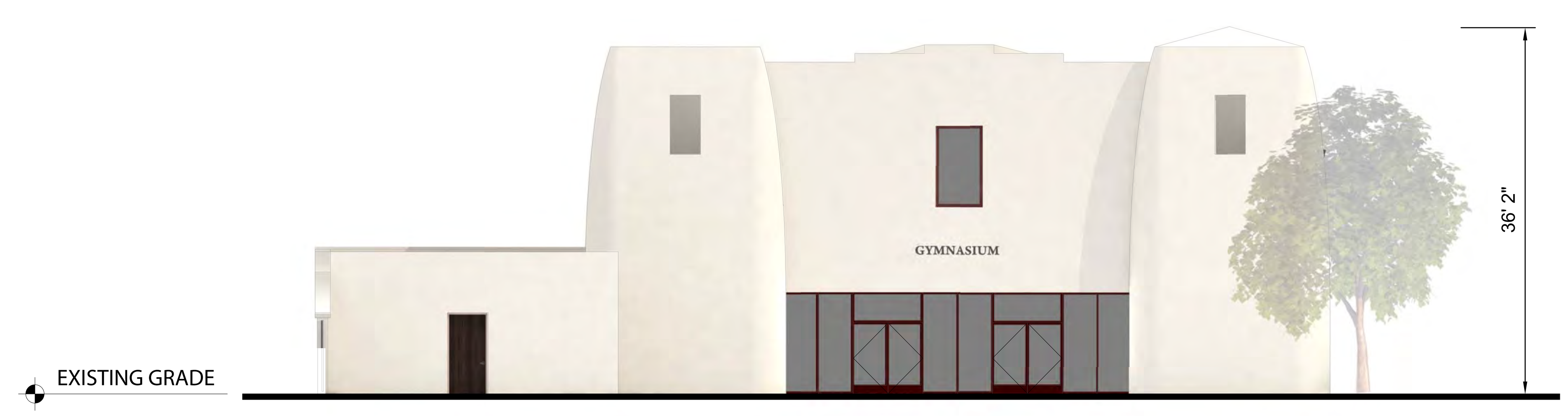
SOUTH ELEVATION | SCALE: 3/32"=1' | 1



NORTH ELEVATION | SCALE: 3/32"=1' | 2



EAST ELEVATION | SCALE. 3/32"=1' | 3



WEST ELEVATION | SCALE: 3/32"=1' | 4

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PROJECT TITLE :

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CAMPUS PLAN

13645 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

DRAWING TITLE :

PRACTICE GYMNASIUM
ELEVATIONS

DRAWING NUMBER :

A 3.05

PROJECT 15.010.00