

Subj: **Disposition of the House at 1912 St. Andrews Place**  
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Julie McCormick, President

Immaculate Heart High School

5515 Franklin Avenue

Los Angeles, Ca. 90028

February 19, 2009

Dear Ms. McCormick,

The Oaks Homeowners Association (representing the residents of The Oaks neighborhood) has recently been made aware of the situation involving the house at 1912 St. Andrews Place owned by Immaculate Heart High School. We understand that IHHS has expressed the intention of demolishing the house and replacing it with structures or parking facilities for the school.

We would be keenly disappointed if that were to happen, and we certainly hope a different course can be found that will nevertheless be of benefit to the School. As you know, the property at 1912 St. Andrews Place is zoned R1-1 and that zoning does not allow a parking structure or a school office building. It will likely be difficult to change the zoning from R1-1 given widespread dissatisfaction about that change among the immediate neighbors. In the past, The Oaks Homeowners Association has always strongly supported preservation of the historic residential quality of our neighborhood, and has never supported zoning changes that would alter that quality.

We encourage you to look at solutions that preserve the existing home. To that end, the School could fix up the house and rent it out to someone connected with the school who could live there and take care of it. This person could be a teacher or an administrator, or it could be the School's custodian or head of security (and his or her family) who could live on the property and be perfectly situated for watching over the school at night and on weekends.

Demolishing the St. Andrews house would diminish the residential character of a street that is important to the School itself. We imagine that, for the families of the girls who attend Immaculate Heart, a not insignificant part of the school's appeal is its location amid the quiet and historic residential neighborhoods on its north, west and east sides. It's doubtful many families are attracted by the stretches of asphalt to the south of the school below Franklin Avenue. To expand those stretches of asphalt with the demolition of the St. Andrews house would be to undercut the longstanding character and heritage of Immaculate Heart