

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Saint Vincent Orphanage and School Building

and/or common Knights of Columbus Building

2. Location

street & number 925 De La Vina Street not for publication

city, town Santa Barbara n/a vicinity of congressional district 19th

state California code 06 county Santa Barbara code 083

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other:

4. Owner of Property

name De La Vina Associates (A California General Partnership)

street & number 1182 S. E. Bristol Street

city, town Santa Ana, n/a vicinity of state California 92707

5. Location of Legal Description

courthouse, registry of deeds, etc. Santa Barbara County Courthouse, Recorder's Office

street & number 105 E. Anapamu Street

city, town Santa Barbara, state California

6. Representation in Existing Surveys

title City Landmark (See Exhibit "B") has this property been determined eligible? yes no

date February 3, 1981 federal state county local

depository for survey records Council of the City of Santa Barbara

city, town Santa Barbara state California

(3)

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

This two-story and basement Italianate building is of masonry construction with a low hip roof. The brackets under the eaves rest on a multiple-band cornice molding. A second cornice molding divides the first and second floors.

The symmetrical facade is highlighted by a central porch and second floor centered pediment. Each floor has six segmental-arch double hung windows on either side of the center feature. The windows are separated by pilasters with moldings at the top. Each pilaster on the second floor is crowned by double brackets at the eave. The projecting pediment has the same pilaster-eave feature, also projecting.

A prominent feature of the porch is the heavily bracketed triangular pediment roof. There are two engaged columns on either side of the door and two free-standing Corinthian columns. The double paneled rectangular doors are under a plain arched transom window. The wide wooden steps have a narrow iron center railing and balustrades of wood.

The raised basement is faced with stone and has two arched entrances under the porch. There are three recessed, arched windows on either side of the porch. A brick walkway encircles the basement level with a brick and sandstone wall adjacent.

The left (NW) elevation has five windows on each level (two bricked in on the second floor). The right (SE) elevation is similar except for a wooden door and metal stairway at the second floor. The asymmetrical rear elevation, remodeled after the 1925 earthquake, has a modest porch with steep staircase at right center. There are four segmental arch double hung windows and two small windows on the second floor. The first floor has five of the large windows and two small ones. There is another basement entrance and recessed windows.

An iron fence with stone pillars surrounds the property. Two Washingtonia palm trees frame the front entrance porch. The statue of Columbus is to the right of the footpath. Two unusually shaped sandstone hitching posts with top rings are located on the City parkway at the De La Vina Street frontage.

The building originally had four levels - a basement and three floors. In the June 1925 earthquake, the building was severely damaged, and it was necessary to remove the top floor. There are now three levels - a basement and two floors. The through lot extends from De La Vina Street to St. Vincent Avenue.

During the years that St. Vincent's School occupied the property, there were several outbuildings, including a large privy, a cow corral, drying yard, playhouse, laundry, carriage barn, and hay barn. A separate schoolroom is now the children's day nursery at the westerly corner of St. Vincent Avenue and West Canon Perdido Street.

The three-story brick and limestone building has recently been given great attention by the City Building Department due to structural stress and damage by a recent earthquake. Though there are problems with the building, this type of structure can be physically rehabilitated so that it enjoys the same level of safety as new buildings constructed to present day standards. This rehabilitation will conform to the Secretary of the Interior's "Standards for Historic Preservation Projects".

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The brick exterior will require new pointing as well as structural stabilization. The wood exterior trim, stairs, balustrades, and brackets are in immediate need of care and maintenance, but do not present any major difficulties to the proposed renovation and rehabilitation efforts as presently proposed.

Some windows are in need of replacement as are the doors that exist and, these, too, will be replaced.

The roof is in satisfactory condition though the shingling that is present, is in need of repair.

Astride of the main entry walk, there are two 60-plus foot palm trees that have now appeared in most of the historic photographs uncovered to date. It appears as though they (palm trees) were purchased and planted some time around the turn of the century. Remaining landscape is not attractive and therefore should ultimately be replaced with more desirable landscaping that reflects the actual theme of the building.

C-0321H

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Builder - D. Jordan

Specific dates 1874 - 1875

Builder/Architect

Architect - A. Marquis
Supervisor - Peter Barber

Statement of Significance (in one paragraph)

The St. Vincent Orphanage and School Building is significant as perhaps the finest late nineteenth century structure in Santa Barbara, as well as for its long role in the social development of that City. Santa Barbara is well-known for its early nineteenth and early twentieth century architecture, both of which celebrate the Hispanic heritage of the region. Very little remains, however, of structures erected during the "Americanization" of Santa Barbara in the late nineteenth century. The present structure, significant in its own right as a fine and well-preserved example of Italianate design, is especially important for its capacity to convey the tastes and aspirations of the first generation of large-scale English-speaking settlements in Santa Barbara.

Since its original construction in 1874-75, there have been only two owners. The original owners were the Daughters of Charity of Saint Vincent de Paul, with the Knights of Columbus Council 1684 acquiring it in 1925 and holding it until August of 1980.

Under the Daughters of Charity ownership, it became the first English-speaking school in the area. The original wood building completed in 1871, was destroyed by fire in 1874. Work commenced on the new brick building on August 8, 1874, with the cornerstone being laid on November 3, 1874. Over the years the building has suffered several mishaps that included a disastrous storm, fire, and two earthquakes. From most recent research and physical inspection, it has been determined that the structure has undergone two, possibly three, major and extensive alterations. All were undertaken prior to 1925, which makes the present structure, in its altered from original condition still over fifty years old.

The present building, with its Italianate architectural styling is one of the most significant examples of its kind in this area of the country. Benefiting from the fact that it has only had two owners in its time (1874-1980), much of the original materials and detailing are still present. As an example, though the central hall stairs were removed from their original location, they are still intact in the rear (1927) addition. They are to be reinstalled in their original location. Contact has been made with the nuns at the present St. Vincent School in Santa Barbara where additional historical files are being reviewed along with photographs and documents pertaining to the original cornerstone.

An orphan, who is now an elderly lady, still residing in the Santa Barbara area, has been interviewed and has revealed considerable historic anecdotes.

The subject building was designated a City Structure of Merit by the Landmarks Committee on June 28, 1979. It has been placed on the Historic Resources Inventory of the California Department of Parks and Recreation, and was determined by the City's Survey of Architectural and Historic Resources to be eligible for the National Register of Historic Places.

9. Major Bibliographical References

(Gebhard and Winter) A Guide to Architecture in Los Angeles and Southern California pg. 537

ACREAGE NOT VERIFIED

10. Geographical Data

Acreeage of nominated property .416 acres (18,124 square feet)
 Quadrangle name Santa Barbara, CA Quadrangle scale 1:24000

UMT References

A	<u>11</u>	<u>251570</u>	<u>3811740</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

Property located adjacent to the Southwest corner of De La Vina Street and Carrillo Street. Frontage face De La Vina running Southwesterly the depth of the block to St. Vincent Avenue. (Legal Description Exhibit "C")

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
state		code	county	code

11. Form Prepared By

name/title Jeffery W. Potter - owner and partner

organization c/o Century-Superior Gunite date 10-14-81

street & number P.O. Box 908 telephone (213) 983-0771

city or town Sun Valley state California

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature [Signature]

title _____ date APR 1 1982

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I hereby certify that this property is included in the National Register

Entered in the National Register

date 6/2/82

[Signature]
Keeper of the National Register

Attest:

date

Chief of Registration

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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The first edition of "Santa Barbara Architecture" (Capra Press) features the building in its "Italianate" section.

Gebhard and Winter's "A Guide to Architecture in Los Angeles and Southern California" states on Page 537, "Due to its size and design this is unquestionably the most important late 19th century building still standing in Santa Barbara".

Several local history books mention the Daughters of Charity, their role in the community, and the significance of the subject building.

SEE EXHIBIT "A"

C-0321H

EXHIBIT "A"

HISTORY

The following report was prepared by the Landmarks Committee Staff, and provides a history of the property.

The Knights of Columbus hall was built in 1874-75 by the Catholic Order of the Daughters of Charity of St. Vincent de Paul for their St. Vincent's School for Girls. An earlier three-year-old school building on the same site had burned down.

Architect for the structure was A. Marquis. Local supervision may have been by Peter J. Barber. The builder was D. Jordan.

Refer to the attached "St. Vincent's School" addendum to the building's State Historic Resources Inventory form for the statement of historical significance. This statement, written by Richard S. Whitehead, briefly relates the local history of the Daughters of Charity and of the subject building.

St. Vincent's institution moved to its present location in the Cieneguitas Ranch area (4200 Calle Real) in late 1924, and the building was sold to the Knights of Columbus Council 1684. For the next 55 years the building served as a fraternal lodge hall. For many years a school of dance was operated on the second floor. In later years other light commercial uses occupied portions of the second floor.

Many locally prominent Catholic men attended fraternal meetings in the first floor hall and dining room. The statue of Christopher Columbus on the front lawn attests to the name of the organization which owned the property until August 1980, when title was transferred to De la Vina Associates of Irvine California.

The building originally had four levels: a basement and three floors. In the June 1925 earthquake the building was severely damaged, and it was necessary to remove the top floor. There are now three levels: a basement and two floors. The through lot extends from De la Vina Street to St. Vincent Avenue.

During the years that St. Vincent's School occupied the property there were several outbuildings, including a large privy, a cow corral, drying yard, playhouse, laundry, carriage barn and hay barn. A separate schoolroom is now the children's day nursery at the westerly corner of St. Vincent Avenue and West Canon Perdido Street.

R. Denzil Lee, Architect for the renovation planned for the structure, has collected old photographs of St. Vincent's School and has conducted interviews with former students. His firm's research is an important contribution to preservation of our City's heritage.

DESCRIPTION:

This two-story-and-basement Italianate building is of masonry construction with a low hip roof. The brackets under the eaves rest on a multiple-band cornice molding. A second cornice molding divides the first and second floors.

The symmetrical facade is highlighted by a central porch and second-floor centered pediment. Each floor has six segmental-arch double hung windows on either side of the center feature. The windows are separated by pilasters with moldings at the top. Each pilaster on the second floor is crowned by double brackets at the eave. The projecting pediment has the same pilaster-eave feature, also projecting.

A prominent feature of the porch is the heavily-bracketed triangular pediment roof. There are two engaged columns on either side of the door, and two free-standing Corinthian columns. The double paneled rectangular doors are under a plain arched transom window. The wide wooden steps have a narrow iron center railing and balustrades of wood.

The raised basement is faced with stone and has two arched entrances under the porch. There are three recessed, arched windows on either side of the porch. A brick walkway encircles the basement level, with a brick and sandstone wall adjacent

The left elevation has 5 windows on each level (two bricked in on the second floor.) The right elevation is similar except for a wooden door and metal stairway at the second floor. The asymmetrical rear elevation, remodeled after the 1925 earthquake has a modest porch with steep staircase at right center. There are four segmental arch double hung windows and two small windows on the second floor. The first floor has five of the large windows and two small ones. There is another basement entrance and recessed windows.

An iron fence with stone pillars surrounds the property. Two Washingtonia palm trees frame the front entrance porch. The statue of Columbus is to the right of the footpath. Two unusually-shaped sandstone hitching posts with top rings are located on the City parkway at the De la Vina Street frontage.

RECOGNITION:

The subject building was designated a City Structure of Merit by the Landmarks Committee on June 28, 1979. It has been placed on the Historic Resources Inventory of the California Department of Parks and Recreation, and was determined by the City's Survey of Architectural and Historic Resources to be eligible for the National Register of Historic Places.

The owner has filed an application for nomination of the building to the National Register.

The first edition of "Santa Barbara Architecture" (Capra Press) features the building in its "Italianate" section.

Gebhard and Winter's "A Guide to Architecture in Los Angeles and Southern California" states on Page 537, "Due to its size and design this is unquestionably the most important late 19th century building still standing in Santa Barbara."

Several local history books mention the Daughters of Charity, their role in the community, and the significance of the subject building.

On December 17, 1980, the Landmarks Committee adopted Resolution 6-80 as follows:

WHEREAS, Section 22.22.050 of the Municipal Code of the City of Santa Barbara grants the Landmarks Committee the authority to recommend to the City Council the designation as a Landmark of any structure, natural feature, site or area having historic, architectural, archaeological, cultural or aesthetic significance; and

WHEREAS, on November 12, 1980, the Landmarks Committee adopted a resolution of intention to consider the designation of the Knights of Columbus Hall (former St. Vincent's School building) at 925 De la Vina Street, City Parcel 39-312-03, as a Landmark; and

WHEREAS, the Landmarks Committee held a public hearing on December 17, 1980, during which hearing comments were invited on the proposed designation; and

WHEREAS, a written report on the Knights of Columbus Hall was received from the Committee's Staff; and

WHEREAS, in summary, the Landmarks Committee finds that the Knights of Columbus Hall (former St. Vincent's School building) meets the following criteria listed in Section 22.22.040 of the Municipal Code:

- 1) Its character, interest and value as a significant part of the heritage of the City and State;
- 2) Its identification with persons who significantly contributed to the culture and development of the City;
- 3) Its exemplification of a particular architectural style and way of life important to the City;

- 4) Its identification as the design of a person whose effort has significantly influenced the heritage of the City;
- 5) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.
- 6) The merit of the importance of its architectural design.

NOW, THEREFORE BE IT RESOLVED that the Landmarks Committee of the City of Santa Barbara hereby recommends designation of the Knights of Columbus Hall (former St. Vincent's School building) as a City landmark, and makes findings based on the historic, architectural, and cultural significance of facts presented in the description which is attached herewith as Exhibit A and incorporated herein by reference.

LANDMARKS COMMITTEE
CITY OF SANTA BARBARA, CALIFORNIA

On February 3, 1981, the City Council adopted Resolution 81-013 that designated the building as a City Landmark:

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA
DESIGNATING THE KNIGHTS OF COLUMBUS HALL (FORMER ST. VINCENT'S
SCHOOL BUILDING) AT 925 DE LA VINA STREET AS A LANDMARK.

WHEREAS, on November 12, 1980, a resolution of intention to consider the designation of the Knights of Columbus Hall (former St. Vincent's School building) as a landmark was adopted by the Landmarks Committee; and

WHEREAS, on November 19, 1980, a categorical exemption was issued by the Environmental Analyst; and

WHEREAS, the Landmarks Committee held a public hearing on December 17, 1980, during which hearing comments were received on the proposed designation; and

WHEREAS, a written report on the former school building was received from the Committee's Staff; and

WHEREAS, on December 17, 1980, the Landmarks Committee adopted Resolution 6-80 recommending to the City Council the designation of the Knights of Columbus Hall (former St. Vincent's School building) as a City landmark; and

WHEREAS, Section 22.22.050 of the Santa Barbara Municipal Code states that the City Council may designate any property a landmark by adopting a resolution of designation within ninety (90) days following receipt of a recommendation from the Landmarks Committee;

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Santa Barbara that:

1. The Knights of Columbus Hall (former St. Vincent's School building), Assessor's Parcel Map 31-312-03, is designated as a City landmark.
2. In support of said decision, the City Council makes the following findings with respect to said landmark pursuant to Section 22.22.040 of the Santa Barbara Municipal Code:
 - a. its character, interest and value is a significant part of the heritage of the City and the State;
 - b. it is identified with persons who significantly contributed to the culture and development of the City;
 - c. it exemplifies a particular architectural style and way of life important to the City;
 - d. it possesses a unique location and singular physical characteristic representing an established and familiar visual feature of a neighborhood;
 - e. it identifies the design of a person whose effort has significantly influenced the heritage of the City;
 - f. it embodies elements demonstrating outstanding attention to architectural design.

EXHIBIT "B"

RESOLUTION NO. 81-013

FEB 3 1981 #/C

1
2 A RESOLUTION OF THE COUNCIL OF THE CITY OF
3 SANTA BARBARA DESIGNATING THE KNIGHTS OF
4 COLUMBUS HALL (FORMER ST. VINCENT'S SCHOOL
5 BUILDING) AT 925 DE LA VINA STREET AS A
6 LANDMARK.

7 WHEREAS, on November 12, 1980, a resolution of intentio
8 to consider the designation of the Knights of Columbus Hall
9 (former St. Vincent's School building) as a landmark was adopted
10 by the Landmarks Committee; and

11 WHEREAS, on November 19, 1980, a categorical exemption
12 was issued by the Environmental Analyst; and

13 WHEREAS, the Landmarks Committee held a public hearing
14 on December 17, 1980, during which hearing comments were received
15 on the proposed designation; and

16 WHEREAS, a written report on the former school building
17 was received from the Committee's staff; and

18 WHEREAS, on December 17, 1980, the Landmarks Committee
19 adopted Resolution 6-80 recommending to the City Council the
20 designation of the Knights of Columbus Hall (former St. Vincent's
21 School building) as a City landmark; and

22 WHEREAS, Section 22.22.050 of the Santa Barbara
23 Municipal Code states that the City Council may designate any
24 property a landmark by adopting a resolution of designation
25 within ninety (90) days following receipt of a recommendation
26 from the Landmarks Committee;

27 NOW, THEREFORE, BE IT RESOLVED by the Council of the
28 City of Santa Barbara that:

1. The Knights of Columbus Hall (former St. Vincent's School building), Assessor's Parcel Map 39-312-03, is designated as a City landmark.

1 ///
2 2. In support of said decision, the City Council
3 makes the following findings with respect to said landmark
4 pursuant to Section 22.22.040 of the Santa Barbara Municipal
5 Code:

6 a. its character, interest and value is a
7 significant part of the heritage of the City and the State;

8 b. it is identified with persons who significantly
9 contributed to the culture and development of the City;

10 c. it exemplifies a particular architectural style
11 and way of life important to the City;

12 d. it possesses a unique location and singular
13 physical characteristic representing an established and familiar
14 visual feature of a neighborhood;

15 e. it identifies the design of a person whose
16 effort has significantly influenced the heritage of the City;

17 f. it embodies elements demonstrating outstanding
18 attention to architectural design.

St. Vincent Orphanage & School Building
Santa Barbara, Santa Barbara Co., California

209422

EXHIBIT C

PARCEL ONE:

THAT PORTION OF CITY BLOCK NO. 160 IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF DE LA VINA STREET, DISTANT SOUTH $48^{\circ}30'$ EAST 73.60 FEET FROM THE MOST NORTHERLY CORNER OF CITY BLOCK NO. 160 OF THE CITY OF SANTA BARBARA, AS SHOWN AND DELINEATED ON THE OFFICIAL MAP OF THE SAID CITY OF SANTA BARBARA; THENCE 1ST, SOUTH $48^{\circ}30'$ EAST, CONTINUING ALONG THE SAID SOUTHWESTERLY SIDE OF DE LA VINA STREET, 90.00 FEET TO A POINT; THENCE 2ND, SOUTH $41^{\circ}30'$ WEST, AT RIGHT ANGLES INTO SAID BLOCK NO. 160 AND PARALLEL TO CARRILLO STREET, 201.35 FEET TO A CROSS ON THE SIDEWALK ON THE NORTHEASTERLY SIDE OF ST. VINCENT AVENUE; THENCE 3RD, NORTH $48^{\circ}30'$ WEST, AT RIGHT ANGLES AND PARALLEL TO DE LA VINA STREET, 90.00 FEET ALONG THE SAID NORTHEASTERLY SIDE OF ST. VINCENT AVENUE TO A CROSS CUT ON THE SIDEWALK, DISTANT SOUTH $48^{\circ}30'$ EAST 73.60 FEET FROM THE MOST SOUTHEASTERLY LINE OF CARRILLO STREET; THENCE 4TH, NORTH $41^{\circ}30'$ EAST, AT RIGHT ANGLES AND PARALLEL TO CARRILLO STREET, 201.35 FEET TO THE PLACE OF BEGINNING.

PARCEL TWO:

A RIGHT OF WAY FOR INGRESS AND EGRESS, SO LONG AS THE KNIGHTS OF COLUMBUS BUILDING REMAINS STANDING AS CONSTRUCTED ON OCTOBER 18, 1935, OVER THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE MOST NORTHERLY CORNER OF CITY BLOCK 160 AS ABOVE DESCRIBED THENCE SOUTH $48^{\circ}30'$ EAST, ALONG THE SOUTHWESTERLY SIDE OF THE DE LA VINA STREET, 73.60 FEET TO A POINT; THENCE SOUTH $41^{\circ}30'$ WEST AT RIGHT ANGLES INTO SAID BLOCK 160 AND PARALLEL TO CARRILLO STREET AND ALONG THE FOURTH COURSE ABOVE MENTIONED, 78.90 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING, TO THE FOLLOWING DESCRIBED EASEMENT, WHICH IS TO BE A PART OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE 1ST, SOUTH $41^{\circ}30'$ WEST, CONTINUING ALONG THE LAST MENTIONED COURSE AND THE ABOVE MENTIONED FOURTH COURSE, 84.85 FEET TO A POINT WHICH IS DISTANT NORTH $41^{\circ}30'$ EAST 37.60 FEET FROM A CROSS CUT ON THE SIDEWALK ON THE SAID NORTHEASTERLY LINE OF ST. VINCENT AVENUE; THENCE 2ND, NORTH $48^{\circ}30'$ WEST AT RIGHT ANGLES AND PARALLEL TO DE LA VINA STREET, 10 FEET TO A POINT; THENCE 3RD, NORTH $41^{\circ}30'$ EAST AT RIGHT ANGLES 84.85 FEET PARALLEL TO CARRILLO STREET TO A POINT WHICH IS DISTANT 63.60 FEET FROM THE SAID SOUTHEASTERLY LINE OF CARRILLO STREET, MEASURED AT RIGHT ANGLES THEREFROM; THENCE 4TH, SOUTH $48^{\circ}30'$ EAST AT RIGHT ANGLES AND PARALLEL TO DE LA VINA STREET, 10 FEET TO THE PLACE OF BEGINNING.

ST. VINCENT AVENUE

CARRILLO STREET

ONE STORY CONCRETE & STUCCO BUILDING

← 20.35' →

BRICK BUILDING

BRICK WALL

ONE STORY STUCCO BUILDING

3' HIGH STONE WALL WITH 3' HIGH IRON FENCE

← 90' →

DE LA VINA STREET

PARKING

PARKING

RAMP DOWN

UP

DOWN

UP

N

