

Appendix H

Historic Resources Analysis





TECHNICAL REPORT

**The Archer School for Girls
Historic Resources Analysis**
October 15, 2013

HISTORIC RESOURCES GROUP

PREPARED FOR

The Archer School for Girls

11725 Sunset Boulevard

Los Angeles, CA 90049

TECHNICAL REPORT

**The Archer School for Girls
Historic Resources Analysis**

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INTRODUCTION

The Archer School for Girls (“Archer”) proposes the Archer Forward: Campus Preservation and Improvement Plan (the “Project”) that consists of improvements to the existing Archer campus. The purpose of this technical report is to determine if a historic resource as defined by the California Environmental Quality Act (CEQA) is located within the proposed Project site, and to identify potential impacts to historic resources caused by the proposed Project. This report is intended to inform environmental review of the proposed Project.

The purpose of CEQA is to evaluate whether a proposed project may have a significant adverse effect on the environment and, if so, determine if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation measures. Under CEQA the potential impacts of a project on a historic resource are considered environmental impacts:

A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.¹

An evaluation of project impacts under CEQA requires a two-part inquiry: (1) a determination of whether the resource is historically significant and therefore a “historical resource,” and (2) a determination of whether the proposed project will result in a “substantial adverse change” in the significance of the resource.

This report investigates the proposed Project area to determine if historical resources exist within its boundaries, and reviews the proposed Project in accordance with CEQA.

The proposed Project is on the grounds of Archer located at 11725 Sunset Boulevard in Los Angeles. The Project site includes the Main Building, which contains classrooms, science laboratories, art rooms, performing arts rooms, administrative and staff offices, a library, and fitness room; outdoor multi-use fields and courts; two surface parking areas; and a guard booth.

The Project site also includes two residential parcels on the east side of the campus. The parcel at 11728 West Chaparral Street is located on approximately 0.5 acre and contains a single-family residence that was renovated in 2008 to house the Head of School. The parcel at 141 North Barrington Avenue is located on

¹ California PRC, Section 21084.1.

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approximately 0.6 acre and contains a vacant single-family residence.

Archer's Main Building² was designed by William Mooser and Company in 1931 as the Eastern Star Home. In 1989 the Main Building was formally determined eligible for listing in the National Register of Historic Places as part of a Section 106 review, and was subsequently listed in the California Register. That same year, the Main Building (excluding additions from 1956 and 1961), the front grounds, and the courtyard became City of Los Angeles Historic-Cultural Monument #440.

This report contains:

- A review of the existing conditions and character-defining features of the Archer Main Building (formerly the Eastern Star Home) and associated landscape.
- A review of the history of the Archer Main Building (formerly the Eastern Star Home).
- A review of the potential significance of the two single-family residences that are owned by Archer and proposed to be part of the Archer campus.

- A review of the required consideration of historic resources under CEQA.
- Analysis of the proposed Project's potential impacts to historic resources.

This report was prepared using primary and secondary sources related to the history of the Eastern Star Home, architect William Mooser and Company, and the Spanish Colonial Revival architectural style. A review of existing documentation of the Archer Main Building (Eastern Star Home) was conducted, including previous evaluations, historic photographs and maps, and building permits. Drawings and documentation related to the Project were reviewed for a consideration of the potential impacts.

Research, field inspection, and analysis were performed by Christy Johnson McAvoy, Founding Principal; Peyton Hall, Managing Principal; and Christine Lazzaretto, Principal. All three are qualified professionals who meet or exceed the Secretary of the Interior's Professional Qualification Standards.

² Excluding the "North Wing," which collectively comprises additions from 1956 and 1961, and the 1961 Chapel addition.

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Project Location

The Project site is located within the Brentwood-Pacific Palisades Community of the City of Los Angeles, approximately 13 miles northwest of downtown Los Angeles, 3 miles south of the Santa Monica Mountains, and 4 miles east of the Pacific Ocean. Regional access is provided by the San Diego Freeway (1-405), located approximately 0.5 miles east of the Project site. The Project site is generally bounded by Chaparral Street to the north, Sunset Boulevard to the south, Barrington Avenue to the east, and residential uses to the west. The location of the Project is identified in Figure 1; the Project site is identified in Figure 2.

The approximately 7.31-acre Project site is composed of the existing 6.2-acre Archer campus, which includes the Main Building; outdoor athletic fields; surface parking; associated landscaped plazas, courtyards, and pedestrian paths; and the two adjacent properties that comprise an additional 1.1 acres.

³ Information for this section is derived from Matrix Environmental, "Section II, Project Description, of the Draft Environmental Impact Report for the Archer Forward: Campus Preservation and Improvement Plan," 2013.

The Project site is located within an urban area that is developed with residential, educational, and commercial uses. Single family-residential uses are located to the north, single and multi-family residential uses and commercial uses are located to the south, and single and multi-family residential uses are located to the east and west. In addition, further to the east of the Project site is Brentwood School's Upper Campus serving grades 7 through 12. Further west of the Project site, along Sunset Boulevard, are additional institutional facilities including Sunshine Pre-School, St. Martin of Tours Catholic Church and School (grades K-8), University Synagogue (grades K-12), and Brentwood School's Lower Campus (grades K-6).

Project Characteristics

The Project proposes to demolish the existing North Wing of the Main Building, which houses classroom and office space, and replace it with a new classroom building ("North Wing Renovation"). The existing kitchen located immediately adjacent to the North Wing in the Main Building will be demolished in order to address structural and accessibility issues.

The Project proposes the development of new athletic, performing arts, and visual arts facilities including an approximately 41,400 square foot Multipurpose Facility; an approximately

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22,600 square foot Performing Arts Center; an approximately 7,400 Visual Arts Center; and an approximately 2,300 square foot Aquatics Center. The existing outdoor athletic fields would be improved and would include regulation-size soccer and softball fields.

Parking is proposed in a new, approximately 96,000-square-foot underground parking structure to accommodate 212 cars within the western portion of the campus. Primary access to the site would be unchanged and would continue from Sunset Boulevard.

The new buildings will be intentionally designed to maximize green space on the campus. The Project includes associated landscaped plazas, courtyards, pedestrian paths, and a North Garden that will serve as a point of arrival from the new underground parking structure.

The proposed signage plan includes both the retention of existing signage, and the addition of new on-site signage. The Project proposes additional lighting to be installed on the campus to provide clear identification of circulation, gathering spaces, and parking facilities; to provide for the security of students, faculty, staff, and visitors; and to support athletic and other extra-curricular activities.

The proposed improvements would provide permanent and upgraded facilities to accommodate the educational needs of up to 518 middle school and high school students.⁴ Build out of the Project is anticipated to begin with the North Wing Renovation, and the remainder of the Project would occur in two phases. The treatment of the Main Building and any new construction will be consistent with the *Secretary of the Interior's Standards for Rehabilitation*.

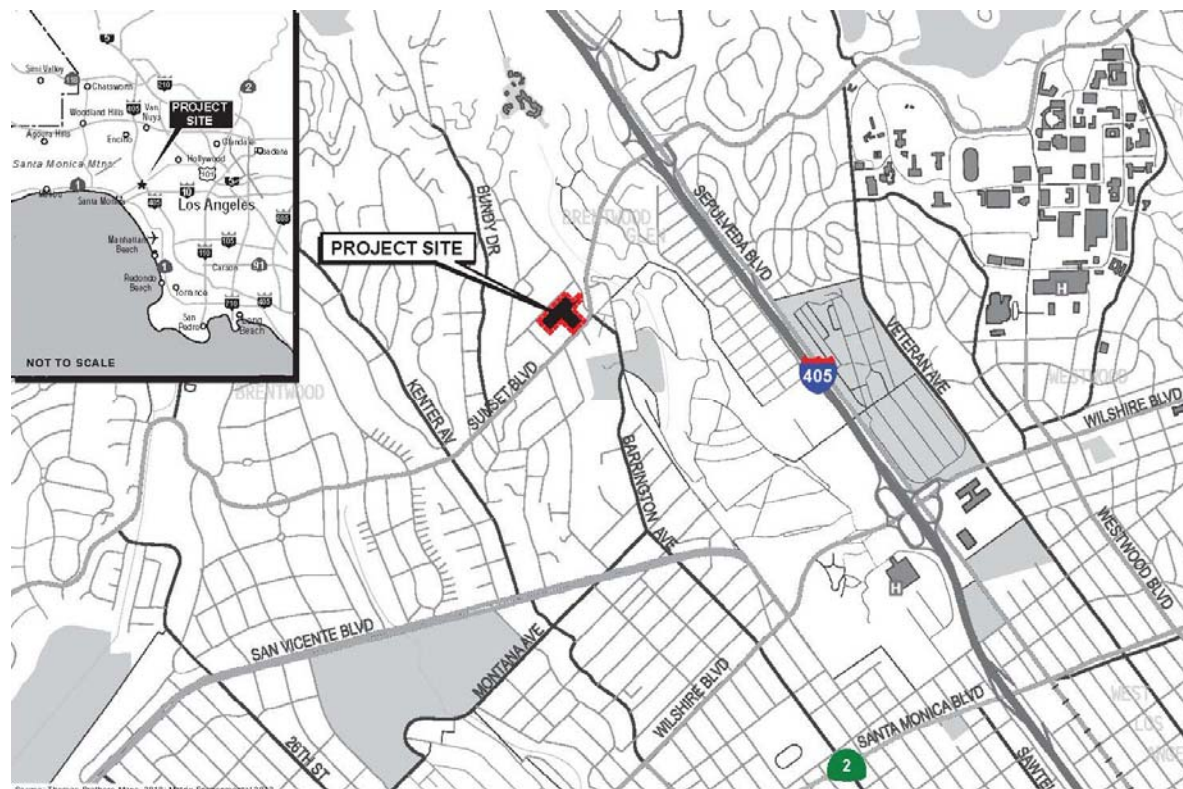
⁴ The existing conditional use permit for Archer allows enrollment of up to 518 students. The Project does not propose to increase enrollment.

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FIGURE 1: PROJECT LOCATION



Source: Matrix Environmental

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Source: Parallax Architecture and Planning

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Eastern Star Home, 1932. Source: California State Library.

Introduction

The Archer School for Girls occupies the former Eastern Star Home, which was constructed in 1931 as a retirement and convalescent facility for the Order of the Eastern Star. It was designed by the prominent San Francisco-based architectural firm William Mooser and Company in the Spanish Colonial Revival style.

Archer was founded in 1995 and was originally housed in temporary facilities before purchasing the Eastern Star Home in 1998. The campus opened in 1999, following rehabilitation and adaptation of the facility for use as a school. In 2003 Archer was named a Los Angeles Conservancy Preservation Award winner for the adaptive re-use of the building.

History of the Order of the Eastern Star

Fraternal and other cultural institutions are important factors of social life in the United States. The first fraternal organizations date to the mid-eighteenth

century, and were often organized by distinguished men.

The Order of the Eastern Star was founded in Europe in the late eighteenth century, and reinvigorated in the United States in the mid-nineteenth century. It was established as an adoptive rite of Freemasonry. The Eastern Star was open to both Master Masons and their female relatives, and is the largest fraternal organization in the world that allows both male and female members.⁵ The primary symbol is the five-pointed star, representing the binding force of a vow, devotion to religious principles, fidelity to kin and friends, faith in the power and merits of a Redeemer, and charity.⁶

The Order was particularly popular in the West, and at one point almost every city had at least one chapter.⁷ The Los Angeles chapter was founded in 1876, twenty-two years after the formation of the city's first Masonic Lodge (in 1854).⁸

Throughout its history, the organization constructed numerous retirement and

⁵ General Grand Chapter: Order of the Eastern Star. Website: http://www.easternstar.org/about_oes.html. Accessed November 28, 2011.

⁶ Stevens, Albert C. The Encyclopedia of Fraternities, Second Edition. New York: E.B. Treat & Company, 1907. Republished Detroit, MI: Gale Research Company, 1966. (98)

⁷ Stevens. (98)

⁸ Willard, Charles Dwight. The Herald's History of Los Angeles City. Los Angeles: Kingsley-Barnes & Neuner Co., Publishers, 1901. (292)

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convalescent homes in the United States. Development of these homes was a major activity for both the Masons and the Eastern Star since the late nineteenth century, and began as a more efficient way to care for the permanent dependents of Masonic Lodges. The homes were generally located in quiet rural or suburban settings, and were often designed by well-known architects.

Architect William Mooser II

The Eastern Star Home was designed by William Mooser II (1868-1962), who was a second-generation architect and head of the William Mooser Company architectural firm. The William Mooser Company was the oldest and one of the most prominent architectural firms in California in the late nineteenth and early twentieth centuries. They were primarily based in San Francisco, and have only a few commissions in Southern California. Three generations of Moosers were principals of the firm: founder William Mooser I (1834-1896); William Mooser II; and William Mooser III (1893-1969).

William Mooser I was born in Geneva, Switzerland in 1834. He studied architecture in his native land before arriving in San Francisco in 1854. One of his first jobs was at the Navy Yard designing naval structures, but he soon followed many other fortune seekers of his generation and set out for the gold mines of the Sierra Nevada. He briefly settled in Virginia City, Nevada, to

practice architecture, designing and supervising the building of at least four substantial commercial buildings there. In 1858 he returned to San Francisco, at first joining pioneer architect Victor Hoffman in practice and then opening his own office in 1861.

William Mooser II joined his father's practice in 1890, and inherited the firm upon his father's death in 1896. Mooser II was formally trained as an engineer. In 1900, Mooser II became the first person appointed to the position of San Francisco City Architect, responsible for the plans and supervision of all city construction. He was also in charge of the new Building Bureau and its building inspectors, and was responsible for writing the first San Francisco building code. He returned to private practice in 1902.

Prominent among the firm's designs under Mooser II's leadership were the Contra Costa County Courthouse (1896), Tuolumne County Courthouse (1897), I. Magnin Department Store, San Francisco (1912), Ghirardelli Chocolate Company Plant, San Francisco (1913), the Masonic Home for Elderly People, Decoto (1921), and the Santa Barbara Courthouse (1926).

Mooser II served as vice president of the San Francisco chapter of the AIA and was the branch manager for the Works Progress Administration in San Francisco. He belonged to the Masons, Native sons of the Golden West, and

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several other professional, civic, and religious organizations. In 1961, he was presented a Distinguished Service Award by the California Council of the American Institute of Architects.⁹ He died in 1962.

Mooser II's son, William Mooser III, received his formal architectural training in Paris at the renowned *École des Beaux-Arts*. He lived in Europe for seventeen years, and apprenticed with MacDonald and Couchot before returning to the United States and joining the family firm.

William Mooser II and the architectural firm William Mooser Company are considered master architects whose work played a significant role in California and had a profound influence on architects of the period. Although the firm did not work in Southern California until the 1920s and 1930s, they designed one of the region's most significant buildings of the period at the Santa Barbara Courthouse.¹⁰ The Eastern Star Home is the only example of the firm's work in Los Angeles.

Spanish Colonial Revival Architecture

Especially popular from the late 1910s through the 1930s, the Spanish

Colonial Revival style emerged from a conscious effort by architects to emulate older Spanish architectural traditions. The style first received wide attention at the 1915 Panama-California Exposition in San Diego through the designs of the prominent architect Bertram Grosvenor Goodhue. Well suited to Southern California's warm, dry climate, the Spanish Colonial Revival style's exotic appearance and sense of historic depth appealed to many Southern California residents, particularly those relocating from other locales across the country.¹¹

The prevalence of Spanish Colonial Revival styled buildings in many parts of Los Angeles has historically made a profound impact on both the appearance of the City and the perception of Los Angeles' history and lifestyle.

The Spanish Colonial Revival style is most easily identified by its red clay roof tile and expansive white stucco exterior wall surfaces. Other typical features of the style include asymmetrical facades, recessed windows and doors, arched openings, and wrought iron details including balustrades and grilles.

⁹ "Four Given Top Awards by Architects," *Los Angeles Times*, October 22, 1961.

¹⁰ The Santa Barbara Courthouse has been designated a National Historic Landmark, which recognizes properties of exceptional value on a national level.

¹¹ McAlister, Virginia and Lee. [A Field Guide to American Houses](#). New York: Alfred A. Knopf, 2000. (417-418)

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Eastern Star Home, 1932. Source: California State Library.

Architectural Description - Exterior

The former Eastern Star Home is one- and two-stories, constructed of reinforced concrete and sheathed in smooth stucco. The building is approximately 95,500 square feet,¹² and is a hollow square in plan around a central courtyard (approximately 16 x 74').¹³

The central portion of the primary (south) façade is one story in height,

¹² Per the Conditional Use Permit for Archer. Pursuant to the Los Angeles Municipal Code definition for purposes of calculating Floor area ratio (FAR), the floor area is 84,178 square feet.

¹³ A list of original materials, contractors, and suppliers is included in Appendix A.

with two story volumes on the east and west ends. The roof is a combination of front- and side-facing gables with red clay tile. Fenestration consists of a combination of single, fixed, and steel casement windows. The steel casements are primarily arranged in groups of three with fixed panes below. There is a series of windows in recessed window wells at the basement level.



Detail of basement window wells and original second story steel casement windows, 2011. Source: Parallax Architecture and Planning.

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Detail of loggia and tower, 1956. Source: UCLA Library Digital Collections.

A loggia across the one-story volume on the primary façade is supported by a series of rounded arches on the western portion and by large square columns on the eastern portion. Fenestration consists of small windows behind the arches on the western portion and steel casement windows with transoms on the eastern portion.

The main entrance is centrally located beneath an arched opening. It is accessed by a wide flight of concrete stairs bisected by a wrought iron railing. To the west of the stairs is a one and one-half story tower. The tower has a hipped roof, with a weathervane bearing the Order of the Eastern Star symbols. Fenestration consists of a grouping of three pairs of steel casement windows on each façade just below the roofline. There is a large round window screened with wrought iron at the porch level. Centered above the round window is a casement window that opens onto a wrought iron balcony. The window has the Order's symbolic star in stained glass.



Detail of main entrance, 2011. Source: Parallax Architecture and Planning.

The two story volume on the west end of the primary façade has a front-facing gable roof supported by wood beams resting on large concrete corbels. The second story overhangs the first, and is supported by corbels. There is an exterior stair leading to a small patio and a separate entrance to this portion of the building. Fenestration on the first story consists of paired steel casement windows. On the second story there are groups of steel casement windows. Decorative ceramic tiles are inset beneath the second story windows.

The two story volume on the eastern end of the primary (south) façade has a front-facing gable roof. Fenestration consists primarily of steel casement windows in pairs or groups of three with fixed panes below.

The east façade is articulated by a series of shallow recesses capped by gabled roofs with differing orientations. An exterior stair at the south end of the façade is partially enclosed by a low stepped wall that leads to a wood and glass arched door on the second story.

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At the north end is a second story balcony supported by massive concrete beams. The balcony has wood posts and a simple wood rail. The central portion of the façade is planar with a concrete sill separating the first and second stories. Window openings are slightly recessed; most of the original steel casement windows on this façade have been replaced.

The west façade is similar to the east façade but with fewer architectural embellishments. The balcony on the north end is identical to the balcony on the west façade. Most of the original steel casement windows on this façade have been replaced.

Architectural Description - Interior

The interior of the building retains many original features throughout, including wood doors with original hardware, arched openings, linoleum flooring in the hallways, wrought iron balustrades, and wall sconces and other light fixtures. The first floor is characterized by large, well-appointed public spaces. The interior is symmetrical in plan and the rooms look out onto the central courtyard. The original dormitory rooms on the second floor have been converted to classrooms.

The main entrance leads to an expansive foyer with a barrel vaulted ceiling and wood paneled wainscoting. The wall and ceiling above the wainscot and the ceiling are stenciled with

polychromatic abstract decorative motifs.



Main Lounge, 2011. Source: Parallax Architecture and Planning.

To the east of the foyer is the main lounge, measuring 34 x 22'. The lounge has wood baseboards, a painted molded concrete ceiling with ersatz wood beams, and a cast stone fireplace on the north wall. To the west of the foyer are administrative offices that are accessed through glazed double doors. The largest office has a wood stairway on the north wall which leads to a mezzanine.

Off of the north end of the foyer is a hallway that runs the length of the building. The hallway includes similar architectural features as the foyer – barrel vaulted ceiling, wood wainscoting, and polychromatic decorative stencils on the upper walls and ceiling. There is a round window on the west wall of the hallway.

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Main Hallway detail, 2011. Source: Parallax Architecture and Planning.

Three double doors on the north wall of the hallway lead to the garden room (now referred to as the Rose Room). The Rose Room is approximately 60 x 29' and opens onto the courtyard on the north. The Rose Room has a wood stage on the west end and a monumental cast stone fireplace on the east end. The ceiling is poured concrete and the center is decorated with a stylized polychromatic floral pattern. The courtyard is accessed through three aluminum sliding glass doors which replaced the original wood casement doors in the original openings.

Across from the Rose Room on the north side of the courtyard is the grand Dining Hall, which measures approximately 72 x 30 feet. The Dining Hall has a high-pitched, molded, painted concrete ceiling, with ersatz wood beams. The floor is red terra cotta tile, and on the north wall is a cast stone fireplace.

Exits on the west and east ends of the Dining Hall enter onto a hallway that leads to the original two-story residential quarters in the east and west wings. There is a concrete pointed arch ceiling in the hallway, decorated with polychromatic stylized floral designs. The red terra cotta floor tiles in the Dining Hall extend into the hallway. Each wing terminates at the south end with a small sitting area, and there are stairs connecting the two floors on both the north and south ends of each wing. The original dormitory rooms are now used for classroom space.

Landscaping/Site Features

There is some mature landscaping on the grounds, but it does not appear to conform to any historically significant landscape plan and may or may not be original. There are no protected trees on the site.

According to historic photographs, the original landscaping in the front of the building consisted of the semi-circular driveway accessed from Sunset Boulevard. An expansive lawn was located in the center of the semi-circle and a variety of clipped shrubs were planted along the street. Clipped shrubs were also planted along the front of the

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Exterior of the Dining Hall and Fountain Detail, 1932. Source: California State Library.

building and enclosed by a low boxwood hedge. There is now a wrought iron gate and fence along the Sunset Boulevard frontage, but otherwise the landscaping is similar to what was there in the 1930s.

The primary feature of the central courtyard is the fountain located in the center of an open lawn. The fountain is star-shaped, with a ceramic basin in the center perched on a multi-tiered base. It is sheathed in decorative clay tile produced by Claycraft Potteries. There is mature landscaping in the courtyard which, similar to the landscaping in the front, does not appear to be indicative of a comprehensive historic landscaping plan.

The campus includes a small carport constructed in 1955 and two surface parking areas connected by a roadway directly behind the Main Building. A total of 109 parking spaces are provided within the campus for staff and visitors. Athletic fields are located in the northwest corner of the campus.

Alterations¹⁴

The footprint of the original Eastern Star Home was altered with two additions in the 1950s and early 1960s that are now collectively referred to as

¹⁴ A list of selected building permits is included in Appendix B.

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the North Wing. The first addition was a two story infirmary at the northeast corner of the original building which was completed in 1956. In 1961 the northeast addition was expanded and a second two-story wing was added at the northwest corner of the original building. These two additions that comprise the North Wing are not tied structurally to the original building and are therefore not integral components. Figures 3-5 show the evolution of the building's footprint in aerial photographs.

In 1961 a Chapel was constructed in the southwest corner of the central courtyard.



Chapel, 2011. Source: Parallax Architecture and Planning.

The North Wing and the Chapel additions are sheathed in smooth stucco and capped by clay tile roofs with overhanging eaves for compatibility with the original building. They are otherwise unadorned, and do not include other significant character-defining features of the Spanish-

Colonial Revival style seen in the original portion of the building.

The interior of the North Wing is similarly devoid of architectural detail. It originally housed hospital/dormitory rooms off a double-loaded corridor. It is currently used for classrooms. The overall configuration and circulation is intact, but when the building was converted for use by Archer, some walls separating individual hospital/dormitory rooms were removed to create larger classroom spaces. There have been other minor interior alterations over time, including replacement of the original flooring.

The exterior of the original portion of the Main Building remains largely intact, and significant character-defining features have been preserved. Original steel casement windows were replaced, primarily prior to the purchase of the property by Archer. Awnings have been added to windows in select locations, primarily facing the central courtyard. Some original doors have been replaced, including the original wood casement doors leading from the Rose Room to the courtyard; the doors were also replaced prior to the purchase of the property by Archer.

Significant improvements undertaken by Archer include the construction of a new school Library in the basement in space that was originally used for offices and storage. As part of that project, original windows in the recessed, arched openings were replaced. The

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section of the basement that served as the morgue for the Eastern Star Home has been transformed into a Black Box Theater.

There have been other minor modifications to the interior of the original portion of the building, although significant interior character-defining features have been preserved. The basement Art Room was rehabilitated and given minor cosmetic improvements in 2010. As part of this project VCT flooring was installed. The original steel casement hopper windows in arched openings remain intact.

Other interior alterations include replacement of original flooring in the former dormitory rooms, replacement of some original light fixtures, and the removal of some interior walls to create larger classroom spaces. The original wood floors in the Rose Room were replaced with new hardwood floors due to dry rot. In addition, as part of the adaptive reuse of the property into an educational facility, the necessary upgrades for fire, life safety, and accessibility issues were addressed, including the installation of sprinklers, asbestos repair/removal, and renovation of utility systems. An HVAC system was installed for the science classrooms in 1999 and in the new library in 2002.

Character-Defining Features

According to the National Park Service, “character” refers to all those visual aspects and physical features that comprise the appearance of a historic

building, and are critical to maintaining a building’s historic integrity. Character-defining features include the overall shape of the building, its materials, craftsmanship, and decorative details, interior spaces and features, as well as the various aspects of its site and environment.¹⁵

The original portion of the Main Building retains numerous character-defining features of Spanish Colonial Revival architecture on both the exterior and the interior.

Exterior Character-Defining Features

- Complex, irregular massing, resulting from the tower, corbelled overhangs, asymmetrically organized wings, exterior staircase
- Courtyard plan
- Smooth stucco exterior walls
- Clay tile hipped and gabled roof
- Exposed concrete brackets
- Covered loggia across the primary façade
- Steel frame casement windows
- Wrought iron details, including balconies, railings, window grilles or *rejas*, and other decorative details
- Leaded or colored glass window embellishments

¹⁵ Nelson, Lee F. *Preservation Brief 17: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*. Washington, D.C.: U.S. Department of the Interior, National Park Service, 1988.

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- Decorative ceramic and terra cotta tile
- Use of arches for windows, doors, and other features
- Pierced stucco screens
- Expansive front lawn and circular driveway
- Courtyard fountain with Claycraft Potteries tile

Interior Character-Defining Features

- Primary circulation patterns and organization of the original interior spaces, in particular the progression from the entry foyer through the main public spaces on the first floor out to the courtyard
- Primary interior spaces including the foyer, main lounge, library, main hallway, Garden Room (Rose Room), and Dining Hall
- Original features and finishes in the primary interior spaces, including flooring, wainscoting, light fixtures, cast stone fireplaces, stenciling on the upper walls and ceilings, cast concrete ceilings, and ersatz wood beams



Aerial Photograph, 1950. Source: UCLA Library Aerial Photographs.

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Aerial Photograph, 1958. Source: UCLA Library Aerial Photographs.

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Aerial Photograph, 1972. Source: UCLA Library Aerial Photographs.

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OTHER POTENTIAL HISTORIC RESOURCES ON THE PROJECT SITE

The Project site includes two parcels on the east side of the campus that were not historically associated with the Eastern Star Home: the Chaparal parcel, located at 11728 West Chaparal Street, acquired by Archer in 2003; and the Barrington parcel, located at 141 North Barrington Avenue, acquired by Archer in 2007. The two parcels are identified in Figure 6.

Chaparal Residence



11728 West Chaparal Street, 2011. Source: Parallax Architecture and Planning.

The single-family residence at 11728 Chaparal Street was originally designed by architect Alfred T. Gilman and constructed in 1951. It is located on approximately 0.5 acre and was renovated in 2008 to house Archer's Head of School.

Architect Alfred T. Gilman (1902-1984) was born in Illinois. It is unknown when he came to California. In 1953 he partnered with Frank Stewart Young in the firm Gilman and Young, Associated Architects. There is little information about Alfred Gilman

or his work in Southern California, and he does not appear to be recognized as a significant Los Angeles architect.

The single-family residence on the Chaparal parcel is one-story and exhibits characteristics of the Traditional Ranch architectural style. The Traditional Ranch style is seen in both custom-designed and mass produced tract houses. These houses are typically one-story, with an asymmetrical, informal composition with one or more wings. Details of the Traditional Ranch style exhibited at the Chaparal Residence include the horizontal massing and asymmetrical composition; attached garage; gabled roof with overhanging eaves; use of a variety of materials on the exterior; and stone chimneys.

The residence on the Chaparal parcel was significantly altered in 2008, and retains little historic fabric on the interior or exterior. The exterior wall cladding, roof material, windows, and front door appear to have been replaced, and the entrance porch has been altered.

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Barrington Residence



141 North Barrington Street, 2011. Source: Parallax Architecture and Planning.

The vacant single-family residence at 141 North Barrington Street was constructed in 1948. There is no architect associated with its design. It is located on approximately 0.6 acre.

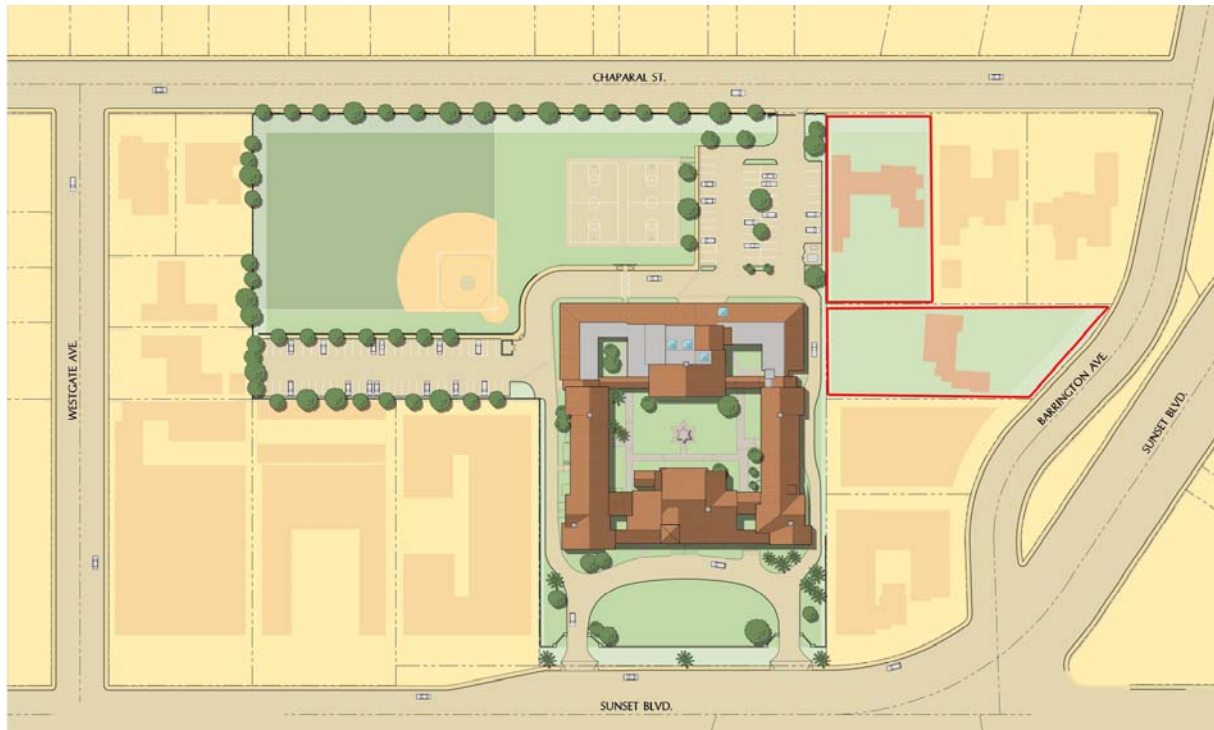
The single-family residence on the Barrington parcel is Minimal Ranch in style. The Minimal Ranch is a simplified version of the Traditional Ranch, and is usually found in mass produced housing tracts. Wall materials are less varied than the Traditional Ranch, and Minimal Ranches are usually smaller than Traditional Ranch houses.

Details of the Minimal Ranch style seen on the residence on the Barrington parcel include a rectangular plan with an asymmetrical arrangement of architectural features; gabled roof with overhanging eaves; and wood paneled exterior cladding. The original windows have been replaced.

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11728 West Chaparal Street and 141 North Barrington Avenue indicated in red. Source: Parallax Architecture and Planning.

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Historical Resources under CEQA

A resource is considered historically significant, and therefore a “historical resource” under CEQA, if it falls into one of the three following categories:

- Mandatory historical resources are resources “listed in, or determined to be eligible for listing in, the California Register of Historical Resources.”
- Presumptive historical resources are resources “included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1” of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- Discretionary historical resources are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.¹⁶

The fact that a resource is not listed in, or determined eligible for listing in, the California Register, not included in a

local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, does not preclude a lead agency from determining that the resource may be a “historical resource” for purposes of CEQA.

Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register.¹⁷ Properties designated by local municipalities can also be considered historical resources. A review of properties that are potentially affected by a project for historic eligibility is also required under CEQA.

Historic Designations

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

National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments,

¹⁶ California PRC, Section 21084.1.

¹⁷ California PRC, Section 5024.1(c).

private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.¹⁸

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

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

Furthermore, state and local regulations may apply to properties listed in the National Register.

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

- a) *That are associated with events that have made a significant contribution to the broad patterns of our history; or*
- b) *That are associated with the lives of persons significant in our past; or*
- c) *That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- d) *That have yielded, or may be likely to yield, information important in prehistory or history.¹⁹*

¹⁸ 36CFR60, Section 60.2.

¹⁹ 36CFR60, Section 60.4.

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In addition to meeting any or all of the criteria listed above, properties nominated must also possess integrity of *location, design, setting, materials, workmanship, feeling, and association.*²⁰

California Register of Historical Resources

The California Register is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.²¹

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

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction

or represents the work of a master or possesses high artistic values.

4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register includes the following:²²

- California properties formally determined eligible for (Category 2 in the State Inventory of Historical Resources), or listed in (Category 1 in the State Inventory), the National Register of Historic Places.
- State Historical Landmarks No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the Office of Historic Preservation (OHP) shall review their eligibility for the California Register in accordance with procedures to be adopted by the State

²⁰ Historic integrity is discussed in greater detail below.

²¹ California PRC, Section 5024.1(a).

²² California PRC, Section 5024.1(d).

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Historical Resources Commission (commission).

any municipal or county ordinance.²³

- Points of historical interest which have been reviewed by the OHP and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.

Other resources which may be nominated for listing in the California Register include:

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

City of Los Angeles Designation

The Cultural Heritage Ordinance was adopted by the Los Angeles City Council in 1962 and amended in 1985 (sections 22.120 *et. seq.* of the Administrative Code). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments. Section 22.130 defines the criteria for designation as any site, building, or structure of particular historical or cultural significance to the City of Los Angeles, such as historic structures or sites:²⁴

- in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified; or
- which are identified with historic personages or with important events in the main currents of national, state, or local history; or
- which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study

²³ California PRC, Section 5024.1(e).

²⁴ Cultural Heritage Ordinance: Section 22.120 *et. seq.* of the Administrative Code. Department of City Planning, Los Angeles, California.

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of a period, style, or method of construction; or

- which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

Designation recognizes the unique historical, cultural, or architectural value of certain structures and helps to protect their distinctive qualities. Any interested individual or group may submit nominations for Historic-Cultural Monument status. Buildings may be eligible for historical cultural monument status if they meet at least one of the criteria in the Cultural Heritage Ordinance and retain their historic design characteristics and materials.

Historic Integrity

Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”²⁵ The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling, and*

association. These qualities are defined as follows:²⁶

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

²⁵ McLelland, Linda F. *National Register Bulletin 16A: How to Complete the National Register Registration Form*. Washington, D.C.: U.S. Department of the Interior, National Park Service, U.S. 1997.

²⁶ Shrimpton, Rebecca H., ed. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: U.S. Department of the Interior, National Park Service, 1997.

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- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

In assessing a property's integrity, the National Park Service recognizes that properties change over time. *National Register Bulletin 15* provides:

To retain historic integrity a property will always possess several, and usually most, of the aspects. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.

A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.²⁷

²⁷*National Register Bulletin 15.*

Period of Significance

The National Park Service defines the period of significance as “the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for... listing” in National, State, or local registers. A period of significance can be “as brief as a single year... [or] span many years.” It is based on “specific events directly related to the significance of the property,” for example the date of construction, years of ownership, or length of operation as a particular entity.²⁸

²⁸*National Register Bulletin 16A.*

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EVALUATION OF HISTORIC RESOURCES

The Project site contains the designated former Eastern Star Home and its associated site features, as well as the single-family residences located at 11728 Chaparal Street and 141 Barrington Avenue.

Main Building (former Eastern Star Home)

National Register

In 1989, the Eastern Star Home was formally determined eligible for listing in the National Register of Historic Places as part of Section 106 review for the proposed Sunset Boulevard Widening Project.²⁹ Determinations of eligibility cover the property as described by the address, parcel number, and sketch map included on the survey form. The address for the Eastern Star Home on the survey form is 11725 Sunset Boulevard, and the boundaries of the property were identified as parcel numbers 4402-009-013, -014, -016. See parcel map in Figure 7.

It was determined eligible under Criterion C, as an excellent example of Spanish Colonial Revival architecture and as the only example of the work of master architect William Mooser II in

Los Angeles County. The property was determined eligible under Criterion A for its association with the social history of Los Angeles, and as an important landmark in the development of the Brentwood community. The period of significance is 1931, when construction began on the building, through its completion in 1936.

California Register

When the California Register of Historical Resources was created in 1992, the Eastern Star Home was listed at the State level. This designation was the result of the formal determination of eligibility for the National Register in 1989. Therefore, the property as identified on the survey form has a status code of 2S2 in the State Historical Resources Inventory ("HRI").³⁰

Local Designation

The Eastern Star Home (excluding additions from 1956 and 1961), the front grounds, and the courtyard comprise City of Los Angeles Historic-Cultural Monument #440, designated in 1989.

Integrity

Although there have been alterations to both the exterior and interior of the Main Building, it continues to convey its

²⁹ "Sunset Boulevard – Barrington Place to Granville Avenue: Historic Property Survey and Determination of Eligibility and Determination of Effect Report," May, 1989.

³⁰ Historical Resources Inventory for Los Angeles County, August 11, 2011.

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historic significance and retains all seven aspects of historic integrity.

Location: The building is in its historic location.

Design: The building retains the essential character-defining features of the Spanish Colonial Revival style and continues to convey the original design executed by master architect William Mooser II.

Setting: The Eastern Star Home was and continues to be located in a primarily residential area. The property retains its original generous set back from Sunset Boulevard with expansive front lawn, low retaining walls, and circular driveway.

Materials: The exterior and interior public spaces remain largely intact, and retain numerous original features and finishes. Therefore, although original steel casement windows and doors have been replaced and there have been other minor alterations over time, the building retains integrity of materials.

Workmanship: The building retains original features such as decorative stenciling on the walls and ceilings, stained glass windows, and other architectural details that characterize workmanship representative of the Spanish Colonial Revival style.

Feeling: The building conveys its original aesthetic and sense of time and place.

Association: Integrity of setting, location, design, workmanship, materials, and feeling combine to convey integrity of association. The building retains its historic appearance, and there are numerous extant details linking the property to the Order of the Eastern Star.

Conclusion

The Main Building (former Eastern Star Home) has been determined eligible for listing in the National Register of Historic Places, is listed in the California Register of Historical Resources, and is designated locally as Historic-Cultural Monument #440. It is significant for its association with the Order of the Eastern Star and the institutional development of Los Angeles in the 1930s. It is also significant as an excellent example of Spanish Colonial Revival architecture, and as the work of the master architect William Mooser II. It retains sufficient historic integrity to convey that significance. Therefore, the Main Building is considered a historical resource under CEQA.

Chaparral Residence

The Chaparral residence does not appear to be eligible for historic designation at the local, state, or federal levels, either individually or as part of a historic district. It is not associated with a significant event or person, and it does not meet the criteria for architectural merit. The property was not associated historically with the Eastern Star Home,

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and it has no other known cultural associations or significance. Architect Alfred Gilman does not appear to be recognized as a significant Los Angeles architect. In addition, the Chaparal residence was extensively altered in 2008, and no longer retains historic integrity. Therefore, the Chaparal residence is not considered a historical resource under CEQA.

Barrington Residence

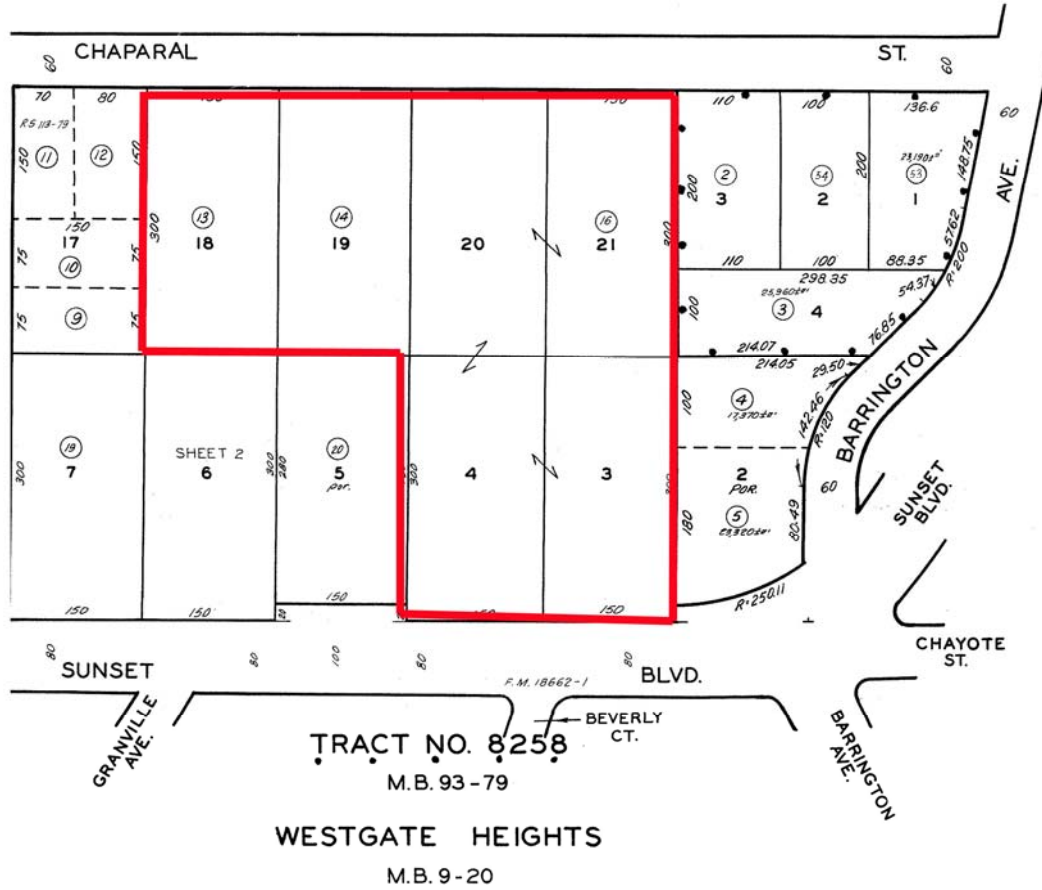
The Barrington residence does not appear to be eligible for historic designation at the local, state, or federal levels, either individually or as part of a historic district. It is not associated with a significant event or person, and it does not meet the criteria for architectural merit. The property was not associated historically with the Eastern Star Home, and it has no other known cultural associations or significance. Therefore, the Barrington Residence is not considered a historical resource under CEQA.

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FIGURE 7: EASTERN STAR HOME PARCEL MAP



Red outline indicates parcels identified in the "Locational Sketch Map" for the 1989 Historic Resources Inventory Form prepared for the Eastern Star Home. Parcel map source: Los Angeles County Tax Assessor.

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Significance Threshold

The purpose of the California Environmental Quality Act (CEQA) is to evaluate whether a proposed project may have an adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation measures.

The City of Los Angeles CEQA Thresholds Guide (2006, p. D.3-2) states that a project would normally have a significant impact on historic resources if it would result in a substantial adverse change in the significance of a historic resource. A substantial adverse change in significance occurs if the project involves:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and (historical/architectural) significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or

- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

In addition to guidance provided by the City of Los Angeles, the State Legislature, in enacting the California Register, amended CEQA to clarify which properties are significant, as well as which project impacts are considered to be significantly adverse.

A project with an effect that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment.³¹ A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.³²

The State CEQA Guidelines also include a slightly different definition of "substantial adverse change":

Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the

³¹ CEQA Guidelines, section 15064.5(b).

³² CEQA Guidelines, section 15064.5(b)(1).

*significance of a historical resource would be materially impaired.*³³

The Guidelines go on to state that:

*"[t]he significance of a historic resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources... local register of historic resources... or its identification in a historic resources survey."*³⁴

As such, the test for determining whether or not the project will have a significant impact on identified historic resources is whether it will materially impair physical integrity of the historic resource such that it would no longer be listed in the National or California Registers or other landmark programs such as the City's list of Historic-Cultural Monuments.

The significance thresholds established by the City of Los Angeles include, and go beyond all of the provisions set forth in the CEQA Guidelines and as such,

³³ CEQA Guidelines, section 15064.5(b)(1).

³⁴ CEQA Guidelines, section 15064.5(b)(2).

the significance thresholds set forth in the City's CEQA Thresholds Guide are used in the following analysis.

Proposed Project

The Project proposes improvements to the existing Archer campus: the North Wing Renovation; Phase 1; and Phase 2. The proposed Project site plan is illustrated in Figure 8.

The North Wing Renovation includes the demolition of two floors of former dormitory space currently used as classrooms. These floors will be replaced with new classroom space that will increase the size of the North Wing by approximately 9,000 square feet, and reconfigure the interior space to increase the average classroom size from 340 to 500 square feet.

The existing kitchen, located in the original portion of the Main Building immediately adjacent to the North Wing, will also be demolished. It will be replaced with a new kitchen facility in the same location and on the same footprint as the original kitchen. The kitchen demolition is identified in Figure 9.

Additional improvements to the North Wing include upgraded lighting, air conditioning, plumbing, and information technologies. The existing roof structure will be replaced with an all-new framing concept to allow mechanical wells to be located along the center of the North Wing. The new roof will raise the height

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of the North Wing by approximately eight feet-nine inches to a maximum of 41 feet-four inches, which is approximately the same height as the Main Building.

Phase 1 includes construction of the underground parking structure, improvements to the front driveway, improved outdoor athletic fields, the construction of the new Multipurpose Facility, and the construction of new landscaped open space areas including the North Garden, and new plazas and pedestrian pathways, including the Court of Leaders. The vacant residence on the Barrington parcel would be removed at the beginning of Phase 1.

The proposed Multipurpose Facility will be constructed in the northeast portion of the Project site. It will consist of two levels and approximately 41,400 square feet. The lower level will be below grade. The maximum height of the of the building will be 28 feet on the north elevation near Chaparal Street and 36 feet on the south elevation near the Court of Leaders and the Main Building. The building will have a modulated profile and will be set back 25 feet from the property line along Chaparal Street behind an existing eight-foot wall.

The new underground parking structure will be located in the northwest portion of the Project site where the athletic fields are currently located. The parking structure will be accessed by the

existing entrance to the site from Sunset Boulevard. The Project proposes to widen the existing driveway on Sunset Boulevard on both the east and west sides, to improve access to the site and allow for dedicated right- and left-turn lanes at the exit. Portions of the existing curb and some landscaping would be removed on both the east and west sides. In addition, on the east side, a portion of the driveway to the south of the Main Building would be widened by approximately 11 feet-nine inches to allow for easier maneuvering at the entrance to the parking ramp. On the west side, the width of the driveway to the south of the Main Building would be increased by approximately five feet-four inches to allow for a right- and left-turn lane at the exit to Sunset Boulevard. The security functions housed in the guard booth currently located to the east of the entrance driveway will be moved west of the entrance driveway adjacent to the entrance gate as recommended by a review of Archer's security procedures. The proposed driveway improvements are identified in Figure 10.

From the parking structure, pedestrians will access the campus through the North Garden, which will serve as the transition between the parking level and the campus level. Egress from the underground parking structure will be on Sunset Boulevard. Access to the campus from Chaparal Street will be

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maintained for occasional use by emergency vehicle access, service, and deliveries.

Located above the new underground parking structure and directly west of the North Garden will be the new regulation-size soccer and softball fields. Directly south of the Multipurpose Facility and the North Garden will be the Court of Leaders, an expansive landscaped plaza and pedestrian path.

During Phase 2, the Chaparral Residence will be demolished, and the new Performing Arts Center, Visual Arts Center, and Aquatics Center will be constructed. These improvements will be located in the eastern portion of the Project site and will include approximately 32,300 square feet of floor area.

The Performing Arts Center will be two stories in height and approximately 22,600 square feet. The maximum building height will be 36 feet.

The Visual Arts Center will be located north of the Performing Arts Center. It will be two stories and approximately 7,400 square feet. The maximum height will be 30 feet.

The Aquatics Center will be located in the northeast portion of the Project site. It will be one story in height and contain an outdoor swimming pool.

The maximum height above the pool deck will be 20 feet³⁵.

The Project's proposed signage plan consists of both the retention of existing signs, and the addition of new on-site signage. Proposed signage would consist primarily of signs to identify the school and its buildings, information signs to direct vehicular and pedestrian circulation, and outdoor athletic signs.

The proposed signs include two new wall signs mounted to the existing concrete walls at the east entry driveway for the campus along Sunset Boulevard. Each sign would consist of cast metal letters approximately eight to 12 inches high that would be fastened to the existing walls. These signs would provide way finding to help visitors to the campus identify the entrance.

The Project proposes additional lighting to be installed on the campus to provide clear identification of circulation, gathering spaces, and parking facilities; to provide for the security of students, faculty, staff, and visitors; and to support athletic and other extra-curricular activities.

To comply with the City's storm-water requirements, the Project proposes the installation of a subterranean storm water system. This would include a

³⁵ Since the Visual Arts Center and the Aquatics Center would be attached, they are considered one building with a maximum height of 30 feet.

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system of catch basins throughout the Project site that will collect roof and site runoff and direct the storm water through a series of underground pipes to the holding cistern. The holding cistern will be located beneath the front lawn of the Main Building. The cistern will hold water until it is passed through a treatment chamber and infiltrated into the underlying soils.

FIGURE 8: PROPOSED PROJECT SITE PLAN

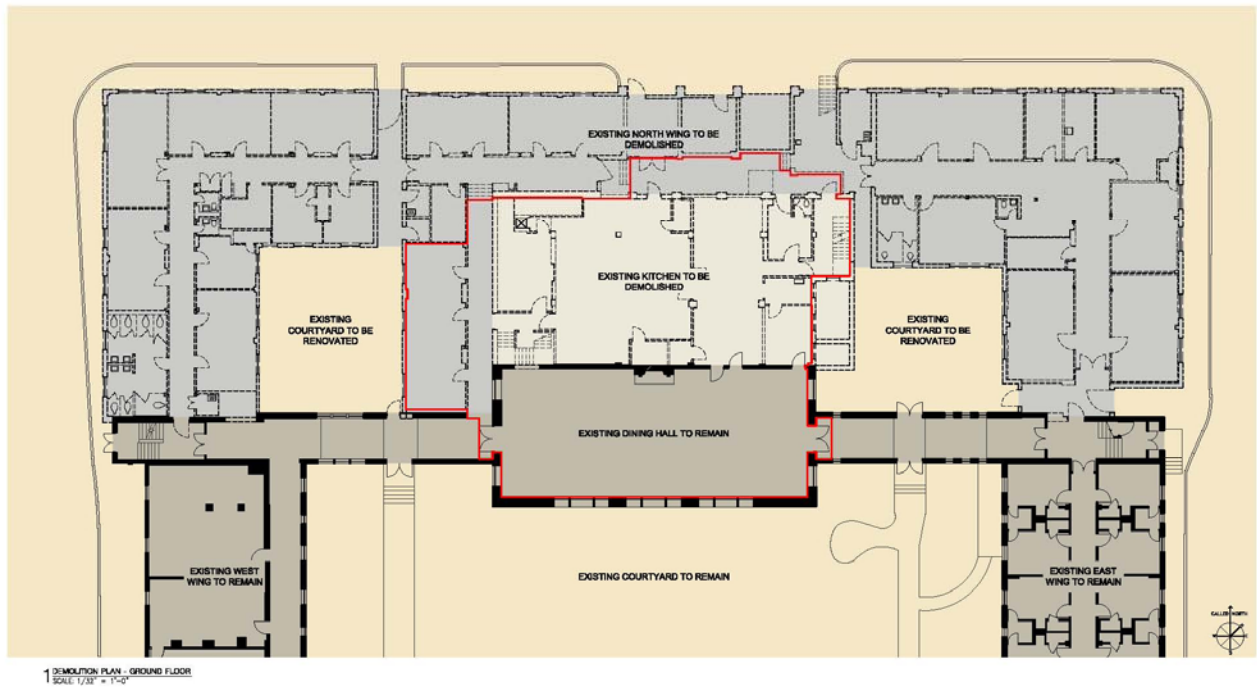


Source: Parallax Architecture and Planning.

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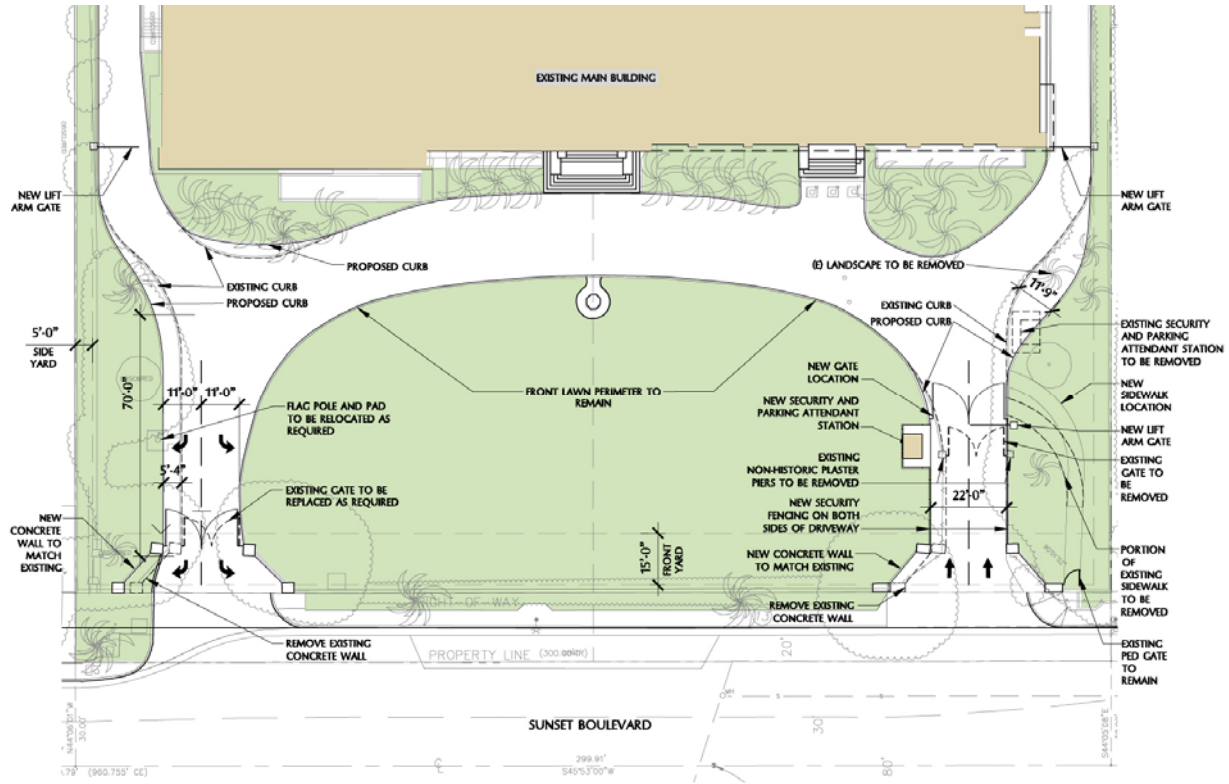
Red indicates elevated floor planes. Source: Parallax Architecture and Planning.

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FIGURE 10: PROPOSED DRIVEWAY IMPROVEMENTS



Source: Parallax Architecture and Planning

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Evaluation of Potential Impacts

The Project site consists of the parcels that were historically associated with the former Eastern Star Home, which are identified in the HRI with a 2S2 status code, and the two additional parcels owned by Archer that were not historically associated with the Eastern Star Home (11728 West Chaparal Street and 141 North Barrington Avenue). The two residences on these parcels are not considered historic resources under CEQA.

Impacts from Demolition

The Project proposes the demolition of two non-historic properties – the Chaparal Residence and the Barrington Residence. Because it has been determined that these two buildings are not historic resources under CEQA, there are no adverse impacts to historic resources anticipated as a result of their removal.

The Project proposes the demolition of the 1956 and 1961 additions to the Main Building that are collectively referred to as the North Wing. Figure 11 identifies the original portion of the Main Building and the later additions.³⁶

Although the North Wing was specifically excluded from the Historic-Cultural Monument designation, it was

³⁶ The 1961 Chapel addition will not be demolished or otherwise impacted by the Project.

not excluded from the California Register listing, and therefore it is part of the 2S2 status code associated with the property in the current HRI. However, the North Wing is not identified as a character-defining feature of the Main Building. It was not constructed during the identified period of significance for the building (1931-1936), and these are not alterations which have achieved significance over time. Therefore, the North Wing does not contribute to the significance of the property.

The Project proposes the demolition of the kitchen, which is located immediately adjacent to the North Wing in the Main Building. The kitchen is a back-of-house, service area that does not contain any significant character-defining features. It has been altered several times since original construction was completed, including several alterations to the roof that have resulted in a series of irregular roof forms that are inconsistent with the original Spanish Colonial Revival architecture. The kitchen is located between the original 1931 Dining Hall and the 1961 portion of the North Wing addition, and is not visible from the public right-of-way. This secondary space is not a character-defining feature of the building, and therefore its demolition will not result in a significant impact to the building such that it no longer conveys its historic significance.

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Structural analysis of the Main Building was conducted in order to assess potential physical impacts to the historic structure from the demolition of the North Wing.³⁷ The structural analysis concluded that the two North Wing additions are seismically separated from the original building, and therefore can be removed with no structural consequence to the Main Building.

The removal of the original kitchen is necessary in order to address the varying floor levels between the 1931, 1956, and 1961 portions of the building. The construction of a new kitchen also provides a more efficient and sound method to structurally tie the North Wing with the Main Building.

As part of the implementation of the Project, the original portion of the Main Building, with the exception of the back-of-house kitchen space located adjacent to the North Wing, will be retained and any rehabilitation will be subject to review by the City of Los Angeles Office of Historic Resources (OHR) and will meet the *Secretary of the Interior's Standards*. The Main Building will retain sufficient character-defining features and integrity to convey its historic significance and would remain eligible for designation. Therefore, with appropriate shoring and other measures to protect the original

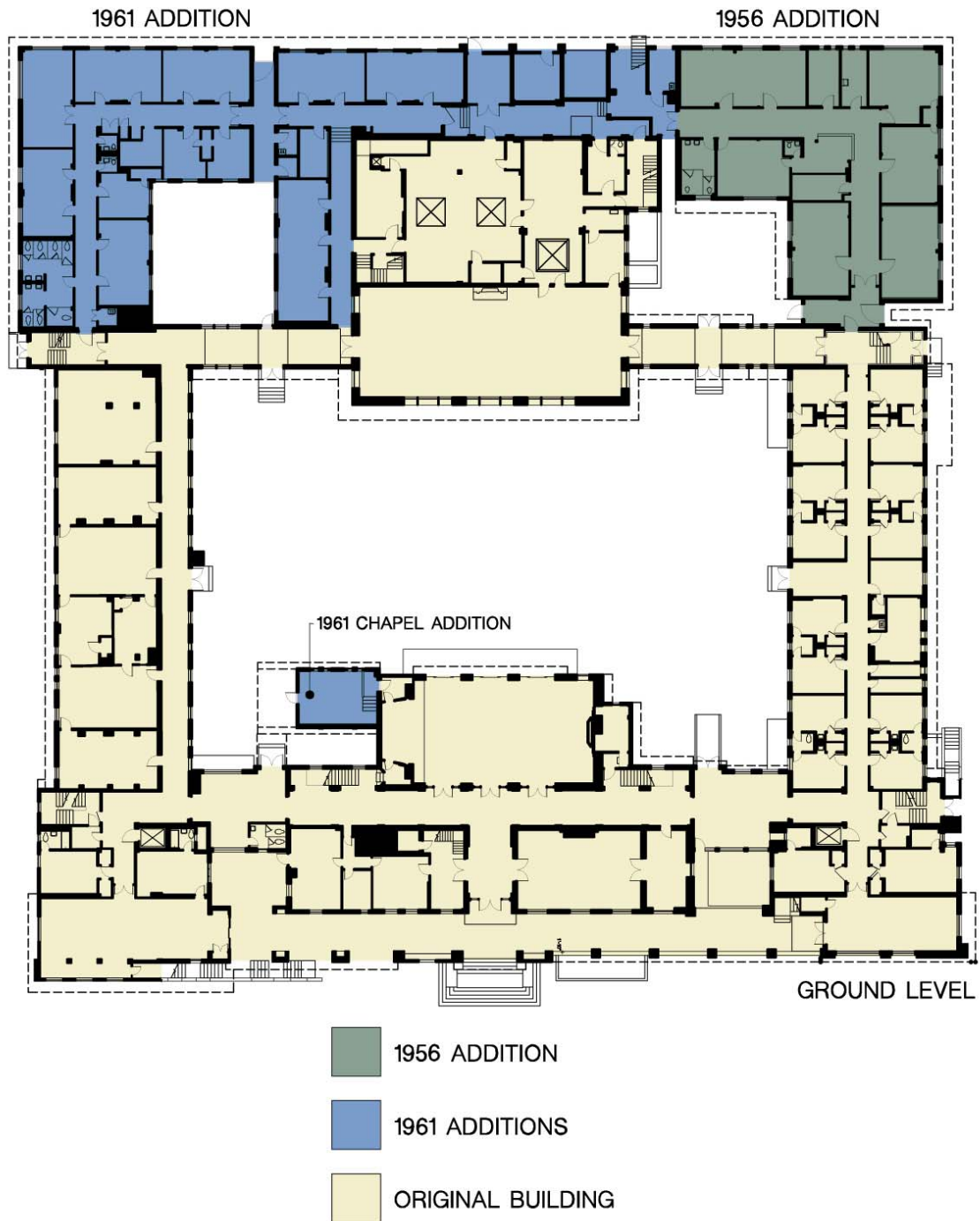
portion of the building during demolition, and implementation of the recommended mitigation measures, the potential impacts associated with the removal of the North Wing and kitchen would be less than significant.

³⁷ KPF Consulting Engineers, May 21, 2012.

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Source: Parallax Architecture and Planning.

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Impacts from New Construction

The North Wing Renovation includes the construction of new classroom space that will occupy approximately the same footprint as the existing North Wing, although the roof will be approximately 8'9" feet higher. Designs for the North Wing Renovation are conceptual at this time; however, because the new classroom space will be an addition to a designated historic resource, the design must be approved by OHR and it must comply with the *Secretary of the Interior Standards*.

The Project proposes the construction of a new kitchen space to replace the original kitchen located immediately adjacent to the North Wing in the Main Building. The new kitchen will be constructed in the same location and on the same footprint as the existing kitchen. The kitchen design is subject to approval by OHR and it must comply with the *Secretary of the Interior Standards*.

Standards 9 and 10 specifically apply to new construction:

Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the

historic integrity of the property and its environment.

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

Preservation Brief 14 provides guidance on how to design a compatible new addition to a historic building:³⁸

- Preserve significant historic materials, features, and form.
- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building.
- A new addition should not be highly visible from the public right-of-way; a rear or secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition

³⁸ Grimmer, Anne E. *Preservation Brief 14: New Exterior Additions to Historic Buildings – Preservation Concerns*. Washington, D.C.: U.S. Department of the Interior, National Park Service, 2010.

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should be harmonious with the historic building materials.

- The addition should be smaller than the historic building – it should be subordinate in both size and design to the historic building.

The proposed new construction as part of the North Wing Renovation will not be visible from Sunset Boulevard, and it will be clearly subordinate to the existing historic building. Based on conceptual plans, it appears that the proposed new construction will not obscure, damage, or destroy character-defining features of the original portion of the Main Building, and the building's historic character will not be diminished.

The construction of a new kitchen will not obscure, damage, or destroy character-defining features of the original portion of the Main Building. It addresses significant accessibility and seismic issues, and provides the additional benefit of reversing incompatible roof alterations.

Therefore, if the proposed new construction complies with the *Secretary of the Interior's Standards* and the recommended mitigation measures are adopted, the potential impacts associated with the new addition to the historic building would be less than significant.

Other new construction proposed for the property historically associated with the Eastern Star Home is the Multipurpose Building, which will be located north of the Main Building adjacent to Chaparal Street. The proposed new building will be compatible with the existing historic structure in size, scale, and massing. There is ample space dividing the Main Building from the proposed Multipurpose Facility, including the landscaped Court of Leaders which will provide a buffer between the old and new construction and create additional circulation on the Project site.

The proposed Aquatics Center, Visual Arts Center, and Performing Arts Center will be located on the two parcels that were not historically associated with the Eastern Star Home. The proposed new buildings will be compatible with the historic building in terms of size, scale, and massing, and there will be ample separation between the old and new construction.

The proposed installation of a new subterranean storm water system, including a holding cistern beneath the front lawn of the Main Building, and the proposed driveway improvements will not have a significant impact on important character-defining features of the site. Although the front lawn will be disturbed during construction, it will be returned to its original appearance following the installation of the storm water system.

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The widening of the east and west sides of the front driveway will remove existing curbs and some landscaping. The proposed widening of the west driveway is shown in Figure 12. The landscaping on both the east and west sides has been altered over time, does not appear to conform to a historic landscape plan, and is not identified as a significant character-defining feature of the site. The overall configuration of significant character-defining features of the front of the site will be retained, including the semi-circular driveway and expansive front lawn. The proposed site alterations will not materially impact the visual character of the Main Building or the view from Sunset Boulevard.

The relocation of the non-historic guard booth from the east side of the entrance driveway to the west side of the entrance driveway (as shown in Figure 10) would place a new element within the front lawn. The guard booth would be obscured from Sunset Boulevard by the entrance gates and landscaping at the front of the property, as seen in the visual simulation in Figure 13. Therefore, this proposed alteration will not materially impact the character of the Main Building or the way that it is experienced from Sunset Boulevard. In addition, the placement of the guard booth to the west of the entrance driveway is a reversible condition, and therefore will have a less than significant impact on the front lawn.

The proposed lighting and signage plans will not impact significant character-defining features of the site or the Main Building. There is no new signage proposed for the exterior of the Main Building. The proposed new signs for the existing concrete walls at the east entry driveway for the campus on Sunset Boulevard are compatible in size, scale, and materials with the historic architecture, and are fully reversible additions. This proposed signage is identified in the renderings in Figure 13.

Proposed new lighting for the site will not impact significant character-defining features of the site or the Main Building. Lighting will be compatible with the Main Building and will be integrated with existing features on the site. One proposed pole mounted luminaire on the athletic field will be visible from the public right-of-way along Sunset Boulevard. However, it will be compatible in size and scale with existing mature street trees and streetlights, and will not significantly impact the visual appearance of the Main Building as viewed from Sunset Boulevard. The proposed lighting that will be visible from Sunset Boulevard is identified in the renderings in Figure 14.

Following implementation of the Project, the Main Building will remain eligible for listing in the National Register of Historic Places, and will maintain its current California Register and local Historic-Cultural Monument designations. It will retain significant

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character-defining features and integrity to convey its historic significance, including integrity of setting which will not be materially impacted by the proposed new construction.

Therefore, with appropriate protective measures in place during demolition and construction and the adoption of the recommended mitigation measures, the potential impacts associated with the construction of the Multipurpose Building, Aquatic Center, Visual Arts Center, and Performing Arts Center, would be less than significant.

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West entry before driveway widening. Source: Parallax Architecture and Planning.



West entry after driveway widening. Source: Parallax Architecture and Planning.

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FIGURE 13: PROPOSED SIGNAGE AND RELOCATION OF GUARD BOOTH



Entry before implementation of signage plan. Source: Parallax Architecture and Planning.



Entry after implementation of signage plan and relocation of the guard booth.
Source: Parallax Architecture and Planning.

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View from Sunset Boulevard before implementation of lighting plan. Source: Parallax Architecture and Planning.



View from Sunset Boulevard after implementation of lighting plan. Source: Parallax Architecture and Planning.

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MITIGATION MEASURES

The Project is not anticipated to result in significant adverse impacts to a historic resource; however, the following mitigation measures are recommended to ensure that the original Archer Main Building and its associated historic site features would retain eligibility as a designated historic resource following implementation of the Project.

1. The Project team shall include an engineer with historic preservation expertise to ensure that appropriate shoring and other protective measures are in place for the original portion of the Main Building during demolition and construction of the North Wing. The demolition and shoring plan shall be approved by the City of Los Angeles Office of Historic Resources (OHR).
2. The design of the proposed new North Wing shall be approved by OHR and shall meet the *Secretary of the Interior's Standards for Rehabilitation*.
3. Any proposed maintenance or rehabilitation of the original portion of the Main Building shall comply with the *Secretary of the Interior's Standards for Rehabilitation*. A Maintenance Plan based on the *Standards* shall be developed to address the ongoing treatment and maintenance of the Main Building.
4. The Applicant shall nominate the Main Building and its associated site features for listing in the National Register of Historic Places.
5. The Applicant shall produce measured drawings of the Main Building prior to implementation of the Project. The drawings shall become part of the historic record for the building; a set will be housed on site, and a second set will be provided to OHR.
6. The Applicant shall develop and implement an interpretive program on the site. Components of the interpretive program may include onsite signage or other display(s); information about the historic significance of the Main Building and historic photographs on the Applicant's website; a brochure or other printed material documenting the history of the site; or other programs or materials developed by the Applicant. The Applicant shall provide OHR a plan for the interpretive program prior to implementation.
7. In addition to OHR review, a qualified preservation professional who meets the Secretary of the Interior's professional standards shall act as peer review for mitigation monitoring related to rehabilitation, new construction, interpretive programming, and the nomination

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of the Main Building for listing in the National Register.

Summary of Impacts after Mitigation

The proposed Project as currently defined does not appear to result in significant adverse impacts to the designated historic resource on the Project site. However, because the plans are conceptual, adoption of the recommended mitigation measures will ensure that the impacts to the historic resource would be less-than-significant and that the resource would maintain its eligibility for historic designation following implementation of the Project.

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APPENDIX A: ORIGINAL CONTRACTORS, MANUFACTURERS, AND SUPPLIERS

Feature	Manufacturer/Contractor
Contractor	K.R. Bradley Construction Company, Los Angeles
Cement, sand, rock, reinforcing steel	Blue Diamond Corporation, Los Angeles
Steel truss joints, steel studs and lath	Soule Steel Company, Los Angeles
Granite steps and buttresses	Westco Company, Santa Ana
Cast stone	Hamlin & Hood, Pasadena
Cement floor finish	Davis & Davis, Inc., Los Angeles
Tile and composition roofing	C.L. Passmore, Los Angeles; Gladding, McBean & Company (terra cotta roof tile); Paraffine Companies, Inc. (composition roofing)
Palacio and Renton floor tile (material)	Gladding, McBean & Company, Los Angeles
Wall and floor tile, ornamental tile and fountains	Berger-Eldridge, Inc., Los Angeles
Patio fountain (material)	Claycraft Potteries, Los Angeles
Lathing & plastering	Burton & Wharton, Los Angeles
Ornamental iron, stairs, balconies, grilles	Superior Iron Works, Los Angeles
Railing	Jackson Iron Works, Los Angeles
Elevators (hydraulic)	Consolidated Steel Corporation, Los Angeles
Elevator cab and doors	Winter & Bain, Inc., Huntington Park
Hollow metal doors	Metal Door & Trim Co., La Porte, Indiana; through Soule Steel Co., Los Angeles
Steel casements and doors	Soule Steele Co., Los Angeles
Kalamein and tin-clad doors	California Fireproof Door Co., Los Angeles
Hardware	California Hardware Co., Los Angeles

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APPENDIX B: BUILDING PERMITS

Ref. #	Date	Description
26077	12/9/1931	Original construction. Cost \$235,000.
2095	1/17/1935	Construction of metal lath & plaster partition in basement.
4548	2/19/1946	Construction of new garage. Cost \$500.
1019	1949	Construction of interior partitions for office space in building basement. Cost \$2,000.
15311	6/29/1955	Construction of new carport; dimensions 20 x 48'. Cost \$2,800.
15375	7/14/1955	Plot plan of carport revised.
22137	8/10/1955	Portion of building sandblasted. Cost \$1,450.
59893	12/11/1956	Two-story addition 77 x 91 feet; 22 feet high. Cost \$202,000. Architect Joseph & Joseph.
62213	1/18/1957	Removal of architectural projection. Cost \$300.
64493	2/20/1957	Change in retaining wall.
36958	7/26/1961	Addition of chapel. Cost \$5,000.
97641	9/18/1961	Two-story addition 163 x 78 feet; 21 feet high. Cost \$285,000. Architect Joseph & Joseph.
40042	3/26/1962	Addition of storage room under guest rooms. Cost \$1,000.
2095	11/15/1962	Two two-story Type I additions. Dimensions 78 x 163 and 16 x 27.
67735	5/3/1967	Addition of firewall around stairwells. Cost \$8,900.
30364	6/7/1971	Installation of ground sign. Cost \$300.
98016- 10000- 24384	11/10/1998	West wing first and second floor interior non-structural demolition.

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Ref. #	Date	Description
99016-20000-04344	3/11/1999	Remove non-bearing partitions on basement, first and second floors.
99029-20000-00013	3/24/1999	Demolish 4 std. car carport.
99020-30000-01141	5/19/1999	New block wall and retaining wall.
99016-30000-05676	5/26/1999	Change use to school with two dwelling units. Tenant improvement of 15,000 square feet.
01016-10000-11001	7/20/2001	Repairs and alterations to existing school building including basement wall waterproofing, courtyard drainage system, clay tile removal/reinforcement, new basement light wells, and asbestos abatement.
01016-10001-11001	8/17/2001	Replace 9'-8" x 9'-8" skylight at rear stairwell.
01016-10000-24374	4/17/2002	Interior T.I. in existing library at basement level. Reinforce clay tile walls.
02020-10000-00009	4/17/2002	New concrete mechanical well.
02016-40000-13544	7/19/2002	Remove mission tile over library, install 40# underlayment, reinstall mission tile. Total 100 square feet.

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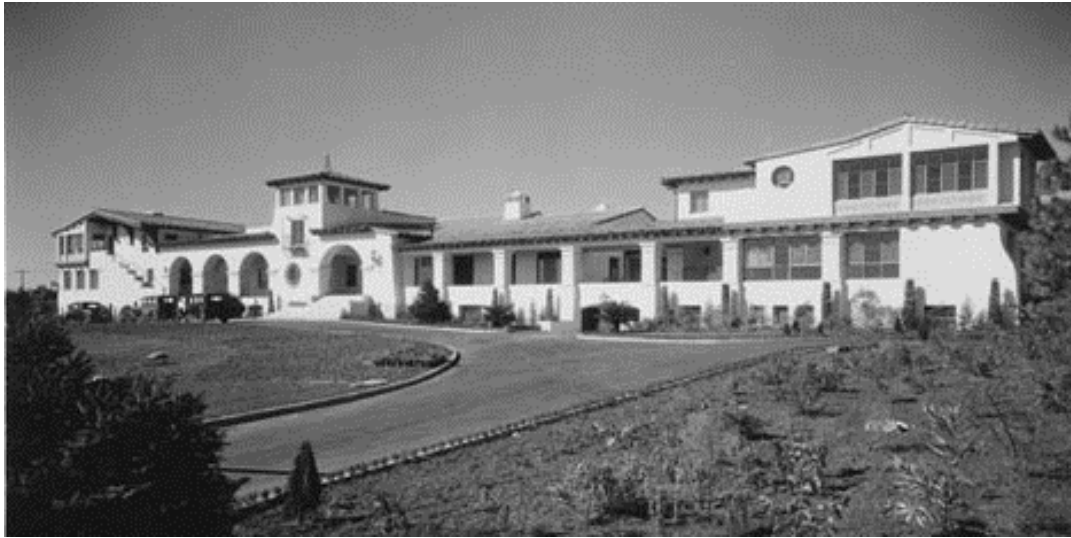
Ref. #	Date	Description
7/30/2004	9/29/2004	Tear off existing roofing, replace existing tile roof with tile of same weight or less (25 sqrs) and build up roof with hot mop (8 sqrs). 33 sqrs total.

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APPENDIX C: HISTORIC PHOTOGRAPHS



Eastern Star Home, 1932. Source: California State Library.



Eastern Star Home, 1932. Source: California State Library.

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Eastern Star Home, 1932. Source: California State Library.



Eastern Star Home, 1932. Source: California State Library.

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Eastern Star Home, 1932. Source: California State Library.



Eastern Star Home, 1932. Source: California State Library.

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Eastern Star Home, 1932. Source: California State Library.



Eastern Star Home, 1956. Source: UCLA *Los Angeles Times* Photo Archive.

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Eastern Star Home, 1980. Source: Los Angeles Public Library.

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APPENDIX D: EXTERIOR EXISTING CONDITIONS³⁹



Primary (Sunset Boulevard) façade.



Primary (Sunset Boulevard) façade.



Primary (Sunset Boulevard) façade.



Primary (Sunset Boulevard) façade.

³⁹ All existing condition photographs in both Appendix D and E courtesy Parallax Architecture and Planning, 2011.

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Primary (Sunset Boulevard) façade.



Primary (Sunset Boulevard) façade.



Rose Room façade (facing interior courtyard).



Façade of Main Building (facing interior courtyard).

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Northwest corner of courtyard; rooflines of original building and North Wing



Second floor loggia.



Secondary façade Main Building.



Secondary façade Main Building.

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Upper story, secondary façade, Main Building.



Secondary façade, Main Building.



Detail, Dining Hall.



Dining Hall.

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Rear (north) façade.



Rear (north) façade.



Secondary façade detail.



Chapel.

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APPENDIX E: INTERIOR EXISTING CONDITIONS



Main Hallway detail.



Main Lounge.



Hallway detail.



Hallway detail.

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Hallway looking toward Dining Hall.



Hallway facing away from Dining Hall.



Dining Hall.



Dining Hall windows facing courtyard.

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Representative hallway space in original portion of building.



Representative classroom space.



Representative classroom space with enlarged footprint.



Nurses' station converted for administrative use.

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