

6. Is the site recognized for its architectural, historic, or cultural significance by any of the following designation programs?

	Yes	No	Date Listed
National Historic Landmark		X	* _____
National Register of Historic Places		X	** _____
State Designation Program		X	*** _____
Local Designation Program	X		**** January 8, 1965 _____

Other:

* May be eligible for for designation as a National Historic Landmark

** Appears to be eligible for listing on the National Register of Historic Places

*** Appears to be eligible for listing on the California Register of Historic Resources

**** City of Los Angeles Historic-Cultural Monument No. 30.

7. Grant amount requested:

\$75,000

_____ Total project budget:

_____ (This amount should be the same as the total project budget listed in question 5 of the Project Budget section of the Project Work Plan, below.)

8. Describe briefly the work for which grant funding is currently being requested:

The need for emergency stabilization work was identified during the preparation of this application. That work is not included as part of the work for which grant funding is currently being requested in order not to delay the start of that work.

The funding will be used to produce a comprehensive Historic Structure Report (HSR) for the Doheny Mansion, which will include the following elements: (a) Statement of goals, significance and standards; (b) Site and building history, using historical, pictorial, and physical evidence; (c) Assessment of existing material, systems, and structural conditions; (d) Assessment of operational and life safety conditions and needs; and (e) Development of project priorities, maintenance schedule, and specifications for proposed treatments. The document outline will conform to the current guidance provided by the National Park Service for the preparation of an HSR.

The HSR will be produced as a printed document, and as an electronic digital document. The digital document will be used on personal computers by the owner to make information easily accessible to administrators and facility managers. The digital document will accommodate the addition of documentation of work as it is completed, and the addition of findings and recommendations for treatment in the future.

This "living document" will use as its foundation the electronic HSR which was created from inter-relational databases for The Gamble House, USC, with the assistance of a Getty Grant Program Project Planning Grant.

9. Explain briefly the need for financial assistance:

Mount St. Mary's College serves a student population that is rare in higher education: ethnically diverse, female, first-generation college students, a large proportion of whom are from economically disadvantaged backgrounds. A mid-1990s report from the Association of Independent California Colleges and Universities (AICCU) indicated that MSMC had the highest percentage of culturally diverse students of any AICCU member. Designated as a Hispanic-Serving Institution (HSI), the Mount's enrollment statistics closely reflect the region's ethnic composition: 12 percent African-American, 16 percent Asian-American/Pacific Islander, 41 percent Hispanic, 22 percent Caucasian and 9 percent Other. Nearly 75 percent of our students are the first in their families to attend college, 60 percent have family incomes of less than \$25,000 and 85 percent speak English as a second language. Because 90 percent of the Mount's students come from Southern California and are members of the diverse ethnic communities surrounding the College, they have direct, personal experience with poverty, substandard housing, overcrowded and inadequate schools, and gang violence. **Fully 95 percent of the College's undergraduate students qualify for financial aid based on nationally applied family income criteria.** Consequently, a large proportion of the College's financial resources are devoted to assisting its students in reaching their educational and career goals, and while the College administration is in the process of planning an endowment campaign to expand available funding for scholarships and the appropriate maintenance and preservation of its campuses buildings the need to pursue the preservation and stabilization of the Doheny Mansion is immediate.

II. Building or Site

1. Provide approximate date of original construction/foundation:

The Doheny Mansion, No. 8 Chester Place, was designed and built in 1898 by architects Theodore A. Eisen and Sumner P. Hunt for its original owners Mr. and Mrs. Oliver P. Posey.

2. Describe briefly the type, style, size, and configuration of the building or site:

As described in the University of Southern California's Los Angeles Historical archives, "the Doheny Mansion is the best preserved and most impressive of the late Victorian residences remaining in the West Adams district of Los Angeles." Resembling a French Gothic chateau characteristic of Gothic Revival architecture in America during the late 19th Century, the Mansion is a three-story residential home with an attic and basement that covers a floor space of approximately 94 feet by 109 feet. The dominant exterior feature of the Mansion is its octagonal tower topped by a turret and tiled, hexagonal cupola. The Mansion, however, is brought into conformity with the Southern California Mission style through the use of a terra cotta colored concrete façade and a heavily tiled roof.

The interior of the Mansion initially was designed in the Gothic style with heavy wood beams and wood carvings, but was subsequently refurbished in the Georgian style with marble pillars and intricate plaster moldings detailed with gold leaf after the 1933 Long Beach earthquake. The Mansion has 22 rooms that included at one time a basement gymnasium, a photographic dark room, a third floor ballroom (later converted into a private chapel for Mrs. Doheny), and the city's first privately owned elevator.

In 1906, the Doheny family received permission from the Italian authorities to copy a room from the Roma Museum for the Mansion's new ballroom. The Pompeian Room, inspired by the ruins at Pompeii, replaced the outer Palm Court originally constructed for the Mansion, and is decorated with Siena marble and a glass dome created by Louise Comfort Tiffany.

3. Describe briefly the architectural, cultural, and historical significance of the building or site:

Of the 13 large estates built at the turn of the century in Los Angeles, No. 8 Chester Place is considered to be one of the grandest. Built in the West Adams district, which like Bunker Hill was Los Angeles' elegant answer to San Francisco's Nob Hill, the Doheny Mansion was receiving public praise in architectural journals even before its completion. (See *Builder and Contractor*, Vol. XIII, No. 311, Wednesday, February 8, 1899). The Posey family, and later the Doheny's, imported some of the finest materials from around the world to be crafted by local artisans into a residence that would reflect the best of Southern California style and culture.

Designed and built by Sumner P. Hunt, who served on the original Los Angeles City Planning Commission and was the leading exponent of the Mediterranean style in the Los Angeles area, and Theodore A. Eisen, who designed and built the Old Court House for the city, the Mansion was to become an early jewel in Los

Angeles' high society. Together these two prominent architects constructed several large Victorian homes in the West Adams subdivision of Chester Place, and separately they designed important city buildings such as: the First Unit of Children's Hospital, the Southwest Museum, the Automobile Club of Los Angeles, the Los Angeles Country Club, the Maryvale Orphanage, the First Good Samaritan Hospital, the Academic Hall at Scripps College and Trinity Methodist Church.

With time, however, the West Adams and Bunker Hill districts were supplanted by Beverly Hills during the 1920's and 1930's. By the 1940's and 1950's many of the beautiful Victorians built during Los Angeles' first economic boom were dilapidated and lost to urban renewal, or in the case of West Adams to the Santa Monica Freeway in the 1960's. Consequently, the Doheny Mansion, designed and built by two of Los Angeles' most prominent early architects, has great architectural and cultural significance as one of the few remaining representatives of Los Angeles' turn of the Century economic boom.

The Doheny Mansion also has important historical significance to Los Angeles as the residence of the west coast oil baron, Edward L. Doheny, the entrepreneur who pioneered Los Angeles' first oil rush and went on to become one of the wealthiest and most controversial men in America. During the early 1890's, Los Angeles lacked a cheap source of fuel. As a result, Edward Doheny's major contribution to Los Angeles' early industrial growth was his development and marketing of oil as a cheap source of fuel, particularly to the emerging western railroads.

On April 20, 1893, oil was discovered at a depth of about 200 feet. This hole, at State and Patton streets, soon was transformed into the first free-flowing oil well ever drilled in the city of Los Angeles, which dramatically altered the landscape of Los Angeles forever. By 1899, 2,300 oil wells were drilled in Los Angeles and through Doheny's business networking and marketing skills, both the Southern Pacific and Atchison, Topeka and Santa Fe railways had converted their locomotives from coal to oil burning engines. Other industries, such as the maritime industry in Los Angeles Harbor, would soon follow.

Doheny understood the value of infrastructure from his early prospecting days when the lead or silver ore he mined proved to be as worthless as the dirt around it without the smelters and railway links required to deliver the product to market. Consequently, Doheny paved the way for much of the modern oil industry "by bridging the gap between the individual wildcatter and the Wall Street industrialist," and through his work in California and Mexico set the pattern for the development of the American oil industry abroad. (Oil Baron, 238)

Edward L. Doheny's legacy in Southern California also is substantial. Two libraries bear the family name: the Edward L. Doheny, Jr. Memorial Library a flagship building at the University of Southern California, and the Edward L. Doheny Library at St. John's Seminary in Camarillo, California. In addition, the contributions of both Edward and his wife, Carrie Estelle Doheny, can be seen in the numerous community organizations and buildings they funded, such as:

- The magnificent St. Vincent's Church at Adams and Figueroa;
- The Doheny Research Foundation, one of the first think tanks founded in the United States;
- The Estelle Doheny Hospital and Pavilion at St. Vincent's Medical Center;
- The Doheny Eye Institute, one of the first and finest ophthalmologic facilities in the world;
- The Maryvale Chapel and Orphanage; and
- The Carrie Estelle Doheny Foundation.

The fact that historians may have omitted Edward L. Doheny from the ranks of the Rockefellers, Vanderbilts, Carnegies and Morgans, only demonstrates their failure to recognize Doheny's crucial role in the development of the United States oil industry and the commercial growth and success of Los Angeles in particular. One way in which this failure can be remedied would be through the preservation of the Doheny Mansion.

4. Describe briefly the setting of the building or site:

The Doheny Mansion was built in the West Adams subdivision of Chester Place, created by Judge Charles Silent in the late 1880's and named in honor of his son who died tragically in a hunting accident. Formerly an Arizona Supreme Court Justice, Judge Silent purchased the fifteen acres, later to be known as Chester Place, in 1885 and developed it into a fashionable residential park with spacious manicured lawns and large shade trees of ficus, magnolia and jacaranda. But Judge Silent's devotion to creating beautiful landscapes went far beyond Chester Place. As the first President of the Los Angeles Park Commission, he was instrumental in the construction of several important public parks, including Elysian Park. Today, Chester Place is a lush haven in the heart of downtown Los Angeles, with its well-maintained lawns and

gardens, seven Victorian homes and numerous exotic trees added by the Doheny's from their many trips abroad.

5. Classify the current condition of the building or site:

Ruined
Dilapidated
X Fair

6. Indicate the degree of urgency of conserving the building or site and provide a brief explanation:

Imperative
X Urgent
Desirable

The primary reason for urgent study and possible action is that possible inadequacy of the structural system puts the building at risk of major seismic damage, and the age and condition of plumbing and electrical systems put the building at risk of water or fire damage.

The secondary reason for urgent study, documentation, and possible action is that the building has been adequately maintained as a mixed-use, heavily used college facility, but not at the level that is appropriate for a site which ranks very high among Los Angeles resources with respect to architecture and association with important people in history. Understanding and protecting the significant fabric of the building is urgently needed in order to protect its integrity over time.

III. Project Management

1. Describe the nonprofit, charitable, or government status of the applicant organization:

Mount St. Mary's College (the College) is a California nonprofit public benefit corporation founded by the Sisters of St. Joseph in California (Provincialate), known as the Los Angeles Province of the Sisters of St. Joseph of Carondelet, a religious community of the Roman Catholic Church. The College was founded in 1925 by the Sisters of St. Joseph and has operated continuously since that date.

2. Describe the nonprofit, charitable, or government status of the legal owner of the building or site if different than the applicant organization:

Mount St. Mary's College is the legal owner of the Doheny Mansion.

3. Describe any other national, regional, or local legislation affecting the site:

- The site is listed as a Historic-Cultural Monument by the City of Los Angeles. Any application for any type of permit, including a demolition permit, submitted to the City of Los Angeles Department of Building and Safety will be reviewed and approved by the Historic Preservation Officer and/or the Cultural Heritage Commission of the City of Los Angeles prior to issuance. The Cultural Heritage Commission generally applies the Secretary of the Interior's Standards for Rehabilitation as criteria for review. The Cultural Heritage ordinance also has provisions that discourage and delay demolition.
- Listing as a Historic-Cultural Monument by the City of Los Angeles means that any work on the site that requires a building permit is subject to "discretionary" review by a public agency. Therefore, any such work is also subject to the provisions of the State of California's California Environmental Quality Act (CEQA). CEQA requires prescribed review of potential impacts on sites that qualify as Cultural Resources. Such review would be carried out by the City of Los Angeles as the lead agency. The lead agency determines the level of review required according to prescribed processes and alternatives. The lowest level of review, a Categorical Exemption, could be used for a project that is listed as local resource and is determined to conform to the Standards for Rehabilitation. A major project may be reviewed under a Mitigated Negative Declaration; if the project is found to conform to the Standards for Rehabilitation, the CEQA states that any potential negative impacts with respect to cultural resources are mitigated. In the unlikely scenario of major alterations or demolition, preparation of an Environmental Impact Report may be appropriate; such a process would require detailed analysis of the proposal and alternatives, and would allow ample opportunity for public comment.

4. Information on the organization or government agency that will monitor the proposed conservation project; if more than one, provide information as requested below on separate sheets of paper.

City of Los Angeles Department of Cultural Affairs
 Cultural Heritage Commission
 Attn.: Jay Oren, Historic Preservation Officer

Organization Name

433 South Spring Street, 10th Floor
 Address
 Los Angeles CA 90013 USA
 City State Postal Code Country
 (213) ?
 Phone Fax E-Mail

Web Address

5. Organization that will be financially responsible for the continued maintenance of the building or site after the conservation project has been completed:

Mount St. Mary's College
 Organization Name

12001 Chalon Road
 Address

Los Angeles CA 90049-1599 USA
 City State Postal Code Country
 (310) 954-4000 (213) 477-2763
 Phone Fax E-Mail

www.msmc.la.edu
 Web Address

Preparation of Application

6. Application prepared by:

Dr. Kim Alaine Rathman Director of Corporate & Foundation Relations
 Name Title

Mount St. Mary's College
 Organization

(213) 477-2531 (213) 477-2763 krathman@msmc.la.edu
 Phone Fax E-Mail

7. Application prepared with the assistance of the following consultants:

Historic Resources Group, LLC (historic preservation consultant)

Krakower and Associates (structural engineer)

Griswold Conservation Associates (architectural conservator)

Judson Studios (art glass conservator)

Donald F. Dickerson Associates (heating, ventilating, air conditioning, plumbing, electrical and life safety engineering)



Project Work Plan

Preserve L.A.

Grants

Project Planning

The Getty Grant Program
1200 Getty Center Drive, Suite 800

Los Angeles, CA 90049-1685 U.S.A.

Phone 310 440.7320
Fax 310 440.7703
www.getty.edu/grants

Please type responses to sections I through V on separate sheets of paper; be sure to include the corresponding numeric heading and question above each response.

I. History

1. Provide a historical summary of the ownership and use of the building or site, noting any additions or modifications to the building or site.

*

2. Describe any previous conservation planning or conservation work that has been completed.

*

3. Using the following headings, provide a brief description of the present condition of the building or site giving special consideration to the structure and fabric.

Structural defects

a. Foundations and walls

Unreinforced brick masonry foundations and walls are observed from the basement floor to the underside of the first floor structure. Unreinforced brick masonry walls are believed, based on currently available documentation and preliminary field observations, to extend from footings to the second floor. The strength of the unreinforced masonry walls to resist lateral seismic forces is unknown.

b. Floor and ceiling structures

Areas of open structure in the basement reveal long timber floor supporting spans with the addition of concrete and steel framing which reduces some of the longer spans. Based on currently available documentation and preliminary field observations, it is believed that the concrete and steel framing, which extends through the first floor to the second floor framing, was added after the 1933 Long Beach Earthquake. The added support reduces susceptibility to larger vertical deformations and carries more vertical loads from upper floors to the ground. The added beams and columns do not increase resistance to lateral seismic forces.

There is no field evidence or documentation that the framing of the floors is adequately connected to the exterior masonry and wood framed walls.

There appears to be a mix of wood and concrete floors at the first floor above the basement, possibly due to exterior porches having been enclosed to become rooms. The interface of wood and concrete floor elements is of interest and concern.

c. Roof structures

There is no field evidence or documentation that the framing of the roof is adequately connected to the exterior masonry and wood framed walls.

Roof finishes and membranes have been largely replaced; however, there is not adequate field evidence or documentation that the roof diaphragm has been strengthened by the addition of structural plywood.

The open-framed cupola at the third floor level on the west (front) elevation is deflected toward the southeast. The element is proportionately narrow and tall, constructed of

wood posts and beams with a terra-cotta tile roof. Intuitively, the element appears to be top-heavy and may have been displaced, moving like an inverted pendulum, during past seismic activity.

Chimneys appear to be constructed of unreinforced brick masonry, do not appear to have been reinforced, and are not braced.

d. Other

An elevator on the north elevation serves all primary floor levels and provides access at grade. The elevator mechanism was reconstructed approximately twelve years ago. However, the vertical and lateral structural strength of the elevator shaft, and the structural aspects of the elevator mechanism support and guides is of interest and concern.

Material defects in structure and finishes

a. Walls

Exterior

- Minor exterior stucco delamination and cracks, particularly near the top of walls near roofs and eaves
- Minor efflorescence at exterior stucco, particularly near the top of walls near roofs
- Normal aging of exterior paint finishes

Interior

- Minor cracks and efflorescence at Pompeian Room (ballroom; a primary and decorative space)
- Major damage to interior finishes due to water infiltration, probably from a secondary roof, above the enclosed porch on the south elevation
- Recurring evidence of termites at window openings in the conservatory office at the southeast corner of the Pompeian Room and near the foot of the main stairway at the first floor
- Decoratively painted wall and trim surfaces are "alligatored," particularly in the northwest quadrant of the second floor
- There appears to be much over-painting of original and significant surfaces, including substantial areas of decorative moldings which appear to be sculpted by hand of compo

b. Floor and ceilings

Interior

- Minor cracks and efflorescence at Pompeian Room (ballroom; a primary and decorative space)
- Major damage to interior finishes due to water infiltration, probably from a secondary roof, above the enclosed porch on the south elevation
- Substantial areas of wood strip flooring and parquetry on the first floor have been replaced, in kind, following major water damage due to a broken steam heating valve at the upper levels; some original wood floors on the first floor remain under carpet; most wood floors on the second and third floors are carpeted; the significance and condition of floor finishes is of interest and concern

c. Doors and windows

- Some mahogany sash in the east wall of the Pompeian Room have already been replaced due to fungal rot; other wood windows appear to be sound and well maintained, but require close examination
- Sloping skylights in upper floor areas appear sound, but operators are rusty and inoperative

d. Roofs

- Sloping roofs are finished with terra cotta roof tile which is "S" shaped in section; this type of tile was not manufactured during the site's significant period, and is evidence of prior replacement of roof membranes and tile
- Sloping roofs are trimmed with sculptural copper trim at hips and peaks; a significant number of these elements have loosened and been removed to storage both in the house and on flat roof areas
- Flat roofed areas are in poor condition; surfaces are worn by foot traffic; vertical flashing and areas where roofs, parapets and walls meet are cracked and patched
- Metal gutters, scuppers, rain leaders to grade, and water courses from rain leaders to grade or site drains are in poor condition, may be plugged. This condition may contribute to unexpected water infiltration at roofs and walls during heavy rainfall in the future, and appears to be the most likely cause of observed water infiltration at the basement during heavy rainfall at the northeast corner of the building.

e. Special features

- The Pompeian Room is noted for a Tiffany fish-scale patterned art glass dome and art glass panels under flat skylights in the ceilings adjacent to the dome. The decorative inner shell is protected by an outer framed structure which is vented to the exterior by open, screened areas. The significance of this feature and its materials requires evaluation of the integrity of the structure, glazing, attachment, and any patterns of wear and soil which would describe existing conditions and any recommended action to prevent deterioration
- The flat panel art glass panels have sagged at some locations due to inadequate structural support and attachment within the panel itself. Some comes have buckled; there are some cracked and failed comes and glass; there are some missing glass pieces which may have fallen. The condition requires stabilization to prevent possible injury and continued deterioration.
- The property is characterized by many significant metal features, including lighting fixtures, door hardware, and plumbing fittings in bathrooms, kitchen, and laundry facilities. Metals and metal finishes at these features are in good to fair condition, and require evaluation and possible treatment to stabilize or prevent corrosion.

f. Other

- The electrical service was replaced and increased approximately five years ago. Subpanels are relatively recent, indicating that wiring distribution and wiring devices have been improved to support the adaptive residential and office uses in the building. The importance of an adequate and safe electrical system in light of the intensive uses of the site for offices, entertainment, and residence indicates that the capacity and condition of the system should be evaluated.
- Space heating is provided by a gas-fired boiler that supplies steam radiators throughout the house. Unit air conditioners have been added at some second floor offices and at third floor residential rooms. The third floor units, though relatively new, have resulted in some water damage. Though the boiler is maintained and remains in reliable working condition, the importance fire safety and occupant safety in the basement indicates the need for engineering evaluation. The water damage caused by upper floor unit air conditioners indicates the need for review of the existing equipment, and evaluation of the need for cooling and ventilation in the structure in general.
- Plumbing pipes for water supply have been repaired and replaced at some locations in the basement, where they are accessible; water is most likely to stand at the lower elevations of the system and cause corrosion. The majority of plumbing in the house has not been repaired or replaced, and under normal conditions would have been constructed of iron. Second floor toilets are not used regularly, particularly bath and shower facilities. There is interest and concern about the condition of and likelihood of failure of hot and cold water supply pipes and waste lines. Failure could lead to sudden and catastrophic damage to interior finishes, particularly if it occurs after office hours.

- An assessment for potential hazardous materials at the site should be conducted
- As assessment of fire and smoke alarm systems at the site should be conducted
- Barriers to accessibility should be identified; a historic elevator exists, but may not conform to accessible standards; doorways, door hardware, and toilet facilities have not been measured for conformance with minimum standards

II. Emergency Work

Describe any emergency or “first aid” work that is essential to the structural safety of the building or site. Funds are available under the Project Planning Grant for emergency work to stabilize the structure and fabric of the building or site on a temporary basis while the full conservation plan is being completed.

- Underpinning
- Shoring/propping
- Protection against water penetration
 - Replace flat roof membranes and flashing; these areas are behind parapets and not visible from the exterior
 - Inspect copper trim elements and tile at roof hips and peaks for adequate attachment
 - Repair and replace as necessary gutters, scuppers, and rain leaders, and add conductors at grade if necessary to remove rain water from the roof and wall intersections, and away from the basement and foundations at exterior grade
- Other
 - Inspect flat panel art glass at the Pompeian Room skylights; stabilize or repair any components which are in failure or may fail easily do to inadequate panel structure and attachment

III. Project Work Plan

Provide detailed information regarding the proposed activities to be undertaken with the requested grant funds, as requested below.

- Describe the conservation principles and philosophy guiding the project including information on any established conservation guidelines or legislation affecting the building or site.

The proposed study and recommendations for treatment will conform to the **Secretary of the Interior’s Standards for Rehabilitation:**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials

shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Guidelines to the Standards for Rehabilitation and the National Park Service Preservation Briefs and Technical Notes will be consulted where applicable in establishing criteria.

The project will conform to the **Code of Ethics and Guidelines for Practice of the American Institute for Conservation of Historic and Artistic Works**.

2. Provide the name and address of the project supervisor (architect, conservator, or consultant who has appointed to oversee the project for which grant funding is currently being requested) and describe his or her responsibilities.

Peyton Hall, AIA, Principal, Project Manager
Historic Resources Group, LLC
1728 Whitley Avenue
Hollywood, CA 90028-4809

The Project Manager will coordinate the work of other consultants, act as the preservation architect, assemble information from all consultants, and serve in conjunction with the owner as the principal author.

3. List the principal consultants and staff members involved in the project and describe each person's responsibilities, including supervisory responsibilities.

HRG: Christy Johnson McAvoy, Historic Resources Group, LLC: Architectural Historian

GCA: John Griswold, Stephanie Griswold, Griswold Conservation Associates: Architectural Conservators

K&A: Michael Krakower, Krakower & Associates: Structural Engineer

JS: David Judson, Judson Studios: Art Glass Conservator

DFDA: Philip Trafton, Donald F. Dickerson Associates, HVAC, Plumbing, Electrical and Life Safety Engineering: Project Manager

NW: John Hinrichs, Next Wave, Database engineering and design

4. Provide a narrative outlining the goals of the proposed project and its role in advancing the overall conservation of the building or site.
5. Provide a graphic time schedule of the proposed Work Plan, indicating the project's major phases of work as well as estimated dates for commencement and completion of each phase.
6. Provide a **detailed** description of each activity to be completed within each of the project's phases, who will complete it, and the time allocated.

PHASE I: Project Planning (3 months)

1. Draw digital floor plans delineating all spaces with labels and alpha-numeric designations for each space and major features (HRG)
2. Digitally photograph each elevation of each space, file names will match space alpha-numeric space designations (HRG)
3. Write an index table listing all spaces and major features by name and alpha-numeric designations (HRG)

4. Adapt pre-existing inter-relational database structure to this property's index of spaces and features (HRG, NW)
5. Distribute reference floor plans and index of spaces and features and empty "conditions" and "treatments" databases to HRG, GCA, K&A, JS, and DFDA (HRG)

PHASE II: Research and Field Investigation (6 months)

1. Research the history of the site and building; there is an existing dissertation on the building and substantial written history of the Doheny family (HRG)
2. Research available documentation of repairs and alterations and add to a "log" database designed to document past and future work at the site; identify significant and insignificant spaces and features (HRG)
3. Observe and record the condition of exterior and interior spaces and architectural features in the conditions database (ALL CONSULTANTS)
4. Examine features and surfaces to identify original materials (if possible) and to assess condition, including past alterations and repairs (GCA)
5. Assess condition of masonry and decorative stonework, including moisture infiltration patterns and salt-related conditions
6. Perform minimally invasive tests in situ and on small samples as necessary to help determine information in performing the task above (GCA)
7. Coordinate laboratory analysis of samples chosen to answer specific questions regarding original materials, coatings, or deterioration mechanisms in order to develop appropriate conservation treatment strategies.
8. Examine structural system and elements; perform general calculations to identify structural engineering conditions (K&A)
9. Examine heating, ventilating and cooling equipment, distribution, and controls for condition and useful life (DFDA)
10. Examine electrical service, distribution, wiring devices, equipment, and fixtures for condition, and useful life (DFDA)
11. Examine plumbing service, supply and waste lines, fixtures and fittings for condition and useful life (DFDA)
12. Examine and review standards of performance for fire alarm, fire suppression and other life safety standards (DFDA)
13. Examine art glass for condition of material, attachment, and environmental conditions: review and evaluate archival material; photograph selected areas; describe condition, iconography and design review; materials analysis (JS)
14. Identify physical barriers to accessibility (HRG)
15. Review conformance with major provisions of applicable building and safety codes (HRG)

PHASE III: Recommended Treatments (3 months)

1. Review and finalize categories of treatments (e.g., emergency stabilization, rehabilitation, inspection, maintenance, training, master plan) and adapt pre-existing conditions database design; (HRG, NW)
2. Distribute conditions database file and format to all consultants
3. Confer with all team members regarding materials conservation issues with regard to retention of significant features (HRG, GCA)
4. Write recommended treatments, including alternatives and priorities, as narrative report and/or database file (HRG, GCA, K&A, DFDA, JS)

PHASE IV: Report Completion (3 months)

1. Select, conform, and review recommendations, alternatives, and priorities (HRG)
2. Complete inter-relational database engineering (HRG, NW)

7. Describe the documentation and other information that will be gathered during the course of the project, how it will be organized and synthesized, the format in which it will be presented, and how it will be used after the completion of the implementation work.

Refer to item 6. above, and Attachment 16 for description and sample documentation and format

8. Provide a description of any anticipated planning activities beyond the scope of this project as well as any information on anticipated start and end dates for actual conservation work.

IV. Training Program

1. Describe the format and structure of the proposed Training Program (that is, on-site opportunities for students or professionals in architectural conservation or related disciplines and, if appropriate, for staff involved in the ongoing maintenance and preservation of the building or site), including specific information regarding the goals of the program, the participants, the program's duration, and a proposed schedule.
2. List the individual(s) who will organize and provide the training; briefly describe their specific responsibilities.

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V. Future Use

1. Describe any potential alterations or additions (including those under consideration) to the building or site, the justification for the proposed changes, and the potential impact on the historic structure and fabric.
2. Describe how the building or site will be used on completion of the conservation work.
3. Describe the local community's present involvement in the project, as well as its proposed involvement in the continuing management of the building or site.
4. Describe the current and future policy for public access to the building or site; include information on procedures for public or private visits, including visiting hours, tours, etc.

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VI. Project Budget

Using the formats provided below, provide a detailed budget for the proposed Emergency Work, Project Work Plan, and Training Program described above. Narrative descriptions should be attached for any costs that are not self-explanatory. Overhead, indirect, and administrative costs of the applicant organization are not eligible expenses and should not be included.

1. Using the following column headings, provide the budget and subtotal costs relating to emergency work described in the Section II, above:

Emergency Work

Labor/Material Cost	Responsibility/Description	Unit	Rate	Unit x Rate
None				

2. Using the following column headings, provide the budget and subtotal for all consultants, such as architects, engineers, surveyors, etc., who will carry out the activities described in the Project Work Plan. Provide a separate budget line indicating hours to be spent on site by the project supervisor.

Consultants' Fees

Name	Responsibility	Hours Allocated	Rate	Unit x Rate
Historic Resources Group, LLC	Project supervisor (on site)	120	90	10,800
	Lead consultant, historian, and preservation architect	520	90	46,800
Griswold Conservation Associates	Architectural Conservator	252	100	25,200

Krakower & Associates	Structural Engineer	49	145	7,105
Judson Studios	Art Glass Conservator	13	95	1,235
Donald F. Dickerson Associates	HVAC, Plumbing, Electrical, and Fire Life Safety Engineer	232	93.103 (blended rate)	21,600
Next Wave	Database Engineer	125	80	10,000

3. Using the following column headings, provide the budget and subtotal for all relevant special contracts such as geological survey, photographic survey, photogrammetric survey, etc.:

Special Contracts

Name of Firm	Responsibility	Hours Allocated	Rate	Hours x Rate
To be determined:	Laboratory analysis for salt identification, surface elemental analysis, cross section preparation, thin section preparation and analysis	1 (Allowance)	3,500	3,500

4. Using the following column headings, provide the budget and subtotal for all travel and related costs for consultants (including architects, engineers, surveyors, training program personnel, etc.):

Consultants' Travel and Related Expenses

Name	Travel Expense	Unit	Rate	Total
Peyton Hall	Car Mileage	600 miles	.345	189

5. Using the following column headings, provide the budget and subtotal for labor and material costs (such as skilled labor, building materials, reproduction costs, etc.):

Labor and Materials

Description of Expense	Unit	Rate	Unit x Rate
Report reproduction	10	100	1,000
Equipment rental: boroscope, thermography, environmental monitoring dataloggers	1 (Allowance)	1,100	1,100

6. Using the following column headings, provide the budget and subtotal for all materials, supervisory, and other expenses related to the Training Program:

Training Program

Name/Expense	Responsibility/Description	Unit	Rate	Unit x Rate

7. Provide the total project budget (total costs described in questions 1 through 6, above).
8. Provide the amount of the total grant request. (This amount should be the same as the grant amount listed in question 7 of the Project Summary.)

\$75,000

9. List potential sources for additional funding and the status of any other applications.

Proposal applications also will be submitted to the following foundations for this project within the next three months.

America the Beautiful Fund

1730 K. Street, NW, Suite 1002
Washington, DC 20006-3868
Nanine Bilski, President
202-638-1649
800-522-3557

George I. Alden Trust

370 Main Street, Rm. 1250
Worcester, MA 01608-1714
Richard Traina, Trustee
508-791-6545

John Jewett & H. Chandler Garland Foundation

P.O. Box 550
Pasadena, CA 91102-0550
G.E. Morrow

Rockefeller Brothers Fund, Inc.

437 Madison Ave., 37th Floor
New York, NY 10022-7001
Benjamin R. Shute, Jr.
212-812-4200

L.J. Skaggs & Mary C. Skaggs Foundation

1221 Broadway, 21st Floor
Oakland, CA 94612-1837
Philip M. Jelley
510-451-1527

Andy Warhol Foundation for the Visual Arts

65 Bleecker Street, 7th Floor
New York, NY 10012
Pamela Clapp, Program Director
212-387-7555



Attachements

Preserve L.A.

Grants

Project Planning

The Getty Grant Program
1200 Getty Center Drive, Suite 800
Los Angeles, CA 90049-1685 U.S.A.

Phone 310 440.7320
Fax 310 440.7703
www.getty.edu/grants

Provide **three** complete sets of the attachments listed below. Label each attachment clearly, using the corresponding numerical heading; for example, "Attachment 1." Check the appropriate box below for each attachment provided. Attachments other than those specifically requested may be provided if they are essential to the understanding of the proposed project. Describe each additional attachment briefly in the space provided at the end of this section.

Attachment 1

Letter from legal owner listed in the Project Summary endorsing current application and amount of funding requested.

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Attachment 2

Evidence of the listing status described in the Project Summary indicating level attained and authorizing entity.

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Attachment 3

Letter from the monitoring organization or local government agency listed in the Project Summary approving current application and amount of funding requested.

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Attachment 4

Map or site plan with project area clearly identified.

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Attachment 5

Detailed survey of existing building or site, including site plans, sections, and elevations (both hand-measured and photogrammetric surveys are acceptable).

Note: The Getty Grant Program has informed the applicant that Attachment 5 is not required.

Attachment 6

Photographs of the interior and exterior of the building or site showing its location, architectural style, and present condition. High-quality photocopies are acceptable.

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Attachment 7

Archaeological field report, soil and/or geological analysis, and environmental impact study, if applicable.

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Attachment 8

Documentation describing any previously completed conservation planning or implementation work.

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Attachment 9

Resume of project supervisor listed in the Project Work Plan. Please provide additional information regarding his or her specific qualifications for the project if this information is not included in the resume.

Attachment 10

Resumes for each of the principal consultants and staff members listed in the Project Work Plan. Please provide additional information regarding their specific qualifications for the project if this information is not included in the resume.

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Attachment 11

Resume for each individual who will organize and provide the Training Program. Please provide additional information regarding their experience in similar training programs if this information is not included in the resume.

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Attachment 12

Letter from any outside organization or individual involved in hosting or organizing the Training Program; the letter should confirm their involvement and outline their responsibilities.

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Attachment 13

Copies of sample archival materials related to the building or site, such as original drawings, contract documents, early photographs, and any other images or descriptions available.

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Attachment 14

Evidence of the nonprofit, charitable, or government status of the applicant organization. This should consist of a statement verifying the organization's status as an organization described in section 501(c)(3) of the United States Internal Revenue Code and a copy of the qualifying letter from the Internal Revenue Service.

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Attachment 15

Evidence of nonprofit, charitable, or government status of the building or site's owner, as described in Attachment 14 above.

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Other Attachments

Please attach and describe below any additional attachments important to the understanding of the proposed project.

Attachment 16

Sample documentation and format for Historic Structure Report