

APPROVED
MAR 18 2009

REPORT OF GENERAL MANAGER

NO. 09-063

DATE March 18, 2009

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ARROYO SECO PARK - HERITAGE SQUARE - PROPOSED ADDITION OF
A COLONIAL DRUGSTORE

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<u>MS</u>

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the addition of a Colonial Drugstore, subject to the approval of the Cultural Affairs Commission, to a portion of the Department of Recreation and Parks' Arroyo Seco Park commonly known as Heritage Square; and,
2. Require the Cultural Heritage Foundation, Inc., a non-profit organization currently leasing from the Department of Recreation and Parks (RAP) the area commonly known as the Heritage Square, to obtain all necessary approvals and permits for the proposed construction, including but not limited to those issued by the Department of Building and Safety and the Los Angeles Fire Department.

SUMMARY:

In 1974, the Board approved an agreement with the Cultural Heritage Foundation, Inc. (CHF) for the use of a 10.23 acre portion of the RAP's Arroyo Seco Park now commonly known as Heritage Square. Heritage square is located at 3800 Homer Street, Los Angeles, CA 90031 (See Attachment A). The purpose of the agreement is to allow the subject portion to be developed and maintained as a site for historic structures, monuments and artifacts of significant architectural and cultural merit. The agreement has a term of 50 years and will expire in 2024.

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CHF was founded in 1969 with the purpose of creating an environment that brings life to the artistic, cultural and economic activities of Southern California's past. It seeks to present an accurate record of our region's transformation from an agrarian province to an industrial metropolis.

Initially, CHF sited, rehabilitated and restored two Victorian residences known as the Hale House and the Valley Knudsen Garden Residence. Through the years, the following six structures were added: Perry Mansion, Carriage Barn, Lincoln Avenue Methodist Church, Ford House, Octagon House, and the Palms Depot. A railroad box car was also added to the collection.

PROPOSED ADDITION:

At this time, CHF proposes that the Board consider the addition of a ninth structure to the square. The proposed addition is a 1920's era drugstore to be called the Colonial Drugstore (See Attachment B-1 and B-2). Drugstores were often the cornerstone of early communities. CHF is the recipient of the contents which include fixtures and equipment of such a drugstore from the Simmons Family and the proposed structure is intended to house the subject contents.

The Simmons Family owned and operated a drugstore in Los Angeles from the late 19th century through the mid-20th century. When the store was finally closed, the entire contents were carefully removed, stored, and ultimately donated to CHF with the understanding that they would be re-installed in another structure. CHF owns all of the interior cabinetry, including paneling, display cases, counters, as well as small items, such as pharmaceutical bottles, boxes, beakers, ephemera and many other items which would typically have been found in a drug store.

CHF has indicated that this project has been in development for many years. One of the difficulties facing the project was the search for an appropriate historic structure in which to house the collection. Locating a commercial building available and suitable for relocation which meets the spatial requirements for the fittings and which is economically feasible, has proven an impossible task. Because CHF must remain historically accurate with the interior, taking liberties which might involve adding or removing features was not a possibility. Thus, they have taken the step of designing a structure to accommodate the interior elements. The ultimate purpose is to house the drug store exhibit and allow people to experience the space and its character.

CHF proposes to install a "prefabricated" building to house the drug store exhibit. The proposed building is composed of five (5) pre-manufactured units bolted together. The five (5) unit enclosure is covered by a steel structure similar to a 'Butler building' with a metal roof. The sides of the steel structure are in filled with a wire mesh. The mesh is configured to provide a varied and not flat surface, that would simulate the original masonry and stucco building that housed the drug store. The intent is to grow vines on the mesh and trim them at the eve of the

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roof. They have indicated that they are projecting that in one year's time the elevations would be green vines and the mesh will not be visible. The vine is proposed to be the small leaf 'Hahn's Ivy' (See Attachment B-3).

The "prefabricated" building, in addition to the cost savings, has the advantage of being ecologically sensitive. It is constructed of recycled or recyclable, nontoxic materials. The project has been registered for Leadership in Energy and Environmental Design (LEED) certification.

In order to offer a visual reference without creating a false sense of history, architectural features are to be added to the front. The Classical portico is a reference to the building which housed the drug store, but which was originally a bank. The rest of the structure will be covered with truly green material: attractive, easily maintained foliage which will complement the site

Department staff has reviewed the plans provided by CHF and are satisfied. CHF will still need to obtain approvals and/or permits from the Department of Building and Safety and the Los Angeles Fire Department.

It should be noted that according to the agreement, CHF may place or construct other structures within Heritage Square subject to the approval of the Board and the Municipal Arts Commission, now known as the Cultural Affairs Commission. At this time, CHF has received the approval of the Office of Historic Resources, the Highland Park Historic Preservation Overlay Zone (HPOZ) Board, and the support of Councilmember Ed Reyes from Council District 1.

CEQA:

Staff has determined that the project will consist of the placement of an accessory structure that is less than 15,000 square feet in size in an existing park. Therefore, the project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1(k), Class 11(7) of the City CEQA Guidelines.

FISCAL IMPACT:

There are no anticipated fiscal impacts to the General Fund. All costs associated with this project will be the responsibility of CHF.

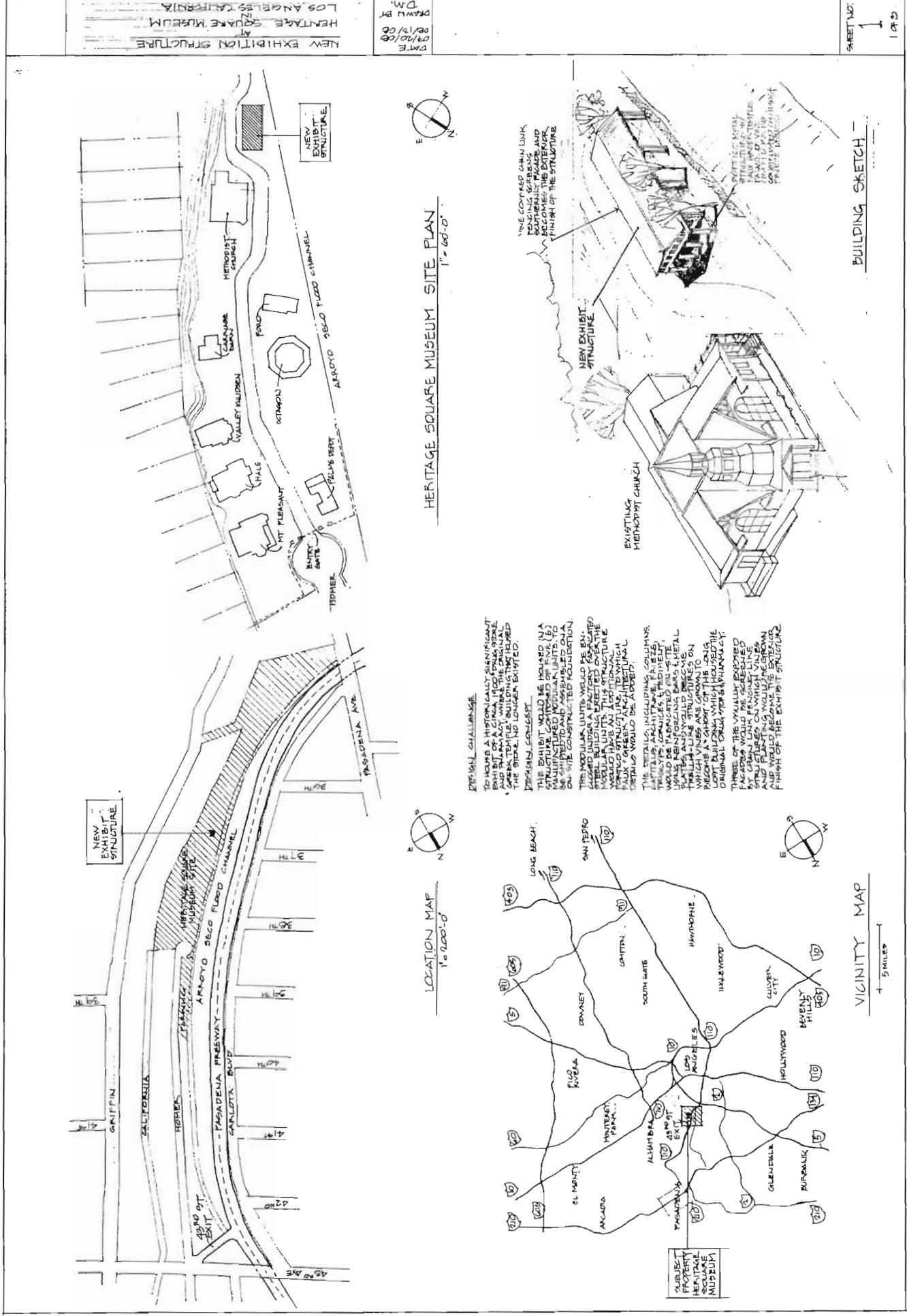
The Superintendent of Operations for the Metropolitan Region and the Assistant General Manager of Operations East concur with staff's recommendations.

This report was prepared by Cid Macaraeg, Sr. Management Analyst II, Real Estate and Asset Management, Planning and Development.



Attachment A

Attachment B-1



NEW EXHIBITION STRUCTURE
 AT
 HERITAGE SQUARE MUSEUM
 LOS ANGELES, CALIFORNIA

DATE 07/20/08
 DRAWN BY DM

SHEET NO. 1
 OF 2



HERITAGE SQUARE MUSEUM SITE PLAN
 1" = 60'-0"



LOCATION MAP
 1" = 1000'-0"



VICINITY MAP
 1" = 5 MILES

THE CORNER CHAIN LINK
 BEING REMOVED TO
 RECONSTRUCT THE
 SOUTHWEST CORNER AND
 ACCOMMODATE THE EXTENDED
 FINISH OF THE STRUCTURE.

NEW EXHIBIT
 STRUCTURE

EXISTING
 METHODIST CHURCH

PROJECT WITH
 STRATEGICALLY
 PLACED ARCHITECTURE
 TO PARTIALY
 RECONSTRUCT THE
 EXISTING BUILDING

BUILDING SKETCH

DESIGN CHALLENGE
 TO DESIGN A HISTORICALLY SENSITIVE BUT
 INHIBIT OF A CLEAN, MODERN FORM
 AND RELATE WITH THE ORIGINAL
 ARCHITECTURE OF THE CHURCH
 THE SITE, NO LONGER EXISTED.

DESIGN CONCEPT
 THE BUILDING WOULD BE HOUSED IN A
 STRUCTURE COMPOSED OF RECYCLED
 MANUFACTURED MODULAR UNITS, TO
 BE CONSTRUCTED FOUNDATION,
 ON THE EXISTING FOUNDATION.

THE MODULAR UNITS WOULD BE EN-
 CLOSURE UNDER A FACTORY FABRICATED
 METAL BUILDING FRAME OF STEEL
 WOULD HAVE AN ADDED INTERIUM
 FINISH OF GYPSUM BOARD AND
 PAINTED TO MATCH THE ORIGINAL
 DETAILS WOULD BE ADDED.

THE DETAILS INCLUDING, COLUMNS,
 CAPITALS, ARCHITECTURE, ETC.,
 WOULD BE RECONSTRUCTED IN
 WITH REINFORCING BARS & METAL
 PLATES AND GYPSUM BOARD
 WHICH WOULD BE GROWN TO
 REPRODUCE A SHARP OF THE ORIGINAL
 ORIGINAL EXHIBIT STRUCTURE.

THREE OF THE WALLS EXISTED
 WOULD BE RECONSTRUCTED
 BY CHAIN LINK FRAMEWORK
 AND PLANTING WOULD BE GROWN
 AND WOULD BECOME THE EXTENSION
 FINISH OF THE EXHIBIT STRUCTURE.

SUBJECT PROPERTY
 HERITAGE SQUARE MUSEUM

