



City Clerk Council and Public Services <clerk.cps@lacity.org>

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**RE: Request to Include Attachments in Council File 25-1518 (too large to upload via the City's Public Comment Portal) ... Please see email for details ... (Email 3 of 4) ...**

1 message

**Ziggy Kruse** <ziggykruse2005@yahoo.com>  
Reply-To: Ziggy Kruse <ziggykruse2005@yahoo.com>  
To: "clerk.cps@lacity.org" <clerk.cps@lacity.org>  
Cc: Bob Blue <bob.blue@live.com>, Ziggy Kruse <ziggykruse2005@yahoo.com>

Thu, Jan 15, 2026 at 6:26 PM

**Email 3 of 4**

Dear City Clerk,

We are respectfully requesting the inclusion of the attached document(s) in the official record for Council File **25-1518**. The attached files are too large to transmit via the City's Public Comment Portal at <https://cityclerk.lacity.org/publiccomment/?cfnumber=25-1518>.

The attached material are documents received from the Los Angeles Department of City Planning regarding the matter currently under consideration by the City Council.

We ask that the documents be uploaded to the *LACityClerk Connect* portal so that they are available for review by the Council Members, their staff, and the general public.

Thank you for your assistance in ensuring this information is properly filed and made part of the public record. Should you have any questions regarding this submission, please feel free to contact us directly at [ziggykruse2005@yahoo.com](mailto:ziggykruse2005@yahoo.com).

Sincerely,  
Ziggy Kruse Blue

(for: Angelenos for Historic Preservation)

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 [2024\\_CPRA Response from LA City Planning\\_Upload 3 of 4\\_opt.pdf](#)  
23989K

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2007-1585-HCM

**HEARING DATE:** July 12, 2007  
**TIME:** 10:00AM  
**PLACE:** City Hall, Room 1060  
200 N. Spring Street  
Los Angeles, CA  
90012

**LOCATION:** 11973 W. San Vicente Boulevard  
**Council District:** 11  
**Community Plan Area:** Brentwood - Pacific Palisades  
**Area Planning Commission:** West Los Angeles  
**Neighborhood Council:** None  
**Legal Description:** Westgate Acres, M B7-90/91, Lot 51

**PROJECT:** Historic-Cultural Monument Application for the BARRY BUILDING

**REQUEST:** Declare the property a Historic-Cultural Monument

**APPLICANT:** Diane M. Caughey  
Friends of The Barry Building  
19757 Inspiration Trail  
Topanga, CA 90290

**OWNER:** William H. Borthwick and David B. Borthwick  
245 N. Saltair Avenue  
Los Angeles, CA 90049

Charles T. Munger and Nancy B. Munger  
PO Box 55007  
Los Angeles, CA 90055

### RECOMMENDATION

That the Cultural Heritage Commission:

1. Declare the property a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125.
2. Adopt the report findings.

S. GAIL GOLDBERG, AICP  
Director of Planning  
[SIGNED ORIGINAL IN FILE]

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager  
Office of Historic Resources

Lambert M. Giessinger, Historic Preservation Architect  
Office of Historic Resources

Prepared by:  
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments: March 24, 2007 Historic-Cultural Monument Application

## **FINDINGS**

1. The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of International Style commercial architecture.
2. The property reflects "the broad cultural, economic, or social history of the nation, State or community" for its association with the development of the San Vicente commercial corridor in Brentwood.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## **SUMMARY**

Built in 1951, this two-story commercial building exhibits character-defining features of mid-twentieth century International Style architecture. The flat-roofed rectangular building is organized around a central courtyard and opens to the street under a front façade raised one floor above the sidewalk on small steel pipe columns, in the style of pilotis. The exterior is clad in stucco with wood trim. Windows are floor to ceiling grid and louver windows on the interior courtyard with smaller steel frame windows on the façade. The raised front façade consists of an unadorned stucco plane with a simple horizontal band of windows treated with operable vertical sunshades. Beneath the southeast corner a small freestanding structure serving as a storefront sits slightly askew to the orthogonal grid of the building. A garden courtyard extends beneath the building, creating an entrance off the street while maintaining the enclosure of the courtyard. Surrounding the open courtyard on two levels are small office suites, accessed by two curving stairs, located on diagonal corners. The staircases have concrete-filled steel pan treads that cantilever from a central concrete pedestal punctuated with triangular decorative openings. Steel pipes support both the stair and second floor walkway railings, with exposed detailing such as exposed metal plates and bolts serving as decorative elements. A surface parking lot at the rear of the property lot connects to the subject building's courtyard via a small breezeway. Significant landscape features include the mature tropical plants in the courtyard.

The subject building is a well-preserved example of a mid-twentieth century California variant of International Style modern architecture. The subject building was designed by architect Milton Caughey (1911-1958), winner of four Merit Awards by the Southern California Chapter of the AIA. Two of Caughey's residential designs, the Garred House (1949) and Goss House (1950), were cited in the first edition of David Gebhard and Robert Winter's seminal *Guide to Architecture in Southern California* (1965).

First housing Brentwood Books in 1960 and subsequently Dutton's Brentwood Books, the building's ground-floor storefront and courtyard have served as a bookstore and café for nearly 50 years and

have become a gathering place and landmark for the Brentwood community. Authors and prominent figures such as Kurt Vonnegut, Carlos Fuentes, Isabel Allende, Alice Walker and Al Gore have held book signings and readings at Dutton's Brentwood Books.

Later alterations to the subject property include a 1993 addition of a small receiving and storage structure at the rear. The screens originally separating the rear patios from the parking lot have been removed, as have a few of the original windows which have been replaced with aluminum windows. In addition, some windows have been painted over. The men's bathroom has been remodeled and a low ramp has been added in the courtyard. A large section of the original planting at the center of the courtyard has been paved. Overall, these alterations have not compromised the architectural integrity of the subject building.

The subject property is located in front of a median of coral trees on San Vicente Boulevard, a landscape feature designated as Historic-Cultural Monument #148.

#### DISCUSSION

The Barry Building property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" and 2) reflects "the broad cultural, economic, or social history of the nation, State or community." As a commercial building designed in the International Style that helped shape the development of the San Vicente commercial corridor in Brentwood, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

The architectural design and layout of the subject building is a distinguished example of mid-20<sup>th</sup> century modern architecture in Southern California and the influence of Corbusier and the International Style. Its highly original use of a courtyard space with modern design elements presents a unique example of International Style architecture in Los Angeles. Although appearing seemingly sparse and modest in design at first glance, closer inspection of the subject building reveals subtle design features and detailing such as curving cantilevered stairs, pilotis-style posts, grid and louver windows, metal railings, slightly angled storefronts, and solid smooth unornamented surfaces. The successful combination of design, scale, landscaping and pedestrian accessibility, often rare with mid-20<sup>th</sup> century commercial buildings, also contributes to the originality of the Barry Building's architecture.

Although the subject building's architect, Milton Caughey, appears to be a noteworthy architect as proven by his extant designs, his early passing at the age of 46 makes it difficult to determine a potential recognition as a "master architect" under the ordinance's criteria. The subject building appears to be Caughey's only extant commercial building.

The subject building's use as a book store since 1960, particularly since the opening of Dutton's Brentwood Books in 1984, has contributed to the commercial development and social and cultural history of the San Vicente commercial area in Brentwood. As a well-recognized gathering spot and local landmark, the building's relationship between its commercial use as a bookstore and its unique architectural design have contributed greatly to the growth and development of San Vicente Blvd as a vibrant commercial corridor.

**11973 N. San Vicente Blvd.  
CHC-2007-1585-HCM  
Page 4 of 4**

**BACKGROUND**

At its meeting of May 3, 2007, the Cultural Heritage Commission voted to take the application under consideration. On May 17, 2007, the Cultural Heritage Commission toured the subject property.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2007-1585-HCM

**HEARING DATE:** May 3, 2007  
**TIME:** 10:00AM  
**PLACE:** Hollywood Women's Club  
1749 N. La Brea  
Los Angeles, CA 90046

**Location:** 11973 W. San Vicente Boulevard  
**Council District:** 11  
**Community Plan Area:** Brentwood - Pacific Palisades  
**Area Planning Commission:** West Los Angeles  
**Neighborhood Council:** None  
**Legal Description:** Westgate Acres, M B 7-90/91, Lot 51

**PROJECT:** Historic-Cultural Monument Application for the  
**BARRY BUILDING**

**REQUEST:** Declare the property a Historic-Cultural Monument

**APPLICANT:** Diane M. Caughey  
Friends of The Barry Building  
19757 Inspiration Trail  
Topanga, CA 90290

**OWNER:** William H. Borthwick and David B. Borthwick  
245 N. Saltair Avenue  
Los Angeles, CA 90049

**RECOMMENDATION** That the Cultural Heritage Commission:

1. Take the property under consideration as a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. Adopt the report findings.

S. GAIL GOLDBERG, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

Ken Bernstein, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Lambert M. Giessinger, Architect  
Office of Historic Resources

Prepared by:

**[SIGNED ORIGINAL IN FILE]**

Dganit Shtorch  
Office of Historic Resources

**Attachments:** March 24, 2007 Historic-Cultural Monument Application  
ZIMAS Report

**SUMMARY**

Built in 1951 and located at 11973 San Vicente Boulevard in Brentwood this two-story, flat-roofed commercial structure exhibits character-defining features of a mid-twentieth century California modern style structure. The building is organized around a central courtyard and opens to the street under a front façade raised one floor above the sidewalk on small steel pipe columns, pilotis style. The garden courtyard extends beneath the building creating an entrance off the street while maintaining a sense of enclosure within the courtyard. There is a surface parking lot at the rear of the property lot at the rear of the property connected to the courtyard by a small breezeway. Surrounding the open courtyard on two levels are small office suites. Dutton's Brentwood Bookstore has occupied the majority of the ground floor spaces for the past 22 years. Beneath the southeast corner of the raised front façade, a small freestanding structure sits slightly askew to the orthogonal grid of the building.

The building composition consists of a courtyard which becomes the organizational center of the building, serving as both public circulation and an outdoor room. Two curving stairs, located on diagonal corners, modulate the courtyard space. Their concrete filled steel pan treads cantilever from a central concrete pedestal punctuated with triangular decorative openings. Steel pipes support both the stair and second floor walkway railings. Exposed detailing such as that of the exposed metal plates and bolts which support the railings are part of the overall building aesthetic.

The subject building may be significant as a well-preserved example of mid-twentieth century California modern architecture. In addition, the architect, Milton Caughey, was one whose work continued and advanced the tradition of the new architecture in Los Angeles, originally founded in the ideas of the 1920's and 1930's and established as a California movement by Schindler and Neutra.

Later alterations to the subject property include a 1993 addition of a small receiving and storage structure at the rear. The screens originally separating the rear patios from the parking lot have been removed as have a few of the original windows which have been replaced with aluminum ones. In addition, some windows have been painted over. The men's bathroom has been remodeled and a low ramp has been added in the courtyard. A large section of the original planting at the center of the courtyard has been paved.

First housing Brentwood Books in 1960 and subsequently Dutton's Brentwood Books, the building and the courtyard have provided a communal gathering place, where such authors and prominent figures as Kurt Vonnegut, Alice Walker and Al Gore have held their book signings. In addition, daily readings are held in the courtyard space which has been utilized as an intimate neighborhood resource for many years. The suites of the original barbershop and dentist office are still used as such today.

**CRITERIA**

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

11973 N. San Vicente Blvd.  
CHC-2007-1585-HCM  
Page 3 of 3

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

**FINDINGS**

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property is significant enough to warrant further investigation as a potential Historic-Cultural Monument.

# **HISTORIC-CULTURAL MONUMENT APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

## IDENTIFICATION

1. NAME OF PROPOSED MONUMENT THE BARRY BUILDING

2. STREET ADDRESS 11973 W. SAN VICENTE BLVD.

CITY LOS ANGELES, ZIP CODE 90049 COUNCIL DISTRICT 11

3. ASSESSOR'S PARCEL NO. 4404-025-008

4. COMPLETE LEGAL DESCRIPTION: TRACT WESTGATE ACRES  
 BLOCK HOME LOT(S) 51 ARB. NO. 1

5. RANGE OF ADDRESSES ON PROPERTY 11973 & 11975 W. SAN VICENTE BLVD.

6. PRESENT OWNER WILLIAM H. BORTHWICK, ET AL. & DAVID B. BORTHWICK  
 STREET ADDRESS 245 N. SALT AIR AVE E-MAIL ADDRESS:  
 CITY LOS ANGELES STATE CA ZIP CODE 90049 PHONE(  )  
 OWNERSHIP: PRIVATE PUBLIC

7. PRESENT USE COMMERCIAL/OFFICE ORIGINAL USE COMMERCIAL/OFFICE

**DESCRIPTION**

8. ARCHITECTURAL STYLE MID-\_TWENTIETH CENTURY CALIFORNIA MODERN  
 (SEE STYLE GUIDE)

9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (OPTIONAL. DESCRIPTION WORKSHEET 1 PAGE MAXIMUM)

**DESCRIPTION**

8. ARCHITECTURAL STYLE MID- TWENTIETH CENTURY CALIFORNIA MODERN  
(SEE STYLE GUIDE)

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

NAME OF PROPOSED MONUMENT THE BARRY BUILDING

10. CONSTRUCTION DATE 1951 FACTUAL  ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER MILTON H. CAUGHEY, AIA

12. CONTRACTOR OR OTHER BUILDER \_\_\_\_\_

13. DATES OF ENCLOSED PHOTOGRAPHS MARCH 10, 2007

(1 B&W BLACK AND WHITE CLOSING AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION: CULTURAL.HERITAGE.COMMISSION@LACITY.ORG)

14. CONDITION:  EXCELLENT  GOOD  FAIR  DETERIORATED  NO LONGER IN EXISTENCE

15. ALTERATIONS SEE ATTACHED PHYSICAL DESCRIPTION

16. THREATS TO SITE:  NONE KNOWN  PRIVATE DEVELOPMENT  VANDALISM  PUBLIC WORKS PROJECT  
 ZONING  OTHER \_\_\_\_\_

17. IS THE STRUCTURE:  ON ITS ORIGINAL SITE  MOVED  UNKNOWN

**SIGNIFICANCE**

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED  
WITH THE SITE. (SEE ALSO SIGNIFICANCE WORK SHEET, 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

SEE ATTACHED

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES)

SEE ATTACHED

20. DATE FORM PREPARED MARCH 24, 2007 PREPARER'S NAME DIANE M. CAUGHEY

ORGANIZATION FRIENDS OF THE BARRY BUILDING STREET ADDRESS 19757 INSPIRATION TRAIL

CITY TOPANGA STATE CA ZIP CODE 90290 PHONE (310) 455-9897

E-MAIL ADDRESS: diane.caughey@gmail.com

## DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE BARRY BUILDING IS A 2 STORY.  
NAME OF PROPOSED MONUMENT NUMBER OF STOREYS

1950'S CALIFORNIA MODERN ARCHITECTURAL STYLE (SEE LIST & ABOVE) RECTANGULAR PLAN PLANSHAPE (CLICK TO SEE CHART) COMMERCIAL / OFFICE STRUCTURE TYPE (RESIDENCE, ETC.)

WITH A STUCCO MATERIAL (WOOD, SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) FINISH AND WOOD MATERIAL (WOOD, METAL, ETC.) TRIM.

ITS FLAT ROOF IS ASPHALT MATERIAL (CLAY TILE, ANTI-SALT OR WOOD SHINGLES, ETC.) WOOD & METAL, WINDOW MATERIAL

METAL CASEMENT, WOOD FIXED & AWNING WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.) WINDOWS ARE PART OF THE DESIGN.

THE ENTRY FEATURES A DOOR LOCATION (BROKEN, CENTERED, OFF-CENTER, CORNER, ETC.)

FLUSH WOOD PANEL + WOOD & GLASS DOORS ADDITIONAL CHARACTER DEFINING ELEMENTS  
ENTRY DOOR STYLE (CLICK TO SEE CHART)

OF THE STRUCTURE ARE COURTYARD GARDEN AT CENTER OF BUILDING, IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART), BALCONIES, NUMBER AND SHAPE OF DORMERS (CLICK TO SEE CHART)

SUNSCREEN, FRONT FAÇADE ON DICKIES, METAL RAILINGS, NUMBER AND LOCATION OF CHIMNEYS, SHUTTERS, SECONDARY FINISH MATERIALS, PARAPETS, METAL TRIM, DECORATIVE TILE OR CAST STONE, ARCHES.

CURVED EXTERIOR STAIRS (2), FULL-HEIGHT GLAZING IN WOOD CASEMENTS, ORNAMENTAL WOODWORK: SYMMETRY OR ASYMMETRY; COMICES: FRIEZES: TOWERS OR TURRETS: BAY WINDOWS: HALFTIMBERING: HORIZONTAL.

SECOND FLOOR OPEN WALKWAYS. (SEE ATTACHED DESCRIPTION)  
VERTICALLY: FORMALITY OR INFORMALITY: GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A NOH IDENTIFY GARAGE, GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE HIGH CEILINGS, FULL-HEIGHT GLAZING, STONE FLOOR, IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING, MOLDINGS AND TILES: SPECIAL GLASS WINDOWS.

ORNATE CEILINGS: PLASTER MOLDING & LIGHT FIXTURES: PAINTED DECORATION; CERAMIC TILES; STAIN GLASS; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES TROPICAL PLANTS BROUGHT FROM AROUND THE WORLD BY ORIGINAL OWNER, DAVID BARRY.  
IDENTIFY NOTABLE NATIVE TREES AND SHRUBS

CITY OF LOS ANGELES  
**SIGNIFICANCE WORK SHEET**  
TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

*Complete One or Both of the Upper and Lower Portions of This Page*

**ARCHITECTURAL SIGNIFICANCE**

THE BARRY BUILDING IS AN IMPORTANT EXAMPLE OF  
NAME OF PROPOSED MONUMENT

MID-TWENTIETH CENTURY CALIFORNIA MODERN ARCHITECTURE  
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION  
OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

**HISTORICAL SIGNIFICANCE**

THE BARRY BUILDING WAS BUILT IN 1951  
NAME OF PROPOSED MONUMENT YEAR BUILT

MILTON H. CALIGHEY, ARCHITECT WAS IMPORTANT TO THE  
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE OF HIS CONTRIBUTION TO THE DEVELOPMENT  
OF MID-TWENTIETH CENTURY CALIFORNIA MODERN ARCHITECTURE,  
(SEE SIGNIFICANCE STATEMENT)

## Physical Description

### The Barry Building

The 13,300 square foot Barry Building located at 11973 San Vicente Boulevard in Brentwood is a two-story, flat-roofed commercial structure constructed in 1951. Designed in a mid-twentieth century California modern style, the building is organized around a central courtyard. The building opens to the street under a front façade raised one floor above the sidewalk on small steel pipe columns, pilotis style. The garden courtyard spreads out beneath the building creating a welcoming entrance off the street while maintaining an intimate sense of enclosure within the courtyard. The building is located on the property immediately adjacent to the street. There is a surface parking lot at the rear of the property connected to the courtyard by a small breezeway. Surrounding the open courtyard on two levels are small office suites. For the past 22 years Dutton's Brentwood Bookstore has occupied the majority of the ground floor spaces. Beneath the southeast corner of the raised front facade a small freestanding structure, currently used as a café, sits slightly eschew to the orthogonal grid of the building. Its twisted grid acknowledges the entrance to the on-site parking while directing pedestrians into the courtyard beyond.

The building is a composition of masses and voids, transparencies and solids. The four interior sides of the building create the void of the inner courtyard. The front and back building pieces read as separate but integrated horizontal masses overlapping the slightly lower side elements. The inner void of the courtyard becomes the heart and organizational center of the building, serving as both public circulation and an outdoor room. Two elegantly curving stairs, located on diagonal corners, modulate the courtyard space. Their concrete filled steel pan treads cantilever from a central concrete pedestal punctuated with triangular decorative openings. The stair and second floor walkway railings are supported by small steel pipes that tilt slightly inward. The railing is connected to the building with exposed metal plates and bolts. Such exposed structural detailing celebrates the workman's craft and becomes part of the overall building aesthetic.

The building is primarily stucco over wood frame construction with floor to ceiling large grid wood windows on the majority of the interior facades as well as on the rear facade of the building. Smaller steel frame windows occur along the outside facades. The raised front façade consists of an unadorned stucco plane with a simple horizontal band of windows treated with operable vertical sunshades that provide environmental control for the south facing offices. Inside the courtyard solar control is addressed through full-height, horizontal wood louvers set away from the façade of the west facing offices. On the east interior façade an open decorative wood grid provides a compositional counterpoint to the louver screen opposite. Additional passive environmental features that occur throughout the building include overhangs for sun control and operable clerestory windows for natural ventilation.

The building is a series of visual layers and transparencies as one moves from the street through the pilotis entry and into the courtyard. The open street side acts as a picture frame inviting the eye under the building into the courtyard beyond. At the upper back of the courtyard a colorful Mondrian-like composition of geometric window grids pulls the eye deeper into the space. The rich tropical planting welcomes one to move into the heart of the courtyard where the transparency of the floor to ceiling glass allows one to see through the building to where, in the past, small garden patios existed behind each office. At the second floor, views through

the abundant glazing and over the roof tops reveal adjacent high rise buildings and local trees.

The building sits within a context of several other late-forties or early-fifties modern style buildings. To the east, Milton Caughey designed a group of small two-story shops across the driveway from the Barry Building. Built in about 1953, they are of a similar modern style and detailing. There is a tiny courtyard off the driveway allowing for entrances to a few rear shops and room for one large tree. Prior to the construction of the Barry Building and to its west, David Barry built a one-story modern-style building which housed the original office of David Barry Jr., but is now occupied by the Mano Gallery. When the courtyard building was built he moved to its second floor and still maintains his office there today. Sandwiched between the Barry Building and the gallery is an open floral shop with a plant nursery behind. The Bonner School, also a low profile modern era building, sits west of the gallery.

The Barry Building is generally in good condition with only a few changes made to the original building. In 1993 a small addition for receiving and storage was built at the rear of the building and the screens originally separating the rear patios from the parking lot have been removed. The men's bathroom has been remodeled, a few windows have been replaced with aluminum ones and some windows have been painted over. A low ramp has been added in the courtyard. Some of the original tropical landscaping remains in the courtyard today, however a large section of original planting at the center of the courtyard has been paved over with flagstone in order to accommodate a variety of outdoor activities.

## Significance Statement

### The Barry Building

The Barry Building in Brentwood is significant as an excellent example of mid-twentieth century California modern architecture and as a recognition of the architect's contribution, during his eleven short years of practice, to the architectural movement of the 1950's. The architect, Milton Caughey, was one whose work continued and advanced the tradition of the new architecture in Los Angeles, originally founded in the ideas of the late '20's and '30's and established as a California movement by Schindler and Neutra. The Barry Building embodies the aesthetic and stylistic features typical of the experimentation with new ideas that gave such vitality to the architecture of the period. The building reflects the architect's contribution to exploring variations on the ideas of space and design inherent in the California modern movement. According to Gebhard and Winter in *Guide to Architecture in Southern California*, the momentum of ideas and vitality that earlier enlightened the architecture of Los Angeles had run down by 1965. The Barry Building, built in 1951, is one of the rare commercial buildings left in West Los Angeles that exemplifies the period of great inspiration and ingenuity in California modern architecture.

The small commercial courtyard building was commissioned by developer David Barry and designed by local architect Milton H. Caughey, AIA. Built in 1951, the building exemplifies the concerns of the modern movement as it manifest in Southern California where the mild climate and ideals of a California lifestyle influenced the typology of the modern architecture practiced there. Milton Caughey's work explores interests similar to those of his contemporary masters, such as the unity of interior and exterior space, the abstraction and simplification of form, harmony with nature, healthy living and environmental considerations. The Barry Building embodies these modernist concerns as well as the individual creativity of the architect.

### The Architect

Milton H. Caughey was born in 1911 in Pennsylvania. He received his BA from Amherst College in 1934 and his MFA from the Yale School of Architecture in 1938. In the summer of 1936 he worked for the influential Neo-classicist firm of McKim, Mead and White in New York. After graduation, he worked from 1938-39 for George Howe and later William Lescaze on buildings for the New York World's Fair. Howe and Lescaze designed the first International Style high-rise building in the United States, the Philadelphia Savings Fund Building, (PSFS) in 1932. They were early modern influences on the architect's work. In 1940 Caughey moved from the East Coast to Los Angeles in order to practice modern architecture in an open-minded and climate conductive atmosphere. He worked for March, Smith and Powell there until 1942 when he joined the U.S. Naval Reserve as a lieutenant. In 1947 he opened his own architectural practice in Los Angeles. From 1953—1957 he practiced in a partnership as the firm of Caughey and Ternstrom. Thereafter he practiced as a sole proprietor under Milton Caughey and Associates. In 1958, at age 46, Milton Caughey died suddenly of a heart attack, cutting short the promising career of a highly talented architect in mid-life.

Mr. Caughey received four Merit Awards for Excellence in Design and Execution from the Southern California Chapter of the American Institute of Architects. The first two awards in 1954 were for the Pachappa School and for the Hillburg residence at Capistrano Beach. He received two more awards in 1957 for the Riverside Juvenile Hall and the Monroe School.

Mr. Caughey's work was documented by the well-known architectural photographers Julius Shulman, Marvin Rand and Robert Cleveland. He served as a visiting critic and lecturer at the USC School of Architecture in 1953-54 and 1955-57. He was also a respected and honored watercolor artist and served as president of the Westwood Art Association in 1957.

The legacy of buildings Mr. Caughey left behind is significant given the short time in which he practiced. The Barry Building designed in 1950 was one of the architect's early commissions and one of his few commercial projects. Around the same time he designed the Barrington Playground (1950) and his own residence on Chenault St. (1951), both in Brentwood. Two of his better known California modern houses, the Garred house (1949) and the Goss house (1950) were included in David Gebhard and Robert Winter's classic *Guide to Architecture in Southern California*, published by the Los Angeles County Museum of Art (1965) which featured houses of the modern era by such contemporary masters as Gill, Eames, Saarinen, Neutra, Schindler, and Soriano among others. Schindler, Soriano, and Eames, an acquaintance of Caughey, were most likely the greatest contemporary influences on his work. Like Schindler, he used a romantic personalism in his design and use of space, and an individualism and ingenuity in his treatment of modern motifs.

All of his houses featured flat roofs, exposed wood post and beam construction, walls of glass, large sections of which slide open to patios where outdoor living provided harmony with nature and a healthy California life style. Transparency and visual movement through the spaces were attributes of the modern style he employed with finesse and skill in all his projects. His designs were distinguished by simplicity, clarity of structural systems, and unostentatious architectural charm.

Although he continued to design some houses, by 1953 his attention turned to larger scale work, primarily schools, detention homes and playgrounds, mostly in the Riverside area. The same modern features noted above that were hallmarks of his residential work were translated into these larger projects. Economy of costs through the careful use of materials, the plan organization, passive energy elements and easy maintenance became primary concerns of Caughey in the design of schools. He experimented with new structural materials like exposed metal trusses and diagonal bracing, indoor/outdoor classroom spaces, sun-shading, and covered outdoor hallways, and open classroom plans. Near the end of his life, Caughey like many modern architects of the time, designed using steel construction, modular systems and prefabrication. As noted in an LA Times article (1959), "When finished it [Rubidoux High School] will exemplify the latest techniques in the use of steel as a primary construction material." (article in appendix)

Significant schools that expressed his continued exploration of the ideas of the California modern typology were Mountain View Elementary School (Riverside 1954), Victoria Elementary School (Riverside, CA 1955), Hemet High School Gym, (Hemet, CA Mid-1950's), Ramona High School (Riverside, CA, associate architect 1956-7), Highland Elementary School (Riverside, CA 1957), and Rubidoux High School (Riverside, CA 1957-8). (photos in Appendix)

In an article in *Architectural Forum*, Oct. 1954 entitled "Young Architects: Ten outstanding buildings by some of the nations most promising young designers," Caughey's Pachappa School was featured noting: "... exterior metal louvers [occur] on both north and south glazing in classrooms to stave off sky glare as well as sun; both side walls of classrooms 100% glazed, horizontally stiffened with exposed X-rod bracing; ... ""Bright colored and cheery, this 12-classroom school accepts the bright sun and California kids with unostentatious, but real, architectural charm." (articles in appendix)

### **The Building**

The Barry Building designed in 1950 was one of the architect's few commercial projects. The building expresses the architect's clear interest in exploring modernist ideas. One of the unmistakable influences on the design was Le Corbusier, whose ideas Caughey first encountered while at Yale. The front façade of the Barry building is raised up on steel columns, pilotis style, with the garden spreading out beneath it, reminiscent of one of Le Corbusier's most famous houses, the Villa Savoye. Also influenced by the vernacular of Le Corbusier is the simple planer façade of the Barry building, devoid of decoration except for the horizontal bands of windows. One can see similar Corbusian influences in the CBS Radio Building in Hollywood, designed in 1937-38 by William Lescaze for whom Caughey had previously worked.

Milton Caughey, like Schindler before him, was familiar with and integrated into his designs, the kind of modern experiments in abstraction found in Europe. Interest in geometric abstractions in architecture stem from Neo-plasticism, a Dutch movement based entirely on the abstract geometric compositions of Mondrian. Neo-plasticism grew between 1917 and 1931 in Holland around the review called *De Stijl* and its universal idiom of elemental geometric forms, pure colors and extreme simplicity became an important influence on the formational ideas of the Bauhaus, headed by Walter Gropius. In the Bauhaus aesthetics were combined with practical function.

As an artist as well as architect, it is apparent that Mr. Caughey used these abstract compositional ideas in the Barry building as well as in his later schools. The most obvious use of pure geometric compositions occurs in the building facades where the grid of storefront windows, solid doors, sunshading devices, and the large grid screen become the elements of the composition. These grids interplay to create ever-changing abstract compositions as one moves around the building. The upper back wall of the courtyard works like a Mondrian painting, with the horizontal and vertical window grids forming a geometric composition of solids and voids, neutrals and colors. This type of geometric window composition was highly developed in the work of Charles Eames.

About the same time that ideas of simplification and abstraction were being developed in Europe, there was a parallel interest in simplicity in California. This understated simplicity was hinted at in the solid massing and plain surfaces of the California Mission style. The quiet monumentality of the Mission style so beautifully developed by Irving Gill, had its influence on Southern California modern architecture. The Barry building exemplifies these two influences that helped create a California modern style: the European movement of abstraction and the Mission style of simple surfaces, clear massing, and restrained decoration. In the building these modernist concerns are expressed by the way the four simple masses of the building that form the open courtyard are carefully articulated to read as separate

pieces. These separated masses create an interlocking composition of forms in space. The small twisted café element under the pilotis is intentionally held away from the ceiling plane to separate it from the floating mass above. In the Barry building the architect pushes beyond the modern ideas of his day by introducing the twisted grid into the pure geometry of the rectilinear courtyard. The skewed grid introduces a dynamic element into the building producing a moving composition of abstract geometric parts.

Another idea that was influenced by the modernists and individually developed by the architect was the expression of movement through the building. This sense of movement was achieved by framing the entry and developing layers that pull one through the space. The architect sensitively designed this experience of movement by employing such architectural devices as: the low steps set at a slight angle to the courtyard, the opening and closing down of space through planting, the transparencies that occur where glazing exists on both sides of a room or at glass corners. Additionally, he leads one's eye up and through the space by his use of composition in forms and flat surfaces, forced perspectives created by the curving stairs and the tilted railings.

The courtyard, although a basic organizational device, embodies another California Modernist ideal, that of healthy outdoor living. The unity of exterior and interior spaces, mastered by Neutra and emphasized in the modern houses of the time, is less commonly used here in a commercial setting. The ideals of fresh air, operable windows, outdoor patio space, sunlight with sun controls and a harmony with nature were brought into the workplace in the Barry building. Today, with the green movement in architecture, these features are again highly valued. The courtyard was originally a showcase for many tropical plants brought there from all over the world by the owner David Barry. His special interest in exotic plants resulted in a tropical nursery next door to the Barry building, and in Mr. Barry's influence on the planting of the Coral trees along San Vicente, themselves now an Historic Cultural Monument.

The Barry building is not only an excellent example of mid-twentieth century modern architecture but also an expression of an individual architect's creativity within the modern vernacular. Already mentioned is the introduction of the twisted grid which foreshadowed later contemporary design. The long shallow steps leading one into the courtyard are also set at an angle to the building grid. Like the twisting of the café building these steps provide a dynamic movement within the otherwise simple static orthogonal geometry of the courtyard. The architect designed elements of surprise, playfulness and movement into the calm clarity of the overall scheme. The architect's romantic personalism is expressed in the two elegantly curving stairways that grace the courtyard and gently guide one to the second floor. The playful triangular openings in the concrete stair bases add an abstract composition of their own while subtly echoing the diagonal grid established by the angle of the café. The unique inward tilting stair and walkway railings are another surprising and dynamic invention of the architect. In juxtaposition to their playfulness they express the aesthetic functionality of the modern movement in their straightforward bolted connection to the building.

Today the building has become a authentic piece of the Brentwood fabric, first housing Brentwood Books in 1960 and subsequently the much loved Dutton's Brentwood Books, which has been in the building since 1983. The courtyard provides a well-used community gathering place, where book signings and author's

readings occur daily. Just a few of the well known authors that have signed their books there are Al Gore, Ralph Nader, Carolyn See, Maria Shriver, Alan Shephard, Amy Tan, Gore Vidal, Kurt Vonnegut, Alice Walker, and Tom Wolfe. But it is the local community that uses the building as an intimate neighborhood resource. School fundraisers, community gatherings, noonday lunch-timers, book and café guests, all enjoy using the lush courtyard and surrounding businesses. Many of the businesses, including David Barry Jr., Margorie Braude and Ray Keller, have maintained their offices there for well over 30 years. The suites of the original barbershop and dentist office are still used as such. The building has been called both wonderfully funky and a sacred space. But no matter how each person experiences it, it has become a genuine landmark along San Vicente Boulevard in Brentwood, California.

# APPENDIX

## *The Barry Building*

## Appendix: The Barry Building

### Contents:

- (1) Photographic portrait of Milton H. Caughey
- (2) California State Architectural License (1942).
- (3) AIA Award for Excellence in Design and Execution, Riverside Juvenile Hall (1957).
- (4) Citizen-News (Wed. May 29, 1957) First place award for watercolors at Westwood Art Assoc. exhibit and Los Angeles Times (1958) "Architect heads WW Art Group."
- (5) Los Angeles Times (July 16, 1958) "Architect Milton H. Caughey Dies."
- 6) Biography of Milton H. Caughey
- (7) List of Architectural Projects
- 8) The Garred House, Hollywood Hills, CA. 1949 Photo: Julius Shulman.
- (9 & 10) McCall Head, E "Adobe in the modern manner." The Garred House, Source Unknown.
- (11) The Garred House, Hollywood Hills, CA. 1949. Photo: Julius Shulman.
- (12) McCall Head, E. "Boards and batten blends with glass and brick." The Goss House, Brentwood heights, CA.1950. Source unknown.
- (13 & 14) "A plain rectangle is given a hospitable look," article by Ruth Corell, The Caughey House, Brentwood CA. 1951. Unknown Source.
- (15-17) The Caughey House, Brentwood, CA. 1951 Exterior and interior views.
- (18- 20) Los Angeles Examiner (June 26, 1955) "Easy upkeep down by the sea," by Charles Bowen; (Cover & pg 10-11) The Hillburg House, Capistrano, CA. 1952.
- (21) The Barry Building in 1951, photo: Robert C. Cleveland
- (22) Architectural Forum. (Oct, 1954). "Young architects: Ten outstanding buildings by some of the nations most promising young designers."(pg. 148) "School shielded from the sun."
- (23 & 24) Pachappa School, Riverside, CA. 1953 (AIA Award) Photo: Julius Shulman.
- (25) Victoria Elementary School, Riverside CA. 1953 (AIA Award) Photo: Julius Shulman.
- (26 & 27) *Pacific Architect and Builder*. (Nov. 1958). "Back-to-back classrooms enlarged by courts." (pg. 18-19). Victoria School, Riverside, 1953. ( AIA Award)
- 28) Los Angeles Times. (March 25 1956). "Three Riverside schools' dedication conducted."

- (29 -31) Monroe Elementary School, Riverside, CA. 1955, (AIA Award) Photo: Marvin Rand.
- (32) Bryant Elementary School, Riverside, CA. 1950's Photo: Robert C. Cleveland.
- (33 & 34) Highland School, Riverside, CA. 1957. Photo: Marvin Rand.
- (35) "Board Names Senior High Architects" Ramona High School, Riverside. Unknown source.
- (36 & 37) "Plans for A New High School" by Bruce Miller, Ramona High, Riverside, CA 1956-7.
- (38) Los Angeles Times. (Apr. 19, 1959). "Steel units featured at Riverside school." Rubidoux High School, Riverside, CA. 1957-8.
- (39) Los Angeles Times. (Feb 9, 2007). "Much more than steel and wood," by Diane Caughey.
- (40-42) List of well known authors that had book signings at Dutton's Brentwood Books.
- (43) Santa Monica Mirror, (Feb. 15, 2007). "Save Our Bookstore."



(1) Milton H. Caughey

CALIFORNIA STATE BOARD OF  
ARCHITECTURAL EXAMINERS  
DEPARTMENT OF PROFESSIONAL AND VOCATIONAL STANDARDS

KNOW ALL MEN BY THESE PRESENTS THAT:

**MILTON HAZELTINE CAUGHEY**

HAVING GIVEN SATISFACTORY EVIDENCE OF HIS FITNESS, IS  
HEREBY GRANTED THE RIGHT TO PRACTICE ARCHITECTURE  
AND TO USE THE TITLE ARCHITECT IN THE STATE OF CALI-  
FORNIA AS PROVIDED IN THE ACT TO REG-  
ULATE THE PRACTICE OF ARCHITECTURE.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEAL:



*L. R. C.* *E. E. Weise*  
PRESIDENT SECRETARY

NUMBER C-429 PROVISIONAL CERTIFICATE NUMBER P-262, GRANTED JAN. 27, 1942

WEDNESDAY, MAY 29, 1957



**'GOOD WORK!'**—Milton H. Caughey (r.), winner of first place for water colors in the Westwood Art Assn. art exhibit in the City Hall Tower, is shown with Joseph Cook (l.) exhibitions chairman, and Curtis Ophiger, city art coordinator.

**MILTON CAUGHEY**

The 5-million-dollar pavilion housing the United States exhibition at the Brussels World's Fair is the largest circular building in the world without interior columns, according to the 1938 edition of the *Americana Annual*.

## Architect Heads WW Art Group

Heading the executive board of Westwood Art Association for the new club year is Milton H. Caughey, Brentwood president, and well known architect and teacher.

Other new officers include Cecil V. Coithara, vice president; Stephen Longstreet, program consultant; Agatha King, bulletin editor; Ida L. Platt, corresponding secretary; Nina Shepherd, recording secretary; Walter Wedlock, treasurer; Douglas Duder, exhibit chairman.

Also, Royette Dibbs, membership chairman; Alice L. Patt, publicity; Onis Rice, refreshments, and Mrs. Janet Caughey, social chairman.

### BOARD MEETING

Caughey announced that the executive board meetings have been scheduled for the second Thursday of the month at 7:30 p.m. Meeting tonight will be at the home of Mrs. Platt, 11735 Roxbury Dr., Beverly Hills.

Three members of the association are exhibiting their water color, oil and casein paintings at the Security-First National Bank in Prudential Square. They are Eleanor Haddock, Nanon Olman, and Ed Turner. The exhibit will continue for through Aug. 11.

Architect Milton H. Caughey Dies

Los Angeles Times (1886-Current File); Jul 16, 1958; ProQuest Historical Newspapers Los Angeles Times (1881 - 1985)

pg. 26

## Architect Milton H. Caughey Dies

Milton H. Caughey, architect, died suddenly in his home at 11773 Chenault St., Brentwood, early yesterday. He was 46.

A native of Warren, Pa., and a graduate of Amherst College and the Yale Graduate School, Mr. Caughey began his architectural career in Los Angeles in 1945 after service as a Navy lieutenant in World War II.

Mr. Caughey was the winner of four Southern California honor awards from the American Institute of Architects. He was president of the Westwood Art Association, president of the West Area Co-ordinating Council of Los Angeles, a member of the architectural board of the Episcopal Diocese of Los Angeles and fleet captain of the South Coast Corinthian Yacht Club.

Mr. Caughey leaves his widow, Mrs. Janet Disque Caughey; two daughters, Linda and Diane; his parents, Mr. and Mrs. Francis Caughey of Warren, Pa.; and a sister, Mrs. Jane Spicer of Rhode Island. Funeral arrangements are pending.

### Woodbury Fete Set

Woodbury College will observe its 75th anniversary Friday at a Founders Day open house starting at 9 a.m.

NOT YET PROOVED

12-1913 White-P.S. 48

Caughey 50922

CAUGHEY, Milton Hazelkine, architect, was born in Bellevue, Pa., Dec. 20, 1911, son of Francis Morrow and Grace (Hazelkine) Caughey. Milton H. Caughey received his preparatory education at the Kiskiminetas Springs School, Saltsburg, Pa., and was graduated A.B. in 1934 at Amherst College, and B.F.A. in 1938 at Yale University, where he also did graduate work in architecture. Meanwhile, he was a draftsman for E. A. & E. S. Phillips, architects of Meadville, Pa., in 1935 and for McKim, Meade & White, architects of New York City, in the summer of 1936. He did architectural work in 1938-39 for George Howe and later for William Lascaze, both architects of New York City, in connection with buildings for the New York World's Fair of 1939-40. He was a draftsman for Anthony Lord, Asheville, N.C., in 1939-40, for Albert Kastner, Albany, Ga., in the latter year, and for Marsh, Smith & Powell, Los Angeles, Calif., during 1940-42. After doing architectural work on a U.S. Navy building at San Pedro, Calif., in 1942-43, he was commissioned a lieutenant in the U.S. Naval Reserve, in which capacity he served during the Second World War as an instructor in damage control at Cornell University. For a few months in 1946 he worked as a draftsman for Gordon Kaufmann, Los Angeles. From the latter year until 1953 he conducted an independent architectural practice in Los Angeles, and during 1953-57 he was a member of the architectural firm of Caughey & Ternstrom in that city. Thereafter until the close of his life he practiced as Milton Caughey & Associates. He chiefly designed schools, playgrounds, detention homes, and private residences. His principal projects were the Barrington Playground in Brentwood, Calif. (1950), Riverside County (Calif.) Juvenile Hall (1955), and a number of schools in Riverside, Calif., including the Pachappa School (1953), Mountain View School (1954), Monroe School (1955), Victoria School (1955), and Highland School (1957). He also served as associate architect on the design of Ramona High School in Riverside (1957), and at the time of his death he was working on plans for Rubidoux High School in that community. Caughey served as a visiting critic and lecturer at the University of Southern California School of Architecture in 1953-54 and again during 1955-57. He was the recipient of four honor awards from the Southern California chapter of the American Institute of Architects for buildings designed by him: two in 1954 for the Pachappa School and for the Hillburg residence at Capistrano Beach, Calif., and the other two in 1957 for the Monroe School and the Riverside County Juvenile Hall. Additionally, Caughey served in 1948 as president of the West Los Angeles Coordinating Council for Youth, and from 1955 until his death he was a member of the architectural planning committee of the Episcopal Diocese of Los Angeles. He was a member of the American Institute of Architects, Delta Kappa Epsilon, and the Kiwanis Club of Westwood Village, Calif. His religious affiliation was with All Saints Episcopal Church, Beverly Hills, Calif., and he was a Republican in politics. His pastimes included the study of history and archaeology, hunting, fishing, and sailing, and in connection with the last-named he served as fleet captain of the South Coast Corinthian Yacht Club at one time. An accomplished painter in the medium of water color, Caughey received an award for the best water color in the 1957 art exhibit of the Westwood Art Association, which he served as president in the following year. He was married in Beverly Hills, Calif., Oct. 30, 1937, to Janet, daughter of Kenneth Hulbert Disque of Erie, Pa., an engineer, and had two daughters, Linda and Diane. Milton H. Caughey died in Los Angeles, Calif., July 13, 1958.

JUN 23 1964

## Milton H. Caughey: Architectural Projects

Incomplete list

### Residential Projects

Garred House, Hollywood Hills, Los Angeles, 1949  
Goss House, Brentwood Heights, Los Angeles, 1950  
Spicer House, Weekapaug, Rhode Island, 1950  
Caughey House, Chenault St, Brentwood, Los Angeles, 1951  
El Medio House, Pacific Palisades, 1950-'52 (later bought and remodeled by Eric Owen Moss as the 708 House)  
Hillburg House, Capistrano Beach, CA 1952 (AIA award)  
Mudd House, Trancas Beach, Malibu, 1952-'54

### Institutional and Commercial Projects

Barry Building, San Vicente Blvd. (AKA The Dutton's building), Brentwood, 1951  
Barrington Playground, Brentwood, Los Angeles, 1950  
Pachappa Elementary School, Riverside, CA 1953 (AIA award)  
Addition to Lowell School, Riverside, CA Early 1950's  
Barry Building (adjacent bldgs) Brentwood, CA 1953 (not apart of historic monument)  
Mountain View Elementary School, Riverside 1954  
Monroe Elementary School, Riverside, CA 1955 (AIA award)  
Victoria Elementary School, Riverside, CA 1955  
Riverside Juvenile Hall, Riverside CA 1955 (AIA award)  
Bryant Elementary School, Riverside, CA Mid-1950's  
Walgrave Elementary School, Venice, CA Mid-1950's  
Hemet High School Gym, Hemet, CA Mid-1950's  
El Sereno Playground, Los Angeles, CA Date unknown  
Caughey/ Maston Offices, 920 La Cienega Blvd, Beverly Hills, with Maston, 1956  
Ramona High School, Riverside, CA, associate architect 1956-7  
Highland Elementary School, Riverside, CA 1957  
Rubidoux High School, Riverside, CA 1957-8

# Adobe in the Modern Manner

By Ethel McCall Head



The Garred's long, low house has character of a California ranch house but is Modern in treatment. Adobe brick is grayed-grape color, fir of bedroom wing is tobacco brown.

THIS long, low house set on a plateau offering magnificent views of city, mountains and valley has a character reminiscent of the Early California ranch house. Built of adobe brick and Douglas fir. It has a crisp Contemporary treatment and borrows styling from the past except Native simplicity.

Mr. and Mrs. Garred wanted a house that would be in keeping with the natural surroundings exactly. When they chose "Million" Canyon Valley, has given them. Although the home is built of adobe brick and wood with roofed porches, its handling is definitely Modern.

Set on a plateau above the road with magnificent vistas in all directions, the house fits its site and the landscaping by Eckbo, Royston & Williams makes the building one with the natural beauty of its setting.

The drive from the street below ends in a spacious motor court providing plenty of parking for guest cars. The carport is shielded from the front by a bold adobe brick wall with planting pocket.

The guest steps from the car to a long covered and bricked porch leading to the entry, or the members of the family may step from the automobile in the carport, under cover, and go through an opening to the same passage-way.

Exterior adobe brick is painted a grayed grape tone with posts and fascia of a matching color. The bedroom wing of vertical grain Douglas fir is stained a natural tobacco brown and offers interesting textural contrast to the masonry. The architect has used the same color for the same material inside and outside the house.

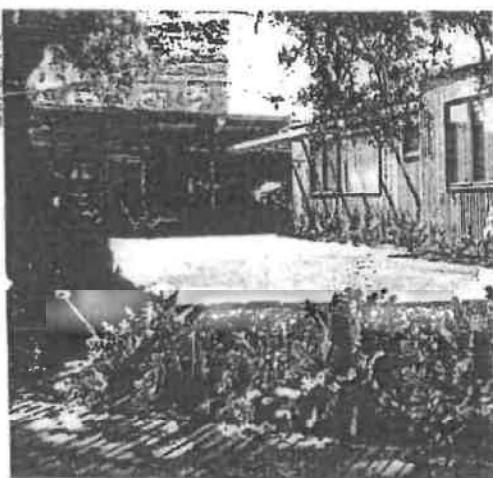
This same principle is applied to the flooring material. The covered entrance passage is bricked and the bricks enter the house to form an entry hall, continue across the end

of the living area to become one with terrace paving, breezeway to bedroom wing and west terrace. This creates a flow of interior and exterior space.

From the entry door, one

may turn to the left down a short hall which leads to darkroom and study-guest room and bath. This seclusion of the study which doubles as guest room from the rest of the

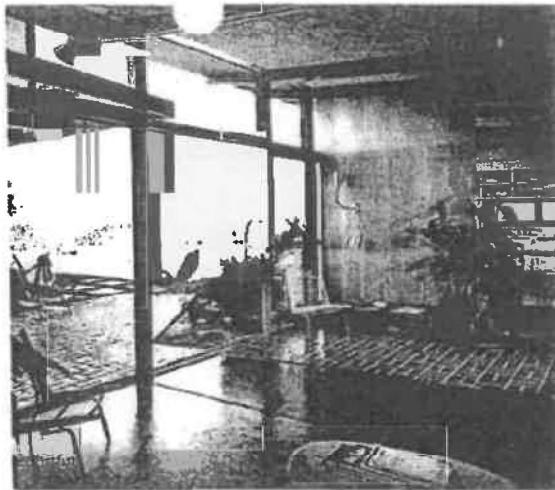
(Continued on Page Twelve)



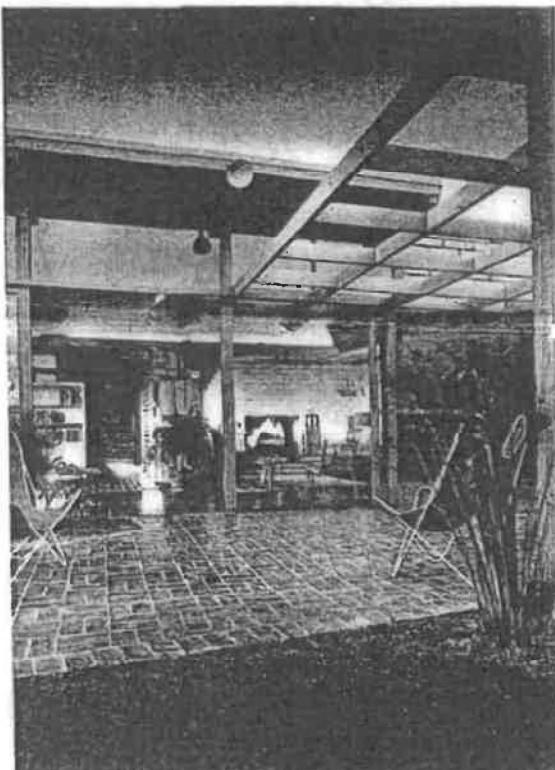
At right angles to the glass-walled living-dining area is a bedroom wing, built of vertical grain Douglas fir.

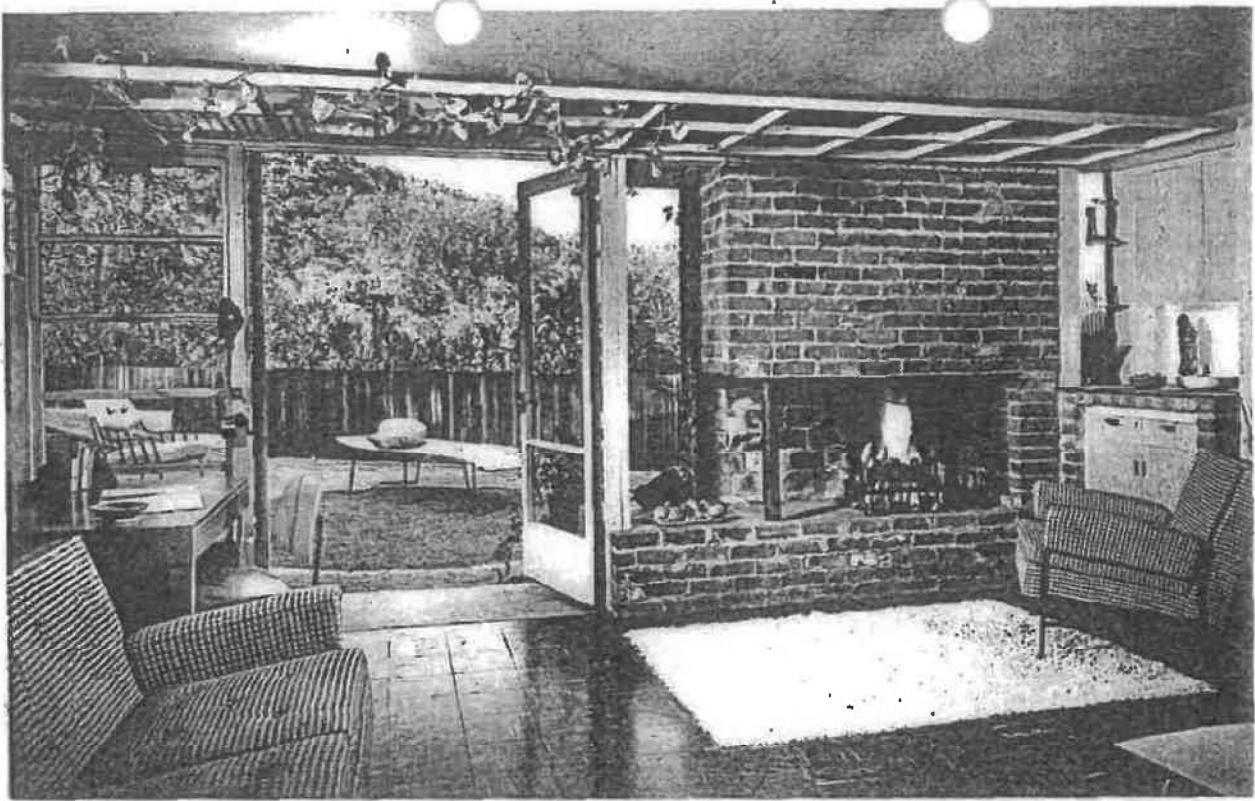


Row of transom windows runs above wood storage wall beyond dining area.



Above: Window wall of concrete and brick-floored living area overlooks the valley. Below: From the terrace one looks into living area, down hall past entrance to study.





This present living room will later become the den. On this side it opens on the sun terrace; on the opposite side onto a barbecue terrace.

Below: The barbecue terrace facing the front entrance, right rear, will not be affected by additions of the future; entrance terrace is raditantly heated.

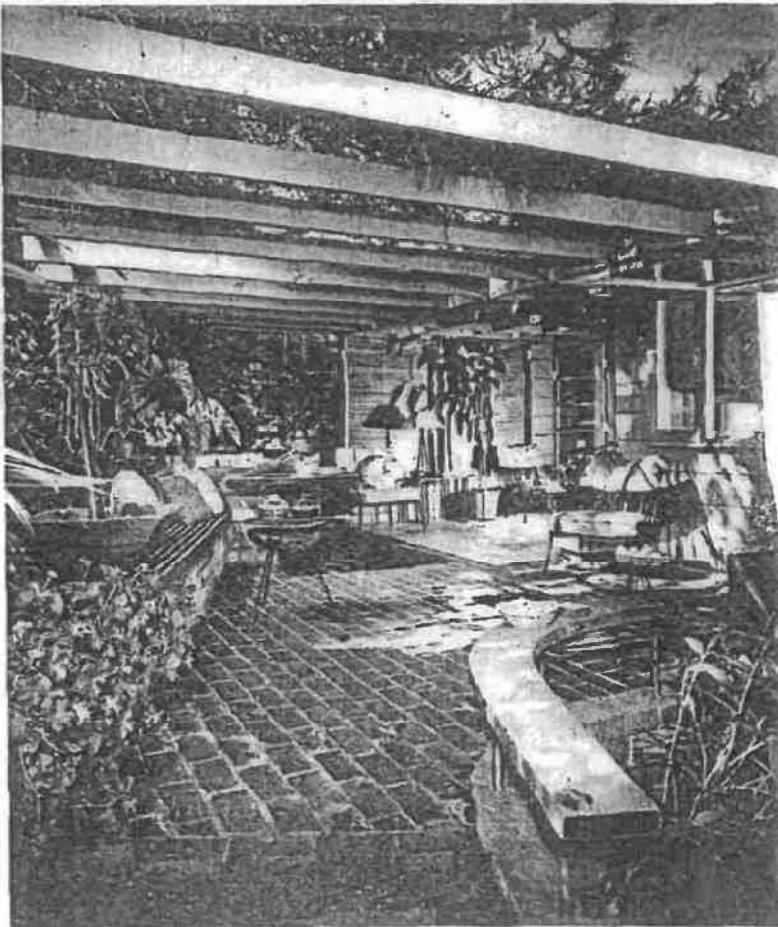


Julian Shakespear

Plastic panel above table just inside entrance door conceals the kitchen area.



Sliding screen separates kitchen and den; window opens to barbecue area.

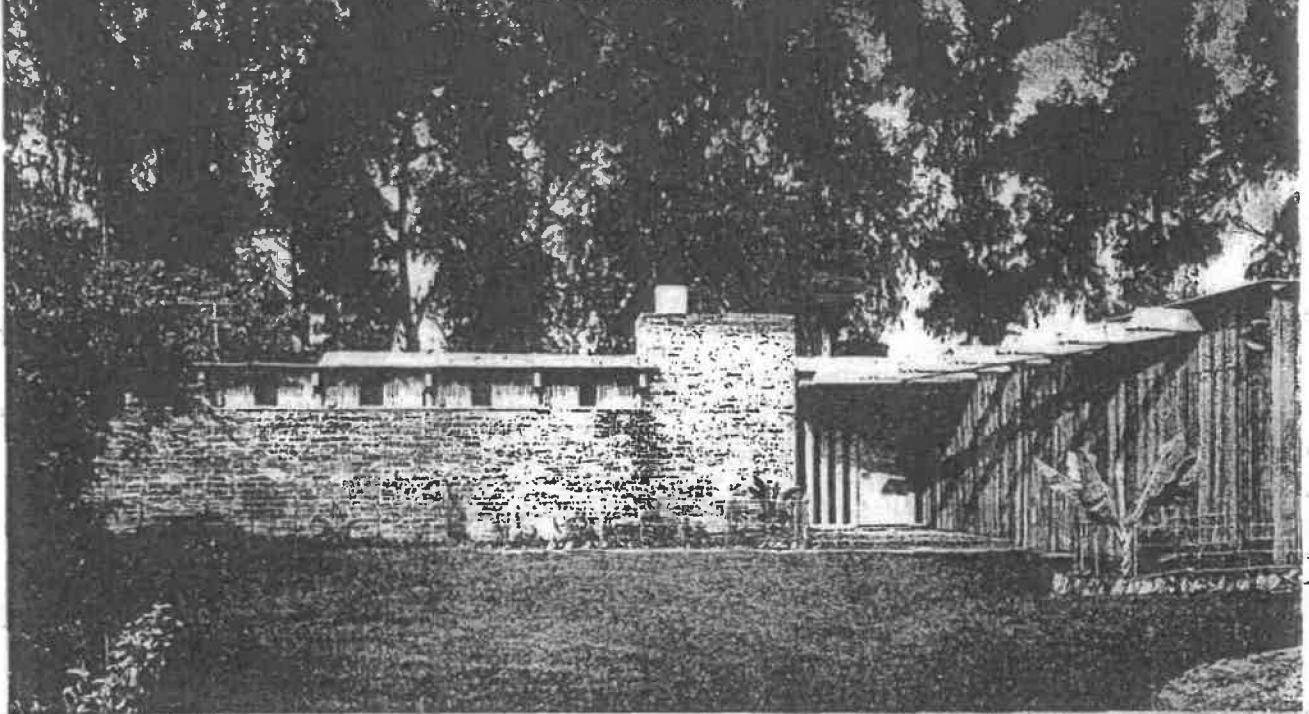




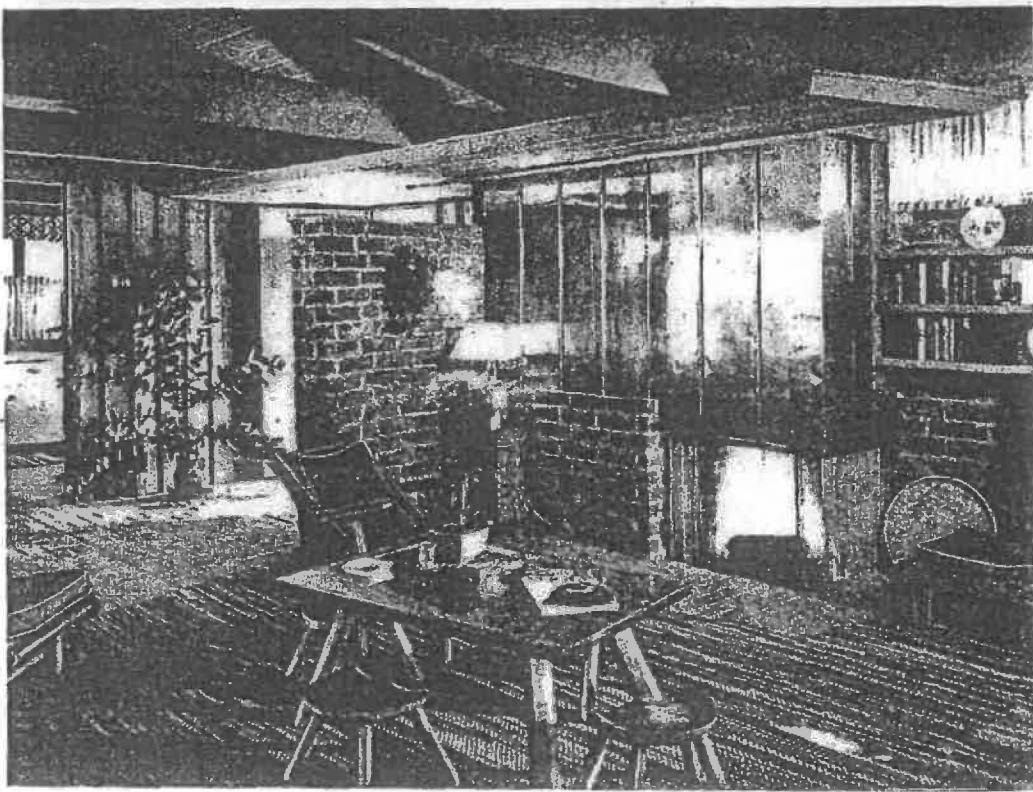
(11) Garred House 1949

# Board and Batten Blends With Glass and Brick

By Ethel McCall Hood



The redwood garage wing is at the right of the off-street motor court; brick fireplace wall extends under transom windows to give privacy from street.



From the bedroom wing one looks across the living area to the handsome, copper-faced fireplace set in brick wall which continues around the corner to form a partial partition concealing entrance door; kitchen can be glimpsed across the hall.

**B**OARD and batten construction used to be synonymous with ranch house design. But here is a house built largely of redwood board and batten combined with glass and brick in the Modern manner.

Privacy from the street, outdoor living on a well wooded site and easy house-keeping have been provided in an area of 1670 square feet. Milton Caughey, AIA, planned this house for Mr. and Mrs. Frank Goss and their baby daughter with emphasis on their informal way of living.

A spacious motor court off the street eliminates a lot of front yard garden maintenance. The board and batten redwood garage and kitchen wing are set off by a chimney of generous proportions. A continuing-brick wall extends across the front of the house with only transom windows under a wide roof overhang. Ultimate privacy from the street is thus achieved in this house which opens with walls of glass to both back and side terraces.

A glance at the floor plan will show the brick of the entry porch continuing into the house, across the end of the living area, the adjoining kitchen and counter flowing out to the rear terrace. Such a bricked area makes very practical flooring for main circulation and is partic-

*(Continued on Page Ten)*

# The plain rectangle is given

SPECIFY a simple rectangle and you can have the least costly of all home plans. Specify a simple rectangle and you can also hand your designer his greatest challenge. No plan is more demanding of true inventive thinking, and no house can look more ordinary when such thinking is not applied.

The designer of this house met the problem head on and produced what we think is a home with exceptional appeal.

The living area dominates the plan. It is spaciously light and has a furniture arrangement that suggests an atmosphere of quiet enjoyment — of leisurely family conversation. (Perhaps the absence of a TV screen contributes to this quality. It is there, but well concealed behind the paneling beside the fireplace.)

Though a house for essentially sociable people, it provides the privacy each of us wants and needs . . . a place for solitude and relaxation. If you love children but still cherish a life of your own, it's

a comfort to know that a sliding door can separate the active and quiet halves of the house.

The kitchen is a large, warm and friendly room. It is cut off from view from the living room but its furniture-type cupboards continue on around to encircle the dining area.

The only breaks in the basic rectangular outline of the plan are made by the two bathrooms and the utility room. Their angle gives the front entrance an added degree of protection from the street. The door is further set apart by a planter and an airy divider marking the roof extension.

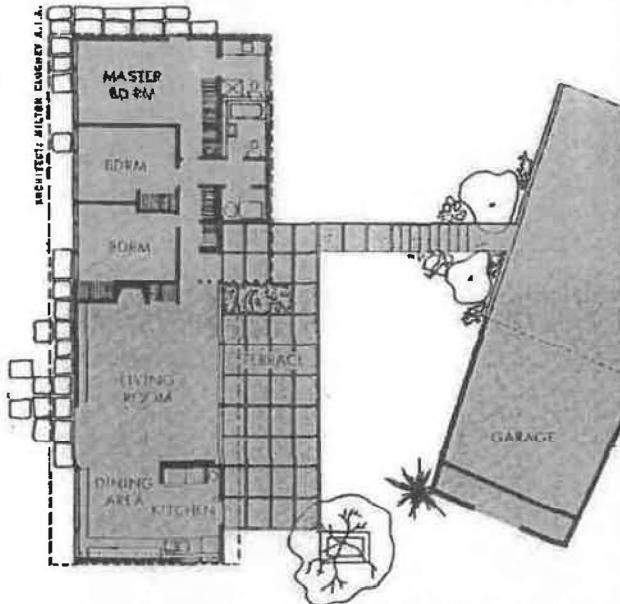
To further camouflage the regularity of the plan, the garage and fences wing out at slight angles from the house, sheltering the terraces and playing up the unsymmetrical shape of the lot.

Though modest in scale, by aiming at durable styling, the architect has linked good design to serene simplicity, a practical arrangement of space and all the facilities essential to gracious living.

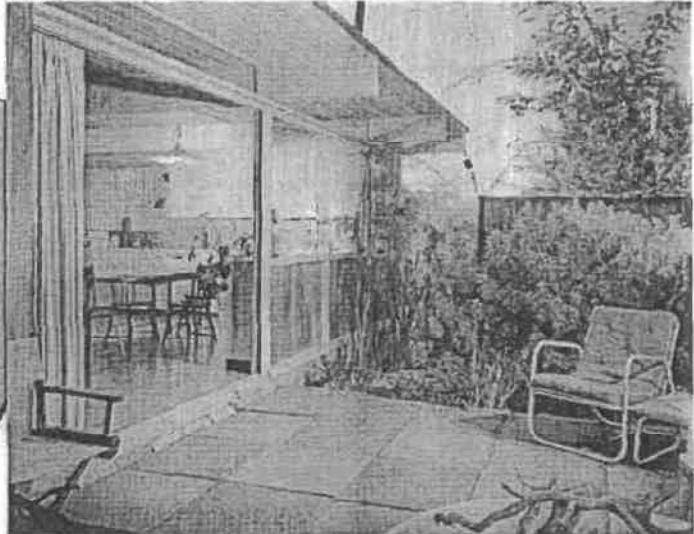


# a hospitable look

BY RUTH CORELL



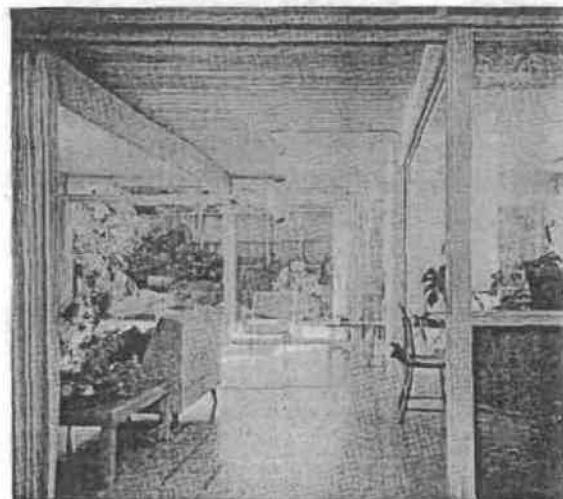
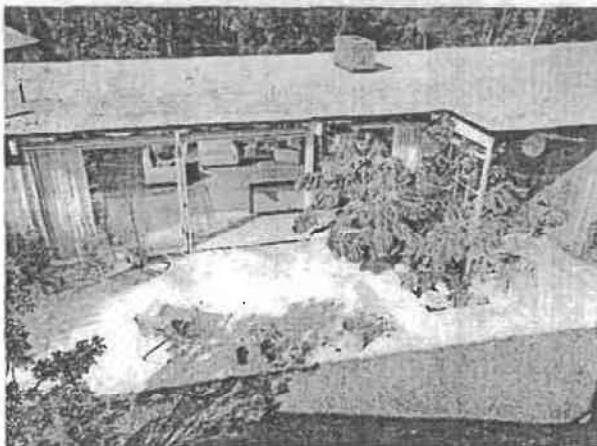
The plan tells the story. It is a neat rectangle with the exception of the bathrooms and heater room. The living and dining-kitchen areas span the width of plan. Bedrooms are all conveniently arranged on the short hallway



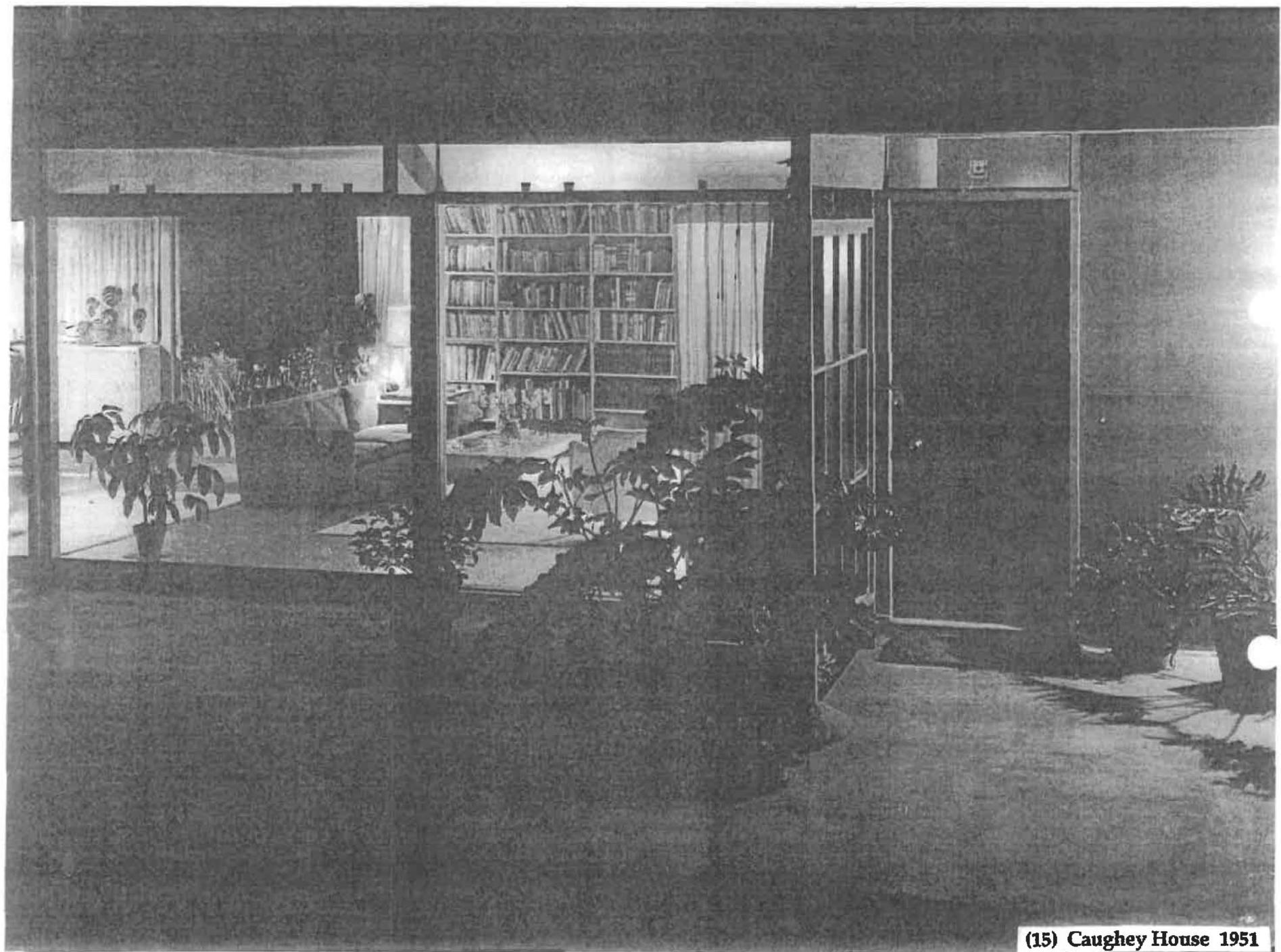
The back terrace off the dining room and kitchen is favored by the family for outdoor meals. It is paved in cement squares, partially protected by the wide eaves and sheltered from neighbors by rustic wood fence and plants

The living room is planned for active or quiet hours. There are books with lights to read them by. Beside the fireplace are TV and sound systems. But furniture is grouped socially if conversation is more to family tastes

An overscale glass door may be pushed aside in good weather to merge indoor and outdoor living rooms. This view of the front terrace and main entrance shows how planter and grid divider insure privacy for relaxation



Behind the chair at the right is a slender black line marking the sliding door that can completely separate the kitchen-dining area from the living room. Another sliding door shuts off the hallway leading to the three bedrooms



(15) Caughey House 1951



(17) Caughey House 1951

# extended LIVING

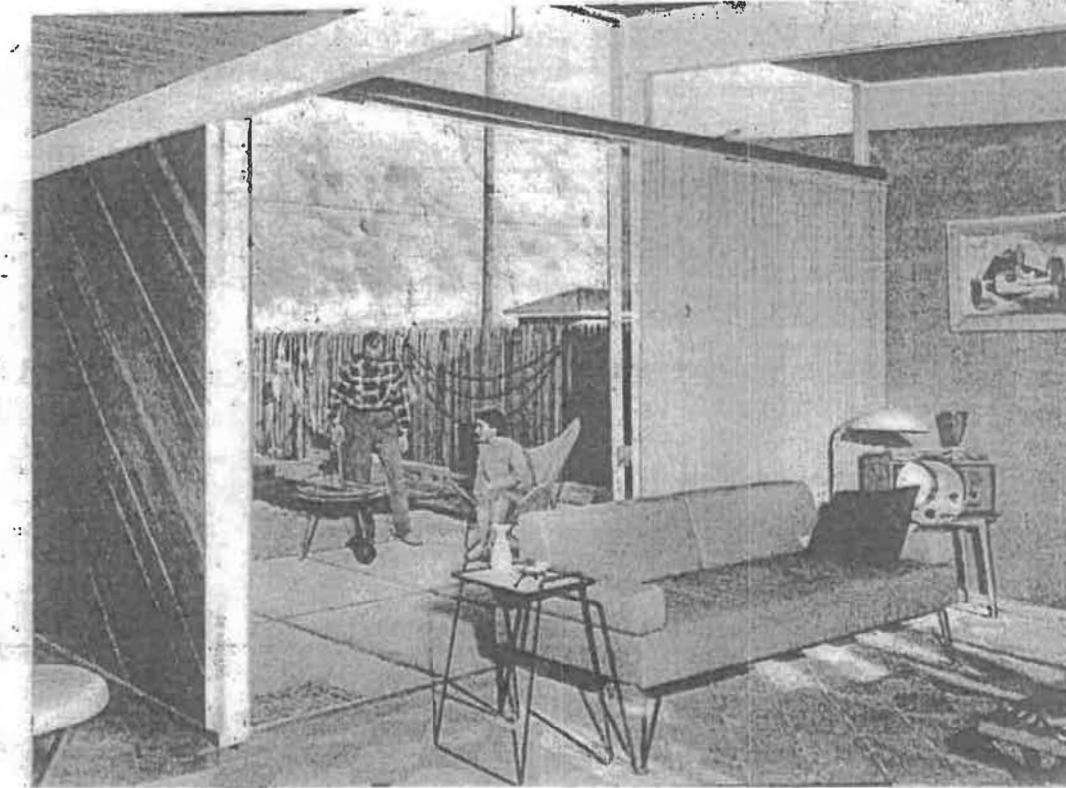


SPECIAL REPORT—

AIR CONDITIONING—  
IT HELPS YOU BEAT SMOG!

PAGE 4

EASY UPKEEP DOWN BY THE SEA . . . PAGE 10



CONCRETE paves half the patio; the rest is sand. Area of the house is 959 square feet and it's placed sideways

GLASS is fixed or slides in frames of painted steel. The high side of roof is pitched inward from side to side

(19) Hillburg House 1952 (AIA Award)



(20) Hillburg House 1952 (AIA Award)



(21) Barry Building 1951



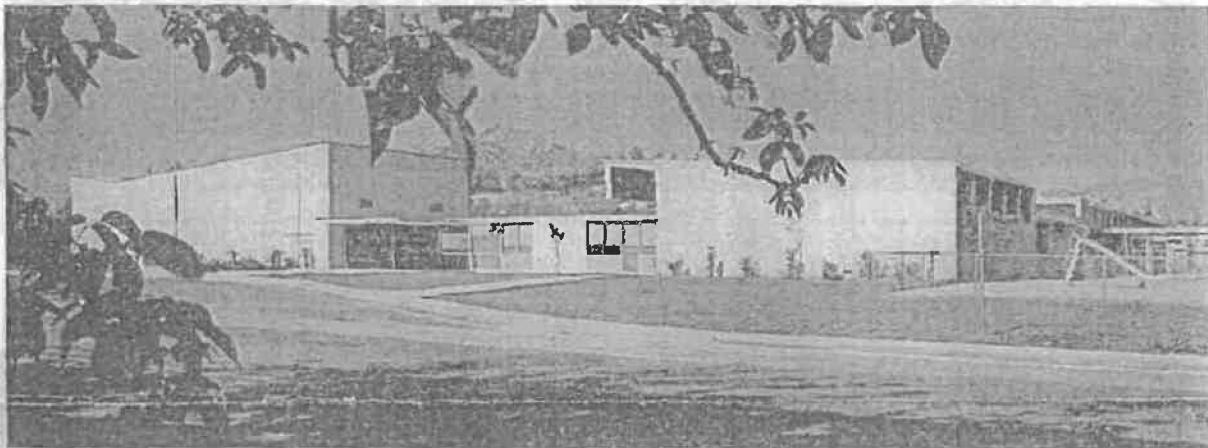
**CAUGHEY & TERNSTROM**, both under 40, have been partners two years. TERNSTROM graduated from the University of Southern California in 1940, also spent more than three years in the navy. CAUGHEY graduated from Yale Architectural School in 1938, went West to work on the coast and serve three years in the navy.

**PACHAPPA SCHOOL**, Riverside, Calif.  
M. H. CAUGHEY & C. C. TERNSTROM, architects;  
HEERS BROTHERS, general contractors  
WILLIAM PORUSH, structural engineer  
HILBURG, HENGSTLER & TURPIN, mechanical, electrical engineers.

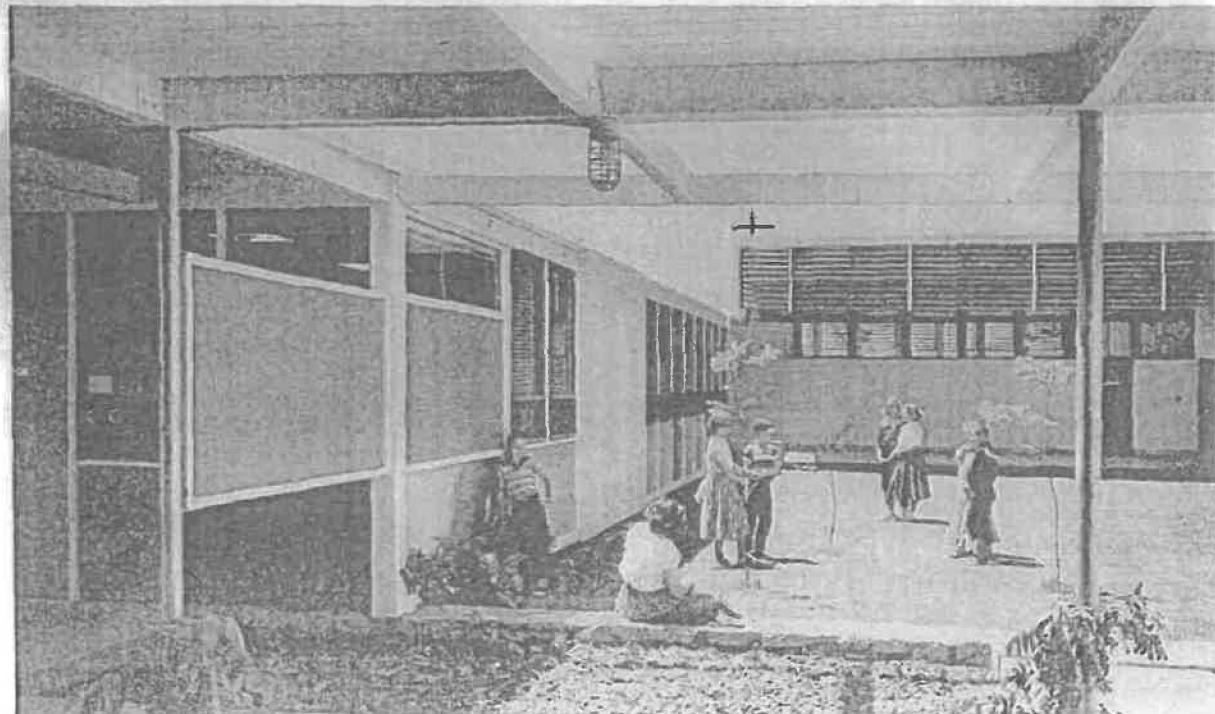
## SCHOOL SHIELDED FROM THE SUN

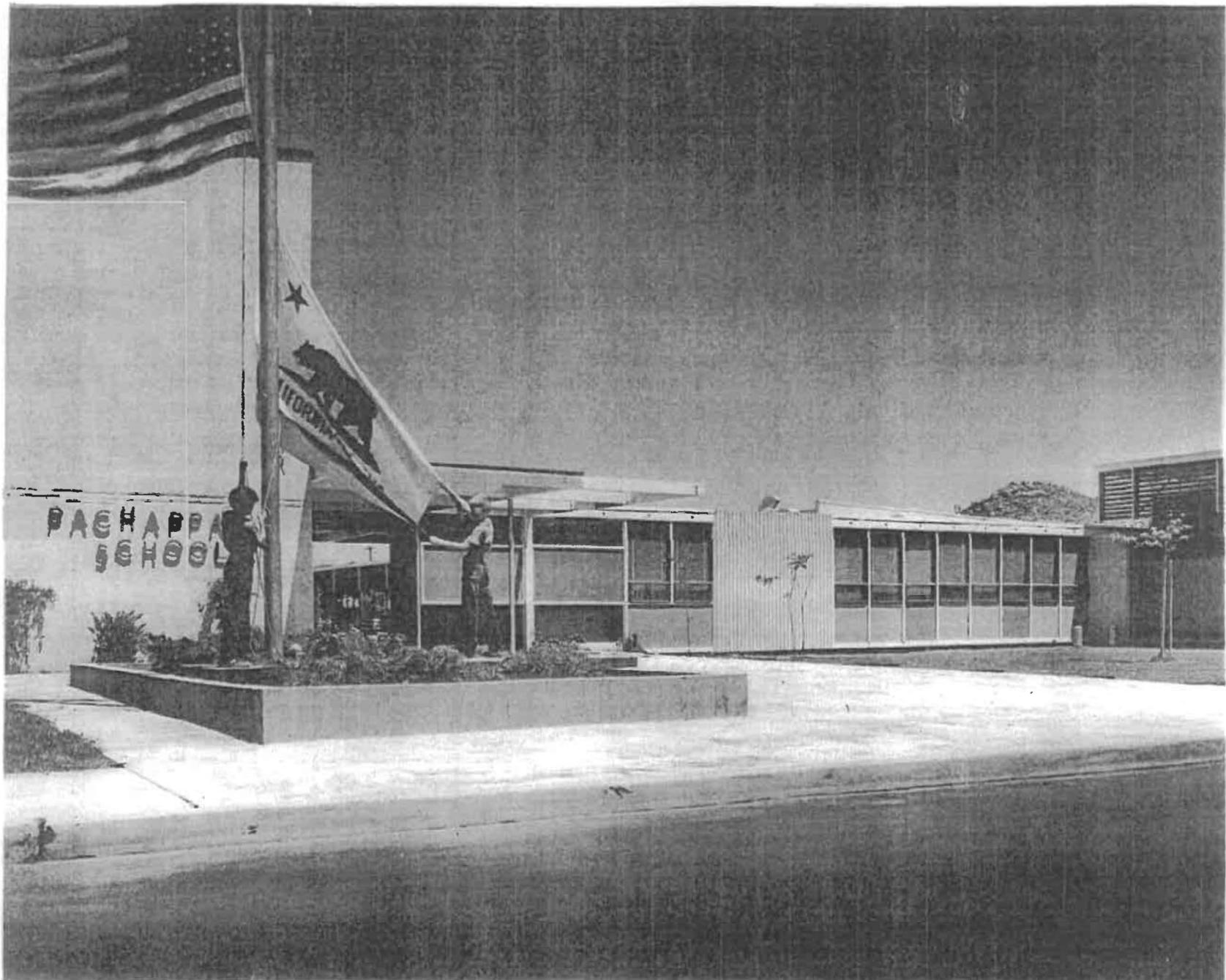
Points worthy of note in the trim, low-cost building (\$11.50 per sq. ft; total, \$292,680): ▶ exterior metal louvers on both north and south glazing in classrooms to stave off sky glare as well as sun; ▶ both side walls of classrooms 100% glazed, horizontally stiffened with exposed X-rod bracing; ▶ frame and stucco construction throughout; ▶ classroom partitions of plywood plastered on one side against sound transmission, left naked as own finish on other side (and serving also as the only shear bracing in the building—there is no diagonal sheathing).

Bright colored and cheery, this 12-classroom school accepts the bright sun and California's kids with unostentatious, but real, architectural charm.

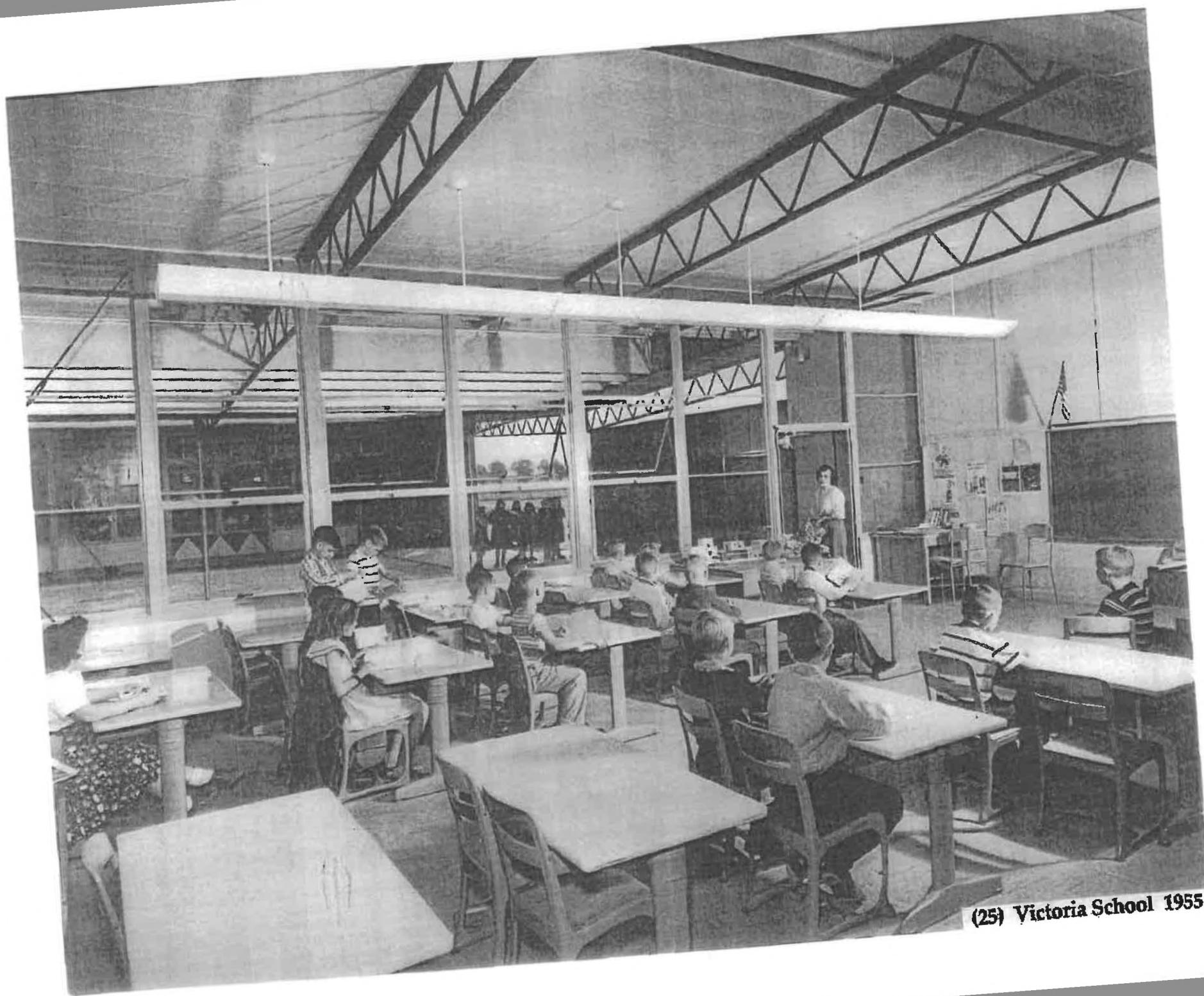


Covered crosswalks connect two main wings of school, save hallways.

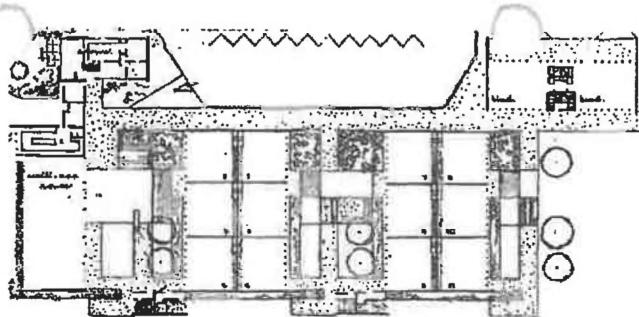




(23) Pachappa School 1953 (AIA Award)



(25) Victoria School 1955



## Back-to-back classrooms enlarged by courts

Victoria Elementary School  
Riverside, California

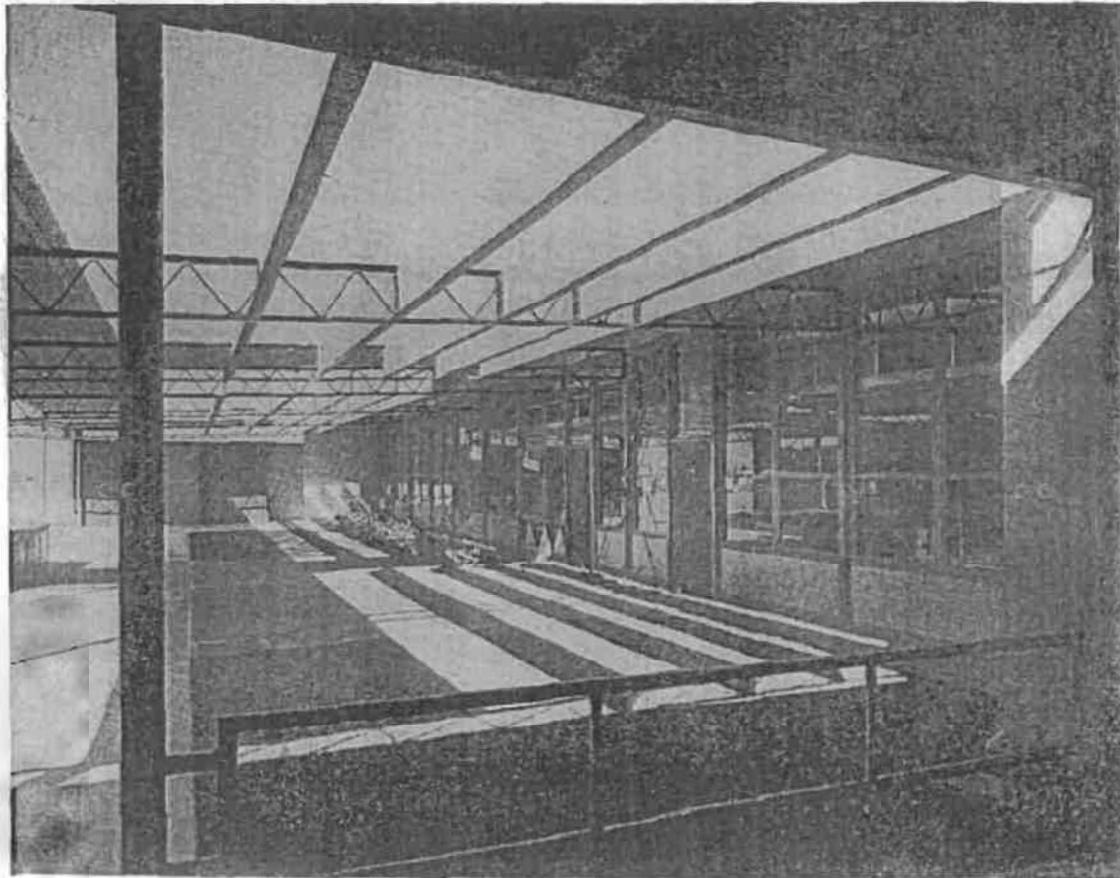
CAUGHEY & TERNSTROM  
Architects

WILLIAM PORUSH  
Structural Engineer

HILBURG & TURPIN  
Mechanical-Electrical Engineers

T. C. PRICHARD & SON  
General Contractors

Marvin Rand photos



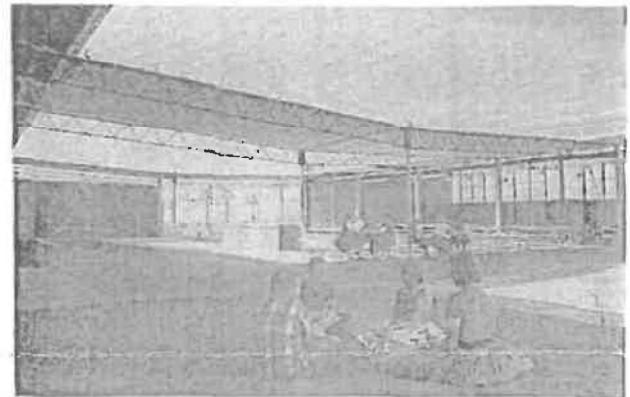
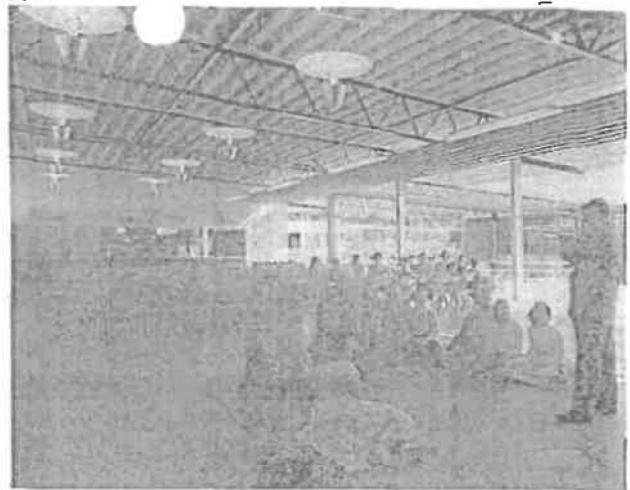
THIS ELEMENTARY SCHOOL, whose present enrollment is 360, appears to be quite unpretentious but it has an unusually workable plan of back-to-back classrooms enlarged by courts. The gently sloping site, rather small in view of future expansion, requires the use of ramps and two separate levels. Buildings are fitted tightly on the upper side to provide maximum playground space, with an odd shaped corner reserved for kindergartners.

The back-to-back classroom solution offers 1) better site utilization; 2) economies in construction; and 3) pleasant, really usable courts designed for interclass activity or open air eating and spacious enough to minimize distractions. A central utility core facilitates removal of walls when desired; movable cabinets and chalkboards aid teaching flexibility. Sink and storage counters in the courts expedite outdoor instruction, eliminating the need for an installation at each classroom. Fluorescent fixtures supplement daylight and cross ventilation is afforded by a continuous roof unit.

The open, no-glazed side of the multipurpose room creates additional space and the same personnel can supervise both hot and sack lunches. The area is large enough to accommodate such events as the PTA carnival. Radiant heat allows all-year round use; fenestration and fencing control the wind. Glare and reflection in all courts are reduced by lawn, brick and colored concrete areas as well as overhead louvers and roofs.

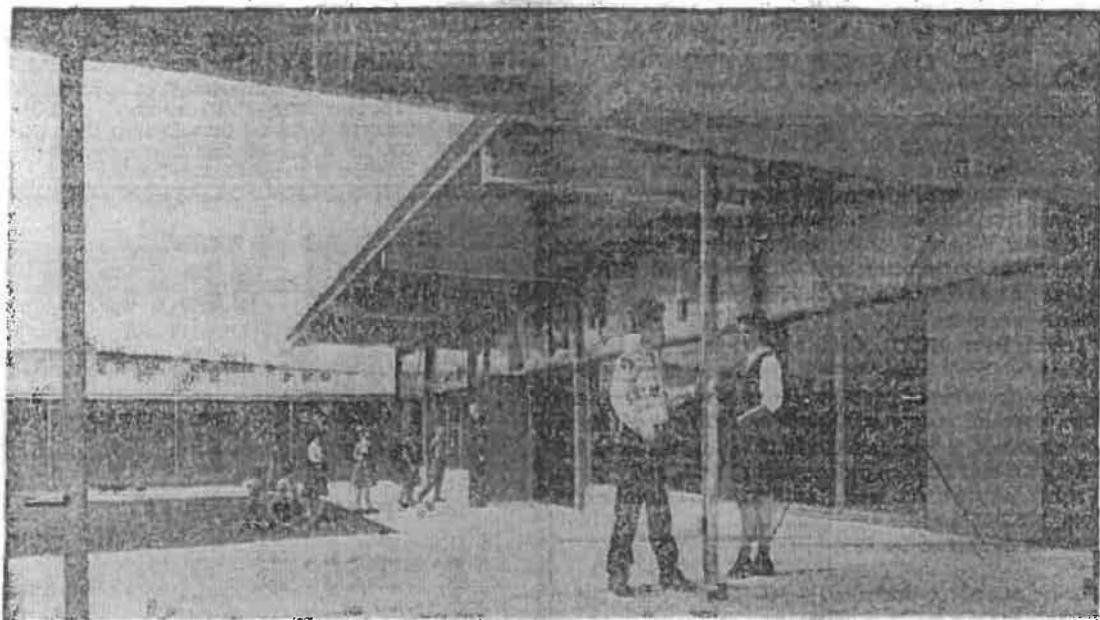
#### OUTLINE SPECIFICATIONS

Structure: foundation: reinforced concrete; frame: open-web steel beams; floors: concrete slab.  
 Exterior Finish: stucco—California Stucco Co.; brick—(Grout-Loc) Davidson Brick Co.  
 Roof Surfacing: composition and gravel—Pioneer Division-Flinkote.  
 Windows: steel sash—(Truscon) Republic Steel Corp.  
 Doors: steel—(Kalamazoo) Overly Manufacturing Co.  
 Floor Surfacing: asphalt tile in classrooms—(Matico) Magic The Corporation of America; vinyl tile in kitchen—(Vinylflex) Hachmeister, Inc.  
 Partitions: stucco and plaster.  
 Interior Finish: plywood finished shear panels; ceramic tile in toilets—Gladding, McBean & Co.  
 Ceilings: acoustical tile—Pioneer Division-Flinkote.  
 Lighting Fixtures: fluorescent; others—Wagner-Woodruff Co.  
 Heating: gas fired wall heaters—Payne Furnace Co.; electric heaters for smaller rooms—Thermador Electrical Mfg. Co.; gas fired boilers in multipurpose and kindergarten—Bryan Electrical Manufacturing Co.; radiant in administration—Trane Co.; radiant controls—Minneapolis-Honeywell Regulator Co.; exhaust fans—Ill Electric Ventilating Co.  
 Plumbing and Sanitary: toilets and lavatories—Crane Co.; drinking fountains—Haws Drinking Faucet Co.  
 Special Equipment: aluminum louvers—Aetna Steel Products Corp.; porcelain enamel letters—California Metal Enameling Co.; linoleum countertops—Armstrong Cork Co.; laminated plastic tabletops—Formica Co.; folding tables—Son-Nel Products, Inc.; rolling counter doors—Cookson Co.; sinks and drainboards—job-built stainless steel; dishwashing machine—Hobart Manufacturing Co.; garbage disposer—Waste King Corp.; lockers—Worley & Co.; corkboard—Armstrong Cork Co.; chalkboard—(Fibraslate) Son-Nel Products, Inc.  
 Total Area: 24,425 sq. ft.  
 Total Cost: \$339,483 (entire contract).  
 Cost per Square Foot: \$13.47.  
 Date of Completion: November 1956.



OVERHEAD LOUVERS put shadow on otherwise hot ground plane, easing eye strain, creating livability. Center walkway eliminates passing by classroom window wall, acts as glare control; crossover walkways reduce circulation. Ramps connect two levels of gently sloping site.

LA Times Mar 25 '51



**SCHOOL COMPLETED**—Entrance court of Monroe Elementary School in Riverside is shown above. The school is one of three which were recently completed.

for Riverside City School District. Other two are the Victoria and Jefferson Elementary Schools. Architects for this project were Caughey & Ternstrom.

## Three Riverside Schools' Dedication Conducted

By a Times Correspondent  
RIVERSIDE, March 24 — **S**tations at the Victoria and Monroe Schools designed by Los School and civic officials of Riverside and Dr. Roy E. Simpson, State Superintendent of Public Instruction, dedicated three new elementary schools here recently.

"This is the first time," Dr. Simpson said, "that I have helped to dedicate three new schools in the same school system on the same day."

The new plants are the Victoria, Monroe and Jefferson Schools. While the Victoria and Monroe Schools have been open only a few weeks, school trustees have already taken bids for six-classroom additions at each school. Eighteen new classrooms, a multipurpose room and other facilities have been added at the Jefferson School.

Dr. Simpson said he was much impressed by innova-

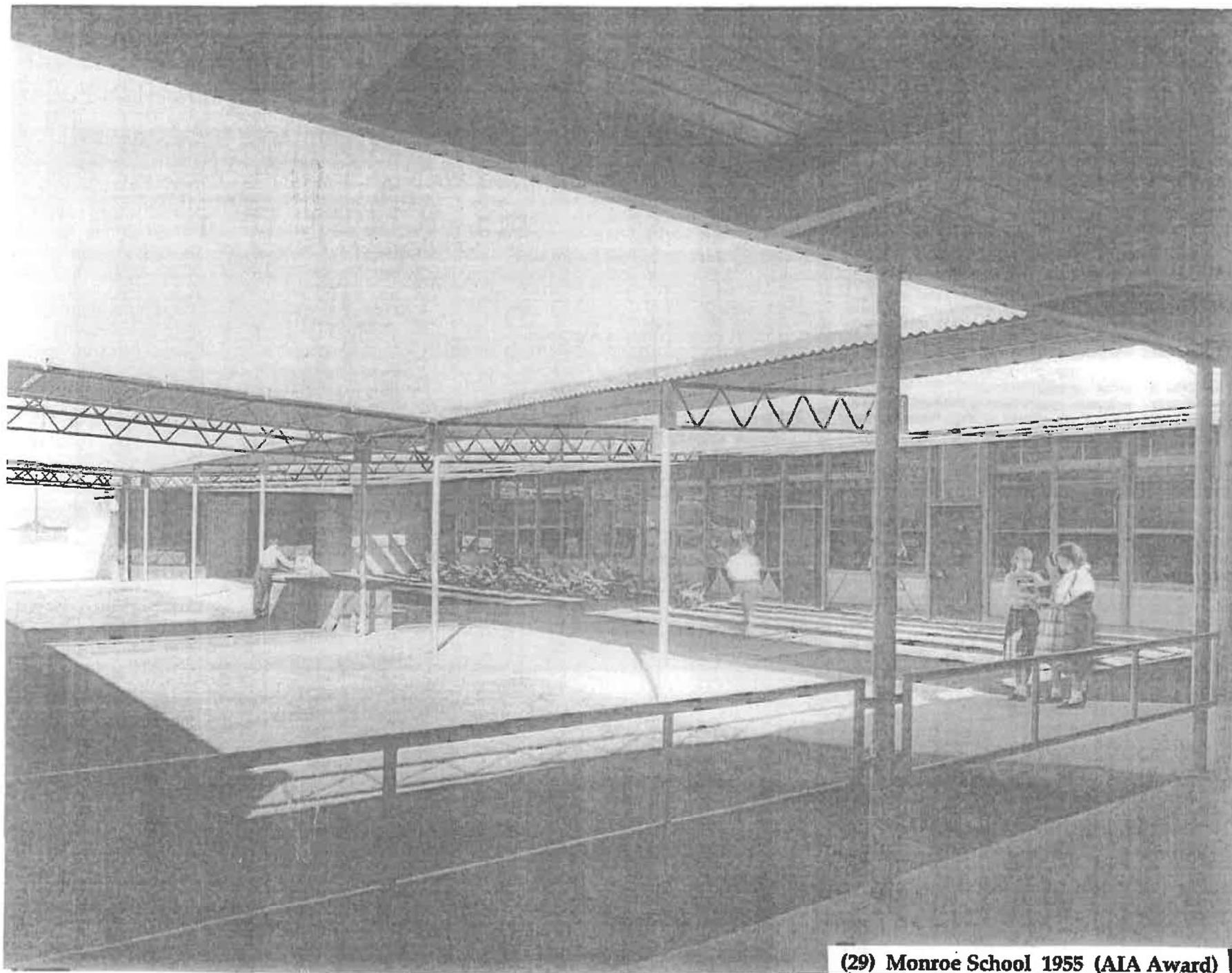
tions at the Victoria and Monroe Schools designed by Los Angeles Architects Milton Caughey and Clinton Ternstrom.

At Victoria School, the multipurpose room has an open side facing a small inner court, around which classrooms are grouped. Radiant and overhead heating has proved ample, it was disclosed.

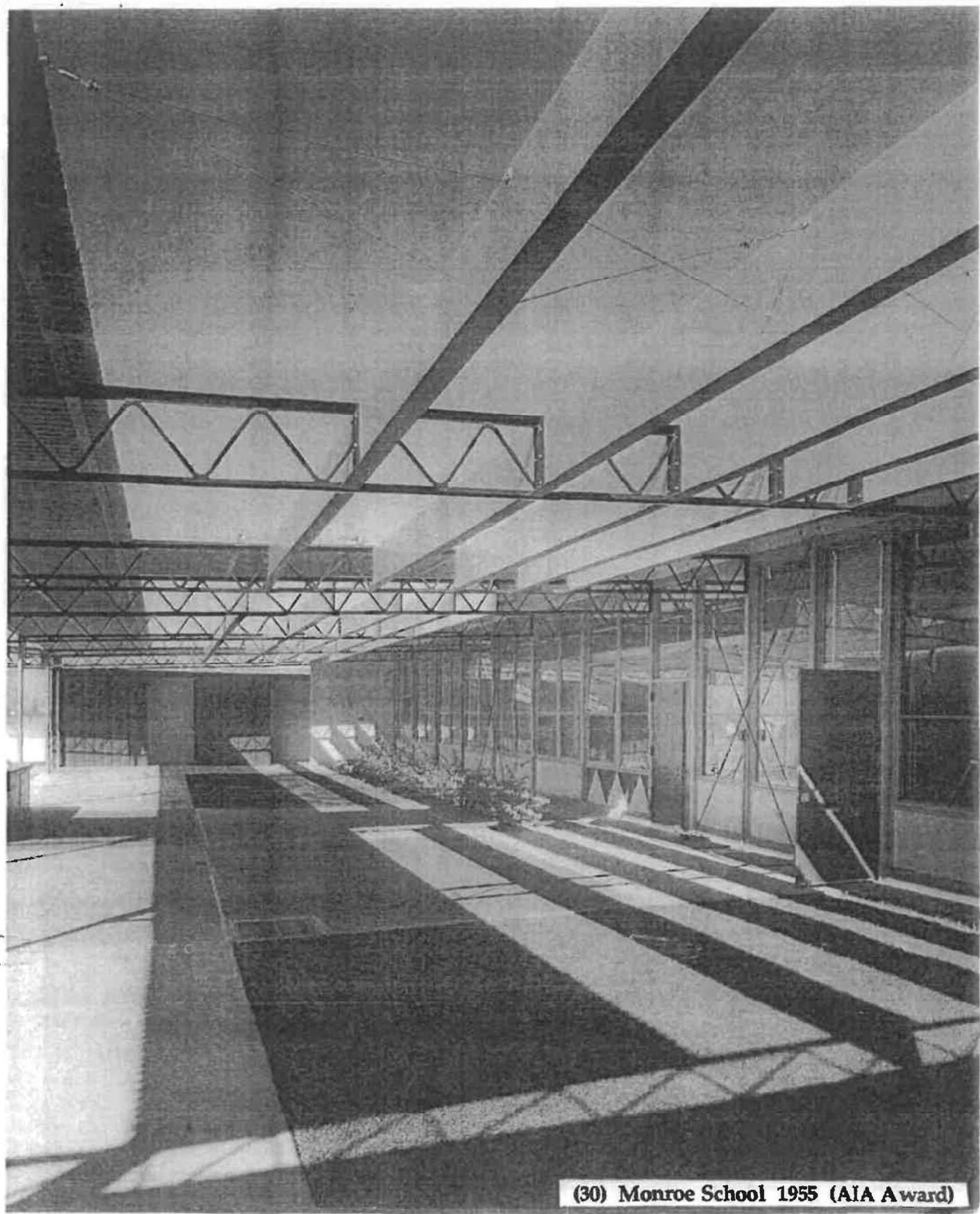
Back-to-back placement of classroom wings at the Victoria and Monroe Schools has also served to reduce costs through single-wall construction, it was explained.

Horizontal placement of louvers has retained control of light with the advantage of creating additional shaded footage outside the buildings.

**Bank Issued Permit for Fullerton Branch**



(29) Monroe School 1955 (AIA Award)



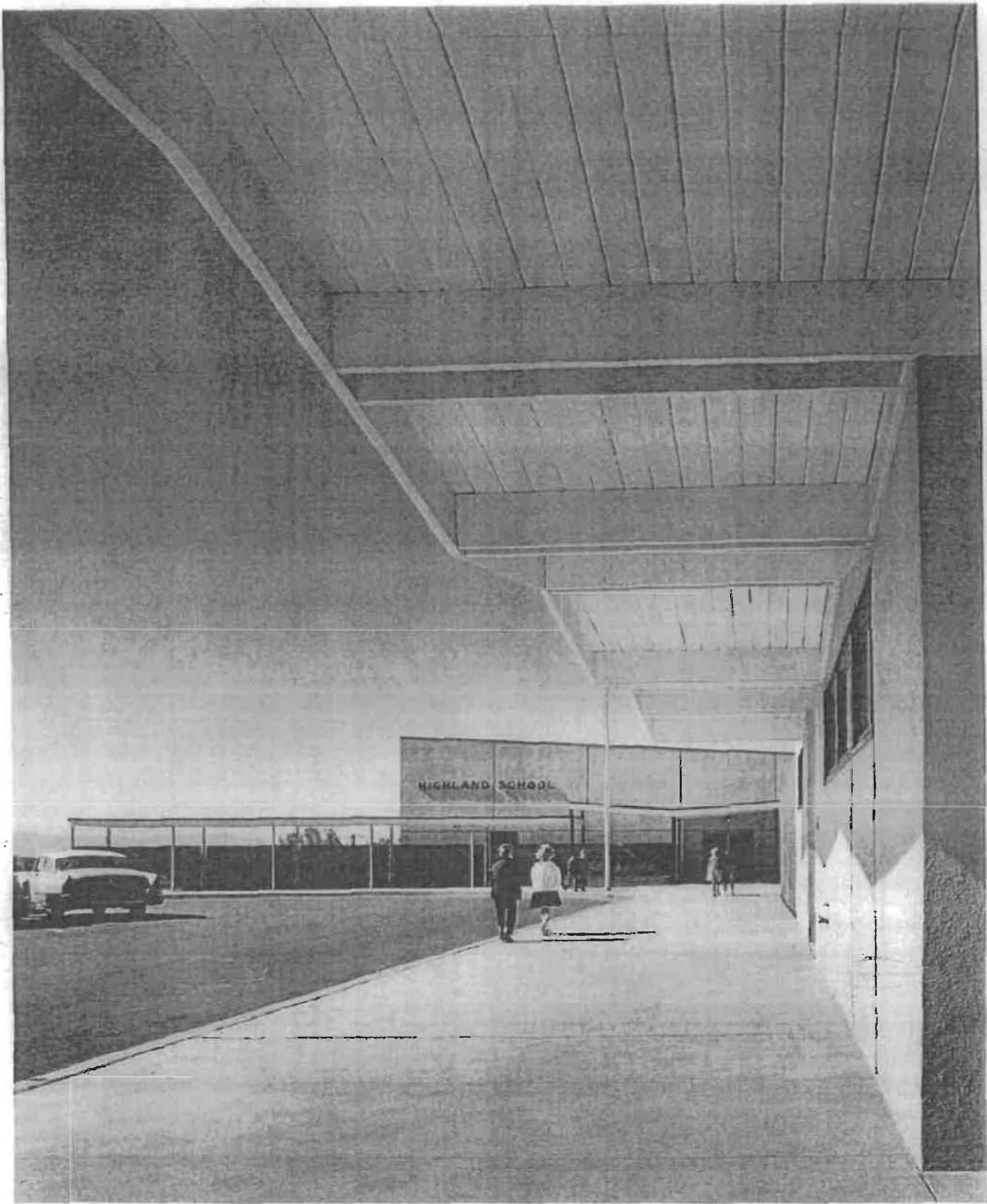
(30) Monroe School 1955 (AIA Award)



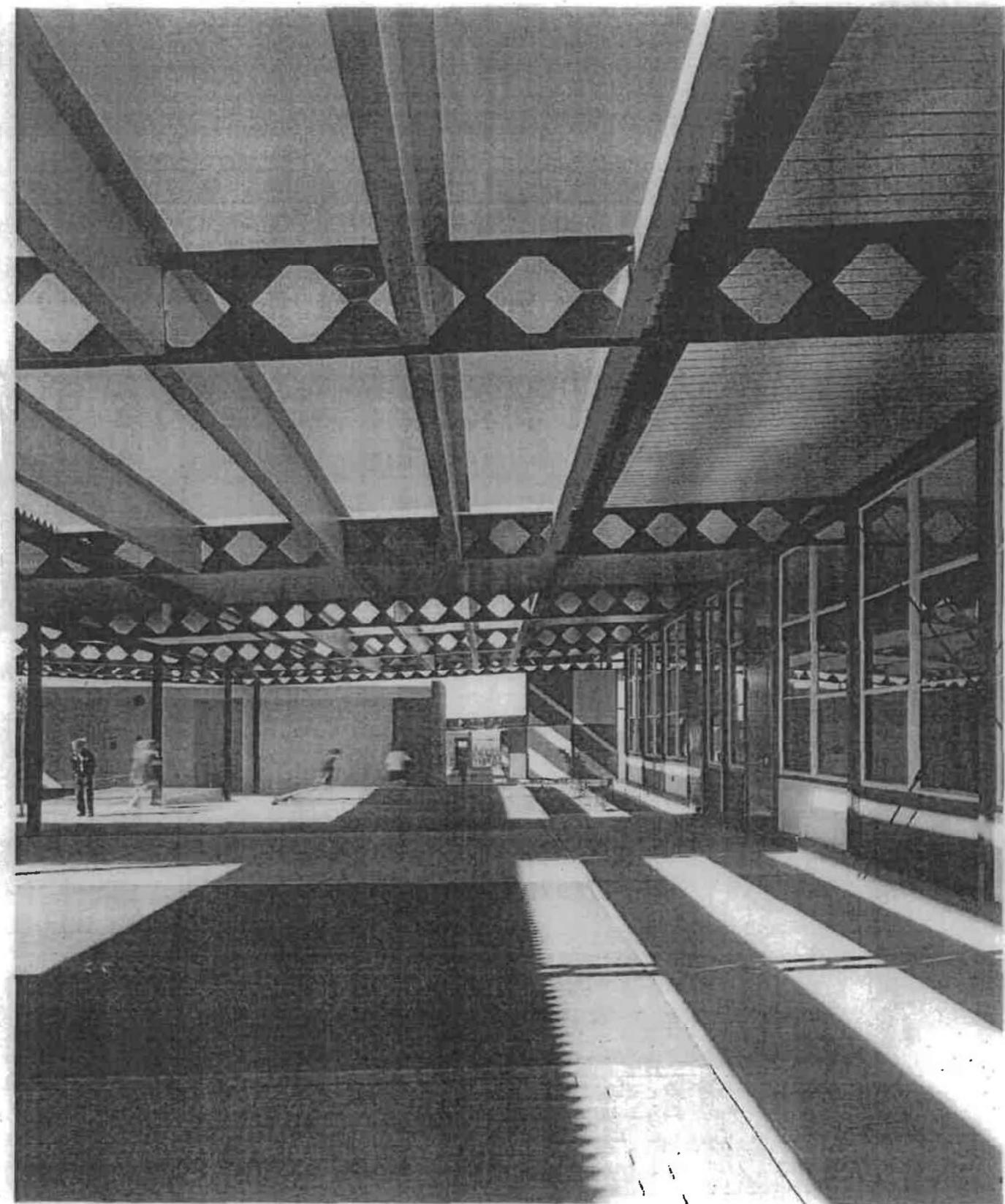
(31) Monroe School 1955 (AIA Award)



(32) Bryant School Mid 1950's



(33) Highland School 1957



(34) Highland School 1957



HENRY L. WRIGHT

HERMAN O. RUHNAU

MILTON H. CAUGHEY

BOLTON C. MOISE JR.

## Board Names Senior High Architects

By ROBERT L. PATTON

Employment of four architects, one in a consultant capacity, to prepare plans for Riverside's second senior high school was authorized yesterday by the Board of Education.

Consultant will be Henry L. Wright of Los Angeles. Others are Herman O. Ruhnau and Bolton C. Moise Jr. of Riverside and Milton H. Caughey of Los Angeles.

Ruhnau, Moise and Caughey have been architects for numerous Riverside City school projects during recent years. Wright is a member of the firm of Kistner, Wright and Wright, nationally known for the projection of school planning.

For three years Wright has been

a member of the American Institute of Architects National Committee on School Buildings and for five years chairman of the California Council of Architects School Advisory Committee.

**No Added Cost**  
Superintendent Bruce Miller made clear that the addition of a consultant to the architectural staff for the major high school project will entail no additional expense.

While work details are not as yet complete, the architects have already held a preliminary conference and have agreed that fees will not exceed the 6 per cent of construction cost normally allowed.

In a summary of Board and administrative procedure followed in selecting architects the superinten-

dent said that the qualifications of those selected had been thoroughly studied.

"We sought the best architectural aid obtainable," Miller said, "with a consultant in mind who might bring in wide experience on the secondary school level plus extensive research facilities of a large office."

**Will Speed Work**  
"We believe that this plan will undoubtedly expedite the work — speed up the building program. Those of us who have the responsibility for planning details have met numerous times. We have envisioned the finest type of high school commensurate to our pocketbooks."

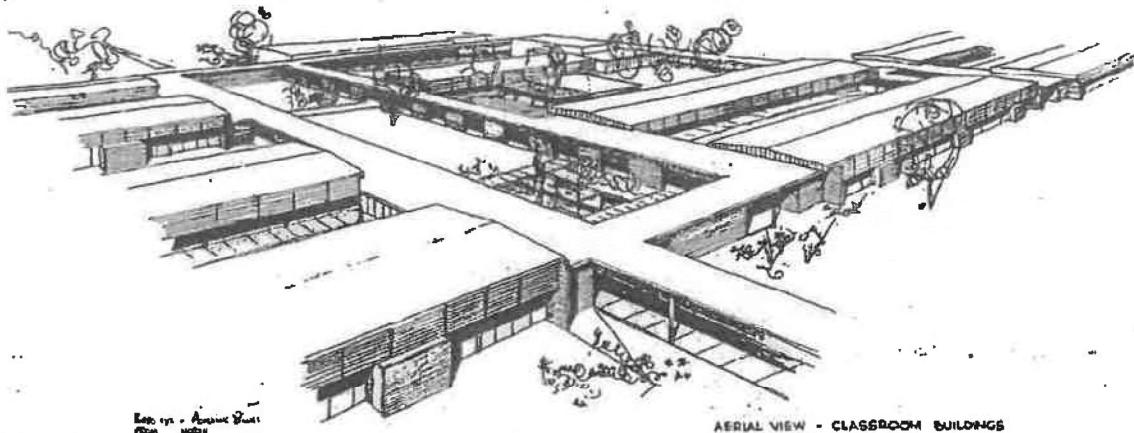
Recently completed condemna-

tion action has secured a 40-acre school site at Magnolia Avenue and Jefferson Street. With selection of architects and authorization yesterday of a topographical survey, the high school project has moved into a planning stage which will lead shortly to announcement of a school bonds vote to finance construction.

The Board has not as yet ventured an estimate of total cost for the school expected to house from 1500 to 1800 at the outset.

**Details Needed**  
"We cannot go to the people and ask them for a blank check," Miller said. "Voters must be supplied with concrete details which will result from the preliminary plan-

(Turn to SCHOOL, Page 18)



AERIAL VIEW - CLASSROOM BUILDINGS

Aerial view of the classroom buildings for the new high school at Riverside, California. The school has three project architectural firms. These buildings were designed by Caughey & Terstrom.

## RIVERSIDE, CALIFORNIA, PLANS A NEW HIGH SCHOOL



by BRUCE MILLER

Superintendent of Schools, Riverside, California

Superintendent Miller began his career as the principal of a small elementary school in the Imperial Valley. Later he became the principal of Ramona and Placentia; and was appointed the superintendent of schools of Ontario, California, in 1940. He has been with the Riverside City Schools since 1951.

**V**OTING school bonds or boosting tax limitations to finance new schools or additions is a long, low-gear pull, but if the superintendent and his staff can still smile after the last vote is counted, the shift into high should be made with dispatch. Once having decided in favor of school expansion, the public is eager for action. They want their new schools right away, and if the dirt isn't flying within a few weeks, they threaten to "look into the matter."

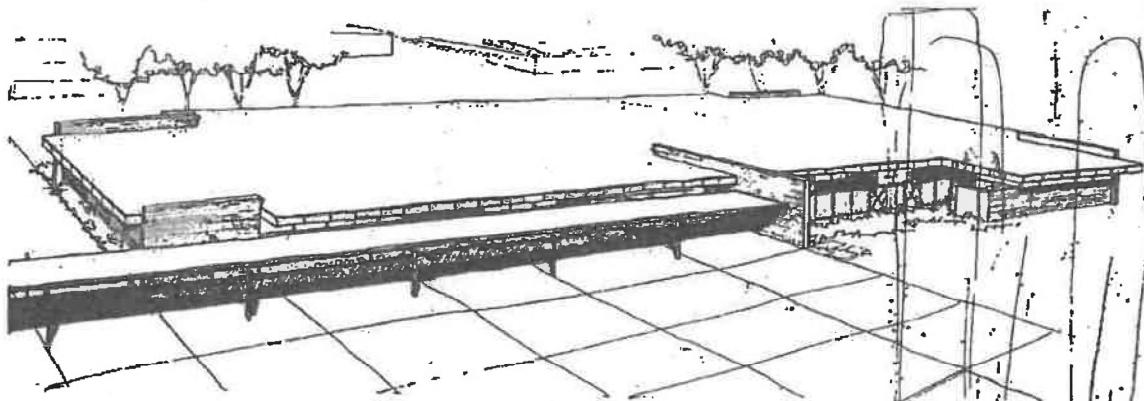
If things have been moving along as they should be, teacher-administrative planning committees have settled their differences and have come to an agreement about improvements for the old plant. Costs have been figured and re-figured with desperate courage.

Most important, the architect or architectural staff will be ready to go; better, they will have been on the job for some time. When money is finally available, there should be no long wait for site utilization planning before preliminary drawings can be authorized, leading to the actual working drawings.

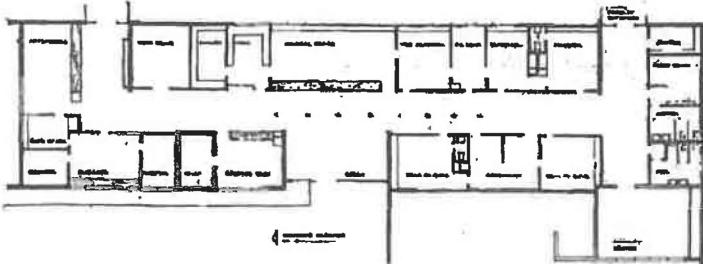
Happy is the superintendent who can crawl out from beneath a bundle of blueprints long enough to wave cheerfully at contemporaries and to prove to more caustic critics that the big job is moving "according to schedule."

In Riverside, California, where school enrollments have grown more than 50 percent in four years—from 10,500 to 15,800—and where there is no letup in sight, timing is a vital factor. In late April, 1954, the High School District voted \$3,000,000 in bonds for construction of a long-needed second senior high school. The vote was counted on a Tuesday night and on Wednesday morning four architects, already appointed, already in full agreement as to their respective assignments and already well advanced in site planning, really went to work.

While "division" of a major school job is not unusual, several factors are noteworthy with regard to the Riverside plan of procedure. First of all, there was no question in the minds of trustees concerning the quality



The administration building has been designed by Herman O. Ruhnau, architect. The areas included are an attendance office, guidance office, deans' and principal's offices, a general area, rest rooms and a faculty lounge.



superintendent who worked with the architects. This approach has the disadvantage of being a little slower in preliminary phases than other methods, but the advantages outweighed a mild early lag and brought to bear the combined talents and study of many.

#### The Projects Are Assigned

Architect Herman O. Ruhnau of Riverside was assigned the design of gymnasium, shower and locker buildings, shops and administration building, and the coordination of all specifications and contract documents as well as responsibility for supervision of construction of the entire project. In this task he has available as consultants the other project architects in connection with the buildings they have designed individually. These architects are Bolton C. Moise, Jr., of Riverside, in charge of site development, auditorium and cafeteria, and the firm of Caughey and Ternstrom of Los Angeles. The latter are in charge of all academic classrooms and special rooms.

The entire project will be bid in one lump sum contract in order to take advantage of size and to obtain the lowest unit cost. The contractor, however, under the agreement, will be responsible to only one architect.

Psychological factors have favored the arrangement from the beginning. The school board has respected the abilities of all architects involved and the architects, in turn, have had confidence in each other. Thus there has developed a true pooling of experience and facilities.

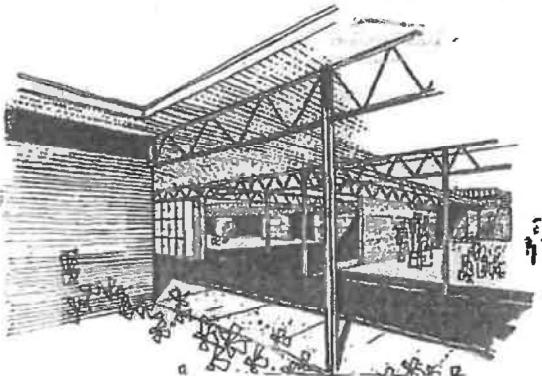
Careful cost controls have been effected. First,

there were frequent meetings with trustees and written confirmations of all decisions. During preliminary planning, all matters requiring board decision were brought up for discussion as they arose, so that when the preliminaries were completed they reflected the board's wishes. Complete preliminary plans were approved before the architects proceeded with working drawings, and a detailed estimate was made based upon the preliminary plans. Another estimate will be made upon completion of the working drawings.

#### Capacity of the School

The high school will house 1,500 students at the outset and will be expanded to a capacity of 2,000 or more later. All of the unexpandable facilities were grouped in the first phase. These included the audi-

The plans for the central court and covered passages are the work of the firm of Caughey and Ternstrom.



## \$1,750,000 PROJECT

### Steel Units Featured at Riverside School

Construction of Rubidoux High School is under way at Riverside, with partial occupancy of the new facility scheduled for early in the 1959 fall semester, according to a joint announcement by Paul Hoefer, president of Hoefer Construction Co., and Kenneth L. Kelley, president of California Steel & Construction Co.

The \$1,750,000 project designed by Architects Caughey & Ternstrom, consists of 12 individual structures totaling over 104,135 sq. ft. of floor space including corridors. When finished it will exemplify the latest techniques in the use of steel as a primary construction material.

#### Prefabricated

The buildings are being prefabricated and will be erected by California Steel & Construction Co. of Los Angeles in co-operation with Hoefer Construction Co. of Fontana, the general contractor.

The school, slated for completion in February, 1960, will accommodate 1,000 students. Plans for future expansion provide for doubling the school's enrollment. The present contract includes construction of a business administration building, a classroom building with 10

ing and three service buildings.

The business administration building will be faced with porcelain enameled steel panels. Steel will be used for principal structural supports, interior and exterior walls, and frames for doors and sash.

A modular system of construction has been adopted to assure maximum economy wherever standardization is feasible.

Rubidoux High School will serve the entire western section of the Riverside High School District.



**BEING BUILT**—Shown here is sketch of the \$1,750,000, all-steel Rubidoux High School being built in Riverside. School, designed by Caughey & Ternstrom, will accommodate 1000 students and will consist of a total of 15 steel buildings.

# Much more than steel and wood

By Diane Caughey

**P**LENTY OF PEOPLE will tell you that Dutton's Brentwood Books is more than a simple bookshop. It's a landmark, they'll say, a literary oasis, a secular church. But it also represents the perfect union of a building and a bus in es's.

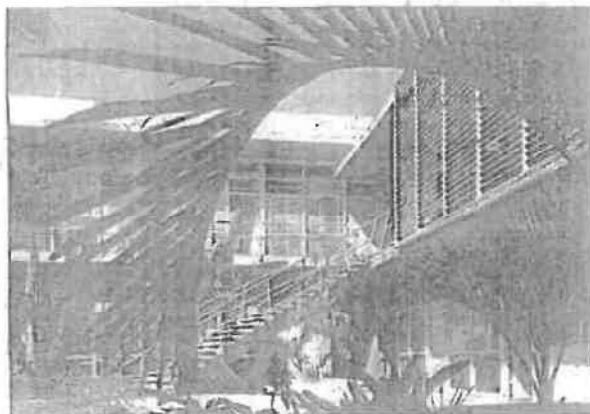
Milton H. Caughey, my father, was the architect who designed that building on San Vicente Boulevard, the one that may be demolished in the near future to make way for a retail-office-condo development. He had a master's degree in architecture from Yale, moved to Los Angeles in 1940 and started his practice after returning from the war. He won a number of awards for the homes and schools he designed, but his building career was cut short. In 1952, when he was 46, my father died of a heart attack; and the name Milton H. Caughey is little known today.

My family lived in Brentwood — in a house designed by my father — and as a child, I would walk to the simple, two-story courtyard building that Dutton's now occupies. Built in 1950, it's a classic example of midcentury California contemporary architecture. Its solar shades foreshadowed today's green design. The simple facade floats above the sidewalk, held up by small steel columns, typical of the modern movement. The openness created below invites you in off the street to enjoy the intimate heart of the building, the courtyard.

Here, offices with walls of windows surround a space of sunlight, fresh air and nature — a rarity in today's office buildings. The courtyard is a meeting space of interior and exterior, public and private, the perfect gathering spot. My mother, Janet Caughey, now 94, still visits Dutton's weekly.

But authentic landmarks are not built; they grow over time. The first bookstore, Brentwood Book Shop, moved into the building in 1960, and Dutton's bought that business in 1984. Over 22 years, Dutton's expanded into nearly all the other ground-floor spaces, filling them with overflowing bookshelves.

The courtyard became an extension of the store, where authors signed their books and children listened to stories



ROBERT C. CLEVELAND

**PERFECT MATCH:** The building that has housed Dutton's Brentwood Books for 22 years is uniquely suited to the task.

while their parents sipped coffee from the cafe in the corner.

Like a good marriage, building and bookstore have brought out the best in each other. The wonderful experience of browsing Dutton's shelves is bodily linked to the character of the physical space. The emotional descriptions of the store as "funky" or "sacred" reflect our deep longing for spaces where the world can feel intimate again. History, memory and love have been absorbed into the very steel and wood of the walls. That's what brings a building to life.

Unfortunately, most of our new mega-buildings, built for maximum space and profit, are dead. Their souls have crept out through the door, seeped out through the cracks. Is this the fate of this property on San Vicente Boulevard? As a city, are we destined to lose yet another genuine landmark? I hope not. I'm working with the Los Angeles Conservancy and historic preservationists in the city's Planning Department to nominate the building as a historic cultural monument.

If that fails, Charles T. Munger, who owns the building and a large swath of land around it, has said that any new development would include a ground-floor space for Dutton's or another independent bookstore. But without that building, in my mind, Dutton's would always be a widow.

**DIANE CAUGHEY** is an architect and Jungian psychotherapist in West Los Angeles.

## List of authors

who've had book signings or readings at Dutton's Brentwood in the Barry Building.

Isabel Allende  
Martin Amis  
Kate Atkinson  
Margaret Atwood  
Don Bachardy  
Russell Banks  
Nick Bantock  
Lynda Barry  
Graeme Base  
Charles Baxter  
T.C. Boyle  
Kate Braverman  
Berkeley Breathed (5/07)  
Octavia Butler  
Meg Cabot  
George Carlin  
Rosalyn Carter  
Raymond Carver  
Michael Chabon  
Eoin Colfer  
Jackie Collins  
Pat Conroy  
Robert Crais  
Michael Cunningham  
Jamie Lee Curtis  
Leo & Diane Dillon  
Roddy Doyle  
Bob Edwards  
James Ellroy  
Amy Ephron  
Louise Erdrich  
Percival Everett  
Jasper Fforde  
Janet Fitch  
Anne Taylor Fleming  
Jonathan Safran Foer  
Dick Francis  
Jonathan Franzen  
Carlos Fuentes  
Cornelia Funke  
Al Gore  
Jane Hamilton  
Carl Hiaasen  
Oscar Hijuelos  
Alice Hoffman  
A.M. Holmes  
Nick Hornby  
Khaled Hosseini (6/07)

Thomas Hoving  
Robert Hughes  
Eric Idle  
Pico Iyer  
P.D. James  
Diane Johnson  
Roger Kahn  
John Kerry (4/07)  
Ross King  
Barbara Kingsolver  
Nicole Krauss  
Jhumpa Lahiri  
Chang-Rae Lee  
Ursula Leguin  
Annie Leibovitz  
Diane Leslie  
Jonathan Lethem  
Mario Vargas Llosa  
David Lodge  
Alison Lurie  
David Mamet  
Steve Martin  
Frank McCourt  
Malachy McCourt  
Ian McEwan  
Larry McMurtry  
Anchee Min  
Ralph Nader  
Howard Norman  
Tim O'Brien  
Amos Oz  
Chuck Palahnick  
Robert Parker  
Richard Price  
Reynolds Price  
John Rechy  
Ann Rice  
Salman Rushdie  
Carolyn See  
Lisa See  
Vikram Seth  
Sidney Sheldon  
Alan Shephard  
Carol Shields  
Maria Shriver  
Jane Smiley  
Lemony Snickett  
Sonya Sones  
Susan Straight  
Amy Tan  
Scott Turow  
Gore Vidal  
William Vollman

Kurt Vonnegut  
Alice Walker  
David Foster Wallace  
Sarah Waters  
Marianne Wiggins  
Robert Wilson  
Tom Wolfe

SANTA MONICA

# Alivcor

REFLECTING THE CONCERNS OF THE COMMUNITY



FEBRUARY 15 - 21, 2007

## SAVE OUR BOOKSTORE



Once a semester, Toni Courtin, a pre-school teacher at the Brentwood Presbyterian Church Nursery School for 21 years, takes her class on a reading hour excursion to Dutton's Books on San Vicente, which sits on property recently sold to an individual interested in developing the real estate. Each child is given \$10.00 to buy a book followed by a snack outdoors.

photo by Beverly Cohn

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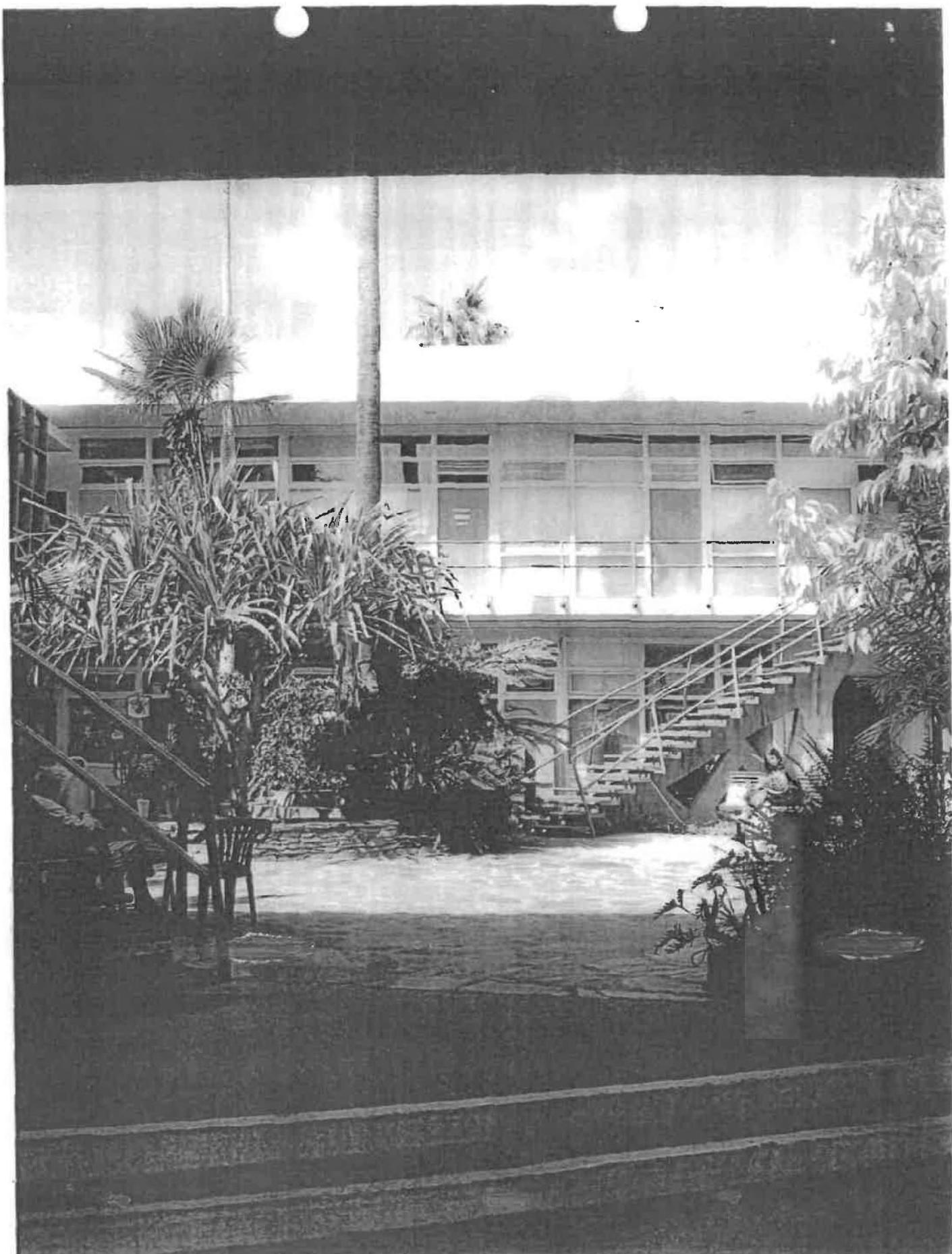
Interview with Clint Ternstrom of the firm Caughey and Ternstrom. (Jan.30, 2007).

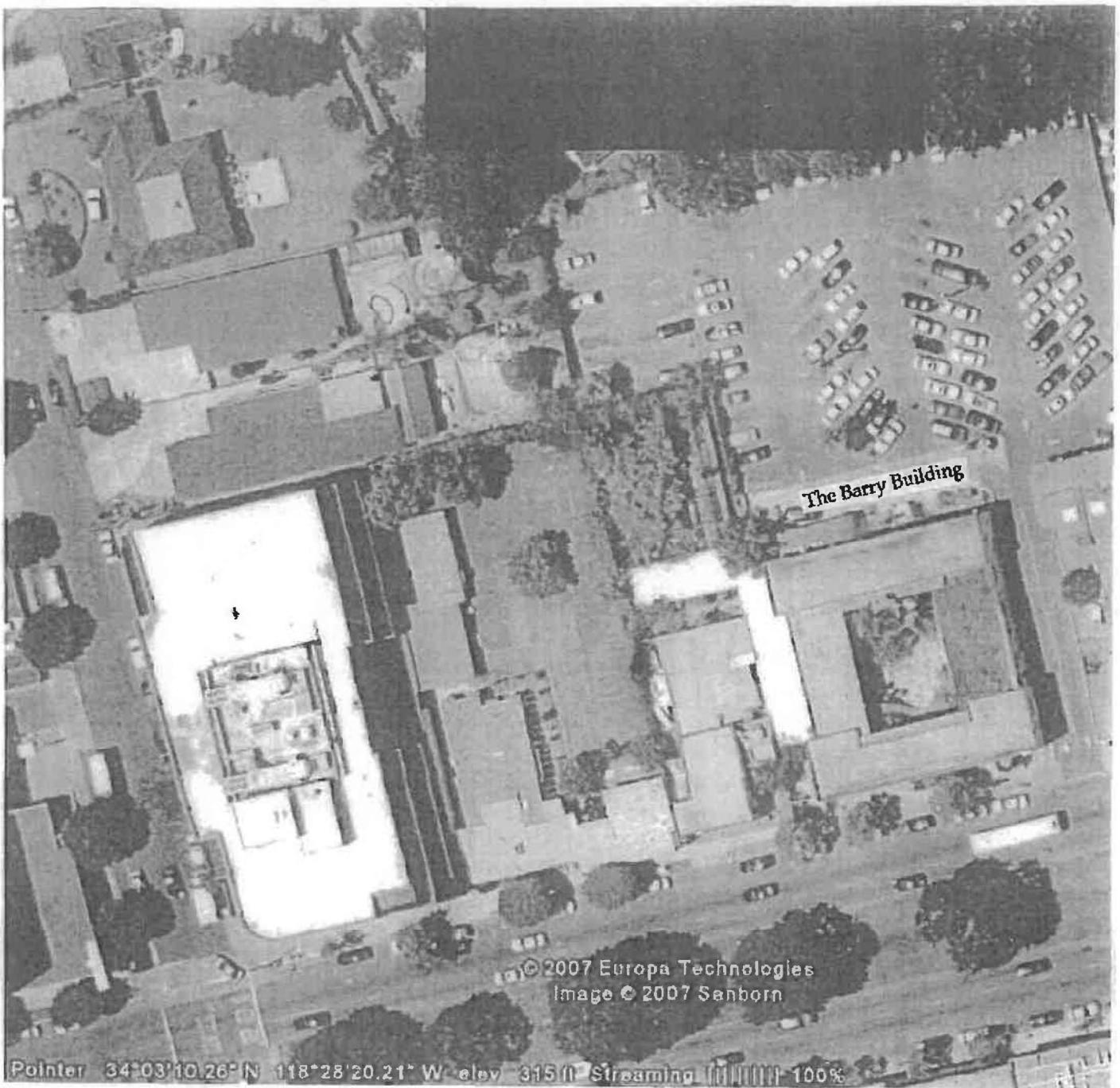
Interview with Joanne Wehmueler, office manager for Milton Caughey for 8 years. (Feb. 3, 2007).

Interview with Ray Kappe, Architect, Shared office building and occasionally drafted for Milton Caughey. (Feb 4, 2007).

Interview with Julius Shulman, Architectural photographer of Milton Caughey's work. (Feb. 20, 2007).



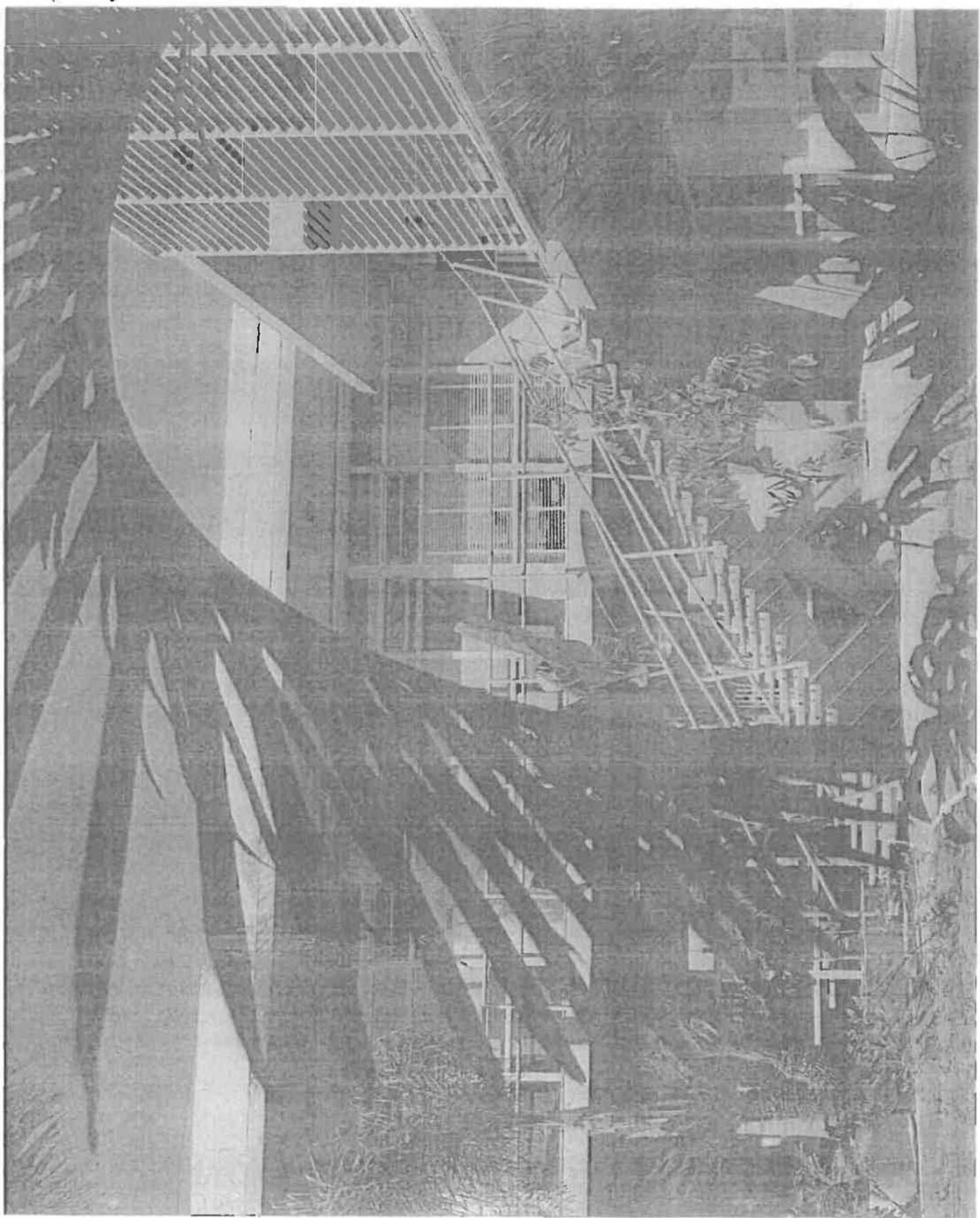




Pointer 34°03'10.26"N 118°28'20.21"W elev 315 ft Streaming 100%

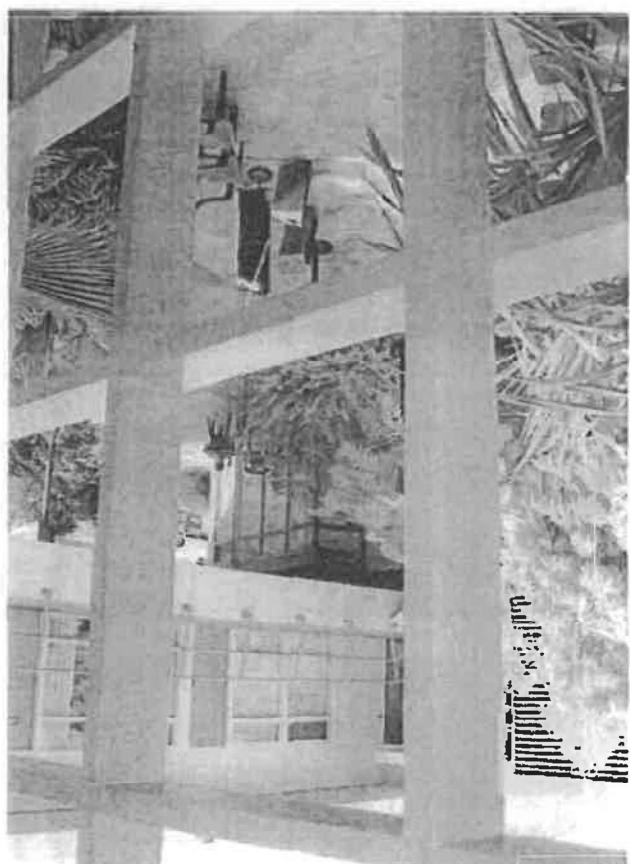
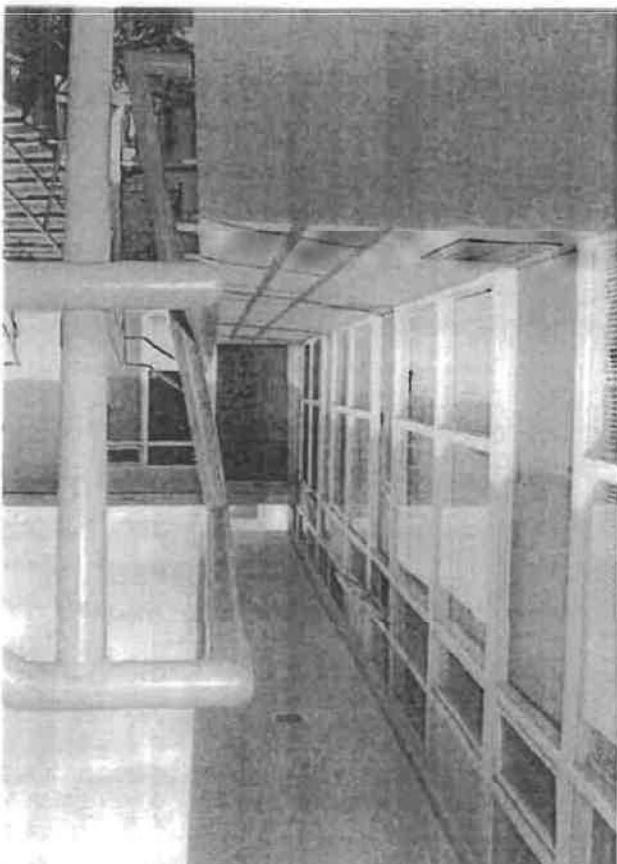
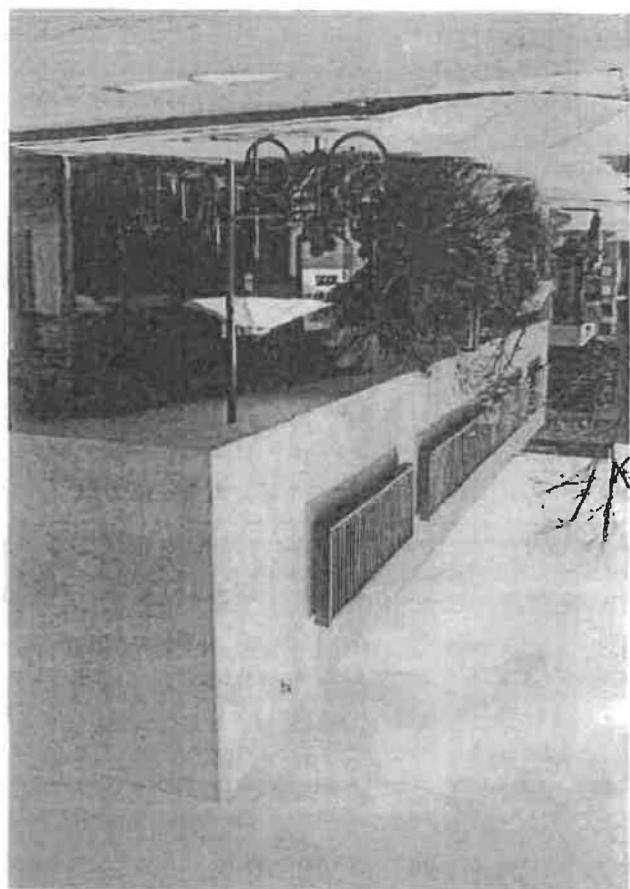


(21) Barry Building 1951

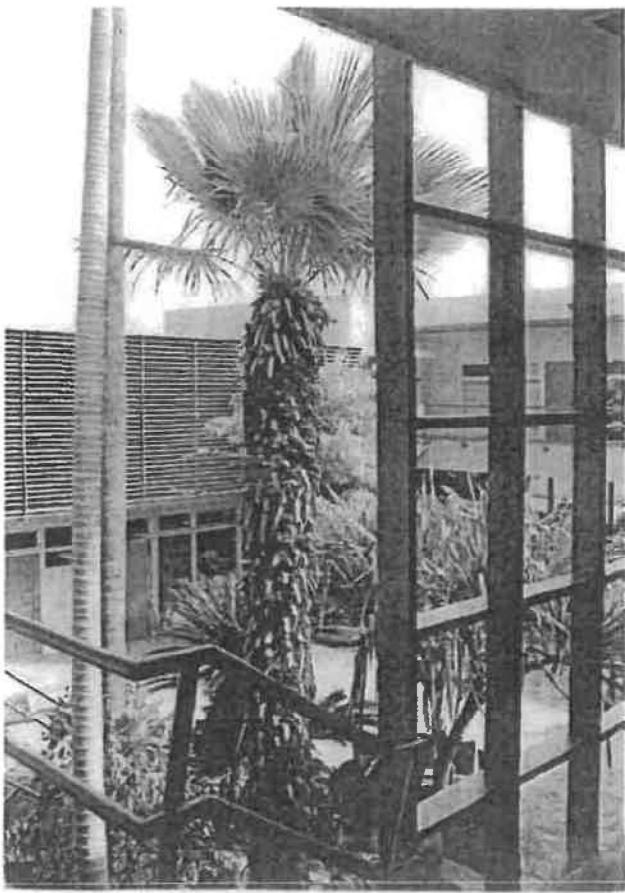


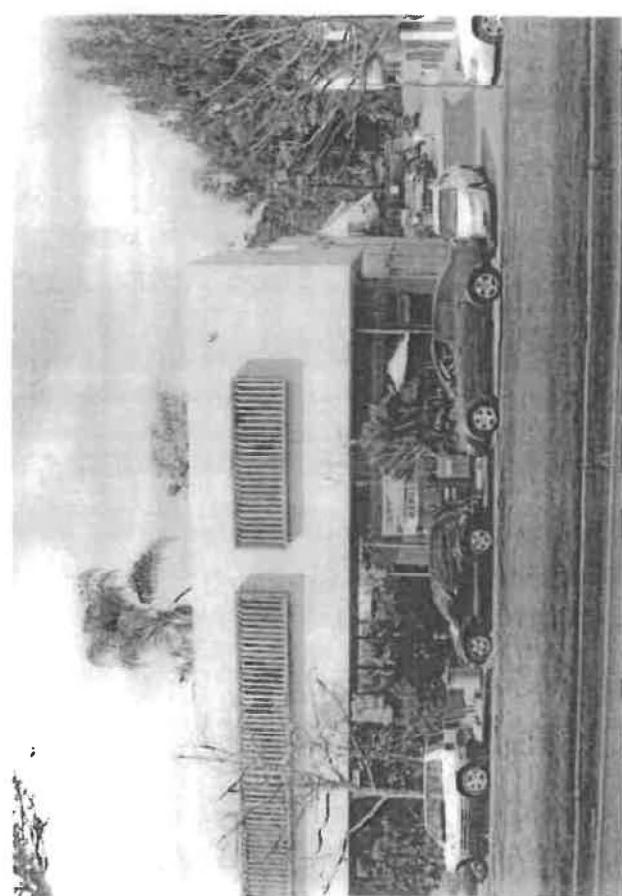
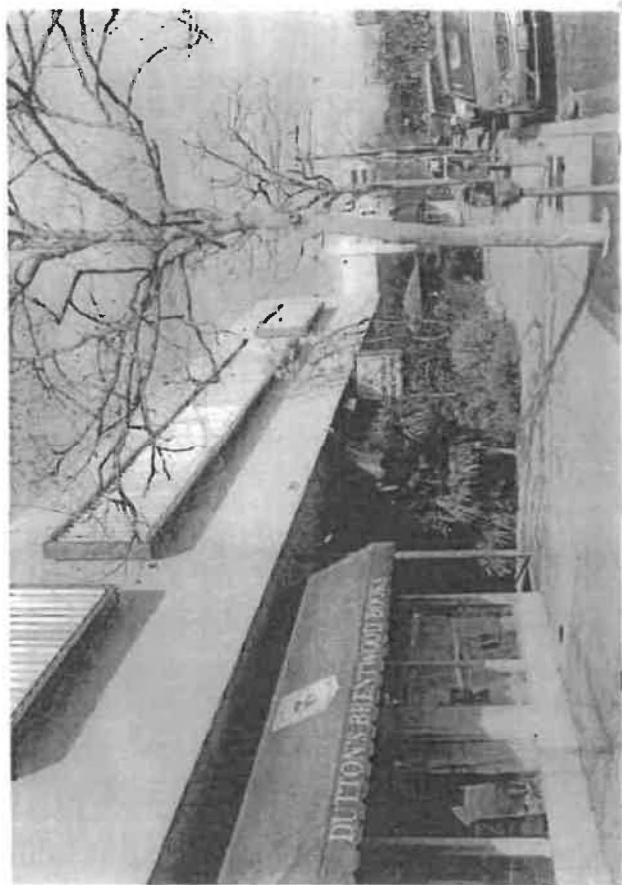
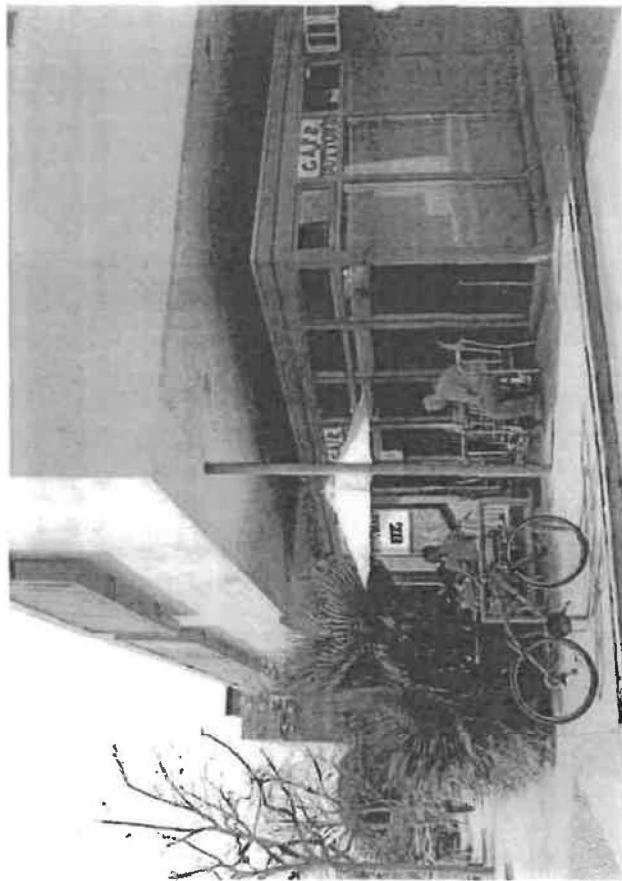
1451

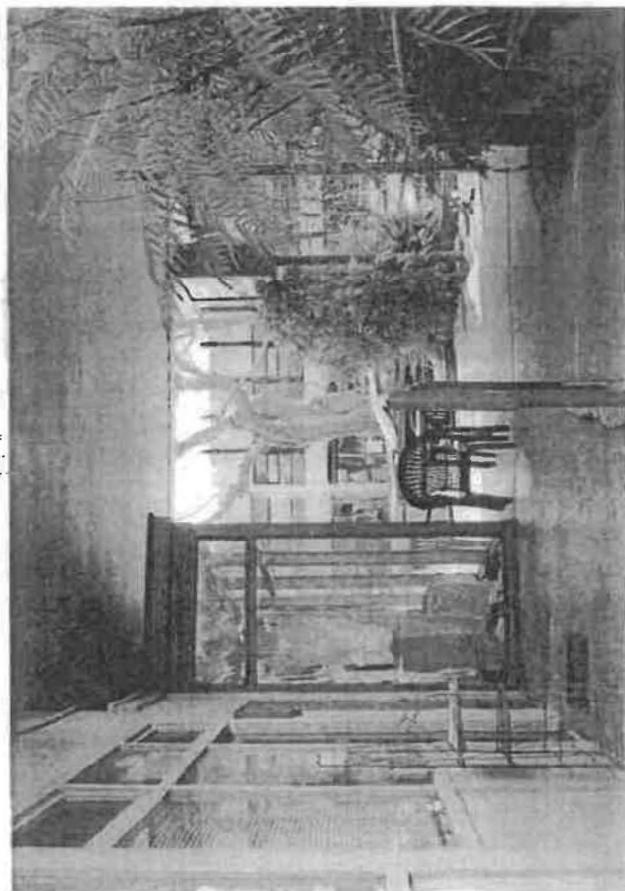
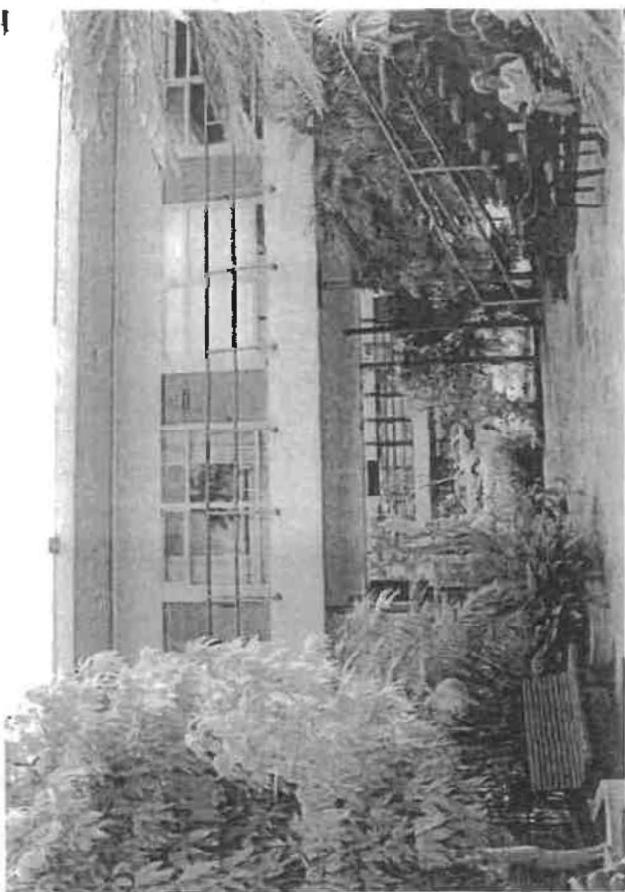
# **CURRENT PHOTOGRAPHS OF THE BARRY BUILDING**













**City of Los Angeles  
Department of City Planning**

04/13/2007

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

11975 W SAN VICENTE BLVD  
11973 W SAN VICENTE BLVD

**ZIP CODES**

90049

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-29649  
CPC-28385  
CPC-25504  
CPC-24818-HD  
CPC-24817  
CPC-1994-308-DRS  
CPC-1993-359-DRB  
ORD-173381  
ORD-157559-SA14A  
ORD-146541  
ED-74-264103-143-ZC  
PRIOR-07/29/1962

**Address/Legal Information**

PIN Number: 129B145 87  
Area (Calculated): 16,592.8 (sq ft)  
Thomas Brothers Grid: PAGE 631 - GRID G4  
Assessor Parcel Number: 4404025008  
Tract: WESTGATE ACRES  
Map Reference: M B 7-90/91  
Block: None  
Lot: 51  
Arb (Lot Cut Reference): 1  
Map Sheet: 129B141  
129B145

**Jurisdictional Information**

Community Plan Area: Brentwood - Pacific Palisades  
Area Planning Commission: West Los Angeles  
Neighborhood Council: None  
Council District: CD 11 - Bill Rosendahl  
Census Tract #: 2640.00  
LADBS District Office: West Los Angeles

**Planning and Zoning Information**

Special Notes: None  
Zoning: C4-1VL  
Zoning Information (ZI): ZI-1802 Hillside Grading  
General Plan Land Use: Ordinance Exemption Area  
Plan Footnote - Site Req.: Neighborhood Office Commercial  
Additional Plan Footnotes: See Plan Footnotes  
Specific Plan Area: Brentwood  
San Vicente Scenic Corridor  
West Los Angeles Transportation  
Improvement and Mitigation

Historic Preservation Review: No  
Historic Preservation Overlay Zone: None  
Other Historic Designations: None  
Mills Act Contract: None  
POD - Pedestrian Oriented Districts: None  
CDO - Community Design Overlay: None  
Streetscape: No  
Sign District: No  
Adaptive Reuse Incentive Area: None  
35% Density Bonus: Eligible  
CRA - Community Redevelopment Agency: None  
Central City Parking: No  
Downtown Parking: No  
Building Line: None  
500 Ft School Zone: No  
500 Ft Park Zone: No

**Assessor Information**

Assessor Parcel Number: 4404025008  
Parcel Area (Approximate): 26,789.4 (sq ft)  
Use Code: 1200 - Store and Office Combination  
Building Class: D65B  
Assessed Land Val.: \$955,206  
Assessed Improvement Val.: \$62,568  
Year Built: 1951  
1951  
Last Owner Change: 12/14/06

Last Sale Amount:	\$0
Number of Units:	32
Number of Bedrooms:	0
Number of Bathrooms:	2
Building Square Footage:	13,301.0 (sq ft)
Tax Rate Area:	67
Deed Reference No.:	None

#### Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	Within Fault Zone
Landslide:	No
Liquefaction:	No

#### Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

#### Public Safety

Police Information:	
Bureau:	West
Division / Station:	West Los Angeles
Report District:	826
Fire Information:	
District / Fire Station:	19
Battalion:	9
Division:	1
Red Flag Restricted Parking:	No

## CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

**Case Number:** CPC-24818-HD

**Required Action(s):** HD-HEIGHT DISTRICT

**Project Description(s):** Data Not Available

**Case Number:** CPC-1994-308-DRS

**Required Action(s):** Data Not Available

**Project Description(s):** DESIGN REVIEW BOARD REQUEST TO INSTALL A NEW SIGN.

**Case Number:** CPC-1993-359-DRB

**Required Action(s):** DRB-DESIGN REVIEW BOARD

**Project Description(s):** ADD RECEIVING - STORAGE AREA TO DUTTON'S BOOKS

**Case Number:** ED-74-2641.03-143-ZC

**Required Action(s):** ZC-ZONE CHANGE

**Project Description(s):** Data Not Available

**Case Number:** PRIOR-07/29/1962

**Required Action(s):** ZC-ZONE CHANGE

**Project Description(s):** Data Not Available

## DATA NOT AVAILABLE

CPC-29649

CPC-28385

CPC-25504

CPC-24817

ORD-173381

ORD-157559-SA14A

ORD-146541



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**RE: Request to Include Attachments in Council File 25-1518 (too large to upload via the City's Public Comment Portal) ... Please see email for details ... (Email 4 of 4) ...**

1 message

**Ziggy Kruse** <ziggykruse2005@yahoo.com>  
Reply-To: Ziggy Kruse <ziggykruse2005@yahoo.com>  
To: "clerk.cps@lacity.org" <clerk.cps@lacity.org>  
Cc: Bob Blue <bob.blue@live.com>, Ziggy Kruse <ziggykruse2005@yahoo.com>

Thu, Jan 15, 2026 at 6:26 PM

**Email 4 of 4**

Dear City Clerk,

We are respectfully requesting the inclusion of the attached document(s) in the official record for Council File **25-1518**. The attached files are too large to transmit via the City's Public Comment Portal at <https://cityclerk.lacity.org/publiccomment/?cfnumber=25-1518>.

The attached material are documents received from the Los Angeles Department of City Planning regarding the matter currently under consideration by the City Council.

We ask that the documents be uploaded to the *LACityClerk Connect* portal so that they are available for review by the Council Members, their staff, and the general public.

Thank you for your assistance in ensuring this information is properly filed and made part of the public record. Should you have any questions regarding this submission, please feel free to contact us directly at [ziggykruse2005@yahoo.com](mailto:ziggykruse2005@yahoo.com).

Sincerely,  
Ziggy Kruse Blue

(for: Angelenos for Historic Preservation)

---

 **2024\_CPRA Response from LA City Planning\_Upload 4 of 4.pdf**  
9200K

**CONFIDENTIAL INFORMATION  
RELATED TO AB 52 TRIBAL  
CONSULTATION WAS SUBMITTED  
FOR THIS PROJECT AND IS NOT  
AVAILABLE FOR PUBLIC REVIEW.**

**FOR QUESTIONS, PLEASE  
CONTACT JIM HARRIS AT  
[JAMES.HARRIS@LACITY.ORG](mailto:JAMES.HARRIS@LACITY.ORG).**



## GABRIELENO BAND OF MISSION INDIANS-KIZH NATION

Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians  
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

July 31, 2020

Project Name: 11973-11975 San Vicente Blvd Los Angeles CA 90049 Brentwood-Pacific Palisades

Dear Bradley Furuya,

Thank you for your letter dated July 27, 2020 regarding AB52 consultation. The above proposed project location is within our Ancestral Tribal Territory; therefore, our Tribal Government requests to schedule a consultation with you as the lead agency, to discuss the project and the surrounding location in further detail.

Please contact us at your earliest convenience. ***Please Note: AB 52, "consultation" shall have the same meaning as provided in SB 18 (Govt. Code Section 65352.4).***

Thank you for your time,

A handwritten signature in black ink, appearing to read "AS".

Andrew Salas, Chairman  
Gabrielino Band of Mission Indians – Kizh Nation  
1(844)390-0787

Andrew Salas, Chairman  
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman  
Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary  
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723 [admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org)



Bradley Furuya &lt;bradley.furuya@lacity.org&gt;

**FTBMI AB52 ENV-2019-6645-EIR**

1 message

Jairo Avila <jairo.avila@tataviam-nsn.us>  
To: "bradley.furuya@lacity.org" <bradley.furuya@lacity.org>

Tue, Aug 4, 2020 at 9:35 AM

Case No.:ENV-2019-6645-EIR  
Address: [11973-11975 San Vincent Blvd - Los Angeles, CA 90049](https://www.tataviam-nsn.us)

Hello Bradley,

On behalf of the Tribal Historic and Cultural Preservation Department of the Fernandeño Tataviam Band of Mission Indians (FTBMI), thank you for the formal notification letter and opportunity to comment on the proposed [11973-11975 San Vincent Blvd](https://www.tataviam-nsn.us) Project. This project is situated outside the FTBMI's ancestral Tribal boundaries. The FTBMI would like to defer consultation for this project to members of the Gabrielino Indian Tribe.

Best,

***Note: the Fernandeño Tataviam Band of Mission Indians' Tribal Administration Office is closed to non-employees until further notice. Please contact me via phone or e-mail. Thank you***

**Jairo F. Avila, M.A., RPA.**  
*Tribal Historic and Cultural Preservation Officer*

**Fernandeño Tataviam Band of Mission Indians**  
1019 Second Street, Suite 1  
San Fernando, California 91340  
Office: (818) 837-0794  
Website: <http://www.tataviam-nsn.us>

## **South Central Coastal Information Center**

California State University, Fullerton  
Department of Anthropology MH-426  
800 North State College Boulevard  
Fullerton, CA 92834-6846  
657.278.5395 / FAX 657.278.5542  
[scsic@fullerton.edu](mailto:scsic@fullerton.edu)

### ***California Historical Resources Information System***

*Orange, Los Angeles, San Bernardino, and Ventura Counties*

The California Historical Resources Information System (CHRIS) provides archaeological archival research for our clients who have projects throughout the state of California. Clients who use our services need to know if their project may have an effect on these types of cultural resources. We assist in answering this question, at least in part, through the record search process.

**When we report that no archaeological resources are recorded in a project area or within a specified radius around a project area; that does not mean that there is no possibility of archaeological sites being present. Surface or buried artifacts may be found during a survey of the property or ground-disturbing activities.**

In some cases, the area has not yet been studied and no information that might be used to assess the archaeological sensitivity of a project area is on file in the CHRIS. Project areas that contain structures, hardscape or pavement might never have been studied prior to development and may in effect be capping or preserving a buried archaeological resource. Unfortunately, if resources aren't discovered until after ground disturbance begins, the cultural, historical, or investigative value of that resource may be irreparably damaged.

Depending on the type of project, if no relevant information is on file in the CHRIS, we may recommend that a qualified archaeological consultant be retained to survey the property or to monitor any ground-disturbing activities. This is done so that a qualified consultant can make a more reliable determination about the potential archaeological sensitivity of a property.

Other entities outside of the CHRIS have information about cultural resources that is not a part of the CHRIS Inventory. This information may indicate the presence of or sensitivity regarding places of cultural importance and / or cultural resources not represented in the CHRIS Inventory. Under both federal and state law, consultation with Native American tribes may be required for a given project. The Native American Heritage Commission (NAHC) maintains the official state list of tribal contracts. Even when it is not a legal requirement, we recommend contacting the NAHC for a list of Native American tribal contacts who may have knowledge of tribal cultural resources and areas of sensitivity in the vicinity of a project. The NAHC also maintains information regarding cultural resources and areas of tribal sensitivity, and can facilitate dialogue with Native American tribes and individuals regarding these places.

**Please remember. Just because there is nothing recorded in the CHRIS Inventory for a given location, doesn't mean that nothing is there.**

Affidavit of Certified AB 52 Mailing

On July 27, 2020, I mailed by certified U.S. Mail, to the persons and/or entities on the attached AB 52 Contact List, a copy of the AB 52 letter for the project at 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049 (ENV-2019-6645-EIR)



A handwritten signature in black ink, appearing to read "Andrea Schultz". The signature is fluid and cursive, with "Andrea" on the left and "Schultz" on the right, connected by a flourish.

Andrea Schultz

July 27, 2020

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT  
VAHID KHORSAND  
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VERONICA PADILLA-CAMPOS  
DANA M. PERLMAN

# CITY OF LOS ANGELES

CALIFORNIA



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MAYOR

EXECUTIVE OFFICES  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

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DEPUTY DIRECTOR

TRICIA KEANE  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

## AB 52 Native American Heritage Commission Tribal Consultation List

October 28, 2019

Note: The following list of Native American tribes have requested that the City of Los Angeles, as lead agency, provide, in writing, notification to the tribe of projects in the tribe's area of traditional and cultural affiliation. (Pub. Resources Code § 21080.3.1 (b)). This list is updated with current tribal contact information from the California State Native American Heritage Commission, as of 10/28/2019.

Fernandeño Tataviam Band of Mission Indians  
Rudy Ortega, Tribal President  
1019 Second Street, Ste. 1  
San Fernando, CA 91340  
Phone: (818) 837-0794  
Email: [rortega@tataviam-nsn.us](mailto:rortega@tataviam-nsn.us)

Fernandeño Tataviam Band of Mission Indians  
Jairo Avila, Tribal Historic and Cultural Preservation Officer  
1019 Second Street, Ste. 1  
San Fernando, CA 91340  
Phone: (818) 837-0794  
Email: [jairo.avila@tataviam-nsn.us](mailto:jairo.avila@tataviam-nsn.us)

Gabrieleño Band of Mission Indians – Kizh Nation  
Andrew Salas, Chairperson  
P.O. Box393  
Covina, CA 91723  
Phone: (626) 926-4131  
Email: [admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org)

Gabrielino/Tongva San Gabriel Band of Mission Indians  
Anthony Morales, Chairperson  
P.O. Box693  
San Gabriel, CA 91778  
Phone: (626) 483-3564  
Email: [GTTribalcouncil@aol.com](mailto:GTTribalcouncil@aol.com)

Gabrielino/Tongva Nation  
Sandonne Goad, Chairperson  
106 1/2 Judge John Aiso St., #231  
Los Angeles, CA 90012  
Phone: (951) 807-0479  
Email: [sgoad@gabrielino-tongva.com](mailto:sgoad@gabrielino-tongva.com)

Gabrielino Tongva Indians of California Tribal Council  
Robert F. Dorame, Chairperson  
P.O. Box 490  
Bellflower, CA 90707  
Phone: (562) 761-6417  
Email: [gtongva@gmail.com](mailto:gtongva@gmail.com)

Gabrielino-Tongva Tribe  
Attn: Charles Alvarez  
23454 Vanowen Street  
West Hills, CA 91307  
Phone: (310) 403-6048  
Email: [roadkingcharles@aol.com](mailto:roadkingcharles@aol.com)

San Fernando Band of Mission Indians  
Donna Yocom, Chairperson  
P.O. Box 221838  
Newhall, CA 91322  
Phone: (503) 539-0933  
Email: [ddyocom@comcast.net](mailto:ddyocom@comcast.net)

Soboba Band of Luiseño Indians  
Scott Cozart, Chairperson  
P.O. Box487  
San Jacinto, CA 92581  
Phone: (951) 654-2765  
Email: [jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

Torres Martinez Desert Cahuilla Indians  
Thomas Tortez, Chairperson  
PO Box 1160  
Thermal, CA 92274  
Phone: (760) 397-0300  
Email: [tmchair@torresmartinez.org](mailto:tmchair@torresmartinez.org)

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<p><b>U.S. Postal Service™ CERTIFIED MAIL® RECEIPT</b> <i>Domestic Mail Only</i></p> <p>For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a></p> <p><b>OFFICIAL USE</b></p> <p>Postage Mail Fee</p> <p><input type="checkbox"/> Return Receipt (Handcopy) \$ <input type="text"/>  <input type="checkbox"/> Return Receipt (Electronic) \$ <input type="text"/>  <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="text"/>  <input type="checkbox"/> Adult Signature Required \$ <input type="text"/>  <input type="checkbox"/> Adult Signature Restricted Delivery \$ <input type="text"/></p> <p>Postmark Here</p> <p>Gabrielino/Tongva San Gabriel Band of Mission Indians Anthony Morales, Chairperson P.O. Box 693 San Gabriel, CA 91778</p> <p>7018 0680 0000 1280 6414</p>	<p><b>U.S. Postal Service™ CERTIFIED MAIL® RECEIPT</b> <i>Domestic Mail Only</i></p> <p>For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a></p> <p><b>OFFICIAL USE</b></p> <p>Postage Mail Fee</p> <p><input checked="" type="checkbox"/> Return Receipt (Handcopy) \$ <input type="text"/>  <input type="checkbox"/> Return Receipt (Electronic) \$ <input type="text"/>  <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="text"/>  <input type="checkbox"/> Adult Signature Required \$ <input type="text"/>  <input type="checkbox"/> Adult Signature Restricted Delivery \$ <input type="text"/></p> <p>Postmark Here</p> <p>Gabrielino/Tongva Nation Sandrine Godz, Chairperson 106 1/2 Judge John Also St. #231 Los Angeles, CA 90012</p> <p>7018 0680 0000 1280 6414</p>	<p><b>U.S. Postal Service™ CERTIFIED MAIL® RECEIPT</b> <i>Domestic Mail Only</i></p> <p>For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a></p> <p><b>OFFICIAL USE</b></p> <p>Postage Mail Fee</p> <p><input checked="" type="checkbox"/> Return Receipt (Handcopy) \$ <input type="text"/>  <input type="checkbox"/> Return Receipt (Electronic) \$ <input type="text"/>  <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="text"/>  <input type="checkbox"/> Adult Signature Required \$ <input type="text"/>  <input type="checkbox"/> Adult Signature Restricted Delivery \$ <input type="text"/></p> <p>Postmark Here</p> <p>Gabrielino Tongva Indians of California Tribal Council Robert D. Dorame, Chairperson P.O. Box 490 Bellflower, CA 90707</p> <p>7018 0680 0000 1280 6421</p>
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DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
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# CITY OF LOS ANGELES

CALIFORNIA



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MAYOR

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DEPUTY DIRECTOR

July 27, 2020

**CASE No.:** ENV-2019-6645-EIR

**Project Address:** 11973-11975 San Vicente Boulevard, Los Angeles, California, 90049

**Community Plan:** Brentwood-Pacific Palisades

Dear Tribal Representative:

This letter is to inform you that the Los Angeles Department of City Planning is reviewing the following proposed Project:

The Project proposes the demolition of an existing two-story, 13,956 square-foot commercial building, which is City of Los Angeles Historic-Cultural Monument No. 887. The Building has been vacant and fenced since 2017. The Project does not include any plans beyond demolition of the existing building. Demolition activities would require excavation to a maximum depth of five feet and generate approximately 4,174 cubic yards of debris to be hauled offsite. The approximately 0.4-acre Project Site, located at 11973 and 11975 San Vicente Boulevard, is bounded by private properties to the north, east, and west, and the north side of San Vicente Boulevard to the south.

Per AB 52, you have the right to consult on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. You have 30 calendar days from receipt of this letter to notify us in writing that you wish to consult on this Project. Please provide your contact information and mail your request to:

Los Angeles Department of City Planning  
Attn: Bradley Furuya  
201 N. Figueroa St., Suite 1350  
Los Angeles, CA 90012  
Email: [Bradley.Furuya@lacity.org](mailto:Bradley.Furuya@lacity.org)  
Phone No.: (213) 847-3642

Sincerely,

Vincent P. Bertoni, AICP  
Director of Planning

Bradley Furuya  
Major Projects

## Barry Building Project

### **Existing Conditions**

- Currently developed with a two-story, approximately 13,956 square foot commercial building (Barry Building) and a surface parking lot.
- The Barry Building is City of Los Angeles Historic-Cultural Monument (HCM) No. 887 and has been vacant and fenced since 2017.

### **Existing Soil Conditions**

- According to the Geologic Hazard Evaluation, the soils at the Project Site consist of artificial fill, consisting of silty sand that is characterized as slightly moist and medium dense with some construction debris, to a depth of 2 feet below ground surface. Beneath the artificial fill, the soils are characterized as medium dense to very dense or firm to hard and would be in the moderate expansion range.

### **Proposed Project**

- The Project consists solely of the demolition of the Barry Building; the surface parking lot would not be demolished as part of the Project. No future development of the Site is proposed.
- Three on-site palms would be removed, though a fourth on-site palm and two street trees located along San Vicente Boulevard would remain.
- The Project would result in the removal of approximately 4,174 cubic yards of debris and excavation to a depth of approximately 5 feet to remove utilities.

### **SLF Search Results**

- A SLF search was conducted with the NAHC yielding negative results.

### Aerial view of Project Site



**Attachment A**

11973 San Vicente Boulevard  
City of Los Angeles Historic-Cultural Monument No. 887

This Attachment provides a summary in support of the owner's application for a permit to demolish the building located at 11973 San Vicente Boulevard (referred to herein as the "Building").<sup>1</sup> The owner seeks the demolition permit because the Building is structurally unsound and is in great disrepair. The property owner has no plans for any project on the site beyond demolition of the Building. Before seeking this demolition permit, the property owner engaged experts to evaluate the necessary improvements required to retrofit and upgrade the Building into a safe and viable space that could be leased to prospective tenants. Those analyses concluded that the necessary improvements are extensive and cost prohibitive. Given the degree of repairs required, the Building is not suitable for continued use in its current state, nor is it suitable for renovation or rehabilitation. The Building has been vacant and boarded up since 2017. If not demolished, the Building will remain vacant and boarded up on a busy commercial corridor in the City—a result that would be contrary to the safety and general welfare of the community. For those reasons, the property owner respectfully requests that the City grant its application for a permit to demolish the Building.

**Description of the Building**

The Building is two-story commercial building located at 11973 San Vicente Boulevard, on the north side of San Vicente Boulevard between Montana Avenue and South Saltair Avenue in the Brentwood area of the City. The Building is approximately 13,956 square feet in size, with approximately 11,481 square feet of leasable area, including approximately 5,150 square feet of leasable area on the ground floor and 6,331 square feet of leasable are on the second story. The Building has wood framing, and consists of four ranges of office and retail space arranged around a central courtyard. The second story of the Building's south range is supported only on slender steel pipe columns, leaving the ground floor open to both San Vicente Boulevard and the courtyard. The Building has a flat roof and its exterior walls are veneered in smooth cement plaster. The courtyard has raised planters and two curvilinear concrete-and-steel staircases with metal pipe guardrails. The courtyard on the ground floor separates the Building into four wings—north, east, south, and west. The north and south wings are raised from the east and west wings. This essentially creates four separate structural building elements with no common floor or roof diaphragm. The Building was designated as City of Los Angeles Historic-Cultural Monument No. 887 in 2007.

**Structural Soundness of the Building**

A structural engineering firm recently evaluated the Building and proposed a retrofit scheme based on that assessment. The structural engineer concluded that the Building has high demand over capacity ratios for all parts of the Building. Based on those ratios, the Building is likely to suffer significant damage when subject to a moderate to strong earthquake in the Los Angeles basin. Some portions of the Building have no significant seismic resisting elements that can resist the seismic forces from the roof and the second floor, which can result in a possible collapse when subject to a moderate to strong earthquake.

---

<sup>1</sup> Notwithstanding provisions in the City's Building Code and/or the Los Angeles Municipal Code, the owner reserves the right to assert that the California Environmental Quality Act ("CEQA") (Pub. Resources Code, §§ 21000 *et seq.*) does not apply to the City's ministerial action of issuing a demolition permit.

Those structural deficiencies represent life safety hazards to occupants in and around the Building. The structural engineering firm recommended retrofit improvements to address the Building's structural deficiencies, including adding new wood shear walls to be continuous between floors, adding new floor and roof diaphragm sheathing over the entirety of the existing floor and roof sheathing, and introducing two-story steel moment resisting frames in the Building's south wing. The structural engineer recognized that the California Historical Building Code allows for an analysis and retrofit to meet 75% of the current building code forces. Yet given the Building's level of overstress, the same conclusions and retrofit recommendations would apply even under that adjustment.

The Building is subject to the City's Mandatory Soft Story Retrofit program (Ordinance No. 183893), and the City issued an Order to Comply for the Building to comply with that ordinance with an initial compliance date of February 29, 2020. However, the structural engineer concluded that complying with the Ordinance alone would not meet or address all issues identified in its seismic analysis of the Building. For safety of the Building and surrounding community, the engineer recommends implementing its full list of structural improvements.

### **Recommended Accessibility Upgrades**

An architecture firm and an engineering firm also recently conducted an analysis of the required improvements that may be required for the Building to comply with federal, state, and local disability access requirements, should the Building be brought back into service. Because the recommended structural upgrades summarized above would implement improvements to the entire Building, those upgrades would trigger requirements to improve accessibility and a path of travel within all areas of the Building. The accessibility upgrades that would be triggered include improving the accessible path of travel (including repaving the parking lot, widening the sidewalk on the east façade, modifying or replacing exterior doors), improving plumbing to provide access to restrooms on both stories, stair and balcony improvements, vertical transportation improvements (including the addition of an elevator or lift), and tenant space improvements.

### **Implementing Improvements to Minimize Impacts to the Building's Character-Defining Features**

A qualified Historic Architect who meets the Secretary of the Interior's Professional Qualification Standards in Architecture and Historic Architecture (36 C.F.R., Part 61) evaluated the recommended seismic retrofit and accessibility upgrades for compliance with the Secretary of the Interior's Standards for Rehabilitation ("Standards"). That analysis concluded the recommended seismic and accessibility improvements could be implemented to minimize impacts to the Building's character-defining features in compliance with the Standards. However, those improvements as modified may be more expensive to implement and impractical, as they could render portions of the Building less leasable. For example, modified structural improvements may obstruct storefront or office windows. In another example, a proposed lift to improve vertical access in the Building would need to be shielded from view in the central courtyard, which would lead to occupying leasable space in interior of the Building. Thus, implementing all recommended improvements as modified to protect the Building's character-defining features are economically infeasible.

### **Economic Infeasibility of Proposed Improvements**

The property owner also engaged a cost estimator from a reputable construction firm to estimate the costs to implement the recommended structural and accessibility upgrades, and other upgrades that

would be required to modernize the Building. The cost estimator concluded that many elements of the Building would need to be improved once any repairs begin to bring the Building back into service, including improvements to replace the outdated electrical wiring, plumbing, and sewer lines, and improvements related to energy and water conservation requirements. As many of the required improvements are interconnected, any initial improvements will trigger layers of other improvements that cannot be avoided to ensure the Building is habitable.

For example, implementing the structural upgrades will require removing the roof, ceilings, and walls, which would lead to required lead paint, asbestos, and black mold abatement. Implementing such whole-scale structural improvements would also require upgrading the Building's fire protection systems and upgrading the Building's electrical wiring. Those structural improvements would trigger the accessibility improvements, such as improving the Building's parking lot, which would also lead to necessary improvements to the property's water drainage system. Replacing the electrical wiring, insulation, and windows would trigger energy efficient requirements under the state's Title 24 requirements, leading to replacing lighting with LED fixtures and replacing the Building's HVAC system. In addition, other practical realities may complicate any modifications to the recommended improvements that could otherwise keep costs down. For example, improving the existing staircase and second floor railings to improve access is not feasible, as it may not be possible to weld additional steel elements to 60-year old steel that has been exposed in the Building. All railings may need to be replaced and designed in a manner that would retain the character-defining features of the courtyard and meet current building code requirements.

Given the Building's current state of disrepair and the extensive improvements required, the total estimated cost is \$10,649,000 for all improvements. Based on the comparable rental incomes for nearby office and retail space, a reasonable investor would not renovate the Building given the potential rate of return. Thus, it is economically infeasible to restore the Building.



ENV 2019-664

City of Los Angeles - Department of Building and Safety  
**Attachment to Application for Demolition Permit:  
 Notice and Owner's Declaration Related to CEQA  
 and Project Scope**

**I. Notice to Owner**

*If you are applying for a demolition permit to facilitate the construction or development of the project site, you may be referred to the Planning Department for further assistance.*

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City is required to consider all of the parts and phases of the project and may not limit its review to the specific permits or approvals sought. (Public Resources Code Section 21065) Failure by a project applicant to disclose future construction or development activities on the project site may result in a violation of CEQA. If the City determines that an application or approval is part of a larger undisclosed project, the City may revoke and/or stay any approvals until a full and complete CEQA analysis of the whole project is reviewed and an appropriate CEQA clearance is adopted or certified.

*Please contact the Planning Department if you have additional questions after reviewing this notice.*

**II. Owner's Project Information**

Based upon the above-stated rule, is the proposed demolition part of a larger development project at the demolition site, and if so, will the larger project require any discretionary approvals from the City? (Select "Yes" or "No," and follow the related instructions)

Yes  A CEQA clearance from the Planning Department will be required prior to the issuance of the demolition permit for the proposed project. Return this form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

No  Sign and notarize the signature at the bottom of the form and return the notarized form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

**III. Owner's Declaration**

I own the property located at 11973 San Vicente Boulevard. I have read the above "Notice to Owner." I understand that a "project," as defined by CEQA, is the whole of the proposed activity and is not limited to the demolition subject to this application. I further understand that CEQA prohibits treatment of each separate approval as a separate project for purposes of evaluating environmental impacts. I acknowledge and understand that should the City determine that the demolition proposed is part of a larger project requiring any discretionary permits, the City may revoke and/or stay any approvals (including certificates of occupancy) until a full and complete CEQA analysis is prepared and clearance is adopted or certified.

I certify that (i) the demolition authorized by this permit is not to facilitate the construction or development of a larger project at the project site, or (ii) the demolition is part of a larger project and, after using all reasonable efforts, including consulting with the City Planning Department, I have determined there are no discretionary permits required for the project, including but not limited to haul route permits, permits to remove protected trees, historic resource review, or any discretionary zoning or map approvals.

William Borthwick, on behalf of  
 11973 San Vicente, LLC

Date 10/30/19 Name of the Owner (Print) \_\_\_\_\_

Signature

(See page 2 of 2 For Notary Acknowledgment)



City of Los Angeles - Department of Building and Safety  
Attachment to Application for Demolition Permit:  
Notice and Owner's Declaration Related to CEQA  
and Project Scope

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles)

On October 30, 2019 before me, DONNAL CRUZ, Notary Public  
(insert name and title of the officer)

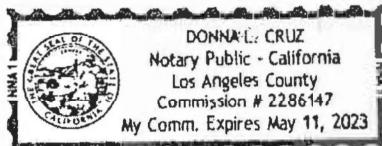
personally appeared William Barthwick,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature DONNAL CRUZ

(Seal)





STATE OF CALIFORNIA

Gavin Newsom, Governor

## NATIVE AMERICAN HERITAGE COMMISSION

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MAJOR PROJECTS  
UNIT

November 16, 2020

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City of Los Angeles Department of City Planning  
221 N. Figueroa Street, Suite 1350  
Los Angeles, CA 90012

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**NAHC HEADQUARTERS**  
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West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
NAHC.ca.gov

**Re: 2020110210, 11973 San Vicente Boulevard Project, Los Angeles County**

Dear Mr. Furuya:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that 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. (Pub. Resources Code §21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines § 15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

**1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:**

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

**2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a**

**Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

**3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

**4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

**5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

**6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- a. Avoidance and preservation of the resources in place, including, but not limited to:
  - i. Planning and construction to avoid the resources and protect the cultural and natural context.
  - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
  - i. Protecting the cultural character and integrity of the resource.
  - ii. Protecting the traditional use of the resource.
  - iii. Protecting the confidentiality of the resource.
- c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
- e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
- f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPA\\_PDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPA_PDF.pdf)

## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_1405Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_1405Updated_Guidelines_922.pdf).

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

## NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:

- a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
- b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:

[Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov)

Sincerely,

*Andrew Green*

Andrew Green  
Cultural Resources Analyst

cc: State Clearinghouse

ENV 2019-614

## 11973 San Vicente Boulevard

#1 Building exterior, view of south and east facades looking northwest on San Vicente Blvd.



#2 – East façade, looking southwest toward San Vicente Boulevard



**#3 North façade, looking southwest**



**#4 West façade, looking southeast**



**#5 North and east facades, looking southwest**



**#6 View looking northwest from San Vicente Blvd. into central courtyard**



**#7 – View looking southwest from within courtyard**



**#8 – View from second story, looking northeast into courtyard**



### PENALTY OF PERJURY STATEMENT

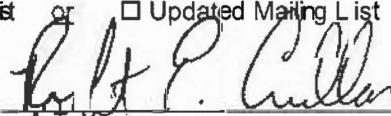
I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles Department of City Planning and, where appropriate, the State Division of Highways.

I further hereby certify that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest addresses listed on the City Engineer's land records as of the following date of preparation: 10/30/2020. In certain circumstances, such as in annexation proceedings, where there may be no City Engineer records, the records of the County Assessor's Office may be accepted by the City Planning Commission.

The attached Ownership List is an:  Original Mailing List or  Updated Mailing List

ROBERT E. CUELLAR

(Print or type)

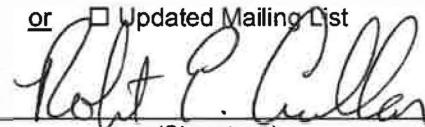
  
(Signature)

I hereby certify that to the best of my knowledge and under the penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius as of the following date of preparation: 10/30/2020.

The attached Ownership List is an:  Original Mailing List or  Updated Mailing List

ROBERT E. CUELLAR

(Print or type)

  
(Signature)

In certain instances, I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to verify	Attempts made to verify	Additional Information

- \* (1) Secured Building
- (2) Gated Yard
- (3) Refused Access
- (4) Other: Specify

- \*\* (1) Returned to building on three separate occasions
- (2) Efforts to contact owner or manager without success
- (3) Contact made with owner or manager, who refused to provide the information
- (4) Other: Specify

**REMINDER TO APPLICANT AND PROJECT TEAM:** The Department of City Planning will not utilize application maps and ownership lists which bear a date of more than 365 days old by the date of public notification. Furthermore, the applicant may be required to update the radius map and/or ownership list before the Department will schedule the public hearing for any discretionary application.



LEGAL: PORTIONS OF LOTS 51, 52, WESTGATE ACRES TRACT, M.B.7-90-91(SEE APPLICATION).

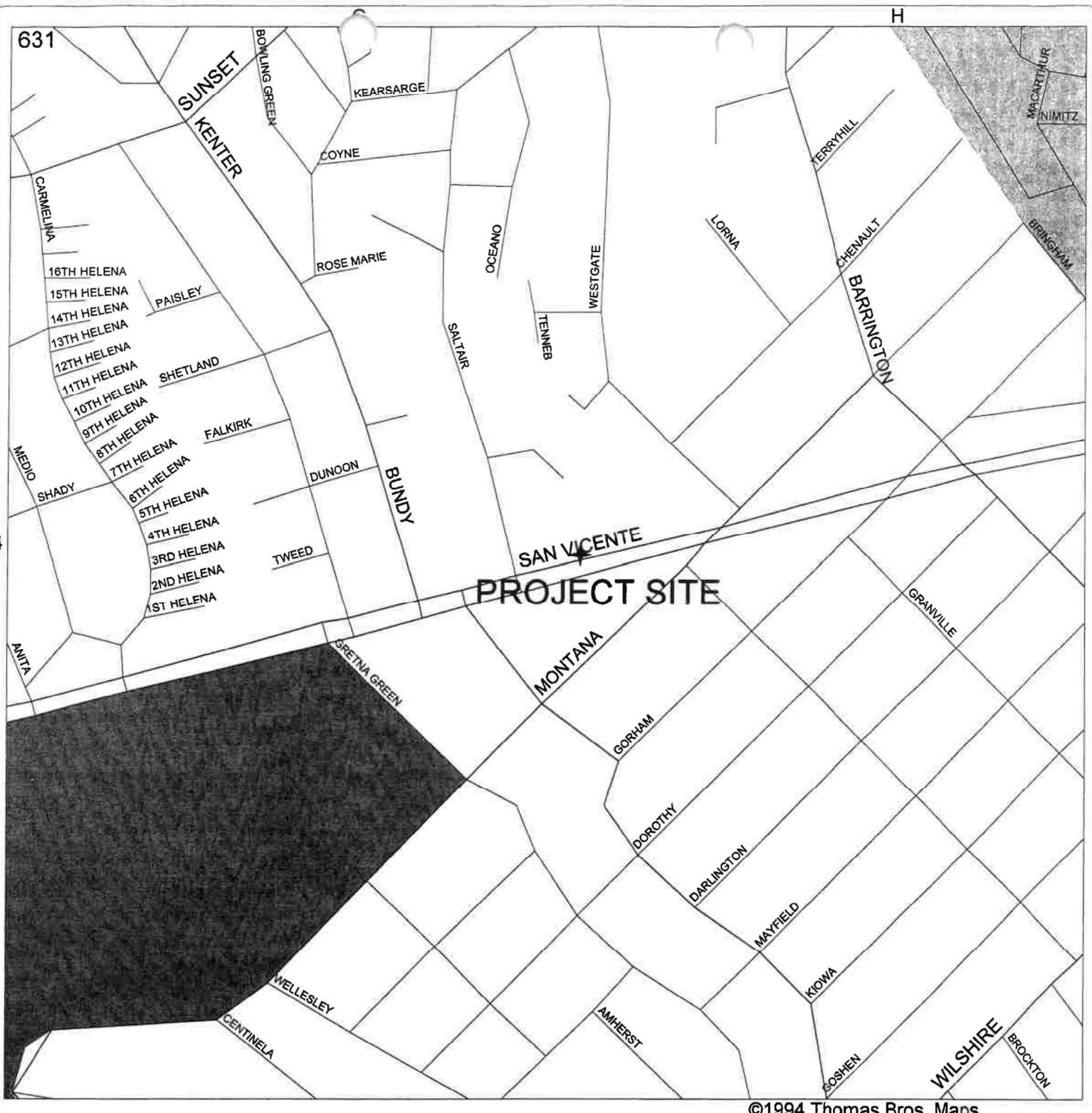
C.D. 11  
C.T. 2640.00  
P.A. BRENTWOOD-  
PACIFIC PALISADES-  
WEST LOS ANGELES

**GC MAPPING SERVICE, INC.**  
3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 90003  
(626) 441-1080 FAX (626) 441-8850  
GCMAPPING@RADIUSMAPS.COM

## **NOTICE OF PREPARATION FOR E.I.R.**

**SITE ADDRESS:**  
11973 & 11976 SAN VICENTE BL.

CASE NO.  
DATE: 10-30-2020  
SCALE: 1" = 100'  
USES FIELD  
D.M. 129 B 145  
T.B. PAGE 631 GRID: G-4



### VICINITY MAP

SITE : 11973-11975 SAN VICENTE BLVD.

**GC MAPPING SERVICE, INC.**

3055 WEST VALLEY BOULEVARD

ALHAMBRA CA 91803

(626) 441-1080, FAX (626) 441-8850

[GCMAPPING@RADIUSMAPS.COM](mailto:GCMAPPING@RADIUSMAPS.COM)

# WORK ORDER NUMBER REQUEST FORM

**CHECK ALL APPLICABLE:**  Work Order Number  Task  Subtask

**Requested By:** Bradley Furuya **Date:** 12/06/19  
**Division:** Major Projects **Phone#:** (213) 847-3642

**Justification:** Full cost recovery case

1	Case Number:	ENV-2019-6645-EAF		
2	Project Code:	Environmental - 3006		
3	Work Order Title:	11973 San Vicente Blvd. - Barry Building		
4	Effective Date:	12/06/19		
5	Community Plan (if applicable):	Brentwood - Pacific Palisades		
6	Full Cost Recovery case?	Yes	If yes, enter Application Inv. No.	60637
7	Special Reimbursement Project?	-	If yes, complete 7a or 7b below:	
7a	External Funding Source?	-	-Select-	
7b	City Funding Source?	-		

Specify

## 8 BILLING INFORMATION - If yes on 6 or 7a

The billing party is responsible to pay all costs for processing the above development project including any costs accrued during appeal(s) of the subject case(s).

Applicant Name	11973 San Vicente, LLC		
Address	300 S. Grand Ave. 37th Floor		
	Los Angeles, CA 90071		

## 9 Task and Subtask - Most projects will utilize existing Task and Subtask codes. If your project requires a new Task or Subtask please provide the following information:

9a	Justification:	
9b	Task Description:	
9c	Subtask Description:	

**APPROVED BY:** Karen  
 Supervisor Signature

DECEMBER 3, 2019  
 Date

Please note that in order to process a Full Cost Recovery Work Order Number, a copy of the Master Application and Receipt must accompany the request. Submit this form and supporting documents to LiVea Yeh in Accounting and Purchasing, Room 570, or by e-mail to [livea.yeh@lacity.org](mailto:livea.yeh@lacity.org)

## FISCAL MANAGEMENT – USE ONLY

**Approved by** \_\_\_\_\_

**Not Approved** \_\_\_\_\_ **Reason** \_\_\_\_\_