Appendix D

Cultural Resources Technical Report

1000 North La Brea Avenue Project

Cultural Resources Technical Report

prepared for

City of West Hollywood
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July 2024 (Revised December 2024)

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Please cite this report as follows:

Ogaz, A., J. Williams, R. Perzel, L. Kry, and S. Carmack

2024 *1000 North La Brea Avenue Project Cultural Resources Technical Report, Los Angeles County, California*. Rincon Consultants Project No. 23-14457. Report on file at the South-Central Coastal Information Center, California State University Fullerton, California.

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Executive Summary

The City of West Hollywood retained Rincon Consultants, Inc. (Rincon) to conduct this Cultural Resources Technical Report in support of the 1000 North La Brea Project (project) in West Hollywood, Los Angeles County, California.

Totaling 43,316 square feet, the project site consists of three contiguous parcels ranging in address between 1000 and 1020 North La Brea Avenue (Assessor's Parcel Numbers 5531-014-013, -014 and -017). The project would include a merging of three parcels to result in one common address, 1000 North La Brea Avenue.

The project includes the demolition of the existing concrete batch plant (i.e., CEMEX Hollywood Ready-Mix Concrete Plant) and an open parking lot, both at 1000 North La Brea Avenue, and an 11,906-square-foot warehouse at 1020 North La Brea Avenue. The project also includes the construction, use, and maintenance of a new 34-story (352-foot-tall), 426,656-square-foot, mixed-use development with two subterranean parking levels, 30,000 square feet of commercial/retail use (including a café) on the ground floor, parking between floors two and six, and residential uses above. The project is subject to the California Environmental Quality Act (CEQA). The City of West Hollywood is the lead agency under CEQA.

This technical report documents the results of the study and tasks conducted by Rincon, specifically, a cultural resources records search of the California Historical Resources Information System (CHRIS) and additional sources, a Sacred Lands File (SLF) search with the Native American Heritage Commission (NAHC), a field survey, the recordation and evaluation of two historic-age built environment properties on Department of Parks and Recreation (DPR) 523 forms, tribal consultation notification initiated by the City pursuant to Assembly Bill (AB) 52, and the preparation of this report to summarize the results of these activities.

All NAHC-listed California Native American tribal representatives on the City's AB 52 consultation list that have requested project notification pursuant to AB 52 were sent project notification letters via certified mailing through the United States Postal Service by the City on November 16, 2023. Because AB 52 is a government-to-government process, including consultation regarding sensitive information, all records of correspondence related to AB 52 notification and any subsequent consultation are on file with the City and are addressed in the tribal cultural resources section of the project's environmental document.

The CHRIS records search and background research identified four previous cultural resource investigations (LA-10568, Architectural Resource Group 2008, Galvin Preservation Associates Consulting 2016, City of Los Angeles 2015) that overlap the project site. The CHRIS records search also identified seven previous cultural resource studies within the 0.25-mile records search buffer. No prehistoric or historic period archaeological resources were identified within the project site or 0.25-mile records search buffer. A search of the NAHC SLF was negative for known Native American heritage resources. Given the developed nature of the project site an archaeological survey was not conducted. A review of historical maps and aerial imagery indicates the project site has been subject to substantial ground disturbance starting as early as 1924 and up to 1972, associated with the development and expansion of the existing concrete batch plant. A review of the types of soils that underly the project revealed that the project site primarily consists of Urban land soils, which consists of human-transported or human-altered materials, minimally altered materials, or intact native soils. A review of the geotechnical reports prepared for the project site identified artificial fill

soils from surface to depths between three and eight feet below ground surface (bgs) within the project site.

The absence of prehistoric or historic-period archaeological remains within the project site and the immediate vicinity, along with the existing level of disturbance in the project site, suggest that there is a low potential for encountering intact subsurface archaeological deposits during project construction activities. Resources that may be encountered during project construction activities may include historic-period cultural material associated with the extant concrete plant, including building foundations, privies, refuse deposits, and other buried infrastructure. Such resources could qualify as either historical resources or unique archaeological resources under CEQA. In the event that unanticipated or previously unknown archaeological resources are encountered during project implementation, impacts to these resources could be significant. Therefore, Rincon recommends mitigation measures to facilitate appropriate treatment of any inadvertent discovery of archaeological resources in accordance with CEQA regulations. Specifically, Rincon recommends a Workers Environmental Awareness Program Training, Retention of an On-Call Qualified Archaeologist, and Inadvertent Discovery of Archaeological Resources procedures as outlined in detail in the *Impact Analysis and Conclusions* section of this report. With the proper implementation of the prescribed measures, the project would result in a finding of ***less-than-significant impact with mitigation incorporated for archaeological resources*** under CEQA. Additionally, with adherence to existing regulations (California Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.98, and the California Code of Regulations Section 15064.5[e]) the project would result in a ***less-than-significant impact to human remains*** under CEQA.

The built environment survey identified two properties on the project site that are over 45 years of age: 1000 and 1020 North La Brea Avenue (subject properties). Each property was recorded on DPR forms individually and evaluated for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and for designation as a City of West Hollywood Cultural Resource. Both are recommended ineligible for the NRHP, CRHR, and City of West Hollywood cultural resources designation. In addition, a portion of 1000 North La Brea Avenue is located outside West Hollywood in the City of Los Angeles; therefore, that property was also evaluated and is recommended ineligible for the City of Los Angeles Historic-Cultural Monument (HCM) designation. As a result of the evaluations summarized herein, neither property is considered historical resources pursuant to the CEQA. The demolition of the subject properties therefore would not constitute a substantial adverse change to historical resources.

Adjacent to the project site, there are three properties previously designated or recommended eligible for listing in the NRHP, CRHR, and for City of Los Angeles HCM designation: 1040 North Sycamore Avenue (300 feet north of the project site), 960 North La Brea Avenue (80 feet south of the project site), and 7000 West Romaine Street (210 feet south of the project site; City of Los Angeles 2015, 2022). Research for this study also identified 22 other eligible and designated historical resources within a 0.25-mile radius surrounding the project site. As they are eligible for listing or designation or already listed, these qualify as historical resources pursuant to CEQA. However, the project would not directly physically alter any of these properties. The project would introduce a new visual element into the immediate setting of these historical resources. Under CEQA, in addition to direct physical alterations, alterations to the setting of a historical resource have the potential to cause a substantial adverse change by altering the characteristics that convey the historical significance of the resource such that it constitutes a material impairment. However, the introduction of the new building within an existing urban setting is not anticipated to diminish the integrity of existing historic properties near the project. Moreover, the project would be

consistent with the character of the surrounding area in that the area is densely urbanized and has been subject to periodic redevelopment with buildings of various sizes, scales, architectural styles, and ages. As such, the proposed project would not result in the alteration of the physical characteristics that convey the historical significance of these adjacently located resources. Following the implementation of the project, these adjacent resources will remain eligible for historical resource designation, and they would remain qualified historical resources pursuant to CEQA. Additional analysis of the project's potential for visual impacts is detailed in the project Environmental Impact Report (EIR) under Section 4.1, *Aesthetics*.

Finally, there is the potential for ground-borne vibration produced during project construction activities to result in impacts to adjacent historical resources at 1040 North Sycamore Avenue, 960 North La Brea Avenue, and 7000 West Romaine Street, in addition to other potential historical resources (buildings of 45 or more years of age) near the project site. For the purposes of the analysis of the potential for construction-related vibration to significantly impact historical resources, impacts would be considered significant if they would result in physical damage to historical resources. However, analysis completed as part of the EIR for the project concluded that the vibration levels in these locations would be under the limit for the most stringent threshold for vibration impacts and do not have the potential to cause physical damage to these or any other known historical resources in the area surrounding the project. Analysis of ground-borne vibration is detailed in the EIR completed for the current study, under Section 4.10, *Noise*.

Based on the analysis presented above, the project would not result in the material impairment of any known historical resource, because it would not alter, in an adverse manner, those physical characteristics that convey their historical significance and that justify their inclusion in the NRHP, CRHR, or local register. The project would therefore result in a ***less-than-significant impact to historical resources*** pursuant to CEQA.

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1 Introduction

The City of West Hollywood retained Rincon Consultants Inc. (Rincon) to conduct this Cultural Resources Technical Report for the 1000 North La Brea Project Environmental Impact Report (EIR; project) in West Hollywood, California. This technical report documents the results of the study and tasks conducted by Rincon, specifically, a cultural resources records search of the California Historical Resources Information System (CHRIS) and additional sources, a Sacred Lands File (SLF) search with the Native American Heritage Commission (NAHC), Assembly Bill (AB) 52 consultation assistance, a field survey, and the recordation and evaluation of 1000 and 1020 North La Brea Avenue for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local designation on Department of Parks and Recreation (DPR) 523 forms. This study has been completed pursuant to the requirements of the California Environmental Quality Act (CEQA). The City of West Hollywood is the lead agency under CEQA.

Notably, following completion of the draft Cultural Resources Technical Report in July 2024, including the field survey, CEMEX (tenant at the project site until December 2024) applied for and received a Demolition Permit from the cities of West Hollywood and Los Angeles allowing the disassembly and removal of its concrete batch plant equipment (i.e., plant structure/machinery, water tanks) and demolition of its office building down to its foundation without any ground disturbance or excavation. Between September 2024 and December 2024, CEMEX vacated these structures from the site prior to expiration of their lease by December 2024. To ensure consideration of project site conditions at the time of circulation of the Notice of Preparation and preparation of this Cultural Resources Technical Report, and to provide a conservative analysis of project impacts related to cultural resources, the analysis in this technical report evaluates the site based on conditions prior to CEMEX vacating the concrete batch plant from the site. As such, project site conditions are described in this report in the present tense for consistency with site conditions and operations as they existed when the findings of this study, as presented in Section 5, *Findings*, were identified.

1.1 Project Site and Description

The project site is located in Township 1 South, Range 14 West, Section(s) 10 and 15 on the *Hollywood, California* United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 1). Totaling 43,316 square feet, the project site is located between of three contiguous parcels ranging in address between 1000 and 1020 North La Brea Avenue (Assessor's Parcel Numbers [APN] 5531-014-013, -014 and-017) (Figure 2). The project would include a merging of three parcels resulting in one common address, 1000 North La Brea Avenue.

The project involves the demolition of on-site buildings and structures and removal of two mature trees for construction and operation of a new 34-story (352-foot-tall), mixed-use residential and commercial building The development consists of 514 apartment units and 30,000 square feet of commercial/retail use on the ground floor. Apart from the 30,000-square-foot, commercial/retail space, the ground floor would include an entry plaza open to the public, a café outdoor seating area, and a residential lobby. Floors two through six would consist of a parking garage with 521 parking spaces and 394 bicycle parking stalls for residents and patrons. Floors seven through 34 would include the 514 apartment units, consisting of 128 affordable and workforce units and 386 market-rate units. In addition to apartment units, floor seven would include two outdoor gardens

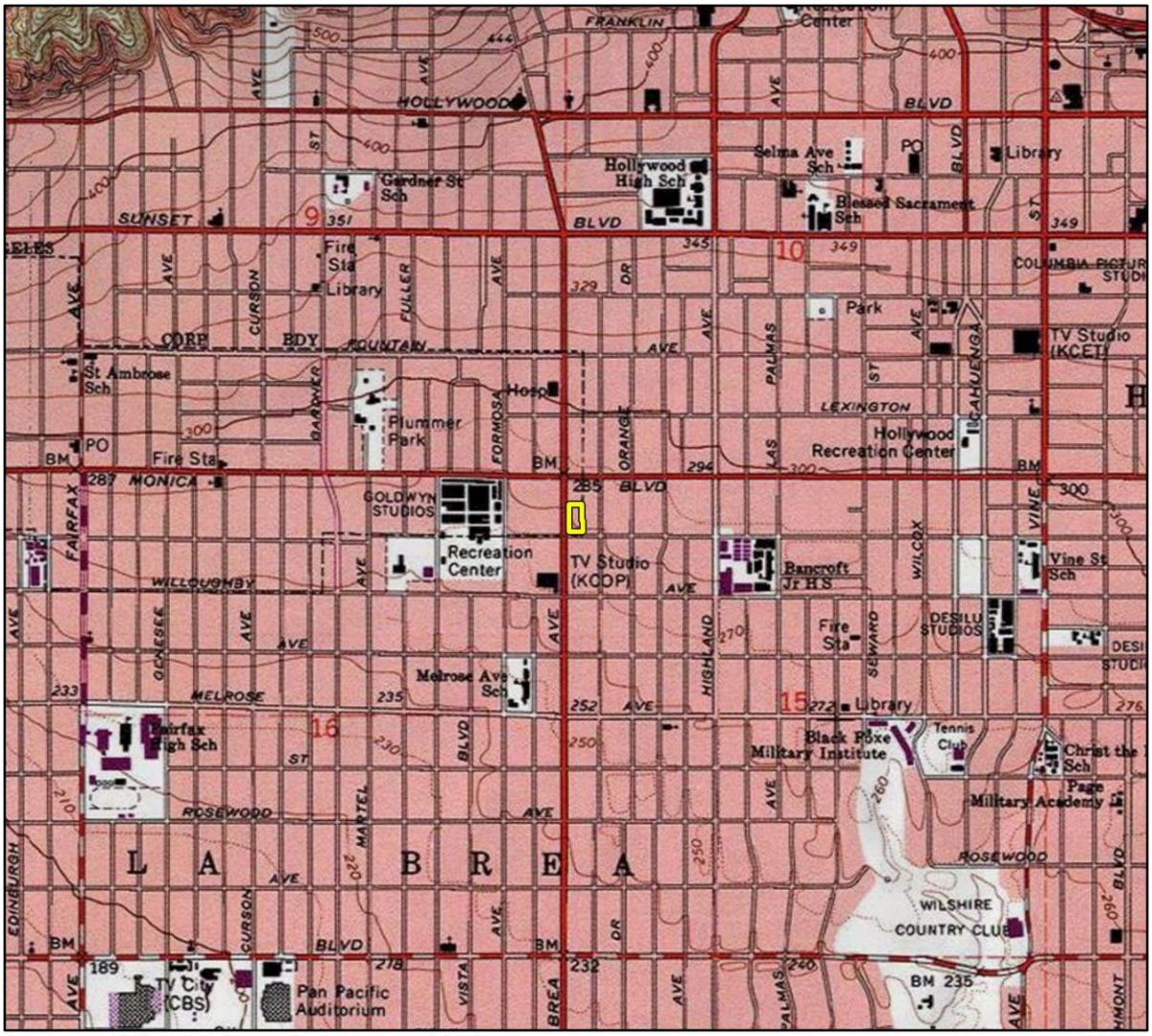
with seating and an indoor gathering area for residents within one of the gardens; floor 17 would include a fitness room, lounge/recreation room, and outdoor garden with seating; floor 18 would include a yoga room, library, and outdoor swimming pool with a pool deck and firepit; and floor 19 would include an outdoor garden with seating. The rooftop would include an outdoor garden with seating, mechanical rooms, and an emergency helipad atop the roof. The roof would exceed the 352-foot height of the building by an additional 25 feet. The project would also integrate up to seven billboards, proposed to be a combination of static and/or full motion video, with varied dimensions throughout all facades of the building. Of the seven proposed billboards, only the bottom billboard, located between floors two through six, would be digital whereas the other six proposed billboards would be static. The project would also include a subterranean parking garage with two floors providing 153 parking spaces. Below, Figure 3 depicts the ground floor plan, while Figure 4 through Figure 7 provide rendered views and elevations of the project.

The current project design involves a minimum excavation depth of 22 feet below ground surface (bgs) for the construction of the proposed building basement with a maximum depth of 32 feet bgs for the proposed subterranean levels.

1.2 Personnel

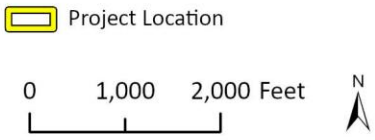
Rincon Architectural Historian and Program Manager Rachel Perzel, MA, provided management oversite for this cultural resources technical report with support provided by Rincon Archaeologist and Project Manager Andrea Ogaz, MA, Registered Professional Archaeologist (RPA) and Architectural Historian and Project Manager James Williams, MA. Andrea Ogaz was the primary author of this report, completed the cultural resources records search, and assisted with the preparation of AB 52 notification letters for the City of West Hollywood. James Williams was a co-author of this report and completed the field survey and resource evaluations. Senior Supervising Archaeologist and Program Manager Linda Kry, BA, Registered Archaeologist, provided Native American coordination assistance for the project. Rincon Principal, Shannon Carmack reviewed this report for quality control. Andrea Ogaz meets the Secretary of the Interior's Professional Qualifications Standards for Prehistoric and Historic Archaeology (National Park Service [NPS] 1983). Shannon Carmack, Rachel Perzel, and James Williams meet the Secretary of the Interior's Professional Qualifications Standards for History and Architectural History (NPS 1983). Geographic Information Systems Analyst Isabelle Radis prepared the map figures found in this report.

Figure 1 Regional Location



Basemap provided by National Geographic Society, Esri and their licensors © 2023. Hollywood Quadrangle. T01S R14W S10,15. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

23-14457 CR
CRFig 1 Proj Locn Map



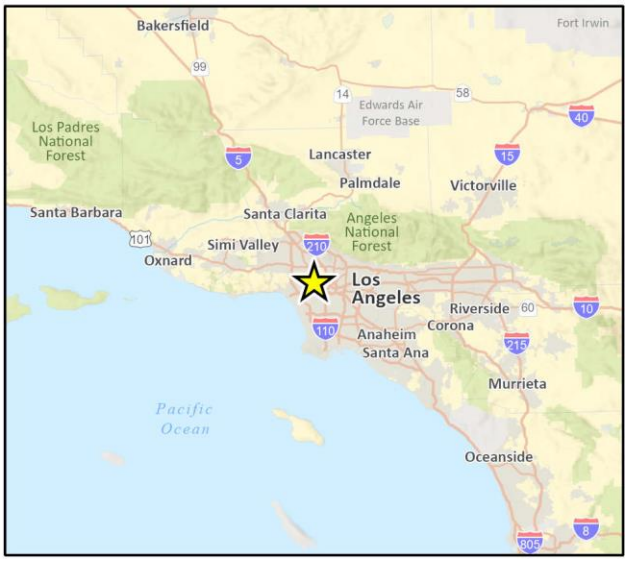


Figure 2 Project Site

Imagery provided by Microsoft Bing and its licensors © 2023.

23-14457 EPS
Fig 2 Project Location

Figure 3 Project Site Plan – Ground Floor

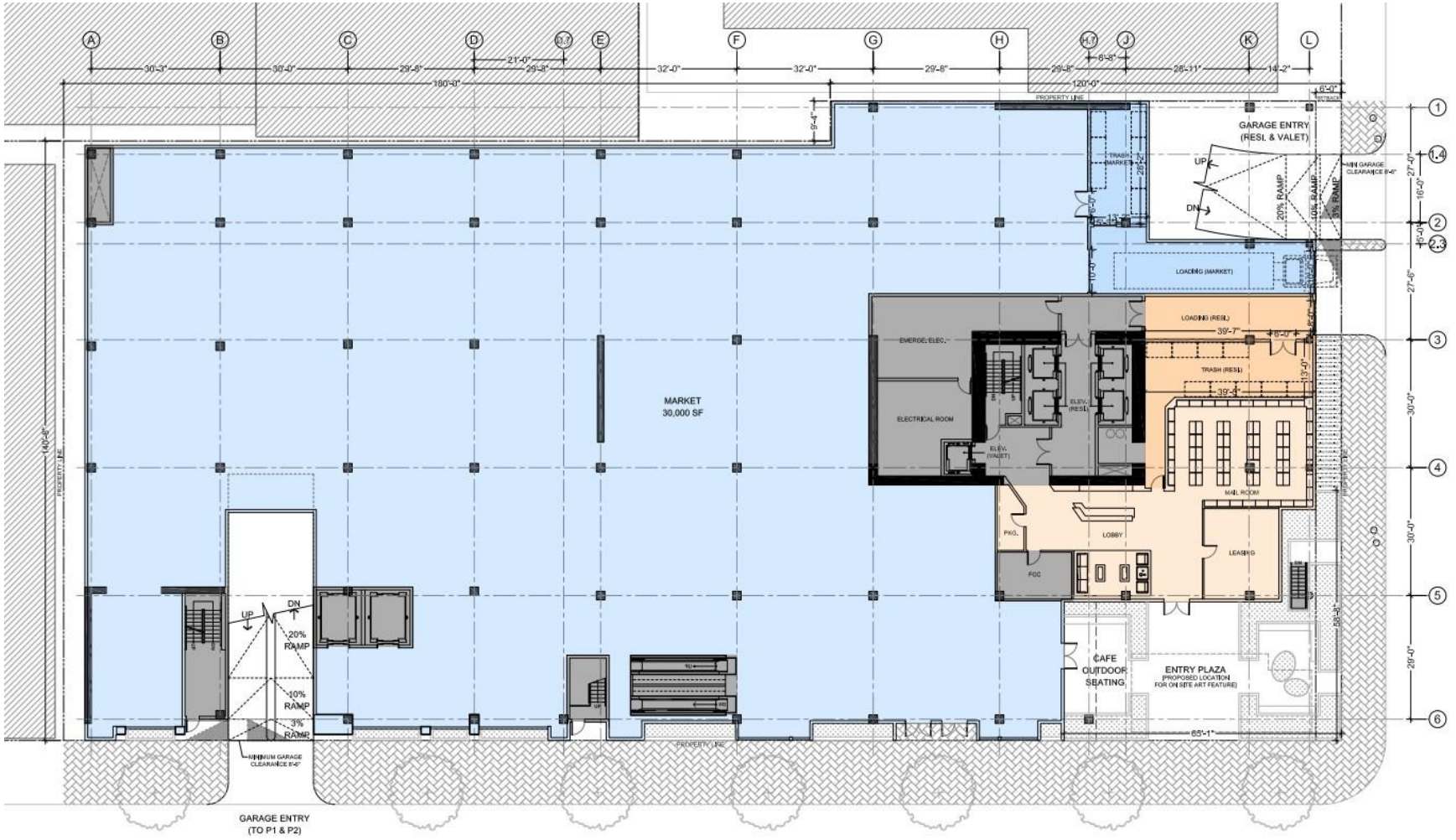


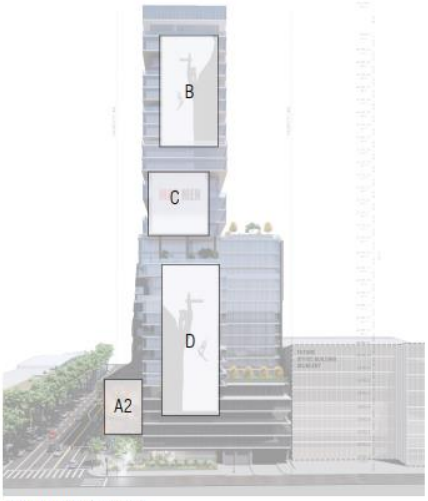
Figure 4 Simulation of Proposed Mixed-Use Building Looking Northeast

Figure 5 Simulation of Proposed Mixed-Use Building Looking East

Figure 6 Simulation of Proposed Ground Floor Entry along North La Brea Avenue

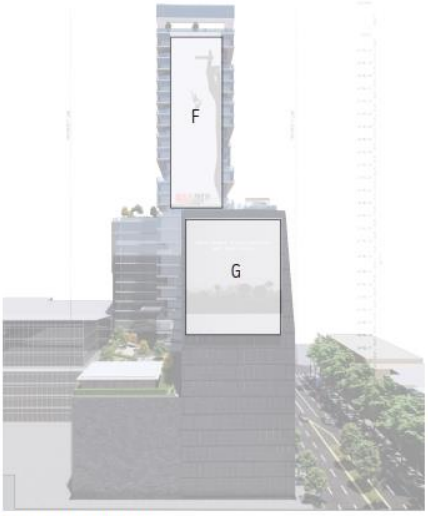
Figure 7 Project Signage (Billboards)

LA BREA AVE
BILLBOARD A1 [ANGLED BILLBOARD] 140'-0" X 48'-0"



ROMAINE STREET
BILLBOARD A2 [ANGLED BILLBOARD] 40'-0" X 48'-0"
BILLBOARD B 45'-0" X 90'-0"
BILLBOARD C 45'-0" X 50'-0"
BILLBOARD D 45'-0" X 120'-0"

EAST ELEVATION
BILLBOARD E 45'-0" X 50'-0"



NORTH ELEVATION
BILLBOARD F 45'-0" X 153'-0"
BILLBOARD G 60'-0" X 70'-0"

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2 Regulatory Setting

This section includes a discussion of the applicable state and local laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during implementation of the project.

2.1 California Environmental Quality Act

California Public Resources Code (PRC) Section 21084.1 requires that lead agencies determine if a project could have a significant impact on historical or unique archaeological resources. As defined in PRC Section 21084.1, a *historical resource* is a resource listed in, or determined eligible for listing in, the CRHR, a resource included in a local register of historical resources or identified in a historical resources survey pursuant to PRC Section 5024.1(g), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant. PRC Section 21084.1 also states resources meeting the above criteria are presumed to be historically or culturally significant unless the preponderance of evidence demonstrates otherwise. Resources listed in the NRHP are automatically listed in the CRHR, as are California Historical Landmarks 770 and above; both are therefore historical resources under CEQA. Historical resources may include eligible built environment resources and archaeological resources of the precontact or historic periods.

CEQA Guidelines Section 15064.5(c) provides further guidance on the consideration of archaeological resources. If an archaeological resource does not qualify as a historical resource, it may meet the definition of a "unique archaeological resource" as identified in PRC Section 21083.2. PRC Section 21083.2(g) defines a *unique archaeological resource* as an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria: 1) it contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information, 2) has a special and particular quality such as being the oldest of its type or the best available example of its type, or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person.

If an archaeological resource does not qualify as a historical or unique archaeological resource, the impacts of a project on those resources will be less than significant and need not be considered further (*CEQA Guidelines* Section 15064.5[c][4]). *CEQA Guidelines* Section 15064.5 also provides guidance for addressing the potential presence of human remains, including those discovered during the implementation of a project.

According to CEQA, an impact that results in a substantial adverse change in the significance of a historical resource is considered a significant impact on the environment. A substantial adverse change could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired (*CEQA Guidelines* Section 15064.5 [b][1]). *Material impairment* is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR or a local register (*CEQA Guidelines* Section 15064.5[b][2][A]).

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC Section 21083.2[a][b]).

The requirements for mitigation measures under CEQA are outlined in *CEQA Guidelines* Section 15126.4(a)(1). In addition to being fully enforceable, mitigation measures must be completed within a defined time period and be roughly proportional to the impacts of the project. Generally, a project which is found to comply with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Standards) is considered to be mitigated below a level of significance (*CEQA Guidelines* Section 15126.4 [b][1]). For historical resources of an archaeological nature, lead agencies should also seek to avoid damaging effects where feasible. Preservation in place is the preferred manner to mitigate impacts to archaeological sites; however, data recovery through excavation may be the only option in certain instances (*CEQA Guidelines* Section 15126.4[b][3]).

2.1.1 National Register of Historic Places

Although the project does not have a federal nexus, properties which are listed in or have been formally determined eligible for listing in the NRHP are automatically listed in the CRHR. The following is therefore presented to provide applicable regulatory context. The NRHP was authorized by Section 101 of the National Historic Preservation Act and is the nation's official list of cultural resources worthy of preservation. The NRHP recognizes the quality of significance in American, state, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects. Per 36 Code of Federal Regulations Part 60.4, a property is eligible for listing in the NRHP if it meets one or more of the following criteria:

Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history

Criterion B: Is associated with the lives of persons significant in our past

Criterion C: Embodies the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain integrity. The NPS recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several of these seven qualities, if not all, defined as follows:

Location: The place where the historic property was constructed or the place where the historic event occurred

Design: The combination of elements that create the form, plan, space, structure, and style of a property

Setting: The physical environment of a historic property

Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property

Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory

Feeling: A property's expression of the aesthetic or historic sense of a particular period of time

Association: The direct link between an important historic event or person and a historic property

Certain properties are generally considered ineligible for listing in the NRHP, including cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions, relocated structures, or commemorative properties. Additionally, a property must be at least 50 years of age to be eligible for listing in the NRHP. The NPS states that 50 years is the general estimate of the time needed to develop the necessary historical perspective to evaluate significance (NPS 1997: 41). Properties which are less than 50 years must be determined to have "exceptional importance" to be considered eligible for NRHP listing.

2.1.2 California Register of Historical Resources

The CRHR was established in 1992 and codified by PRC Sections 5024.1 and Title 14 Section 4852. The CRHR is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (PRC 5024.1[a]). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (PRC 5024.1[b]). Unlike the NRHP however, the CRHR does not have a defined age threshold for eligibility; rather, a resource may be eligible for the CRHR if it can be demonstrated sufficient time has passed to understand its historical or architectural significance (California Office of Historic Preservation [OHP] 2011). Furthermore, resources may still be eligible for listing in the CRHR even if they do not retain sufficient integrity for NRHP eligibility (OHP 2011). Generally, the OHP recommends resources over 45 years of age be recorded and evaluated for historical resources eligibility (OHP 1995: 2).

A property is eligible for listing in the CRHR if it meets one of more of the following criteria:

Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage

Criterion 2: Is associated with the lives of persons important to our past

Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values

Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history

2.1.3 California Assembly Bill 52 of 2014

As of July 1, 2015, AB 52 was enacted and expands CEQA by defining a new resource category, "tribal cultural resources". AB 52 establishes, "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" (PRC Section 21084.2). It further states the CEQA lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) define *tribal cultural resources* as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and that meets at least one of the following criteria, as summarized in the *CEQA Guidelines* Appendix G:

1) Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in PRC Section 5020.1(k)
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process with California Native American Tribes that must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." California Native American Tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

2.2 California Health and Safety Code

Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the Coroner of the county in which the remains are discovered has determined if the remains are subject to the Coroner's authority. If the human remains are of Native American origin, the Coroner must notify the NAHC within 24 hours of this identification.

2.3 California Public Resources Code Section 5097.98

Section 5097.98 of the PRC states that the NAHC, upon notification of the discovery of Native American human remains pursuant to Health and Safety Code Section 7050.5, shall immediately notify those persons (i.e., the Most Likely Descendant [MLD]) that it believes to be descended from the deceased. With permission of the landowner or a designated representative, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.

2.4 Local Regulations

2.4.1 City of West Hollywood Cultural Heritage Preservation Ordinance

The City's Cultural Heritage Preservation Ordinance (Municipal Code Title 19 Article 19-4 Chapter 19.58) authorizes the Historic Preservation Commission (HPC) to approve a nomination application for and recommend the designation of a cultural resource to the City Council. The Council may designate a cultural resource, or any portion thereof (both interior and exterior), or a

historic district by the procedures outlined in the ordinance. An eligible property may be nominated and designated as a cultural resource if it meets one or more of the following criteria:

A. *Exemplifies Special Elements of the City.* It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, natural, or social history and possesses integrity of design, location, materials, setting, workmanship feeling, and association in any of the following ways:
    1. It embodies distinctive characteristics of a period, method, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
    2. It contributes to the significance of a historic area by being:
        a. A geographically definable area possessing a concentration of historic or scenic properties
        b. A thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development
    3. It reflects significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning.
    4. It embodies elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation.
    5. It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city.
B. *Example of Distinguishing Characteristics.* It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.
C. *Identified with Persons or Events.* It is identified with persons or events significant in local, state, or national history.
D. *Notable Work.* It is representative of the work of a notable architect, builder, or designer.

The cultural heritage preservation ordinance also provides measures to reduce impacts to cultural resources due to development. As defined in Title 19 Article 19-6 Chapter 19.90, a *cultural resource* is:

> Any building, structure, portion of a structure, improvement, natural area feature, object, or site, district, or any grouping of structures or improvements which may be of aesthetic, archaeological, architectural, cultural, educational, historic, landscape architectural, or scientific significance to the citizens of the city, state or nation which is, or may be, eligible for designation or which has been designated and determined to be subject to historic preservation in compliance with the provisions of Chapter 19.58. Cultural resources include all potential and designated resources, and contributing resources in historic districts.

Per Section 19.58.040 of the ordinance, the HPC shall serve as the review authority for all projects involving designated or eligible cultural resources, including applications for certificates of appropriateness. The HPC's recommendations regarding certificates of appropriateness are subject to the approval of the City's Planning Commission.

Section 19.58.090 of the ordinance includes regulations for the issuance of a Certificate of Appropriateness for any project that proposes to alter or demolish a designated or potential cultural resource. The purpose of the City's Certificate of Appropriateness procedures is to protect cultural resources from any development activity that would result in an adverse effect. To achieve this purpose, a Certificate of Appropriateness is required for the alteration, demolition, or removal of any designated or potential cultural resource by the City, any agent of the City, or a private party. All requirements and findings pertaining to a Certificates of Appropriateness are applicable to both individual resources and contributors to historic districts. Non-contributing resources within historic districts are not reviewed under Certificate of Appropriateness requirements, except when a non-contributing property is proposed to be demolished. All other development projects involving a non-contributing property are subject to review by the HPC to ensure that the proposed development would not adversely affect the historic district. The review and approval of a Certificate of Appropriateness requires environmental review compliant with the *CEQA Guidelines* as they relate to historic resources.

As detailed in Section 19.58.100, a Certificate of Appropriateness shall be issued for a proposed alteration if certain conditions are met, including that:

a) The proposed work will neither adversely affect the significant architectural features of the cultural resource nor adversely affect the character or historic, architectural, aesthetic interest, or value of the cultural resource and its site; and
b) The proposed work conforms to the prescriptive standards and design guidelines, if any, prepared by the Historic Preservation Commission for the particular resource, and to the Secretary of the Interior's Standards for Rehabilitation (Standards), and does not adversely affect the character of the cultural resource; and
c) In the case of construction of a new improvement upon a cultural resource property, the use and design of the improvement shall not adversely affect, and shall be compatible with, the use and design of existing cultural resources within the same historic district.

Alterations to a cultural resource that would otherwise be found to be adverse may be considered not adverse when the alteration is:

a) Limited to the rehabilitation or restoration of improvements; and
b) Conducted in a manner that preserves the archaeological, cultural, and historic value of the cultural resource through conformance with the prescriptive standards adopted by the HPC for that cultural resource, cultural resource property, or historic district, and the guidelines of the Secretary of the Interior's Standards for Rehabilitation.

Section 19.58.110 establishes guidelines for the HPC to recommend the issuance of a Certificate of Appropriateness for a project proposing to demolish a designated or eligible cultural resource. The HPC may recommend a Certificate of Appropriateness if all the following findings are made:

a) The cultural resource cannot be remodeled, rehabilitated or re-used in a manner which would allow a reasonable use;
b) Denial of the application will diminish the value of the subject property so as to leave substantially no value;
c) The cultural resource cannot be remodeled, rehabilitated, or re-used in a manner that would allow a reasonable rate of return; and

d) The applicant demonstrated that all means involving city-sponsored incentives (e.g., financial assistance, grants, loans, reimbursements, tax abatements, and changes in the Zoning Map or Zoning Ordinance), as well as the possibility of a change of use or adaptive reuse in compliance with Section 19.58.150(E)(5)(b) (Change of Use or Adaptive Reuse), above have been explored to relieve possible economic hardship, and further, that all other means for alleviating economic hardship, including state or federal tax credits, grants to subsidize the preservation of the property, have been exhausted and have failed to alleviate the hardship.

If approval of a Certificate of Appropriateness will result in the demolition of a cultural resource, the applicant is required to document the resource proposed for demolition in a manner consistent with the standards of the Historic American Building Survey. The following types of documentation are acceptable: archaeological survey, floor plans, measured drawings, photographs, or other documentation specified by the HPC. The HPC may also require that a memorialization of the resource be incorporated into the proposed redevelopment of the site. Memorialization may be affected by the creation of a book or pamphlet, photographic display, small museum or exhibit, reuse of original fixtures, and/or other methods not specified in the ordinance.

2.4.2 City of Los Angeles Historic-Cultural Monument Eligibility Criteria

Although the project site is not entirely located in the city of Los Angeles, one of the properties within the project site, 1000 North La Brea Avenue, is located partially in the city of Los Angeles and therefore has the potential to qualify as a City of Los Angeles HCM, the local historic landmark designation in Los Angeles. The following summary of the HCM eligibility criteria is provided below.

The City of Los Angeles Cultural Heritage Ordinance defines a *monument* or *local landmark* as any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the city of Los Angeles (Los Angeles Municipal Code Section 22.171.7 Added by Ordinance No. 185,472, Effective 4-28-2018). A proposed monument may be designated by the City Council upon the recommendation of the Commission if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

2.4.3 West Hollywood General Plan 2035

The Historic Preservation Chapter of the City's General Plan addresses the City's goals and policies in preserving and protecting its cultural resources. Goals and policies that apply to the project include the following (West Hollywood 2011):

Goal HP-3: Protect cultural resources from demolition and inappropriate alterations.

Policy HP-3.6: Suspend development activity when archaeological resources are discovered during construction. The project sponsor will be required to retain a qualified archaeologist to oversee the handling of resources in coordination with appropriate local and State agencies and organizations and local Native American representatives, as appropriate.

3 Natural and Cultural Setting

This section provides background information pertaining to the natural and cultural context of the project site. It places the project site within the broader natural environment that has sustained populations throughout history. This section also provides an overview of regional indigenous history, local ethnography, and post-contact history. This background information describes the distribution and type of cultural resources documented within the vicinity of the project site to inform the cultural resources sensitivity assessment and the context within which resources have been evaluated.

3.1 Natural Setting

The project site lies in the Los Angeles Basin at an approximate elevation of 280 meters (125 feet) above mean sea level. None of the surrounding area retains its natural setting, with the project site located in a commercial area characterized by a mix of commercial buildings, businesses, and apartment complexes. Vegetation near the site consists of ornamental trees, including low groundcover and succulents, consistent with urban environmental settings. The closest water source is the manufactured Hollywood Reservoir, located two miles north of the project site with the nearest natural water source, the Los Angeles River, located approximately 6.5 miles to the east.

3.2 Cultural Setting

3.2.1 Indigenous History

The project site is located in what is generally described as the Northern Bight archaeological region, one of eight organizational divisions of California designated by Jones and Klar (2007). The California Bight is bounded by the Southern California coastline and encompasses the previously designated Southern Coast archaeological region described by Moratto (1984). The Northern Bight archaeological region primarily includes the counties of Santa Barbara, Ventura, and portions of Los Angeles, extending from the coastline at Vandenberg Space Force Base inland to the Cuyama River Valley and south to the Santa Monica Mountains and the Los Angeles Basin. Following Glassow et al. (2007), the prehistoric cultural chronology for the Northern Bight is generally divided into six periods: Paleo-Indian (ca.10,000–7000 before common era [BCE]), Millingstone Horizon (7000–5000 BCE), Early Period (5000 BCE–2000 BCE), Middle Period (2000 BCE–1 common era [CE]), Middle-Late Transition Period (1–1000 CE), and Late Period (1000 CE–Historic Contact). These periods are discussed in further detail below.

Paleo-Indian Period (ca. 10,000–7000 BCE)

The Paleo-Indian Period describes the earliest evidence of human occupation of the Northern Bight and includes the cultural trends and subsistence strategies of contemporary populations from approximately 10,000 to 7000 BCE (Glassow et al. 2007). Archaeologists largely define the Paleo-Indian Period in North America by projectile points associated with extinct large mammal remains, such as mammoth, bison, and dire wolves in the Southwest and Plains regions (Erlandson et al. 2007, Huckell 1996). These projectile points have been classified as the Clovis style, which exhibit a lanceolate shape with a flute initiated from the base that extends as far as the midline (Justice 2002).

The earliest accepted dates for human occupation in California were recovered from archaeological sites on two of the Northern Channel Islands, located off the southern coast of Santa Barbara County. Over 90 paleo-coastal sites dating between 13,000 to 8200 years before present (BP) have been documented in the Northern Channel Islands (McLaren et al. 2019). Archaeological deposits from the Daisy Cave site on San Miguel Island establishes the presence of people in this area approximately 10,000 BP (Erlandson 1991, Erlandson et al. 2007), and the Arlington Springs Woman (CA-SRI-173) has a calibrated date approximately 11,000 BP derived from the human remains and rodent bones recovered from within the same deposits on Santa Rosa Island (Erlandson et al. 2007, Glassow et al. 2007, Johnson et al. 2002). Shell middens identified on the mainland of California have yielded dates from 8000 to 7000 BCE (Erlandson et al. 2007).

Recent data from paleo-Indian shell middens, bone middens, lithic scatters, and quarry workshops on the Channel Islands indicate that the area supported substantial human populations during later paleo-coastal times (McLaren et al. 2019). Data from the last 20 years also suggests that the economy was a diverse mixture of hunting, fishing, and gathering, with a major emphasis on aquatic resources in many coastal areas (e.g., Jones and Ferneau 2002, Erlandson et al. 2007). Shellfish are particularly prevalent, suggesting a heavy reliance on this resource, with varying intensities of reliance on fish, marine mammals, seabirds, and waterfowl (McLaren et al. 2019).

Assemblages on the Channel Islands include chipped-stone bifaces, cores and flake tools, ground-stone artifacts, bone gorges, Olivella shell beads, woven sea grass cordage, and red ochre. While no fluted points have been found on the Channel Islands, a few have been found along California's mainland coast (McLaren et al. 2019). One fluted projectile point fragment was recovered from site CA-SBA-1951 on the Santa Barbara Channel coastal plain (Erlandson 1994: 44, Erlandson et al. 1987). Archaeological deposits at the Daisy Cave site further yielded an assemblage of "the oldest known fishhooks in the Americas" (Erlandson et al. 2007: 57).

Millingstone Horizon (7000–5000 BCE)

Originally identified in 1929, the Millingstone Horizon, as described by Wallace (1955, 1978) and Warren (1968), is characterized by an ecological adaptation to collecting plant resources, such as seeds and nuts. This identification was suggested by the appearance and abundance of well-made milling implements (e.g., *metates*, milling slabs, and hand stones like *manos* and mullers) in the archaeological record, particularly in areas along the coast of California. Archaeologists generally accept that human occupation of California during the Paleo-Indian period originated from small, dispersed occupations. With milling implements occurring in high frequencies for the first time, archaeologists infer the Millingstone Horizon experienced a significant population increase in the Central Coast region (Glassow et al. 2007). Excavations at the Tank Site (CA-LAN-1) in Topanga Canyon from 1947 to 1948 (Treganza and Bierman 1958), for example, confirmed the presence of over 2000 milling implements that correspond with the Millingstone Horizon.

Flaked stone assemblages, which include crude core and cobble-core tools, flake tools, large side-notched projectile points, and pitted stones (Glassow et al. 2007, Jones et al. 2007), and shell middens in coastal sites suggest that contemporary people in the Northern Bight practiced a mixed food procurement strategy. Faunal remains identified at Millingstone Horizon sites point to broad-spectrum of hunting and gathering of shellfish, fish, birds, and mammals, though large faunal assemblages are uncommon. This mixed food procurement strategy demonstrates adaptation to regional and local environments.

Along the Northern Bight, Millingstone Horizon sites are most common on terraces and knolls, typically set back from the current coastline (Erlandson 1994: 46). However, 40 sites dating to this

period have been identified in various settings, including rocky coasts, estuaries, and nearshore interior valleys (Glassow et al. 2007). The larger sites usually contain extensive midden deposits, possible subterranean house pits, and cemeteries. Most of these sites probably reflect intermittent use over many years of local cultural habitation and resource exploitation.

Early Period (5000 BCE–2000 BCE)

The Early Period of the Northern Bight is marked by a lower frequency of radiocarbon dated archaeological sites and changes in artifact forms. Differences in artifact forms, and particularly in ground stone implements, likely represent changes in subsistence (Glassow et al. 2007). The material culture recovered from Early Period sites within the Northern Bight provides evidence for continued exploitation of inland plant and coastal marine resources as well as the incorporation of "newly important food resources" found in specific habitats (Glassow et al. 2007: 197). In addition to the use of metates and manos, prehistoric populations began to use mortars and pestles, such as those recovered from the Sweetwater Mesa (CA-LAN-267) and Aerophysics (CA-SBA-53) sites (Glassow et al. 2007).

Artifact assemblages recovered from Early Period sites also include bipointed bone gorge hooks used for fishing, Olivella beads, bone tools, and pendants made from talc schist. The frequency of projectile points in Early Period assemblages also increased, while the style began to change from lanceolate forms to side-notched forms (Glassow et al. 2007). The projectile point trend has become apparent at numerous sites along the Northern Bight coastal regions as well as a few inland sites (e.g., CA-SBA-210 and CA-SBA-530). In many cases, manifestations of this trend are associated with the establishment of new and larger settlements, such as at the Aerophysics site (Glassow et al. 2007, Jones et al. 2007).

Middle Period (2000 BCE–1 CE)

The remains of fish, land mammals, and sea mammals are increasingly abundant and diverse in archaeological deposits along the coastal Northern Bight during the Middle Period, suggesting a pronounced trend toward greater adaptation to regional or local resources, as well as the development of socioeconomic and political complexity in prehistoric populations (Glassow et al. 2007). Shell fishhooks were introduced, as opposed to the bone fishhooks found in earlier assemblages, and projectile points changed from side-notched dart points to contracting stem styles.

Flaked stone tools used for hunting and processing—such as large side-notched, stemmed, lanceolate or leaf-shaped projectile points, large knives, edge modified flakes, and drill-like implements—occurred in archaeological deposits in higher frequencies and are more morphologically diversified during the Middle Period. Bone tools, including awls, are more numerous than in the preceding period, and the use of asphaltum adhesive became common. Circular fish hooks that date from between 1000 and 500 BCE, compound bone fish hooks that date between CE 300 and 900, notched stone sinkers, and the tule reed or balsa raft, indicative of major developments in maritime technology, became common during this period (Arnold 1995, Glassow et al. 2007, Jones and Klar 2005: 466, King 1990: 87–88).

Populations continued to follow a seasonal settlement pattern until the end of the Middle Period; large, permanently occupied settlements with formal architecture, particularly in coastal areas, appear to have been the norm by the end of the Middle Period (Glassow et al. 2007). Prehistoric populations began to bury the deceased in formal cemeteries with artifacts that may represent changes in ideology and the development of ritual practices (Glassow et al. 2007).

Middle-Late Transition Period (1 CE–1000 CE)

The Middle-Late Transition period is marked in the archaeological record by major changes in settlement patterns, diet, and interregional exchange. Contemporary populations of the Northern Bight continued to occupy more permanent settlements with the continued use of formal cemeteries and burial of goods. The manufacture of the plank canoe, or *tomol*, allowed contemporary populations to catch larger fish that occupied deeper sea waters (Glassow et al. 2007). Following the introduction of the plank canoe, harpoons make a more pronounced appearance as their use increases. The plank canoe also appears to have influenced commerce between the mainland Northern Bight coastal regions and the Channel Islands (Glassow et al. 2007:204). Evidence at Middle-Late Transition Period sites in the Northern Bight indicate that populations replaced atlatl (dart) technologies with the bow and arrow, which required smaller projectile points.

Late Period (1,000 CE–Historic Contact)

Archaeologists distinguish Late Period sites in the Northern Bight with small, finely worked projectile points and temporally diagnostic shell beads. Although shell beads were typical of coastal sites, trade brought many of these maritime artifacts to inland locations, especially during the latter part of the Late Period. Projectile points diagnostic of both the Middle and Late periods found within the Northern Bight region and down the central and southern coasts of California include large, contracting-stemmed types typical of the Middle Period, as well as small, leaf-shaped Late Period projectile points (Jones and Ferneau 2002: 217). The small, finely worked projectile points typically associated with bow and arrow technology are believed to have been introduced to the area by the Takic migration from the deserts into Southern California.

Other common artifacts identified at Late Period sites in the Northern Bight include bifacial bead drills, bedrock mortars, hopper mortars, lipped and cupped Olivella shell beads, and steatite disk beads. The presence of beads and bead drills suggests that low-level bead production was widespread throughout the region (Glassow et al. 2007). Unlike the large Middle period shell middens, Late Period sites are more frequently single-component deposits with evidence for only one period of occupation or use. There are also more inland sites, with fewer and less visible sites along the Pacific shore during the Late Period.

3.2.2 Ethnographic Setting

Gabrielino (Gabrieleño)/Tongva

The project site lies in the traditional territory of the Gabrielino (Gabrieleño)/Tongva. The name "Gabrielino" or "Gabrieleño" denotes those people, who were administered by the Spanish from the San Gabriel Mission. It includes people from the Gabrielino area proper, as well as other social groups nearby (Kroeber 1925, Plate 57, Bean and Smith 1978: 538). The term Gabrieleño was imposed upon the Tribe by Spanish Missionaries. Many modern Gabrielino identify themselves as descendants of the indigenous people living across the plains of the Los Angeles Basin and refer to themselves as the Tongva (King 1994). This term is used in the remainder of this section to refer to the pre-colonized inhabitants of the Los Angeles Basin and their descendants. Archaeological evidence points to the Tongva arriving in the Los Angeles Basin sometime around 500 BCE, and the Tongva note their presence in the area going back thousands of years (Villa 2017). Today, the Tongva people are active in protecting their tribal cultural resources in the greater Los Angeles Basin and three Channel Islands: present-day San Clemente, San Nicolas, and Santa Catalina.

The Tongva language belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin region (Mithun 2001). This language family includes dialects spoken by the nearby Juaneño and Luiseño to the southeast, the Serrano and Cahuilla to the northeast, and the Tataviam to the northwest. Yet, it is considerably different from the Chumash people living to the northwest and the Diegueño people (including the Ipai, Tipai, and Kumeyaay) to the south.

The Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast. The total tribal population is estimated to have been at least 5,000 in 1770 (Bean and Smith 1978: 540), but recent ethnohistoric work suggests a number closer to 10,000 (O'Neil 2002). Political organization followed a patrilocal and patrilineal pattern. Typically, the oldest son would lead a family. Chieftainship was also passed down patrilineally. A *chari*, or chief of a village or political grouping, was separate from religious leadership (King 2011).

At the time of Spanish colonization, the basis of Tongva religious life was the Chinigchinich religion, centered on the last of a series of heroic mythological figures. Chinigchinich gave instruction on laws and institutions, and taught people how to dance, the primary religious act for this society. He later withdrew into heaven, where he rewarded the faithful and punished those who disobeyed his laws (Kroeber 1925: 637–638). The Chinigchinich religion seems to have been relatively new when the Spanish arrived. It was spreading south into the Southern Takic groups as Christian missions were being built. Elements of Chinigchinich beliefs suggest it was a syncretic mixture of Christianity and native religious practices (McCawley 1996: 143–144).

Houses constructed by the Tongva were large, circular, domed structures made of willow poles, thatched with tule and sheltered up to 50 people (Bean and Smith 1978). Other structures served as sweathouses, menstrual huts, ceremonial enclosures, and probable communal granaries. Cleared fields for races and games, such as lacrosse and pole throwing, were created adjacent to Tongva villages (McCawley 1996: 27).

The Tongva subsistence economy was centered on gathering and hunting. The surrounding environment was rich and varied, and the Tribe exploited the mountains, foothills, valleys, deserts, including riparian and estuarine areas, as well as open and rocky coastal ecological niches. Like most Native Californians, acorns were the staple food. By the time of the early Intermediate Period, acorn processing was an established industry. Acorns were supplemented by the roots, leaves, seeds, and fruits of a wide variety of flora (e.g., islay, cactus, yucca, sages, and agave). Freshwater and saltwater fish, shellfish, birds, reptiles, insects, and large and small mammals were also consumed (Kroeber 1925: 631–632, Bean and Smith 1978: 546, McCawley 1996: 119–123, 128–131).

The Tongva used a wide variety of tools and implements to gather food resources. These included the bow and arrow, traps, digging sticks, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. The Tongva made oceangoing plank canoes (known as a ti'at) capable of holding six to 14 people and used for fishing, travel, and trade between the mainland and the Channel Islands. Tule reed canoes were employed for near-shore fishing (McCawley 1996: 117–127). Tongva people processed food with a variety of tools, including hammerstones and anvils, mortars and pestles, *manos* and *metates*, strainers, leaching baskets and bowls, knives, bone saws, and wooden drying racks. Food was consumed from a variety of vessels. Catalina Island steatite was used to make *ollas* and cooking vessels (Kroeber 1925: 629, McCawley 1996: 129–138).

Deceased Tongva were either buried or cremated. Inhumation was more common on the Channel Islands and the neighboring mainland coast, and cremation was more predominate on the remainder of the coast and in the interior (Harrington 1942, McCawley 1996: 157). At the behest of

the Spanish missionaries, cremation essentially ceased during the post-colonization period (McCawley 1996: 157).

According to the ethnographic research and/or the archaeological record, the Gabrielino village communities of Cahuenga (or *Cubeupet*) and Siutcanga (or *Siutcabit*) are the two closest villages to the project site (NEA and King 2004; Sutton 2009). The village site of Cahuenga (CA-LAN-110) was located just north of the Cahuenga Pass, near Universal City, over three miles north of the project site (NEA and King 2004). Archaeological excavations conducted in the mid-1980s resulted in the identification of a village site (CA-LAN-43) believed to represent the village of Siutcanga, located over 10 miles northwest of the project site, at Los Encinos State Historic Park (NEA and King 2004; Sutton 2009).

Today the Tongva people continue to inhabit the Los Angeles Basin (Tongva) and continue to advocate for the preservation and continued practice of their cultural heritage and language. At least five groups tie their ancestral lineage to the Tongva people: the Gabrieleño Band of Mission Indians - Kizh Nation, the Gabrieleño/Tongva San Gabriel Band of Mission Indians, the Gabrieleño/Tongva Nation of the Greater Los Angeles Basin, the Gabrielino-Tongva Tribe, and the Gabrielino Tongva Indians of California Tribal Council.

3.2.3 Post-Colonization Setting

History

Post-colonization history for the state of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican-American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period (1769–1822)

Spanish explorers made sailing expeditions along the coast of California between the mid-1500s and mid-1700s. Juan Rodriguez Cabrillo in 1542 led the first European expedition to observe what was known by the Spanish as Alta (upper) California. For more than 200 years, Cabrillo and other Spanish, Portuguese, British, and Russian explorers sailed the Alta California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968, Rolle 2003). The Spanish crown laid claim to Alta California based on the surveys conducted by Cabríllo and Vizcaíno (Bancroft 1885, Gumprecht 1999).

By the eighteenth century, Spain developed a three-pronged approach to secure its hold on the territory and counter against other foreign explorers. The Spanish established military forts known as presidios, as well as missions and pueblos (towns) throughout Alta California. The 1769 overland expedition by Captain Gaspár de Portolá marks the beginning of California's Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. Portolá established the Presidio of San Diego as the first Spanish settlement in Alta California in 1769. Franciscan Father Junípero Serra also founded Mission San Diego de Alcalá that same year, the first of the 21 missions that would be

established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823. Within present day Los Angeles County, the Mission San Gabriel Arcángel was founded in 1771 and the Mission San Fernando Rey De España was founded in 1797.

Construction of missions and associated presidios was a major emphasis during the Spanish Period in California to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to pueblos or towns; just three pueblos were established during the Spanish Period, only two of which were successful and remain as California cities (San José and Los Angeles).

Spain began making land grants in 1784, typically to retiring soldiers, although the grantees were only permitted to inhabit and work the land. The land titles technically remained property of the Spanish king (Livingston 1914).

Mexican Period (1822–1848)

Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. The secularization of the missions following Mexico's independence from Spain resulted in the subdivision of former mission lands and establishment of many additional ranchos. Commonly, former soldiers and well-connected Mexican families were the recipients of these land grants, which now included the title to the land.

During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of nonnative inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities.

American Period (1848–Present)

The United States went to war with Mexico in 1846. During the first year of the war, John C. Fremont traveled from Monterey to Los Angeles with reinforcements for Commodore Stockton and evaded Californian soldiers in Santa Barbara's Gaviota Pass by taking the route over the San Marcos grade instead (Kyle 2002). The war ended in 1848 with the Treaty of Guadalupe Hidalgo, ushering California into its American Period.

California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as United States territories (Waugh 2003). Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the Southern California economy through 1850s. The discovery of gold in the northern part of the state led to the Gold Rush beginning in 1848, and with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods.

During the 1850s cattle boom, rancho vaqueros drove large herds from Southern to Northern California to feed that region's burgeoning mining and commercial boom.

A severe drought in the 1860s decimated cattle herds and drastically affected rancheros' source of income. In addition, property boundaries that were loosely established during the Mexican era led to disputes with new incoming settlers, problems with squatters, and lawsuits. Rancheros often were encumbered by debt and the cost of legal fees to defend their property. As a result, much of the rancho lands were sold or otherwise acquired by Americans. Most of these ranchos were subdivided into agricultural parcels or towns (Dumke 1944).

Local History

The project area is located in West Hollywood adjacent to the city's boundary with the City of Los Angeles. Although a portion of one of the properties constituting the project site is located in Los Angeles (these City of Los Angeles parcels are not part of the project site), the project site's history is best understood in the context of the history of West Hollywood, which is briefly summarized below.

The area that became West Hollywood was first developed in the 1890s. During this period, Moses H. Sherman, a pioneer in transportation systems, and his brother-in-law, Eli P. Clark, formed the Pasadena and Pacific Railroad to connect Los Angeles with Santa Monica. The railway line crossed what was once known as the Cahuenga Valley, a landscape characterized by marshes, tar pits, and citrus groves. At the base of the Hollywood Hills, the Cahuenga area was recognized as having conditions favorable to agriculture. Unaffected by frost, winter vegetables and lemons were raised successfully there.

Settlement was sparse until the late 1890s, when, in 1896, a water delivery system was introduced to the area. That same year Sherman and Clark built a rail yard and power plant approximately halfway between Los Angeles and Santa Monica, where modern-day Santa Monica and San Vicente Boulevards intersect, approximately two miles west of the project site. They also established a small town adjacent to the railyard where residential lots were available for $150, establishing the small, working-class town of Sherman for railroad workers and their families (Masters 2011).

Farms and open fields separated Sherman from the neighboring communities of Hollywood and Colegrove. Following the arrival of the motion picture industry in Los Angeles in the late 1910s, Sherman experienced associated growth, primarily due to its convenient location between Hollywood and Beverly Hills. By the 1920s, development in Los Angeles expanded to meet with the border of Sherman, at which point the town's population boomed (Masters 2011). While much of the development in what is now the eastern part of West Hollywood represented the residential and commercial expansion of Sherman, the area near the intersection of North La Brea Avenue and Santa Monica Boulevard, where the current project site is located, witnessed significant industrial growth by the 1920s, including the establishment of building materials enterprises, phonographic record manufacturing, and an ice plant (ProQuest 1926, 1950). While annexation into the City of Los Angeles was discussed, Sherman remained unincorporated, officially changing its name to West Hollywood in 1925 (Masters 2011).

An important aspect of West Hollywood's economy from the 1920s to World War II was the emergence of major commercial corridors on Sunset and Santa Monica boulevards. The section of Sunset Boulevard known as the Sunset Strip became famous as an entertainment center associated with the Hollywood film industry, due largely to the area's proximity to several studios and the lax enforcement of liquor laws in unincorporated Los Angeles County. In the late 1920s and 1930s, a

number of residential and commercial landmarks were erected along the Sunset Strip, including the Sunset Tower, Sunset Plaza, the Garden of Allah, and Café Trocadero. Development on Santa Monica Boulevard was of a generally more prosaic character. For instance, the road's status as a segment of Route 66 (so designated in 1926) led to typically low-rise, automobile-oriented development (Galvin Preservation Associates Consulting [GPA] 2016).

In the two decades following World War II, West Hollywood faced significant change. The community emerged as a center for the arts, including a large concentration of interior designers in the southeast section of the city. At the same time, by the 1960s, the supper clubs that characterized the heyday of the Sunset Strip gave way to modern high-rise hotels and offices. Where older commercial buildings remained, they were often taken over by enterprises catering to the youth culture of the period. The forerunner to such youth-oriented businesses was the nightclub Whiskey-A-Go-Go, which opened in 1964 and became "one of the most celebrated clubs in the history of rock music" (GPA 2016).

Though the late-twentieth century, a period in which the community incorporated as a city, West Hollywood was a magnet for an increasingly diverse community, as described in the following excerpt from the 2016 *City of West Hollywood Commercial Historic Resources Survey*, prepared for the City by GPA.

> From 1966 to 1984, West Hollywood was a destination for several diverse groups of people. The interior design industry continued to be an important force in the area through the 1970s and 1980s. Numerous European firms, including Ligne Rosset, opened their only stores in the United States in West Hollywood, demonstrating the supremacy of the area to the design industry in the country. Spearheaded by developers Friedman and Kates, the construction of the Pacific Design Center in 1975 further affirmed the growth and permanence of the design industry in West Hollywood's economy. By the end of the 1980s, "More than 40% of the city's economic activity derived from creative industries such as fashion, food, and the arts." In addition, West Hollywood became one of the centers of the music and art scenes for the youth and counter-culture movements of the 1960s and 1970s. The Sunset Strip became synonymous with youth culture as it evolved from the swinging '60s to the harder rock scenes of the late 1970s and early 1980s. At the same time, Santa Monica Boulevard became a business district catering to the gay and lesbian population as they increasingly asserted their rights to identify publicly as homosexuals. At the end of the period another group, Russian Jewish immigrants, also found a refuge in West Hollywood. The older population of renters would join with these newer groups to create the new city of West Hollywood in 1984.

Ready-Mix Concrete Industry

The ready-mix concrete process emerged in the early-twentieth century in the United States as a logistical improvement on existing practices for the production of concrete. Earlier practices relied on the shipment of unprocessed materials—cement, aggregate, and water—to a construction site, where they were mixed and poured. Ready-mix concrete, on the other hand, was processed at a central plant and delivered to a job site via horse-drawn wagon or, later, trucks and truck mixers.

The first delivery of ready-mix concrete may have occurred in 1913 in Baltimore, Maryland, though this claim is sometimes disputed. An early patent for a truck mixer was submitted by Stephan Stepanian of Columbus, Ohio, in 1916. This patent was rejected, however, and the advent of reliable truck mixers was held off several years due to the inadequacy of early automotive technology. Whatever the details of its origins, the industry's heyday occurred during the 1920s. In 1922 or 1923, the first soundly documented ready-mix plant was established in Danville, Virgina. This plant

stood as proof-of-concept for the ready-mix plant, and by 1925, there were at least 25 such plants in the United States (Arthur 2004). Among these was a plant opened in 1923 on the current project site, at 1000 North La Brea Avenue, which may have been the first established in the Western United States (*Concrete* 1924). As discussed in more detail in Section *5.6.1 Built Environment Resources*, that site has undergone substantial changes since the 1920s, including the thorough replacement of mill equipment and enlargement of the plant footprint. By 1929, the growing use of concrete as a primary building material supported more than 100 concrete ready-mix plants nationally (Arthur 2004).

The advent of the ready-mix plant coincided with a major building boom in Greater Los Angeles. In this period, reinforced concrete became, as one source puts it, "a signifier of the highest-quality of commercial and industrial building in the early twentieth century." Among the material's notable characteristics were its fireproof and earthquake resistant qualities. As concrete became a predominant building material, use of ready-mix plants allowed suppliers to overcome significant logistical inefficiencies in the shipment of raw materials. Instead, a plant could be erected in an area experiencing new development, only to be disassembled and relocated once jobs in the area were completed (City of Los Angeles 2018).

Ready-mix concrete production received a boost with the development of reliable mixer trucks. Early on, the development of the vehicle type was hindered by the mechanical limitations of trucks through the 1920s. By the early 1940s, though, technical advances allowed for heavier trucks with more powerful engines, making the mixer truck more practical and in relatively high demand by World War II (PCA 2022).

Ready-mix concrete plants continued to support development in the Southern California region during the building boom of the Post-World War II Era. At least two ready-mix plants of more than 50 years of age remain in the Greater Los Angeles area, the aforementioned site on North La Brea Avenue and one constructed at the intersection of Ethel Avenue and Raymer Street in Los Angeles in 1953 (City of Los Angeles 2018).

Late Moderne-Style Architecture

The Late Moderne style emerged during the late-1940s Southern California construction boom as a fusion of the Streamline Moderne and Public Works Administration Moderne styles popular during the years of the Great Depression and International Style, which became widespread in Southern California in the early Post World War II Era. Los Angeles architect Stiles O. Clements was a key innovator of the style, notably in his designs for prominent department stores and supermarkets. Key features of the style include curved canopies and corners borrowed from the Streamline Moderne style and from the International Style, a box-like form, flat roof, bezeled, and horizontal ribbons of windows. Walls are typically clad in smooth stucco and may be penetrated by front-facing recessed display cases or windows. Late Moderne-style properties are most likely to be found in commercial districts developed in the early postwar period (City of Los Angeles 2021).

4 Methods

This section presents the methods for each task completed during the preparation of this study.

4.1 Background and Archival Research

4.1.1 Desktop Research

Rincon completed background and archival research in support of this study primarily throughout October 2023. A variety of primary and secondary source materials were consulted. Sources included, but were not limited to, historical maps, aerial photographs, and written histories of the area. The following sources were utilized to develop an understanding of the project site and its context:

- Los Angeles County Assessor's Office
- Historical aerial photographs accessed via Nationwide Environmental Title Research, LLC (NETR) Online
- Historical aerial photographs accessed via University of California, Santa Barbara Library FrameFinder
- Sanborn Fire Insurance Company Maps accessed through the Los Angeles County Public Library
- Historical USGS topographic maps
- City of West Hollywood and County of Los Angeles Building Permits Accessed via City of West Hollywood Building and Safety
- Historical newspaper clippings obtained from Newspapers.com, and the California Digital Newspaper Collection
- Geologic Maps via USGS National Geologic Map Database
- United States Department of Agriculture (USDA) Web Soil Survey
- Geotechnical Investigation that addresses the project site
- Kirkman-Harriman Pictorial and Historical Map of Los Angeles County 1860–1937

4.1.2 California Historical Resources Information System Records Search

On September 28, 2023, Rincon conducted a CHRIS records search at the South Central Coastal Information Center (SCCIC) (Appendix A). The SCCIC is the official state repository for cultural resources records and reports for Los Angeles County. The purpose of the records search was to identify previously recorded cultural resources and previously conducted cultural resources studies within the project site and a 0.25-mile radius surrounding it. Rincon also reviewed the NRHP, the CRHR, the California Historical Landmarks list, and the Built Environment Resources Directory, as well as its predecessor the California State Historic Property Data File, in addition to the Archaeological Determination of Eligibility list.

4.1.3 Sacred Lands File Search

Rincon contacted the NAHC on September 28, 2023, to request a search of the SLF and a contact list of Native Americans culturally affiliated with the vicinity of the project site (Appendix B).

4.1.4 Assembly Bill 52 Notification

The project is subject to compliance with AB 52 (PRC 21074), which requires consideration of impacts to tribal cultural resources as part of the CEQA process and requires the lead agency to notify any California groups (who have requested notification) of the project who are traditionally or culturally affiliated with the geographic area of the project. Pursuant to AB 52, the City of West Hollywood sent project notification letters via United States Postal Service certified mailing on November 16, 2023, to all NAHC-listed Native American tribal representatives on their AB 52 contact list. The letters included a project description, an invitation to consult on the project, an outline of AB 52 timing, contact information for the appropriate lead agency representative, and a project location map.

4.2 Field Survey

Rincon Architectural Historian James Williams, MA, conducted a built environment survey of the project site on September 29, 2023. Built environment resources within the project site, including buildings, structures and associated golf course and landscape elements. Pursuant to OHP Guidelines (California OHP 1995: 2), properties over 45 years of age were evaluated for listing in the NRHP and recorded on California DPR 523 forms. The overall condition and integrity of these resources were documented and assessed. Properties with no potential for historical significance and/or to be negatively affected by the project were documented but exempted from further evaluation or consideration. This included minor, ubiquitous, or fragmentary infrastructure elements, such as utility lines and roads. Site characteristics and conditions were documented using notes and digital photographs which are maintained at the Rincon Los Angeles office. Because the entirety of the project site is developed, an archaeological survey was not conducted.

5 Findings

5.1 Known Studies

The CHRIS records search identified seven cultural resources studies previously conducted within 0.25 mile of the project site (Appendix A). One study identified by the CHRIS search is located adjacent to the project site (LA-10507 and is described below. One additional study identified by the CHRIS search, (LA-10568-*City of West Hollywood Resources Survey 1986-1987*), is a large-scale built environment survey that included the entirety of the project site and is described below. The following three additional studies identified through background research also encompassed the entirety of the project site and are described below: *City of West Hollywood Commercial Historic Resources Survey*, *City of West Hollywood R2, R3, R4 Multi-Family Survey Report*, *Survey LA: Historic Resources Survey Report, Hollywood Community Plan Area, and City of West Hollywood Commercial Historic Resources Survey.*

The CHRIS records search did not identify any previously conducted archaeological studies within the project site, which suggests that the entirety (100 percent) of the project site has not been subject to any previous archaeological investigations or surveys prior to the placement of fill soils and/or development. Relevant known studies that occurred within or adjacent to the project site are discussed in further detail below.

5.1.1 Previous Studies Adjacent to the Project Site

Technical Report, Historical/Architectural Resources: Los Angeles Rail Rapid Transit "Metro Rail": Draft Environmental Impact Statement and Environmental Impact Report (LA-10507)

In 1983, Westec Services, Inc. prepared the *Technical Report, Historical/Architectural Resources: Los Angeles Rail Rapid Transit "Metro Rail": Draft Environmental Impact Statement and Environmental Impact Report* (LA-10507) to support environmental analysis pursuant to the National Environmental Policy Act and CEQA for the proposed development of a rail transit line in Los Angeles County. A study of the same description was identified as report LA-10507 in the records search results for the current project; however, a copy of LA-10507 was not included in the records search results. The following summary is based on a copy of the report uncovered during background research for the current project. The 1983 study included built environment surveys and literature review for 26 proposed transit station sites, the nearest to the current project site being at the intersection of Santa Monica and North La Brea boulevards. In addition, the effort included a literature review to identify known historical resources within the proposed rail alignments. The study area was adjacent to, but did not fall within, the current project and no historical resources were identified adjacent to the current project site (Westec Services, Inc. 1983).

5.1.2 Previous Studies Encompassing the Project Site

City of West Hollywood Resources Survey 1986-1987 (LA-10568)

In 1987, Johnson Huemann Research Associates prepared the *City of West Hollywood Resources Survey 1986-1987 Final Report*. This investigation included an archival records search, a review of

building permits, and a citywide survey of West Hollywood in an effort to identify built environment historical resources. This field investigation documented 118 buildings, including 47 individuals and seven groupings of two or more buildings, as potentially historically significant. Neither property in the project site was identified by the survey (Johnson Heumann Research Associates 1987).

City of West Hollywood R2, R3, R4 Multi-Family Survey Report

In 2008, Architectural Resource Group (ARG) completed the *City of West Hollywood R2, R3, R4 Multi-Family Survey Report* (ARG 2008). Centered on a citywide survey of multi-family residential properties in West Hollywood, the study consisted of a reconnaissance-level survey of 2,160 properties, archival research, preparation of a historic context statement, and evaluation of 250 properties for the NRHP, CRHR, and local register eligibility. The 2008 study did not identify any resource within or immediately adjacent to the project site (ARG 2008).

City of West Hollywood Commercial Historic Resources Survey

In 2016, GPA prepared the *City of West Hollywood Commercial Historic Resources Survey*, a citywide survey of commercial and other non-residential properties in West Hollywood. The study consisted of a reconnaissance-level survey of 763 properties, archival research, preparation of a historic context statement, and evaluation of 89 properties for the NRHP, CRHR, and local register eligibility. As discussed in additional detail in *5.2 Known Cultural Resources*, the 2016 survey effort identified two previously recorded built environment resources in the project site, 1000 and 1020 North La Brea Avenue. Both of these properties were found ineligible for historic designation (GPA 2016).

SurveyLA: Historic Resources Survey Report, Hollywood Community Plan Area

In 2015 Historic Resources Group prepared Historic Resources Survey Report, Hollywood Community Plan Area as part of the City of Los Angeles' citywide historical resources survey. The survey documented numerous residential, commercial, institutional, and industrial properties throughout the Hollywood Community Plan Area, evaluating each for the NRHP, CRHR, and local designation as individual HCMs or locally eligible districts known in Los Angeles as Historic Property Overlays. While the study did not identify any property in the project site as an eligible resource, it identified three eligible properties adjacent to the project site: 1040 North Sycamore Avenue, 960 North La Brea Avenue/7070 West Romaine Street, and 700 West Romaine Street (City of Los Angeles 2015). These properties are discussed in brief below in Section 5.2, *Known Cultural Resources*.

5.2 Known Cultural Resources

The CHRIS records search research identified 11 cultural resources that have been previously recorded within 0.25 mile of the project site, all of which are built environment resources. In addition, a review of the NRHP, California OHP Built Environment Resources Directory, City of Los Angeles HCM listings, City of West Hollywood local register, and survey reports for surveys conducted in the cities of West Hollywood and Los Angeles, which were reviewed to identify resources in the project site and within a 0.25-mile radius, identified the following: two individual built environment resources within the project site, three individual built environment resources adjacent to the project site, a portion of one special planning district adjacent to the project site, additional resources located elsewhere in the 0.25-mile radius (not within or adjacent to the project site), including 15 individual built environment resources and portions of two built environment historic districts. All 34 built environment resources identified by the CHRIS search and additional

background research conducted for this study are listed in Table 1 below, followed by a brief discussion of the resources located within and adjacent to the project site. Of note, one resource (P-19-169247), was mapped in SCCIC records as adjacent to the project site; however, a review of associated documentation indicates the resource located outside the project site. No prehistoric or historic period archaeological resources were identified within the project site or 0.25-mile records search radius.

Table 1 Known Cultural Resources

Primary Number	Trinomial	Resource Type	Description (OHP Resource Attribute Code)	Recorder(s) and Year(s)	Eligibility Status	Relationship to Project Site
CHRIS Records Search						
P-19-168948	-	Historic District	6800-7000 blocks of Lexington Avenue (HP02)	1980 (D. Miller, C. Johnson)	5S2: Individually eligible for local listing or designation	Outside
P-19-169087	-	Historic District	1100-1400 blocks of Orange Drive (HP02; HP03; HP06; HP08)	1980 (D. Miller & C. Johnson)	5S2: Individually eligible for local listing or designation	Outside
P-19-169247	-	Historic Structure	Street Lamps (HP39)	1980 (D. Miller & C. Johnson)	5S2: Individually eligible for local listing or designation	Outside
P-19-169272	-	Historic Building	6916 Santa Monica Boulevard (HP06)	1980 (D. Miller & C. Johnson)	7R: Identified in a reconnaissance-level Survey or in an Area of Potential Effect but not evaluated	Outside
P-19-169273	-	Historic Building	7000 Santa Monica (HP06)	1980 (D. Miller & C. Johnson)	7R: Identified in a reconnaissance-level Survey or in an Area of Potential Effect but not evaluated	Outside
P-19-176758	-	Historic Building	Pickford Fairbanks Studio, 1041 Formosa Avenue (HP06)	2010 (Unknown)	3S: Recommended eligible for the NRHP through survey evaluation	Outside
P-19-176911	-	Historic Building	7155 Santa Monica Boulevard (HP06)	1988 (J. Triem); 2007 (A. Tomes, S. Dietler)	6Y: Determined ineligible for the NRHP by consensus through Section 106 process; not evaluated for the CRHR or local listing	Outside
P-19-188224	-	Historic Building	Faith Plating (HP08)	2007 (A. Tomes & S. Dietler, EDAW)	Unknown	Outside
P-19-189256	-	Historic Building	The Red Post Café/Formosa Café (HP06; HP39)	2010 (N/A)	5S1: Individually listed or designated locally	Outside
P-19-191940	-	Historic Building	1123-1125 N. Detroit Street (HP03)	2015 (Andrew Bursan, ICF)	Unknown	Outside
P-19-191941	-	Historic Building	1127-1129 N. Detroit Street (HP03)	2015 (Andrew Bursan, ICF)	Unknown	Outside
Resources Identified by Additional Background Research						
-	-	Historic structure/ building	1000 North La Brea Avenue (HP08)	2016 (GPA)	6Z: Found ineligible for NRHP, CRHR or local designation through survey evaluation	Within
-	-	Historic building	1020 North La Brea Avenue (HP08)	2016 (GPA)	6Z: Found ineligible for NRHP, CRHR or local designation through survey evaluation	Within

Primary Number	Trinomial	Resource Type	Description (OHP Resource Attribute Code)	Recorder(s) and Year(s)	Eligibility Status	Relationship to Project Site
-	-	Historic building	1040 North Sycamore Avenue (HP08)	2015 (City of Los Angeles)	3S: Recommended eligible for the NRHP through survey evaluation; 3CS: Recommended eligible for the CRHR through survey evaluation; 5S3: Recommended eligible for local listing or designation through survey evaluation	Adjacent
-	-	Historic building	960 North La Brea Avenue/7070 West Romaine Street (HP08)	2015 (City of Los Angeles)	3S: Recommended eligible for the NRHP through survey evaluation; 3CS: Recommended eligible for the CRHR through survey evaluation; 5S3: Recommended eligible for local listing or designation through survey evaluation	Adjacent
-	-	Historic building	7000 West Romain Street; HCM #1238, Howard Hughes Headquarters (HP08)	2015 (City of Los Angeles)	3S: Recommended eligible for the NRHP through survey evaluation; 3CS: Recommended eligible for the CRHR through survey evaluation; 5S1: Individually listed or designated locally	Adjacent
-	-	Historic district	1100-1400 blocks of Sycamore Avenue (N/A)	2023 (OHP)	5S2: Individually eligible for local listing or designation	Outside
-	-	Historic building	1125 N. Formosa Avenue (N/A)	2023 (OHP)	5S: Individually listed or designated locally	Outside
-	-	Historic building	United Artists/Samuel Goldwyn Studios/7200 Santa Monica Boulevard (N/A)	2023 (OHP)	2S2: Individually determined eligible for the NRHP by consensus through the Section 106 process. Listed in the CRHR	Outside
-	-	Historic building	11132 N. Formosa Avenue	1987 (Johnson Heumann Research Associates)	5: Recommended eligible for listing or designation at the local level	Outside
-	-	Historic building	7201 Santa Monica Boulevard (HP3)	(2008) City of West Hollywood	5S3: Recommended eligible for local listing or designation through survey evaluation	Outside
-	-	Historic building	7207 Santa Monica Boulevard (HP3)	(2008) City of West Hollywood	5S3: Recommended eligible for local listing or designation through survey evaluation	Outside

Primary Number	Trinomial	Resource Type	Description (OHP Resource Attribute Code)	Recorder(s) and Year(s)	Eligibility Status	Relationship to Project Site
-	-	Historic building	1041 N. Formosa Avenue (N/A)	2016 (GPA)	3S: Recommended eligible for the NRHP through survey evaluation; 3CS: Recommended eligible for the CRHR through survey evaluation; 5S3: Recommended eligible for local listing or designation through survey evaluation	Outside
-	-	Historic building	7156 Santa Monica Boulevard/Formosa Café (N/A)	N/A (City of West Hollywood Register)	5S1: Individually listed or designated locally	Outside
-	-	Historic building	805 N. Mansfield Avenue (HP3)	2015 (City of Los Angeles)	3S: Recommended eligible for the NRHP through survey evaluation; 3CS: Recommended eligible for the CRHR through survey evaluation; 5S3: Recommended eligible for local listing or designation through survey evaluation	Outside
-	-	Historic building	915 N. Mansfield Avenue (HP8)	2015 (City of Los Angeles)	3S: Recommended eligible for the NRHP through survey evaluation; 3CS: Recommended eligible for the CRHR through survey evaluation; 5S3: Recommended eligible for local listing or designation through survey evaluation	Outside
-	-	Historic building	1001 N. Orange Drive (HP8)	2015 (City of Los Angeles)	3S: Recommended eligible for the NRHP through survey evaluation; 3CS: Recommended eligible for the CRHR through survey evaluation; 5S3: Recommended eligible for local listing or designation through survey evaluation	Outside
-	-	Historic building	7000 Santa Monica Boulevard (HP8)	2015 (City of Los Angeles)	3S: Recommended eligible for the NRHP through survey evaluation; 3CS: Recommended eligible for the CRHR through survey evaluation; 5S3: Recommended eligible for local listing or designation through survey evaluation	Outside

Primary Number	Trinomial	Resource Type	Description (OHP Resource Attribute Code)	Recorder(s) and Year(s)	Eligibility Status	Relationship to Project Site
-	-	Historic building	6830 Santa Monica Boulevard (HP17)	2015 (City of Los Angeles)	3S: Recommended eligible for the NRHP through survey evaluation; 3CS: Recommended eligible for the CRHR through survey evaluation; 5S3: Recommended eligible for local listing or designation through survey evaluation	Outside
-	-	Historic building	6820 W. Romaine Street (HP8)	2015 (City of Los Angeles)	3S: Recommended eligible for the NRHP through survey evaluation; 3CS: Recommended eligible for the CRHR through survey evaluation; 5S3: Recommended eligible for local listing or designation through survey evaluation	Outside
-	-	Historic building	900 N. La Brea Avenue[1] (HP8)	2015 (City of Los Angeles)	3S: Recommended eligible for the NRHP through survey evaluation; 3CS: Recommended eligible for the CRHR through survey evaluation; 5S3: Recommended eligible for local listing or designation through survey evaluation	Outside
-	-	Historic building	1330 N. Formosa Avenue (HP3)	2015 (City of Los Angeles)	3S: Recommended eligible for the NRHP through survey evaluation; 3CS: Recommended eligible for the CRHR through survey evaluation; 5S3: Recommended eligible for local listing or designation through survey evaluation	Outside
-	-	Planning district	Entertainment Industry Support Services Planning District (N/A)	2015 (City of Los Angeles)	6LQ: Recommended ineligible for local listing or designation; may warrant special consideration in local planning	Adjacent
-	-	Historic district	Willoughby Avenue Spanish Colonial Revival Residential Historic District (Willoughby Avenue, between Poinsettia Place and N. Formosa Avenue)	2015 (City of Los Angeles)	3S: Recommended eligible for the NRHP through survey evaluation; 3CS: Recommended eligible for the CRHR through survey evaluation; 5S3: Recommended eligible for local listing or designation through survey evaluation	Outside

OHP = California Office of Historic Preservation; CRHR = California Register of Historical Resources; NRHP = National Register of Historic Places

Sources: South Central Coastal Information Center 2023, City of West Hollywood 2016, City of Los Angeles 2015, GPA 2008, Johnson Heumann Research Associates 1987, OHP 2023

[1] This property has been demolished.

1000 North La Brea Avenue

In 2016, 1000 North La Brea Avenue was recorded and evaluated for the City of West Hollywood's *Commercial Historic Resources Survey*. The property, which occupies the southern portion of the current project site, was not formally evaluated but was assigned a 6Z status code, meaning it was recommended ineligible for the NRHP, CRHR, or local designation in West Hollywood.

1020 North La Brea Avenue

In 2016, 1020 North La Brea Avenue was recorded and evaluated for the City of West Hollywood's Commercial Historic Resources Survey. The property, which occupies the northern portion of the current project site, was not formally evaluated but was assigned a 6Z status code, meaning it was recommended ineligible for the NRHP, CRHR, or local designation in West Hollywood.

1040 Sycamore Avenue

1040 North Sycamore Avenue is located just northeast of the project site. It was identified as part of SurveyLA, the City of Los Angeles's reconnaissance-level citywide historic survey, in 2015. As a result of the survey effort, the property was recommended eligible for the NRHP, CRHR, and City of Los Angeles HCM designation under Criterion A/1/A as a good example of a 1920s industrial building associated with the entertainment industry (City of Los Angeles 2015).

960 North La Brea Avenue/7070 West Romaine Street

960 North La Brea Avenue/7070 West Romaine Street is located immediately south of the project. It was identified as part of SurveyLA in 2015. As a result of the survey effort, the property was recommended eligible for the NRHP, CRHR, and City of Los Angeles HCM designation under Criterion A/1/A as a good example of a 1930s industrial building associated with the entertainment industry and more specifically as a record pressing plant operated by Brunswick Radio Corporation (City of Los Angeles 2015).

7000 West Romaine Street/ Howard Hughes Headquarters

700 West Romaine Street is located just southeast of the project site. In 2015, it was identified as part of SurveyLA. As a result of the survey effort, the property was recommended eligible for the NRHP, CRHR, and City of Los Angeles HCM designation under Criterion C/3/C as a good example of an Art Deco-style industrial property (City of Los Angeles 2015). In 2021, the City of Los Angeles designated the property as HCM #1238 (City of Los Angeles 2022).

Entertainment Industry Support Services Planning District

The Entertainment Industry Support Services Planning District was identified in 2015 as part of SurveyLA (City of Los Angeles 2015). The highly irregular boundaries of the district are located in an area of the city of Los Angeles generally south of Lexington Avenue, north of Melrose Avenue, east of Formosa Avenue, and west of Lillian Way. A portion of the planning district, which contains over 750 buildings, is located immediately adjacent to the east of the current project site and adjacent to the south of the project site, across Romaine Street. While the district "contains the most significant collection of entertainment industry-related support services buildings in Hollywood," it has been assessed to have insufficient integrity to convey its significant associations with the entertainment industry in Hollywood. As a result of the SurveyLA effort it was assigned an OHP status code of 6LQ,

meaning the resource does not meet eligibility requirements to qualify as a historical resource but may warrant special consideration in the planning process (City of Los Angeles 2015, 2024). Because the planning district is not eligible for listing in the NRHP, CRHR, or at the local level and therefore does not qualify as a historical resource, it is not discussed further in this report.

5.3 Historical Topographic and Aerial Imagery Review

Rincon completed a review of historical topographic maps and aerial imagery to ascertain the development history of the project site. Historical topographic maps from 1894 through 1921 depict the project site as undeveloped land with the presence of present-day La Brea Avenue visible to the east and Santa Monica Boulevard visible to the north of the project site (NETR Online 2023). Historical topographic maps from 1921 confirm the presence of oil fields south of the project site (NETR Online 2023). Historical topographic maps from 1924 depict a structure present within the project site and urban development in the form of residential streets and buildings present north, south, east and west of the project site (NETR Online 2023). Aerial imagery from 1948 through 1964 depicts the project site as a fully developed area with commercial and/or industrial buildings present (NETR Online 2023). The areas immediately north, south, east and west of the project site are also fully developed with roadways, commercial, residential and industrial development (NETR Online 2023). Aerial imagery from 1972 depicts the project site in its current condition (NETR Online 2023).

5.3.1 1938 Kirkman-Harriman Historical Map Review

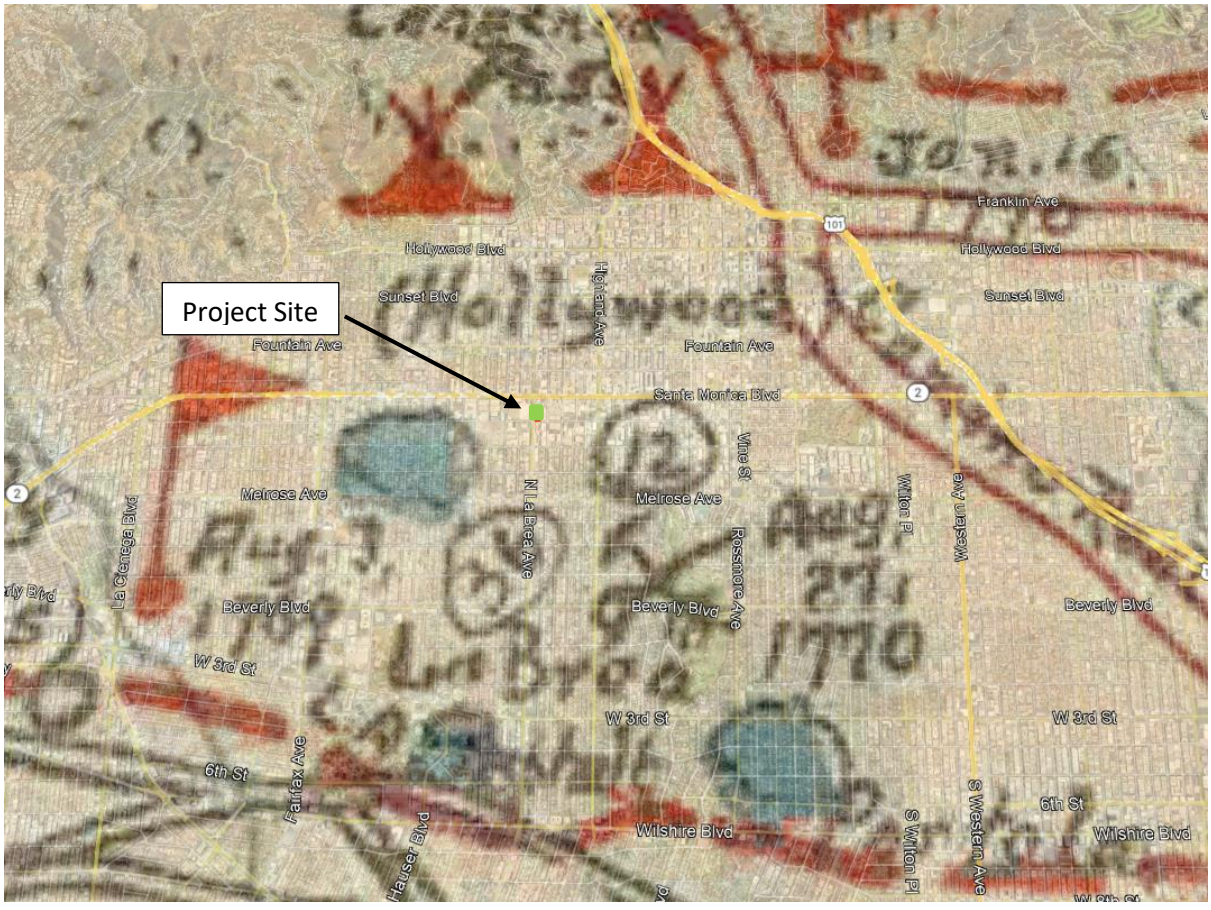
Rincon cultural resources specialists reviewed sources commonly identified though tribal consultation, notably the Kirkman-Harriman Pictorial and Historical Map of Los Angeles County 1860–1937 (Figure 8). Based on this map, the project site is situated within the "Hollywood" area. The nearest roadways are mapped approximately 1.5 miles southwest of the confluence of two official Spanish roads labeled "Camino Real" that travels northwest/southeast and converge in the area mapped as Los Angeles. The nearest waterway to the project site is unnamed, approximately two miles west, that courses northwest/southeast. Mapped one mile southeast of the project site is an "Indian Fight" site denoted with the number "12" and symbolized by an arrow crossing a sword and is described as the battle between Spanish soldiers and "Indians" at the La Brea Tarpits that took place August 27, 1770 (Latker 2011). This location is also the location where a Spanish soldier guard of San Gabriel Mission fought with the natives in 1771, at "Mission Vieja" (Latker 2011). Also mapped near the project site are the present-day La Brea Tar Pits, depicted south of southwest and south of the project site with the nearest tar pit located approximately 0.5 mile to the southwest and denoted with the number "36" and symbolized as three blue areas. This location is also noted on the map as the "L.A. Municipal Asphalt source" where the Angelenos could acquire free asphalt to use for roofing purposes (Latker 2011). Also depicted on the map is the "Cahuenga Pass," located approximately 1.8 miles north of the project site. Well outside the project site footprint but within the general surrounding vicinity are three Native American villages. The nearest mapped unnamed village is approximately 1.2 miles to the northwest and a second unnamed village is located approximately 1.3 miles to the northeast; both villages are south of the Cahuenga Pass. A third unnamed village is mapped approximately 3.5 miles to the west. Additionally, the project site is mapped approximately 1.8 miles north of a 1769 Portolá expedition trail that parallels an "ancient" road labeled as "La Brea Road". There is a Portolá campsite mapped approximately two miles southwest of the project site dated Augst 3, 1769. According to the journal entry for that date by missionary explorer Juan Crespi, who traveled with the expedition, the expedition team did

encounter a Native American village as they traveled westward; however, the village name was not included in the journal entry. Given that the journal entry mentions a westward travel from the campsite, it is unlikely that the village mentioned is near the project site.

It is important to note that this map is highly generalized due to its scale and age and as such, the details mapped within are not necessarily accurate regarding the distance and location of mapped features. Additionally, this map was prepared based on review of historical documents dating over 100 years following secularization of the Spanish missions. While the map does not provide any specific primary references, it correlates with the details documented in the journals of the missionary explorer, Juan Crespi, in 1769 and 1770 during the Portolá expedition. The map depicts and includes notes on valuable information following Spanish colonization and mission history. That said, the information gleaned from this map is limited to a period of Native American history that is documented in archival records that were reviewed by George W. Kirkman, the creator of the map. Therefore, the substantiation of the mapped features and their location, relative to the project site, as well as the locations of historical events within the maps, require a review of archaeological archival records in addition to primary sources for verification to the extent possible.

No archaeological evidence of the nearest village on the Kirkman-Harriman Pictorial and Historical Map was provided in the SCCIC records or as the result of a review of other archaeological information for the project site. This suggests that the village is either likely no nearer than 0.25 mile from the project site or if existent within the records search radius, subsurface deposits associated with the village have not yet been discovered.

Figure 8 Kirkman-Harriman Pictorial and Historical Map (Project Site Depicted in Green)



5.4 Geoarchaeological Review

The project site is situated within the northernmost Transverse Ranges Geomorphic Province (California Geological Survey 2015). This geomorphic province is characterized by east-west trending steep mountain ranges and valleys that extend from the islands of San Miguel, Santa Rosa, and Santa Cruz from the west to the Mojave Desert and San Bernardino Mountains to the east (California Geological Survey 2015). More specifically, the project site is situated within the northern portion of the physiographic area known as the Los Angeles Basin, on an alluvial fan that formed from the sediments originating from the Santa Monica Mountains, located approximately one mile north of the project site. The Los Angeles Basin is bounded by the following notable landform features: the Santa Monica Mountains to the north, Elysian Hills and Repetto Hills to the northeast, Puente Hills to the east, Palos Verdes Peninsula and Pacific Ocean to the south, and the Santa Ana Mountains and San Joaquin Hills to the southeast (Geocon West, Inc. [Geocon] 2023).

According to the to the Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2024a), the project site consists of one soil type: Urban land-Grommet-Ballona complex with 0 to 5 percent slopes and includes Urban land, Grommet, Ballona, Typic Xerothents, Pico, and Cropley soils, with Urban land accounting for approximately 45 percent of the soil type within the project site. Urban land within this context is described as loamy bottom; however, in general, Urban land refers to soils in areas of high population density in a largely built environment and can include human-transported or human-altered materials, minimally altered materials, or intact native soils (USDA 2019). The available USDA soil descriptions for the other soil components within the project site are provided below.

- **Grommet Series (USDA 2024b).** Grommet Series soils are characterized as well drained soils that formed in alluvium from mixed sedimentary sources. Grommet soils are on alluvial fans and inset fans. A typical Grommet pedon extends from 0 to approximately 74 inches and consists of two soils horizons (A and C). The A horizon soil texture is described as loam, fine sandy loam, silt loam with some pedons that are clay loam and includes 0 to 5 percent rock fragments. The C horizon soil texture is described as loam, fine sandy loam, silt loam with some pedons that are clay loam and includes 0 to 5 percent rock fragments. Grommet Series soils account for approximately 25 percent of the soils within the project site.
- **Ballona Series (USDA 2024c).** Ballona Series soils are characterized as well drained soils that formed in alluvium from mixed sources. Ballona soils are on alluvial fans, inset fans, and floodplains. A typical Ballona pedon extends from 0 to approximately 78 inches and consists of four horizons (A, AB, Bss, and Bk). The A horizon soil texture is described as loam, clay loam, silty clay loam, clay, or less commonly sandy loam and includes 0 to 5 percent construction debris. The AB horizon soil texture is described as clay loam, clay or silty clay with 35 to 45 percent clay content. The Bss horizon soil texture is described as clay loam, clay or silty clay with 35 to 45 percent clay content. The Bk horizon soil texture is described as clay loam, clay, silty clay or silty clay loam with 30 to 45 percent clay content. Ballona Series soils account for approximately 15 percent of the soils within the project site.
- **Pico Series (USDA 2024d).** Pico Series soils are characterized as deep, well drained soils that formed in alluvium from mostly sedimentary rocks. Pico soils are on floodplains and alluvial fans. A typical Pico pedon extends from 0 to 54 inches and consists of two horizons (A and C) with both horizons with soil textures described as sandy loam. The A horizon soil color is gray, brown, grayish brown or dark grayish brown and the C horizon soil color is grayish brown, light brownish gray, pale brown, very pale brown or light gray. The Pico Series soils account for approximately 5 percent of the soils within the project site.

- **Cropley Series (USDA 2024e).** Cropley Series soils are characterized as very deep, moderately well and well drained soils that formed in alluvium from mixed rock sources. Cropley soils are on alluvial fans, floodplains and in small basins. A typical Cropley pedon extends from 0 to 63 inches and consists of four soils horizons (A, Bss, BCk and Ck). The A horizons soil texture is heavy clay loam, silty clay loam, silty clay or clay with clay content that ranges from 40 to 60 percent and rock fragments that range from 0 to 10 percent gravel. The Bss horizons soil texture is described as clay loam, silty clay loam, silty clay or clay with clay content that ranges from 40 to 60 percent and rock fragments that range from 0 to 10 percent gravel. The BCk or Ck horizons soil texture is described as sandy clay loam, clay loam or clay. Some pedons have strata of loam or fine sandy loam below the depth of 40 inches. The clay content ranges from 27 to 60 percent and the rock fragments range from 0 to 10 percent gravel. Cropley Series soils account for approximately 2 percent of the soils within the project site.

A review of the USGS mineral resources (USGS 2024) online spatial data for geology indicates that the project site is underlain by Quaternary alluvium and marine deposits from the Pleistocene to Holocene epochs. Late Pleistocene-era and Holocene-age alluvial fan formations have the potential to support the presence of buried archaeological resources as these soils are contemporaneous with the documented period of prehistoric human habitation of the area and have potential to preserve cultural material in context, depending on the area-specific topographical setting. There are no substantial topographical features on the project site.

Given that A-horizons form on stable landforms, they are the primary horizons wherein archaeological materials would be typically deposited. There are different classes of A-horizons, including Ap-horizons, which are A-horizons that have been disturbed by agricultural activities such as plowing, and Ab-horizons, which are A-horizons that have been buried by depositional processes. Archaeological resources encountered within Ap-horizons represent a disturbed context wherein archaeological materials have been displaced by plowing and discing. Because Ab-horizons are buried A-horizons, they have the greatest likelihood to contain intact subsurface archaeological deposits. The project site does not contain subsurface topsoil (Ab horizon) and therefore, it is unlikely that the project site contains archaeological deposits buried by natural processes. Additionally, given the level of disturbance as a result of development within the project site and in consideration of the primary soil makeup identified within the project (Urban land), the potential for the presence for intact archaeological resources on the surface to depths of previous subsurface disturbance associated with development within the project site is low.

5.4.1 Review of Geotechnical Report

A geotechnical report that addresses the project site was reviewed to determine the depths of previous disturbances within the project site, if any, to help inform on the archaeological sensitivity of the project site. The geotechnical report, *Geotechnical Investigation: Proposed Mixed-Use High-Rise Development 1000, 1014, & 1020 North La Brea Avenue West Hollywood California APNs: 5531-014-015, 5531-014-016, & 5531-014-017* (Geocon 2023), addresses subsurface conditions within the project site. The report summarizes the results of previous geotechnical investigations completed in 2019; however, of note, only one of these reports addresses the present project site. In addition, the report details the results of subsurface investigations performed in 2023. The results of all previous and current investigations that address the present project site are further discussed below and summarized in Table 2.

Relevant Previous Geotechnical Engineering Investigations

The geotechnical report, *Preliminary Geotechnical Engineering Investigation, Proposed Mixed-Use High-Rise Development, 1010, 1014 and 1020 North La Brea Avenue, West Hollywood, California* (File Number 21848), was prepared in 2019 and details the results of subsurface exploratory investigations for two of the parcels that make up the present project site, specifically APNs 5531-014-016 and -017, associated with addresses 1014 and 1020 North La Brea Avenue, respectively (Geotechnologies, Inc. 2019). According to the report, two subsurface exploratory borings, B1 and B2, were conducted using an 8-inch diameter, hollow-stem auger. These investigated locations were placed within accessible areas of the project site.

Subsurface exploratory borings extended to a maximum depth of 130 and 180 feet bgs and were completed in August 2019. According to the geotechnical report, the soils encountered include: 1) concrete and/or base from surface to between six and eight inches bgs; 2) artificial fill: characterized as a mixture of clay, silt, and sand that is dark brown and gray in color and most, stiff, or medium dense and fine-grained, and was encountered underlying the concrete and/or base to between five and eight feet bgs; and 3) older alluvium (native soils): characterized as interlayered mixtures of silty and sandy clays, sandy and clayey silts, silty and clayey sands, and sands, that are yellowish to dark brown to gray in color, moist to wet, medium dense to very dense, or stiff to very stiff, and fine to coarse-grained with occasional gravel and cobbles. These soils were encountered underlying fills soils to depths between 105 and 107.5 feet bgs; bedrock: characterized as the upper Miocene-age Puente Formation, consisting of thin bedded siltstone and claystone. The bedrock is gray to dark gray in color, moist, and moderately hard to hard. Bedrock was encountered underlying the native soils to the maximum depths explored (130 and 180 bgs).

Current Geotechnical Investigation

The current geotechnical report addressing the project site was prepared by Geocon and details the results of one subsurface investigation (B1) performed on January 30, 2023. The investigation was conducted within parcel 5531-014-015, associated with the address 1000 North La Brea Avenue. According to the report, the subsurface exploratory investigation was conducted using a 7-inch diameter, truck-mounted, hollow-stem auger drilling machine and placed within an accessible area of the parcel.

Subsurface exploratory boring extended to a maximum depth of 120.5 feet bgs. According to the geotechnical report, the soils encountered include: 1) concrete from surface to 6 inches bgs; 2) artificial fill: characterized as generally consisting of dark brown to black clay that is moist and soft to firm, and was encountered underlying the concrete to three feet bgs; and 3) older alluvium (native soils): characterized as Pleistocene age alluvium that is yellowish brown to reddish brown, or grayish brown, interbedded clays, silts, and sand with varying amounts of fine gravel that is slightly moist to we and loose to very dense or firm to hard. Native soils were encountered underlying fill soils to the maximum depth explored (120.5 feet bgs). The subsurface exploratory investigations completed in 2019 and 2023 are depicted in Figure 9 below.

Figure 9 Boring Location Map (Geocon 2023, Figure 2A)

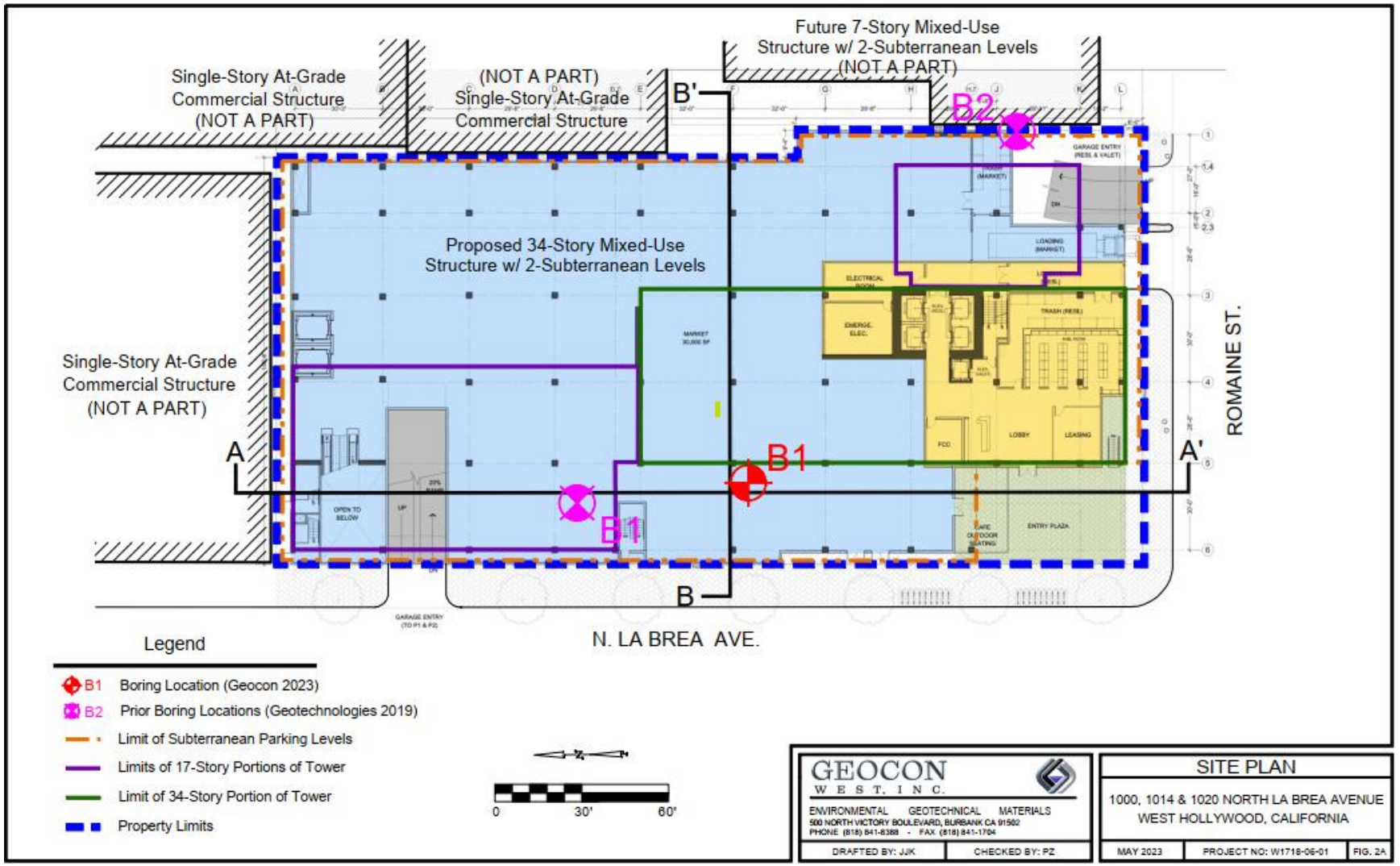


Table 2 Summary of Subsurface Boring Results

Boring	Concrete/Base	Artificial Fill	Native Soils	Bedrock
Geotechnologies, Inc. (2019)				
B1	0–6 inches bgs	6 inches to 5 feet bgs	5 to 105 feet bgs	105–130 feet bgs
B2	0–8 inches bgs	8 inches to 8 feet bgs	8 to 107.5 feet bgs	107.5–180 feet bgs
Geocon West, Inc. (2023)				
B1	0–8 inches bgs	8 inches to 3 feet bgs	3 to 120.5 feet bgs	Not encountered

bgs = below ground surface

Note: Depths presented in table are approximate

A review of the subsurface exploratory investigations revealed that artificial fill soils are present from surface to depths between three and eight feet bgs in the areas investigated. The project site is currently occupied by a concrete batch plant, concrete asphalt paved parking areas and a single-story commercial structure. Current project design involves the demolition of existing buildings/structures and development of a new 34-story mixed-use residential building with subterranean parking. Ground disturbance associated with the development is estimated to include a minimum of 22 feet bgs for the construction of the building basement with a maximum depth of 32 feet bgs for the subterranean levels, including foundation excavations and dewatering elements. In consideration of these factors, the potential to encounter Intact subsurface archaeological materials from current grade to between three and eight feet bgs is unlikely; however, there is potential, though low, for intact cultural deposits to exist within native soils (at depths below between three and eight feet bgs) to the depths of proposed ground disturbance.

5.5 Sacred Land File Search

On November 15, 2023, the NAHC responded to Rincon's SLF request, stating that the results of the SLF search were negative. See Appendix B for the NAHC response.

5.6 Assembly Bill 52 Record

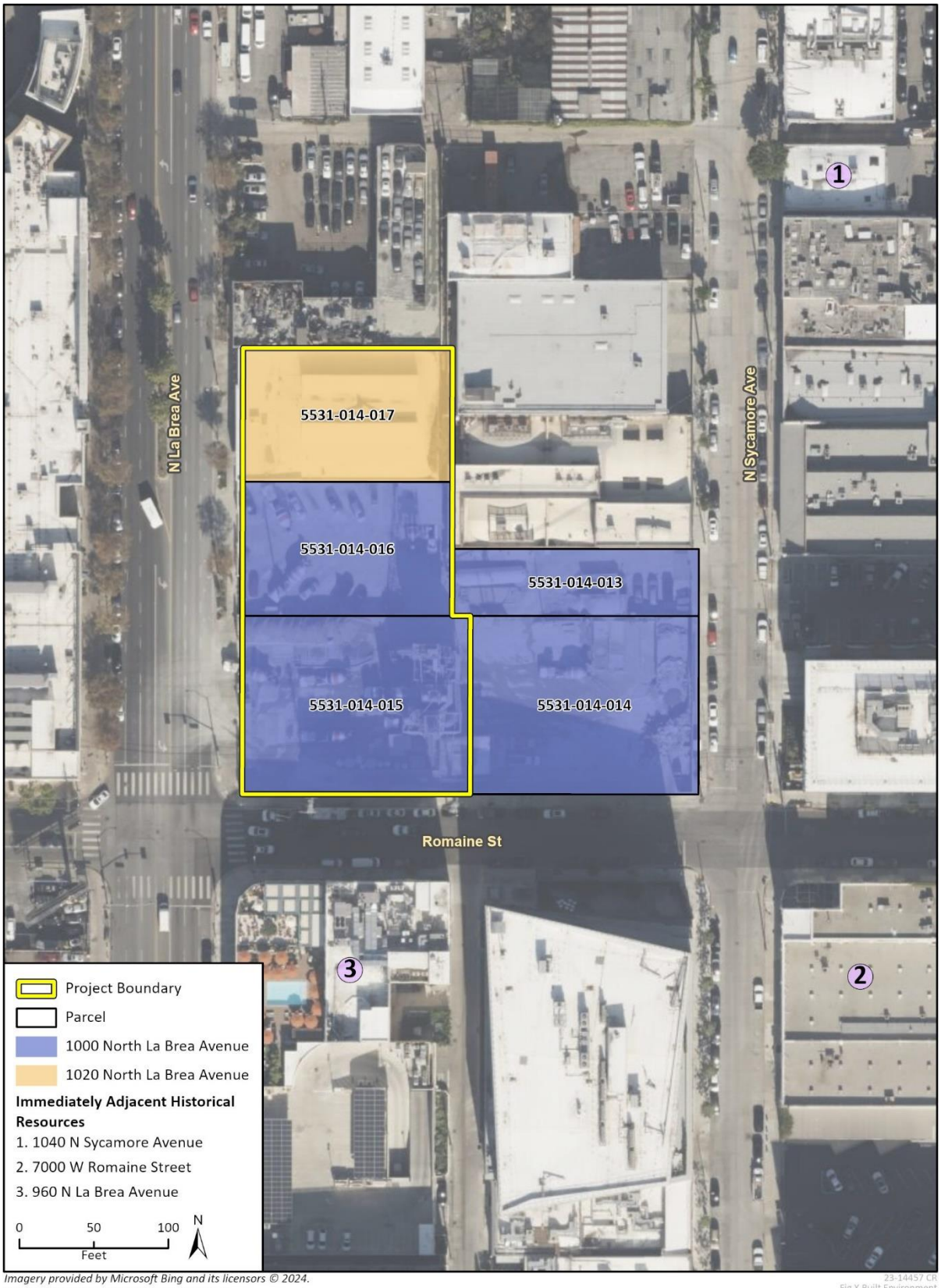
Because AB 52 is a government-to-government process, including consultation regarding sensitive information, all records of correspondence related to AB 52 notification and any subsequent consultation are on file with the City.

5.7 Survey Results

5.7.1 Built Environment Resources

The following section summarizes the results of all background research and fieldwork as they pertain to built environment resources that may qualify as historical resources. The field work and background research resulted in the identification of two historic-age properties within the project site, 1000 and 1020 North La Brea Avenue (Figure 10 and Table 3). The historical significance of these properties was previously considered in *the City of West Hollywood Commercial Historic Resources Survey* (GPA 2016). At the time, they were recommended ineligible for listing in the NRHP and CRHR and as City of West Hollywood cultural resources.

Figure 10 Built Environment Resources in Project Site



Imagery provided by Microsoft Bing and its licensors © 2024.
Additional data provided by LA County, 2023.

23-14457 CR
Fig X Built Environment

Due to the cursory nature of the previous investigation, the properties were recorded and evaluated for historical resources eligibility on DPR series forms as part of the current study. DPR forms are included in Appendix C and summarized in Table 3 below.

Table 3 Built Environment Resources

Address	Assessor's Parcel Numbers	Description
1000 North La Brea Avenue	5531-014-013, -014, -015, -016	CEMEX Concrete Batch Plant
1020 North La Brea Avenue	5531-014-017	Warehouse

1000 North La Brea Avenue

Physical Description

The property at 1000 North La Brea is an approximately 1.2-acre, ready-mix concrete batch plant, occupying four parcels that form an overall L-plan site. The concrete batch plant centers on a vertical concrete mill, located near the property's southwest corner, in addition to such secondary features as stockpile bins, paved parking and staging areas, and an open-frame shelter (Photograph 1). The property straddles the boundary between the cities of West Hollywood and Los Angeles, with the westernmost two parcels (APNs 5531-015 and -016) and most of the mill structure located in the former jurisdiction and the easternmost two parcels (APNs 5531-014-013 and -014), including a minor portion of the mill and other minor features, located in the latter. Note: the parcels located in the City of Los Angeles are not part of the current project and are discussed only relative to their historical associations with 1000 North La Brea Avenue.

The facility's centerpiece is the vertical cement mill (Photograph 2). A towering steel structure, the mill consists of a series of hoppers suspended above a central concrete mixer. The hoppers, and through them the mixer, are fed cement and aggregate from nearby stockpiles via conveyors on the north and south sides of the mill. The mixer is suspended above a passage in which truck mixers are loaded with processed, yet still plastic, concrete. Vehicular access to the mixer and stockpiles is made via low concrete ramps, while a stairway and catwalk allow pedestrian access to some upper features of the mill.

Photograph 1 Overview of 1000 North La Brea Avenue, Facing Northeast

Photograph 2 Detail of Cement Mill at 1000 North La Brea Avenue, Facing East

Attached to the southeast of the mill structure is a two-story office building featuring a utilitarian design aesthetic (Photograph 3). It has a rectangular plan, concrete foundation, and flat precast concrete roof with a moderate overhang on all four sides. Its exterior is exposed structural concrete blocks. First-story entrances face the raised loading dock on the east elevation. One entrance features a sliding wood door, while the door type at the other entrance could not be determined due to limited access. An upper-story entrance faces north, where a concrete and steel exterior staircase accesses a glazed wood-panel door. Windows include paired steel casements punctuating the exterior of both stories.

Photograph 3 Office Building at 1000 North La Brea Avenue, Facing West

At the northeast corner of the property is the open-frame shelter. It is a simple, utilitarian structure, consisting of a steel-pole frame and a corrugated metal roof that shelters a concrete-paved area.

A concrete-masonry-unit wall traces the property's street-facing west, east, and south boundaries. Access is controlled by chain-link gates that front all three streets bordering the property. Security and safety features include stretches of barbed wire, steel grilles, and convex mirrors.

Property History

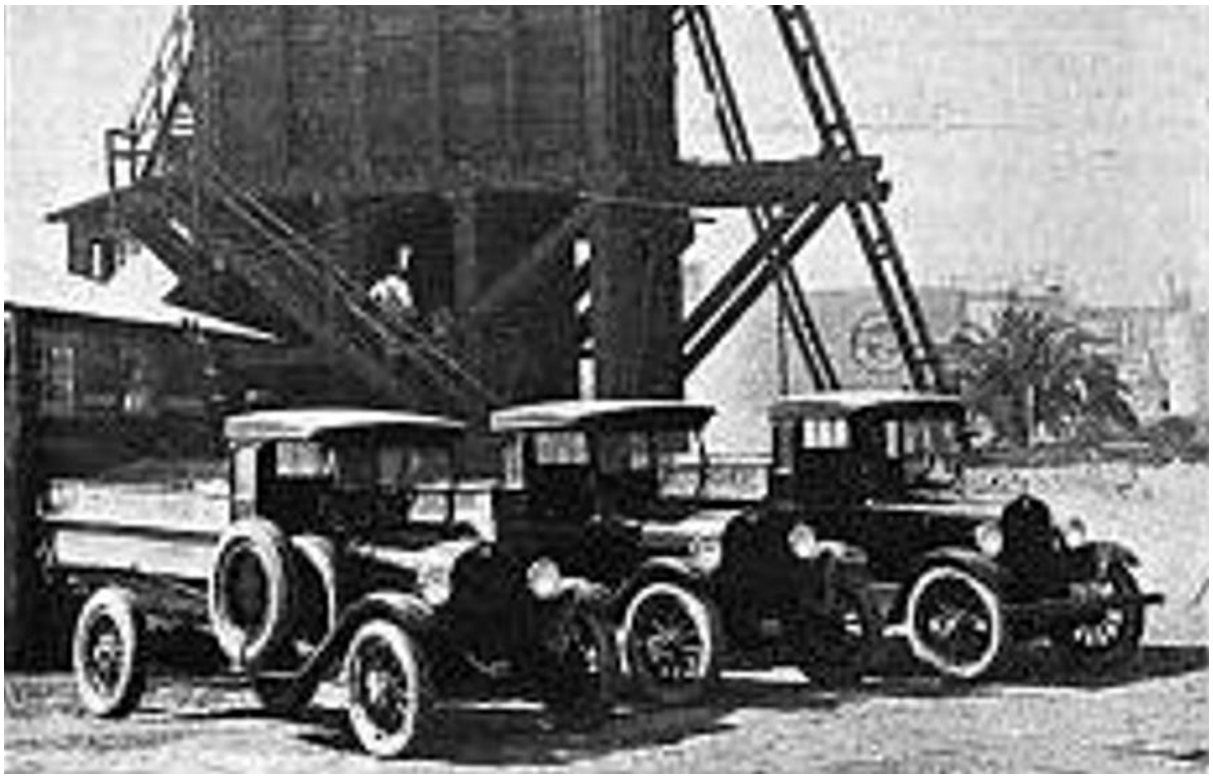
By the early 1920s, USGS topographical maps show, the urbanization of Greater Los Angeles began to encroach on the area surrounding 1000 North La Brea Avenue, with much of the development in the immediate area being industrial. As part of this development trend, the Uniform Mixed Concrete Company established a concrete plant on the site in 1923 or 1924 (USGS 2023, *Los Angeles Evening News* 4/12/1924, *Concrete* 1924). The company was a venture of Southern California construction firm Stine and Ellis. Available documentation identifies the proprietors only as Mr. Stine and Mr. Ellis and provides few details on their identities or biographies, outside their involvement in the construction industry under the business names Stein and Ellis and Uniform Mix Concrete Company (*Concrete* 1924).

According to a 1924 article in the trade magazine *Concrete*, the origins of the 1000 North La Brea Avenue plant traced back to Stine and Ellis experimentations with the use of temporary central mixing facilities to supply construction of the Coast Highway between Santa Barbara and Gaviota. Through internal accounting, the firm found their central production method, though crude and dependent on "insufficient" machinery, helped to save costs when compared with then-conventional methods involving the shipment of component materials to a job site and mixing on-site. The company soon decided to build a plant in the booming Los Angeles area, eventually settling on the North La Brea Avenue site. Operated under the name Uniform Mix Concrete Company, its

proprietors conceived of the central mix plant as a "concrete store" conveniently available to local developers (*Concrete* 1924).

As described in the 1924 article, the company's 1000 North La Brea Avenue facility was "the pioneer central mixing plant of the West." It was developed at cost of $25,000, its electric four rock hoppers and a nine-sack tilting mixer offering a production capacity of 365 cubic yards of concrete per 8-hour period (*Concrete* 1924). The photograph accompanying the 1924 article offers only a partial view of the North La Brea Avenue plant but shows a one-story office building and an adjacent concrete mill that was likely considerably smaller and of less elaborate design than the existing mill (Photograph 4). The flat-bed delivery trucks the firm used were also unsophisticated in comparison with the large truck mixers developed by the 1930s. By the time of the article's publication, Uniform Mixed Concrete Company established two additional ready-mix plants in the region (*Concrete* 1924).

Photograph 4 Trucks and Mill at Uniform Mixed Concrete Company, ca. 1924



Source: *Concrete* 1924

By 1936, Transit Mixed Concrete Company had taken over the plant at 1000 North La Brea Avenue. The firm was founded in 1930 by Howard Switzer and his older brother, L. Glenn Switzer, both originally of Long Beach, California. The North La Brea Avenue plant was at least the third plant run by the company, which also operated plants in Pasadena and Pomona (*Los Angeles Illustrated Daily News* 6/18/1936, *Los Angeles Times* 1/9/1997). Below, Photograph 5 shows a truck mixer in front the company's cement mill. The mill shows apparent heavy timber construction similar to that in the 1924 photograph presented above; however, the mill appears to have been either rebuilt or enlarged substantially. In addition, a concrete bunker (non-extant) for material storage is situated next to the mill. Based on a review of historical photographs and the site visit conducted for this study, it appears that no elements of the plant depicted in Photograph 4 or Photograph 5 are extant.

Photograph 5 Mill and Truck Mixer at Transit Mixed Concrete Company, 1000 North La Brea Avenue, View to Southeast, 1937

Source: Calisphere.org

A review of historical aerial photographs and County of Los Angeles assessor data show Transit Mixed Concrete replaced the mill pictured above with the existing mill and adjoining office building in 1962 (NETR Online 2023, Los Angeles County Assessor 2023). Further expansion was accommodated with the demolition of the shop buildings at the north end of the site ca. 1964 (Advantage Environmental Consultants [AEC] 2023). No notable physical changes have been made to the plant since the 1960s. However, by the early twenty-first century, the plant came under the ownership of the Mexico-based firm CEMEX Construction Materials (AEC 2023). Research for this study found no information of consequence pertaining to the mill following its redevelopment in 1962 or acquisition by CEMEX.

Below, Table 4 summarizes the construction and alteration history of 1000 North La Brea Avenue.

Table 4 1000 North La Brea Avenue Construction History

Permit #	Date Issued	Description of Work	Architect/ Contractor	Property Owner	Notes
N/A	N/A	Construction of cement mill	Unknown	Uniform Mixed Concrete Co.	Constructed 1923 or 1924, per historical magazine article
N/A	N/A	Construction or enlargement of cement mill	Unknown	Transit Mixed Concrete Co.	Ca. 1937 per historical site photograph
32765	1941	Concrete footing for rock and sand bunker	N/A	N/A	Some details of permit are not legible
N/A	N/A	Dust collector built or installed	N/A	Transit Mixed Concrete Company	Some details of permit are not legible
N/A	N/A	Installation of underground tanks	Petra Builders	N/A	Some details of permit are not legible
N/A	N/A	Development of existing cement mill and office; demolition of shops at north end of site	Unknown	Transit Mixed Concrete Company	Date of 1962 estimated, based on County Assessor data and historical aerial photos via NETR Online 2023

Sources: County of Los Angeles Building Permits, *Concrete* 1924, Calisphere.org 1937, Los Angeles County Assessor 2023, NETR Online 2023

Historical Evaluation

The property at 1000 North La Brea Avenue is in West Hollywood; however, the east side of the property crosses the City's boundary into Los Angeles. Therefore, in addition to having the potential to be eligible for the NRHP, CRHR, and local listing in West Hollywood, it also has potential to quality for local designation in the Los Angeles.

As discussed above in Section *5.2, Known Cultural Resources*, the property at 1000 North La Brea Avenue was previously identified in the *City of West Hollywood Commercial Historic Resources Survey* in 2016 and assigned an OHP status code of 6Z, meaning it was recommended ineligible for listing in the NRHP, CRHR, and/or at the local level. Although details of the previous evaluation are not provided in available documentation, Rincon concurs with the finding of ineligibility and recommends the property ineligible for the NRHR, CRHR, City of West Hollywood register, or City of Los Angeles HCM designation.

NATIONAL REGISTER OF HISTORIC PLACES, CALIFORNIA REGISTER OF HISTORICAL RESOURCES, AND CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENT EVALUATION

Because the evaluation criteria for the NRHP, CRHR, and HCM designation are consistent with one another, this section combines the analysis for each in a single evaluation. The City of West Hollywood cultural resources designation evaluation is presented separately below.

The subject property was first developed in 1923 or 1924 as a ready-mix concrete plant and operated under the commercial name Uniform Mixed Concrete Company. The research conducted for this study found information suggesting that it was the first of its kind developed in the Greater Los Angeles Area and Western United States and was part of a shift within the building materials industry of the 1920s, not only toward the increasing use of reinforced concrete, but also toward the rise of centrally mixed concrete at ready-mix plants to generally replace the earlier and less-

efficient practice of mixing concrete at job sites. Due to its place in the regional history of concrete production and the wider building materials industry, the property is significant under Criterion A/1 in the area of Industry and under HCM Criterion 1 under the context Industrial Development, 1850-1980; context Building the City, 1876-1965; and property type Industrial – Building and Construction – Concrete Ready Mix Plants. Its period of significance is the plant's original construction date of 1923–1924, recognizing the plant's role in pioneering the ready-mix concrete plant in the western states. However, although the property remains in use as a ready-mix concrete plant, it does not retain sufficient integrity to convey its historical significance. The property has been subject to at least three significant phases of development: the initial establishment of the plant, including a heavy-timber mill and office building in 1923 or 1924; the reconstruction or significant expansion of the heavy-timber mill and construction of a new office building ca. 1937; and the development of the existing, modernized plant ca. 1962, which included the erection of the existing steel-fabricated mill and concrete-block office building, in addition to the expansion of the property to current extent. The property has, as a result, substantially lost its integrity of design, materials, workmanship, feeling, and association and no longer possesses the visual essence of the groundbreaking concrete plant first developed in the 1920s. Therefore, despite the property's historical significance dating to the period 1923–1937, it does not meet the integrity thresholds necessary to qualify for listing in the NRHP or CRHR or designation as an HCM under Criterion A/1/HCM 1.

City of Los Angeles historical resources guidance published in the SurveyLA historic context statement *Industrial Development, 1850-1980*, indicates ready-mix concrete mills may also be significant under Criterion A/1/HCM 1 for associations with the Los Angeles building boom of the Post-World War II Era (City of Los Angeles 2018). However, although the property retains a high degree of integrity to its 1960s redevelopment and has many potential character-defining features of its property type, research for this study found no evidence the existing ready-mix mill played a singularly significant role in the context of the Post-World War II-era building industry. Nor did research suggest it was significant in any other event or trends important to the history of the city, region, state, or nation not mentioned above (Criterion A/1/HCM 1).

Research for this study found few individuals directly associated with the subject property. While the individuals identified as Mr. Stine and Mr. Ellis arguably made an important historical contribution due to their role in the history of concrete production in Greater Los Angeles and the Western United States, as discussed above, the property no longer has sufficient integrity to convey any association with their firm's tenure at the property in the 1920s. Available sources do not suggest any subsequent owner or occupant of the property, including Howard and L. Glenn Switzer of Uniform Mixed Concrete, has made significant contributions to the history of the city, region, state, or nation (Criterion B/2/HCM 2).

The subject property consists of a cement mill and other utilitarian structures, in addition to an office building exhibiting no discernible architectural style. Available references do not suggest the existing mill represents any distinctive engineering characteristics or that it is anything other than a typical ready-mix concrete plant. Architecturally, the office is an undistinguished industrial building. Neither the individual building and structures, nor the property as a whole embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criterion C/3/HCM 3).

Based on background research and the records search results, the property is not likely to contain information important to prehistory of history (Criterion D/4).

CITY OF WEST HOLLYWOOD CULTURAL RESOURCES EVALUATION

The subject property is also recommended ineligible for designation under the City of West Hollywood's cultural resources designation criteria. It does not embody distinctive characteristics of a period, method, style, or type of construction, and is nor a valuable example of the use of indigenous materials or craftsmanship (Criterion A1). It also does not contribute to the significance of a historic area by contributing to a geographically definable area possessing a concentration of historic or scenic properties (Criterion A2a) or a thematically related grouping of properties which are unified aesthetically by plan or physical development (Criterion A2b). As an ordinary concrete mixing facility, it does not singularly represent significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning (Criterion A3) or embody elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation (Criterion A4). Research for this study did not find that the property has a unique location or singular physical characteristic or that it is a view or vista representing an established and familiar visual feature of a neighborhood, community, or city (Criterion A5). While it is the only concrete mixing facility remaining in the city, it does not possess distinguishing characteristics of an important architectural or historical type or specimen (Criterion B). As discussed above in the NRHP/CRHR Criterion A/1 and B/2 evaluations, the building is not identified with persons significant in local, state, or national history and lacks integrity to its period of significance to convey its associations with important historical events (Criterion C). Finally, the property is not known to be representative of the work of a notable architect, builder, or designer (Criterion D).

HISTORIC DISTRICT CONSIDERATION

Research for this study found no evidence 1000 North La Brea Avenue would qualify for designation as contributor to any known or potential historic district eligible at the national, state, or local levels. Although the area in which it was located was historically dominated by industrial concerns, available evidence does not suggest it shares a common theme with the extant buildings in its vicinity, which represent a combination of commercial, residential, and industrial historical uses.

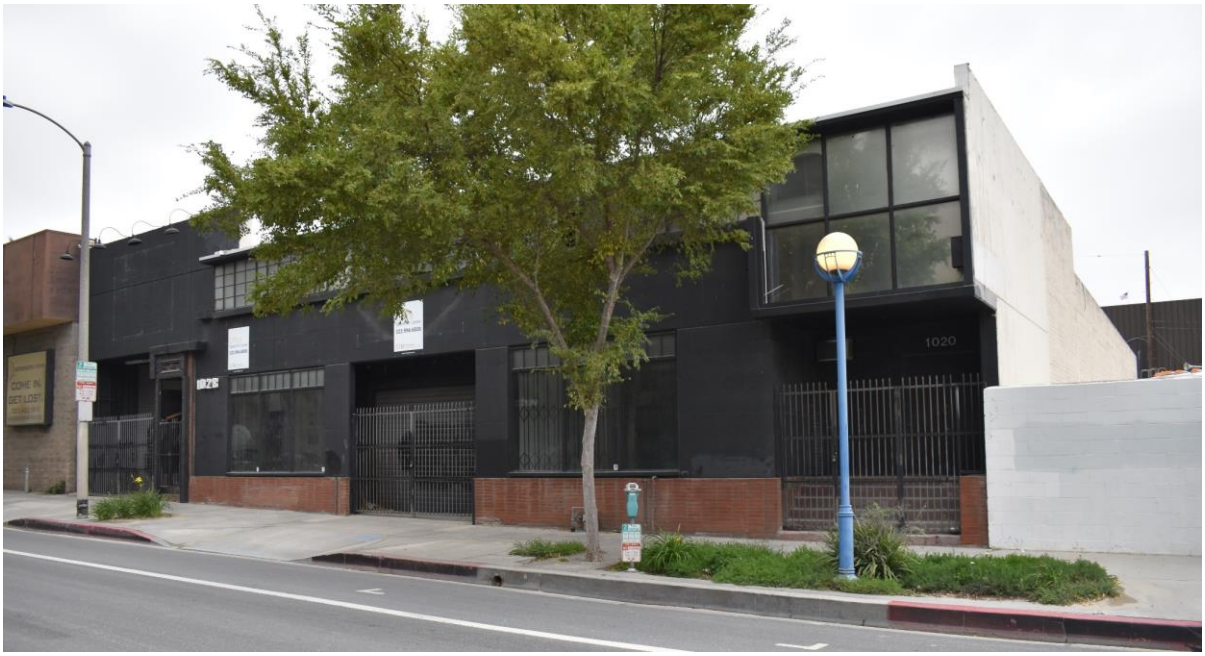
1020 North La Brea Avenue

Physical Description

The property at 1020 North La Brea Avenue is a two-story industrial warehouse constructed with elements of the Late Moderne-style of architecture (Photograph 6). It is rectangular in plan with a raised concrete foundation and capped with a warehouse roof with monitor. Its exterior consists of structural reinforced concrete and stack-bond-brick veneer on the front-facing, west elevation and exposed structural brick on the south elevation. The other elevations, on the north and east, were not visible during the field survey. The primary elevation's predominant visual is a series of windows. The ground level features a pair of fixed wood-sash, display windows, each consisting of three large lower panes with a ribbon of 12 small lights above. On the second story, a continuous band of steel-sash windows, alternating in pairs of one-over-four fixed and casement configurations. The ribbon begins near the north end of the building and terminates at an oversized fixed pane window situated above the southernmost entrance. There are four entrances on the main elevation. These consist of two deeply recessed standard sized doors, accessed by concrete steps, each paired with a warehouse bay entrance with a metal roll-up door. Detailing is minimal, limited to features such as the bezel surrounding the upper-story window assembly and a non-original ornamental

transom grille that is affixed above the northernmost standard entry and does not have a corresponding transom light. Key elements related to Late Moderne-style architecture are the horizontal overall emphasis, band of steel casement windows, stack-bond brick accents, and lack of ornament. Alterations include the addition of the transom grille and related door surround, installation of security gates at all four entrances, and likely replacement doors at the southernmost entrance.

Photograph 6 1020 North La Brea Avenue, West and South Elevations, Facing Northeast



Property History

According to County of Los Angeles assessor data, 1020 North La Brea Avenue was constructed in 1947. Available records do not identify the designer, builder, or original occupants or function of the building. However, the 1950 Sanborn fire insurance map covering the property shows it was, by that date, an electronics warehouse owned by the Record Corporation of America (RCA), known formally at the time as RCA Victor (ProQuest 1950). The company was the product of the merger in the 1920s of radio equipment manufacturer RCA and photographic equipment producer Victor Talking Machine Company. By the time the firm began occupying the building at 1020 North La Brea Avenue, it was a leading producer of radios, phonographs, and televisions, in addition to running a successful record label that produced recordings for many notable twentieth-century musicians (Encyclopedia.com 2023). RCA's association with the property was consistent with industrial land uses in the area. Around that time, the vicinity of La Brea Avenue and Romaine Street was a hub for media industry activities, most notably recording studios and phonographic record pressing plants (Hollywood Media District 2023). RCA's own record pressing plant on the 1000 block of Sycamore Avenue, just east of 1020 North LA Brea Avenue (ProQuest 1950, Hollywood Media District 2023). A review of historical newspapers and city directories suggests RCA's tenure at the North La Brea Avenue property was at most four years. By 1951, RCA appears to have moved out of the building, with North La Brea Stanford's occupying the unit at 1020, Chenille Corporation of America at the 1022 unit, and American Shower Door, Inc. at the 2028 unit, and (Citadel EHS 2022). Thereafter, a succession of commercial, industrial, and entertainment-related interests occupied the building.

Through the 1950s and early 1960s, home furnishings sellers and electronics firms conducted business from the property, typically on a short-term basis.

The research conducted for this study identified no information of consequence related to the property's occupants from this era, except the Califone Corporation, later Rheem-Califone, which was established at 1020 North La Brea Avenue by 1959 (*South Gate Press* 10/22/1959). Founded in 1946 by Robert G. Metzner, Califone produced audio equipment. Early in the company's run, it specialized in the manufacture of high-quality phono equipment for radio stations, though the system also became popular among private consumers, who wanted a hi-fi system at home. The key to the company's enduring success, however, may have been its entry into the market for phonographs designed for educational purposes. In 1953, Metzner patented a mechanism for the variation of speed of a phonograph ("varipole," by Metzner's term), which proved popular amid a 1950s revival of square dancing. The variable speed feature allowed square dance instructors to slow the speed of a record, thereby allowing novice dancers to learn steps at a more favorable tempo (Lee 1953). By 1953, the firm had a plant at 1041 Sycamore Street, located behind and on the same block as 1020 North La Brea Avenue. By the time the Rheem Manufacturing Company of New York acquired Califone in autumn 1959 (rechristening it as a fully owned subsidiary named Rheem Califone), the outfit had a presence at the North La Brea Avenue location, though it is not known to what purpose the firm designated the property. Under the Rheem Califone Corporation banner, the company manufactured Rheem's line of teaching machines for schools and industry and the Califone line of "record players, sound systems, language laboratories, and related teaching equipment" (*South Gate Press* 10/22/1959). The company was at this location until at least as recently as July 1960 (*Los Angeles Evening Citizen News* 7/8/1960).

By the late 1960s, the building was increasingly shared by companies in the entertainment industry, typically providing technical, equipment, and management services. Research suggests none of these firms remained at the property for more than a few years, or that they made any significant marks in their respective industries. Since the 1990s, the mix of occupants doing business from the property has been eclectic, representing the entertainment industry, automotive sales, and interior furnishings sales. Below, Table 5 provides a summary of the property's occupancy history, as supported by the research for this study.

Table 5 1020 North La Brea Avenue Ownership/Occupancy History

Date	Property Owners/Tenants	Source
1950	Record Corporation of America	Sanborn fire insurance map (ProQuest 1950)
1951	North La Brea Sanfords; Chenille Corp of America; North La Brea American Shower Door Inc	Citadel EHS 2023
1956	George Held, Inc (electronic components); The Carpet Mill	City directory
1959	Rheem Califone	*South Gate Press*, October 22, 1959
1960	Rheem Califone; Film Salvage Co.; Marcus Yahr	City directory
1962	Marcus Yahr, cabinet maker; Harry Ivan	Citadel EHS 2023
1967	Marcus Yahr, cabinet maker; Chenault; Robt Productions; WCD Inc.	Citadel EHS 2023
1971	Neil Aronstam; Marketing Resources & Applications West Inc.; Media Sales Development; Marcus Yahr, cabinet maker; Barbore Productions Inc.; Channel One Studio; Enterprise Artists Agency	Citadel EHS 2023

Date	Property Owners/Tenants	Source
1973	Action Communications; Lee Motion Picture Service ; Austin McKinney ; Lee Stronsnider	City directory
1976	Blue Ridge Editorial; Julius Danyi, cabinet shop; The Pleasure Chest; Lee Motion Picture Service; Austin McKinney	Citadel EHS 2023
1981	M 2 Research; Leo Bonamy; Carolynne Co.; ABC Management; Transvideo Productions; VIP Video	Citadel EHS 2023
1986	M 2 Research; Continental Scenery	Citadel EHS 2023
1990	M 2 Research; Continental Scenery; ABA Advertising; Aaron Berger Advertising; Clarasol Productions; Creative Hispanic Marketing; International Crusade for the Penny; La Brea Studios; Medicos Unidos	Citadel EHS 2023
1994	M 2 Research; Boses Collections; Hollywood Picture Vehicles; Briers Motors	Citadel EHS 2023
1999	Boses Collections; Hollywood Picture Vehicles	Citadel EHS 2023
2000	Rocio VillaPando; Boses Collections; Hollywood Picture Vehicles; Briers Motors; Hollywood Picture Vehicles; Tonichi Trading USA Inc.	Citadel EHS 2023
2004	Boses Collection; Briers Motors; Hollywood Picture Vehicles; Tonichi Trading USA Inc.	Citadel EHS 2023
2006	The Scissors Clinic Sharpening Service and Salon; Briers Motors; Designers Views; Hollywood Picture	Citadel EHS 2023
2009	Hollywood Picture Cars; The Boses Collection; Briers Motors; Designers Views	Citadel EHS 2023
2014	Designers Views	Citadel EHS 2023

Historical Evaluation

As discussed above in Section 5.2, *Known Cultural* Resources, the subject property was previously identified in the *City of West Hollywood Commercial Historic Resources Survey* and assigned an OHP status code of 6Z, meaning it was recommended ineligible for listing in the NRHP, CRHR, and/or at the local level. Although details of the previous evaluation are not provided in available documentation, Rincon concurs with the results and recommends the property ineligible for the NRHP, CRHR, and local register, due to a lack of historical and architectural significance.

NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

1020 North La Brea Avenue was developed in 1947 in an industrial area of West Hollywood near the RCA Victor record pressing plant and other media industry businesses. RCA Victor was the property's first documented occupant, though details on the function of the building under RCA Victor's occupancy are limited to the general characterization that the building was an electronics warehouse, serving only a prosaic and peripheral role in the company's business. While RCA Victor is a historically significant firm, and the history of the record industry and Greater Los Angeles had an important role in the performance, production, and distribution of recorded music consumed throughout the United States, there is no indication in available sources that the property was directly related to any important event related to either of these themes. Like RCA Victor, most of the companies that subsequently conducted business from the property did so on a short-term basis. Moreover, none of these businesses attained a level of significance that would merit

designation at the national, state, or local level. Califone, later Rheem Califone, was apparently the most successful business to operate from the property, aside from RCA Victor. However, available research did not find evidence that any incarnation of the firm made a singularly significant contribution to the history of audio reproduction equipment manufacturing while at this location. Furthermore, research did not find evidence that the property was directly associated with any other event or trend with significance to the history of the city, region, state, or nation (Criteria A/1).

Research for this study identified only a few individuals associated with the building at 1020 North La Brea Avenue. Among them, the best candidate for historical significance is Robert G. Metzner, who founded Califone and patented a speed control for the phonograph. However, available evidence did not suggest his contributions, either generally through the work of his company or more specifically through his patent, are or should be regarded as historically significant contributions (Criterion B/2).

Architecturally, 1020 North La Brea Avenue is a warehouse whose façade features elements of Late Moderne design. However, these elements, including concrete construction, stucco cladding, and the horizontal emphasis achieved through the placement of the bezeled ribbon of upper-story windows, are concentrated at the façade and do not appear in the south elevation, which is characterized by exposed structural brick (the remaining two elevations, on the north and east, were not visible from the public right-of-way). As such, much of the building lacks the characteristic modernistic appearance of the style, instead, resembling the brick construction of conventional industrial buildings from earlier eras. Given the limited application of the style, the building does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criterion C/3).

Based on background research and the records search results, the property is not likely to contain information important to prehistory of history (Criterion D/4).

CITY OF WEST HOLLYWOOD CULTURAL RESOURCES EVALUATION

The property at 1020 North La Brea Avenue is recommended ineligible for designation under the City of West Hollywood's cultural resources designation criteria. It does not embody distinctive characteristics of a period, method, style, or type of construction and is not a valuable example of the use of indigenous materials or craftsmanship (Criterion A1). It also does not contribute to the significance of a historic area by contributing to a geographically definable area possessing a concentration of historic or scenic properties (Criterion A2a) or a thematically related grouping of properties, which are unified aesthetically by plan or physical development (Criterion A2b). As a common warehouse, it does not singularly represent significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning (Criterion A3) or embody elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation (Criterion A4). Research for this study did not find that the property has a unique location or singular physical characteristic or that it is a view or vista representing an established and familiar visual feature of a neighborhood, community, or city (Criterion A5). As examples of the Late Moderne style of architecture were built widely throughout the Greater Los Angeles region, the property is not one of the few remaining examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen (Criterion B). As discussed above in the NRHP/CRHR Criterion A/1 and B/2 evaluations, the building is not singularly identified with persons or events significant in local, state, or national

history (Criterion C). Finally, the property is not known to be representative of the work of a notable architect, builder, or designer (Criterion D).

HISTORIC DISTRICT CONSIDERATION

Based on the research conducted for this study, the property also has no potential to qualify for designation as a contributor to any known or potential historic district. Although the area was during the early and mid-twentieth century home to multiple properties with direct associations with the recording industry, the subject property had on a short-term association with this theme. That is, after serving no more than 4 years as a warehouse for the firm RCA Victor, the building was used by a succession of enterprises involved in a mix of businesses that included educational photograph production, home furnishing sales, motion picture production, and entertainment industry management. As such, the property's associations with the recording industry were historical tenuous, short-lived, and insufficient to merit designation in the NRHP, CRHR, or local register as part of a historic district centered on the area's history in the recording industry. Research for this study did not identify any other theme under which the property may be a historic district contributor.

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6 Impacts Analysis and Conclusions

The impact analysis included here is organized based on the cultural resources thresholds included in the *CEQA Guidelines* Appendix G: Environmental Checklist Form:

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Threshold A broadly refers to historical resources. To more clearly differentiate between archaeological and built environment resources, we have chosen to limit analysis under Threshold A to built environment resources. Archaeological resources, including those that may be considered historical resources pursuant to Section 15064.5 and those that may be considered unique archaeological resources pursuant to Section 21083.2, are considered under Threshold B.

6.1 Historical Built Environment Resources

The current study identified two properties within the project site containing historic-period built environment elements, 1000 and 1020 North La Brea Avenue. As detailed above in *5.7.1 Built Environment Resources*, both properties were previously recommended ineligible for the NRHP, CRHR, or local designation as part of the *City of West Hollywood Commercial Historic Resources Survey* (GPA 2016) and are recommended ineligible for listing in the NRHP, CRHR, or local designation. Therefore, they do not qualify as historical resources pursuant to CEQA and their demolition would not constitute the material impairment of a historical resource.

6.1.1 Historical Resources near Project Site

In addition, adjacent to the project site, there are three properties, all historically industrial in character, designated or previously recommended eligible for the NRHP, CRHR, and City of Los Angeles HCM designation: 1040 North Sycamore Avenue (300 feet north of the project site), 960 North La Brea Avenue (80 feet to the south), and 7000 West Romaine Street (210 feet south; City of Los Angeles 2015, 2022). As they are eligible for listing or designation or already listed, these qualify as historical resources pursuant to CEQA. However, the project would not directly physically alter any of these properties but has the potential to affect the resources through the introduction of new visual elements and ground-borne vibration related to construction activities. These areas of analysis are discussed below.

The introduction of the new building within an existing urban setting is not anticipated to diminish the integrity of the existing historic properties near the project. Under CEQA, in addition to direct physical alterations, alterations to the setting of a historical resource have the potential to cause a substantial adverse change by altering the characteristics that convey the historical significance of the resource such that it constitutes a material impairment. While available documentation does not clarify whether the setting is a significant feature of any of the immediately adjacent known historical resources, the introduction of the new building into the setting of the historical resources

would not diminish their respective settings such that the resources would no longer convey their historical significance. The project would be consistent with the character of the surrounding area, which is densely urbanized with buildings of various sizes, scales, architectural styles, and ages. Among the buildings in the setting of these resources are three large-scale, multi-story properties constructed in the 2000s and 2010s, specifically, the West Hollywood Gateway shopping mall at 7100 Santa Monica Boulevard and the six- and eight-story buildings, respectively at the northeast and southwest corners of Romaine Street and North Sycamore Avenue. As such, the proposed project would not result in the alteration of the physical characteristics that convey the historical significance of these adjacently located resources. Following the implementation of the project, these adjacent resources will remain eligible for historical resource designation, and they would remain qualified historical resources pursuant to CEQA. Additional analysis of the project's potential for visual impacts is detailed in the project EIR under Section 4.1, *Aesthetics*.

Finally, due to the scale of the project, the potential for ground-borne vibration produced during project construction activities to result in impacts to adjacent historical resources was analyzed. Adjacent historical resources are located across North Sycamore Avenue and Romain Avenue an include the properties at 1040 North Sycamore Avenue, 960 North La Brea Avenue, and 7000 West Romaine Street, in addition to other potential historical resources (buildings of 45 or more years of age) in the vicinity of the project site. For the purposes of the analysis of the potential for construction-related vibration to significantly impact historical resources, impacts would be considered significant if they would result in physical damage to historical resources. However, analysis completed as part of the EIR for the project concluded that the vibration levels in these locations would be under the limit for the most stringent threshold for vibration impacts. Analysis of ground-borne vibration is detailed in the EIR completed for the current project, under Section 4.10, *Noise*.

6.1.2 Historical Resources within 0.25 Mile of Project Site

Research for this study also identified 22 other eligible and designated historical resources that are not immediately adjacent to the project site but are located within a 0.25-mile radius surrounding the project site. As they are eligible for listing or designation or already listed, these qualify as historical resources pursuant to CEQA. The project would not directly physically alter any of these properties but would project would introduce a new visual element into the setting of these historical resources. However, the introduction of the new building within an existing urban setting is not anticipated to diminish the integrity of the existing historical resources near the project, because the project would be consistent with the character of the surrounding area in that the area is already densely urbanized and has been subject to periodic redevelopment with buildings of various sizes, scales, architectural styles, and ages. As such, the proposed project would not result in the alteration of the physical characteristics that convey the historical significance of these adjacently located resources. Following the implementation of the project, these adjacent resources will remain eligible for historical resource designation, and they would remain qualified historical resources pursuant to CEQA.

6.1.3 Conclusions

Based on the analysis presented above, the project would not result in the material impairment of any known historical resource, because it would not alter in an adverse manner, those physical characteristics that convey their historical significance and that justify their inclusion in the NRHP,

CRHR, or local register. The project would therefore result in a ***less-than-significant impact to historical resources*** pursuant to CEQA.

6.2 Historical and Unique Archaeological Resources

A review of the CHRIS records search indicated that seven previous cultural resource studies have been conducted within a 0.25 mile of the project site between 1983 and 2016. The CHRIS records search results did not identify any previous archaeological studies that address the project site, which suggests that the entirety of the project site has not been subject to any previous archaeological surveys prior to the placement of fill soils and/or development. No prehistoric or historic-period archaeological resources were identified as a result of the CHRIS records search or NAHC SLF database search.

The project site is situated within the Los Angeles Basin, on an alluvial fan that formed from the sediments originating from the Santa Monica Mountains, located approximately one mile north of the project site. Desktop geoarchaeological review indicates that the project site is underlain by Quaternary alluvium and marine deposits from the Pleistocene to Holocene epochs. Late Pleistocene-era and Holocene-age alluvial fan formations have the potential to support the presence of buried archaeological resources as these soils are contemporaneous with the documented period of prehistoric human habitation of the area and have potential to preserve cultural material in context, depending on the area-specific topographical setting. There are no substantial topographical features on the project site. A review of geotechnical investigations that address the project site identified artificial fill soils from surface to depths between three and eight feet below ground surface (bgs) within the project site and is underlain by older alluvium from the Pleistocene age.

A review of historical maps and aerial photographs indicates that development within the project site was not depicted until 1924 as evidenced by the presence of a structure, which likely represents the extant ready-mix concrete plant. By 1948, the project site is shown to be subject to steady development through to 1964, associated with the expansion of the concrete batch plant. By 1972, the project site is shown to be generally consistent with present-day site conditions.

The entirety of the project site (100 percent) is currently developed, and as such, an archaeological survey was not conducted. However, as previously mentioned, geotechnical investigations encountered artificial fill soils from surface to depths below between three and eight feet bgs. The presence of fill soils demonstrates that native soils, within which cultural deposits might exist in context, would not have been observed if an archaeological pedestrian survey were conducted. The current project design involves a minimum excavation depth of 22 feet bgs for the construction of the proposed building basement with a maximum depth of 32 feet bgs for the proposed subterranean levels.

In consideration of all these factors, the potential to encounter intact archaeological deposits within artificial fill soils (from surface to depths between three and eight feet bgs) is unlikely. The potential for intact archaeological deposits to exist within native soils (at depths below between three and eight feet bgs) is unknown, though considered low. Resources that may be encountered during project construction activities may include historic-period cultural material associated with the extant concrete plant, including building foundations, privies, refuse deposits, and other buried infrastructure. In the event that unanticipated or previously unknown archaeological resources are encountered during project implementation, such resources could qualify as either historical resources or unique archaeological resources under CEQA, and therefore, impacts to these

resources could be significant. Therefore, in concert with City Policy HP 3.6, Rincon recommends the following mitigation measures to facilitate appropriate treatment of any unknown archaeological resources that may be encountered as a result of project construction. Implementation of these recommendations would reduce potential project impacts to archaeological resources qualifying as historical resources or unique archaeological resources to ***less-than-significant impact with mitigation incorporated for archaeological resources*** under CEQA.

6.2.1 Recommended Mitigation

Workers Environmental Awareness Program Training

Prior to the start of ground-disturbing construction activities, all construction personnel and monitors who are not trained archaeologists shall be briefed regarding unanticipated discoveries prior to the start of construction activities. A recording of a basic power point presentation shall be prepared and presented by a qualified archaeologist to inform all personnel working on the project about the archaeological sensitivity of the area. The recording shall be presented by the project applicant and/or subsequent responsible parties to all construction personnel throughout all phases of project construction who have not previously attended the training for the project. The purpose of the Workers Environmental Awareness Program training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the on-call Qualified Archaeologist and if appropriate, tribal representative. The necessity of training attendance shall be stated on all construction plans and a record of attendance via a sign-in sheet shall be maintained as part of the mitigation and monitoring reporting program.

Retention of an On-Call Qualified Archaeologist

Prior to ground-disturbance activities, the project applicant and/or subsequent responsible parties shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology (NPS 1983)[1] (Qualified Archaeologist), to prepare and provide the Workers Environmental Awareness Program training as outlined above and to respond to any inadvertent discoveries identified for the duration of construction activities. The Qualified Archaeologist should possess experience and familiarity with historic-period and prehistoric archaeological resources in the region.

Inadvertent Discovery of Archaeological Resources

In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the project, all construction work occurring within 50 feet of the find shall immediately stop and the Qualified Archaeologist shall be contacted immediately. The Qualified Archaeologist or other designated archaeologist working under the direction of the Qualified Archaeologist shall evaluate the significance of the find and determine whether or not additional study is warranted. Work on the other portions of the project outside of the buffered area of the discovery may continue during this assessment period. Avoidance and preservation in place shall

[1] National Park Service (NPS). 1983. Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines. https://www.nps.gov/history/local-law/arch_stnds_0.htm.

be the preferred manner of mitigating impacts to resources of an archaeological nature. Depending upon the significance of the find under CEQA (14 California Code of Regulations 15064.5(f); PRC Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery, may be warranted. For resources that are Native American in origin, the City, along with the Qualified Archaeologist, shall coordinate with the Kizh Nation on appropriate treatment.

6.3 Human Remains

In accordance with California Health and Safety Code Section 7050.5, PRC Section 5097.98, and the California Code of Regulations Section 15064.5(e), if human remains are found, the County Coroner must be immediately notified of the discovery. No further excavation or disturbance of the project site or any nearby area (no less than 100 feet) reasonably suspected to overlie adjacent remains can occur until the County Coroner has determined if the remains are potentially human in origin. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she is required to notify the NAHC that will notify those persons believed to be the MLD. The MLD will be afforded an opportunity to inspect the find and make recommendations, in consultation with the property owner and lead agency, for the treatment and disposition of the identified human remains. If an MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after being granted access to the project site to examine the remains, the landowner, working with the lead agency, will rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. With adherence to existing regulations, Rincon recommends a finding of ***less-than-significant impact to human remains*** under CEQA.

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Appendix A

CHRIS Records Search Results

Report List

23-14457 EIR for 1000 N La Brea

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-03354		1995	Maki, Mary K.	A Phase 1 Cultural Resources Survey of 0.53 Acre at 1151,1155, 1201, and 1212 Detroit Street City of West Hollywood, Los Angeles County, California	Fugro West, Inc.	
LA-09304		2007	Ehringer, Candace, Angel Tomes, and Monica Strauss	Cultural Resources Assessment for the Proposed Formosa Specific Plan at Santa Monica Boulevard, West Hollywood Los Angeles County, California	EDAW, Inc.	
LA-10507		1983	Anonymous	Technical Report - Historical/Architectural Resources - Los Angeles Rail Rapid Transit Project "Metro Rail" Draft Environmental Impact Statement and Environmental Impact Report	Westec Services, Inc.	
LA-10568		1987	UNKNOWN	City of West Hollywood Historic Resources Survey 1986-1987 Final Report	Johnson Heumann Research Associates	19-176743, 19-176819

Report List

23-14457 EIR for 1000 N La Brea

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-11005		2010	Unknown, Mr./Mrs.	Westside Subway Extension Historic Property Survey Report and Cultural Resources Technical Report	Cogstone	19-167175, 19-167579, 19-167580, 19-167596, 19-168245, 19-168608, 19-170997, 19-171001, 19-171030, 19-173043, 19-173051, 19-173428, 19-174110, 19-174178, 19-175235, 19-175237, 19-176757, 19-176758, 19-177029, 19-177101, 19-177313, 19-177314, 19-177320, 19-177904, 19-178102, 19-178105, 19-178106, 19-188522, 19-189247, 19-189248, 19-189249, 19-189250, 19-189251, 19-189252, 19-189253, 19-189254, 19-189255, 19-189256, 19-189257, 19-189258, 19-189259, 19-189260, 19-189261, 19-189262, 19-189263, 19-189264, 19-189265, 19-189266, 19-189267, 19-189268, 19-189269, 19-189270, 19-189271, 19-189272, 19-189273, 19-189274, 19-189275, 19-189276, 19-189277, 19-189278, 19-189279, 19-189280, 19-189281, 19-189282, 19-189283, 19-189284, 19-189285, 19-189286, 19-189287, 19-189288, 19-189289, 19-189290, 19-189291, 19-189292, 19-189293, 19-189294, 19-189295, 19-189296, 19-189297, 19-189298, 19-189299, 19-189300, 19-189301, 19-189302, 19-189303, 19-189304, 19-189305, 19-189306, 19-189307, 19-189308
LA-11216		2011	Maki, Mary	Phase I Archaeological Investigation of Approximately0.27 Acre for the Courtyard at La Brea Project 1145-1151 North La Brea Avenue, West Hollywood, Los Angeles County, California	Conejo Archaeological Consultants	
LA-13188		2016	Szromba, Meagan, Laura Hoffman, and Shannon Carmack	City of West Hollywood Blue Hibiscus Housing Project	Rincon Consultants	19-191940, 19-191941

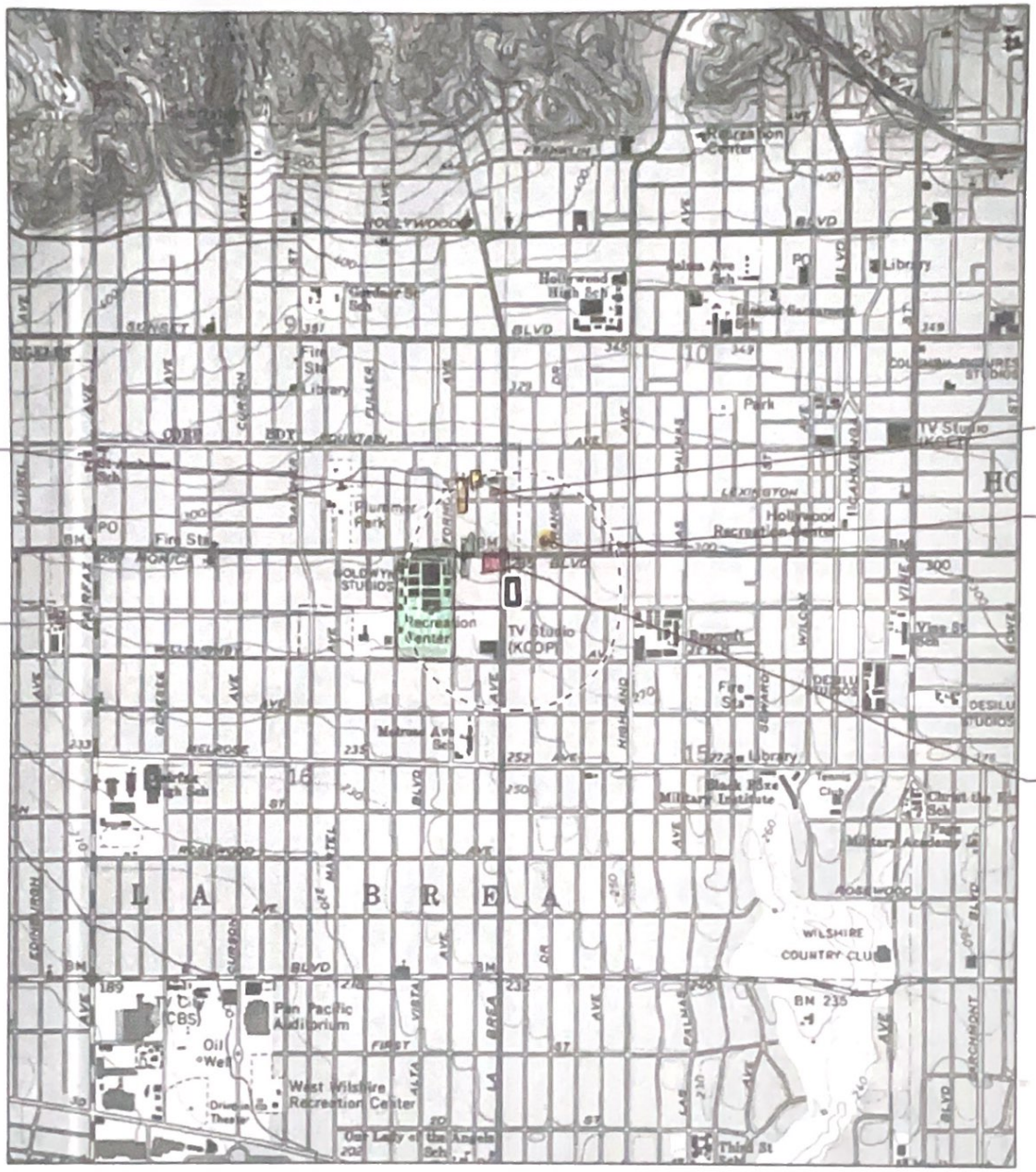
rincon

Record Search Report Proximity Sheet

Project Name: 23-14457 EIR for 1000 N La Brea

Report Number	Within Project Site	Adjacent to Project Site	Outside of Project Site
LA 9304			X
LA 11216			X
LA 3354			X
LA 10568	X		
LA 10507		X	
LA 11005			X
LA 13188			X

Reports 1/2



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Quarter-Mile Buffer

Project Site

N

0 1,000 2,000 Feet

0 250 500 Meters

1:24,000

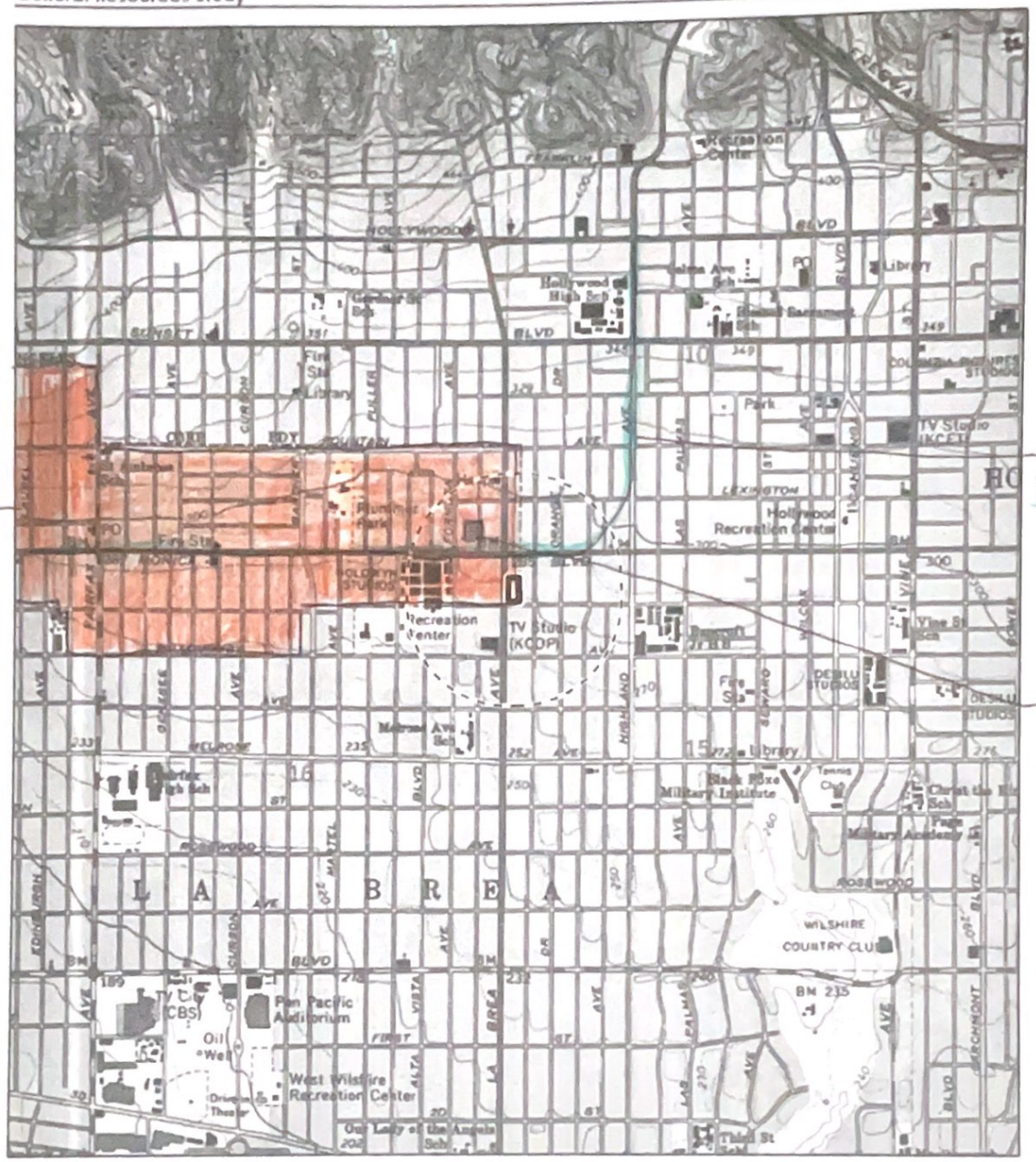
Records Search Map

Reports 2/2

LA 10568

LA 11005

LA-13188



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Quarter-Mile Buffer

Project Site

N

0 1,000 2,000 Feet

0 250 500 Meters

1:24,000

Records Search Map

Resource List

23-14457 EIR for 1000 N La Brea

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-19-168948		OHP Property Number - 022924; Resource Name - 6800-7000 Block of Lexington Ave	District	Historic	HP02	1980 (D. Miller, C. Johnson, Hollywood Revitalizatino Committee)	LA-09799, LA-10446
P-19-169087		OHP Property Number - 023063; Resource Name - 1100-1400 Blocks Orange Drive	District	Historic	HP02; HP03; HP06; HP08	1980 (D. Miller & C Johnson, Hollywood Revitalization)	LA-11225
P-19-169247		OHP Property Number - 023223; Resource Name - Street Lamps	Object	Historic	HP39	1980 (D. Miller & C. Johnson, Hollywood Revitalization Committee)	
P-19-169272		OHP Property Number - 023248; Resource Name - 6916 Santa Monica Blvd	Building	Historic	HP06	1980 (D. Miller & C. Johnson, Hollywood Revitalization Committee)	
P-19-169273		OHP Property Number - 023249; Resource Name - The Studios Group	Building	Historic	HP06	1980 (D. Miller & C. Johnson, Hollywood Revitalization Committee)	LA-11225
P-19-176758		OHP Property Number - 027434; Resource Name - United Artists/Samuel Goodwyn Studios/Pickford Fairbanks, Warner Hollywood Studios; Voided - 19-167086; OHP Property Number - 079362	Building	Historic	HP06	2010	LA-11005, LA-12153
P-19-176911		OHP Property Number - 027587; Resource Name - 7155 Santa Monica Blvd; Other - Commercial Rehabilitation	Building	Historic	HP06	1988 (J. Triem); 2007 (A. Tomes, S. Dietler)	LA-09799, LA-11225
P-19-188224		Resource Name - Faith Plating	Building	Historic	HP08	2007 (A. Tomes & S. Dietler, EDAW)	LA-09799, LA-11225
P-19-189256		Resource Name - The Red Post Café; Other - Formosa Café	Building	Historic	HP06; HP39	2010	LA-11005
P-19-191940		Resource Name - 1123-1125 N Detroit St	Building	Historic	HP03	2015 (Andrew Bursan, ICF)	LA-13188
P-19-191941		Resource Name - 1127-1129 N Detroit St	Building	Historic	HP03	2015 (Andrew Bursan, ICF)	LA-13188

rincon

Record Search Resources Proximity Sheet

Project Name: 23-14457 EIR FOR 1000 N. LABREA

Resource Number	Within Project Site	Adjacent to Project Site	Outside of Project Site
19-176758			X
19-168948			X
19-169277		X	
19-169273		X	X
19-169272			X
19-169087			X
19-189256			X
19-176911			X
19-188224			X
19-191940			X
19-191941			X

Resources 1/2

19-169087

LA 13488 (REPORT DISREGARD)

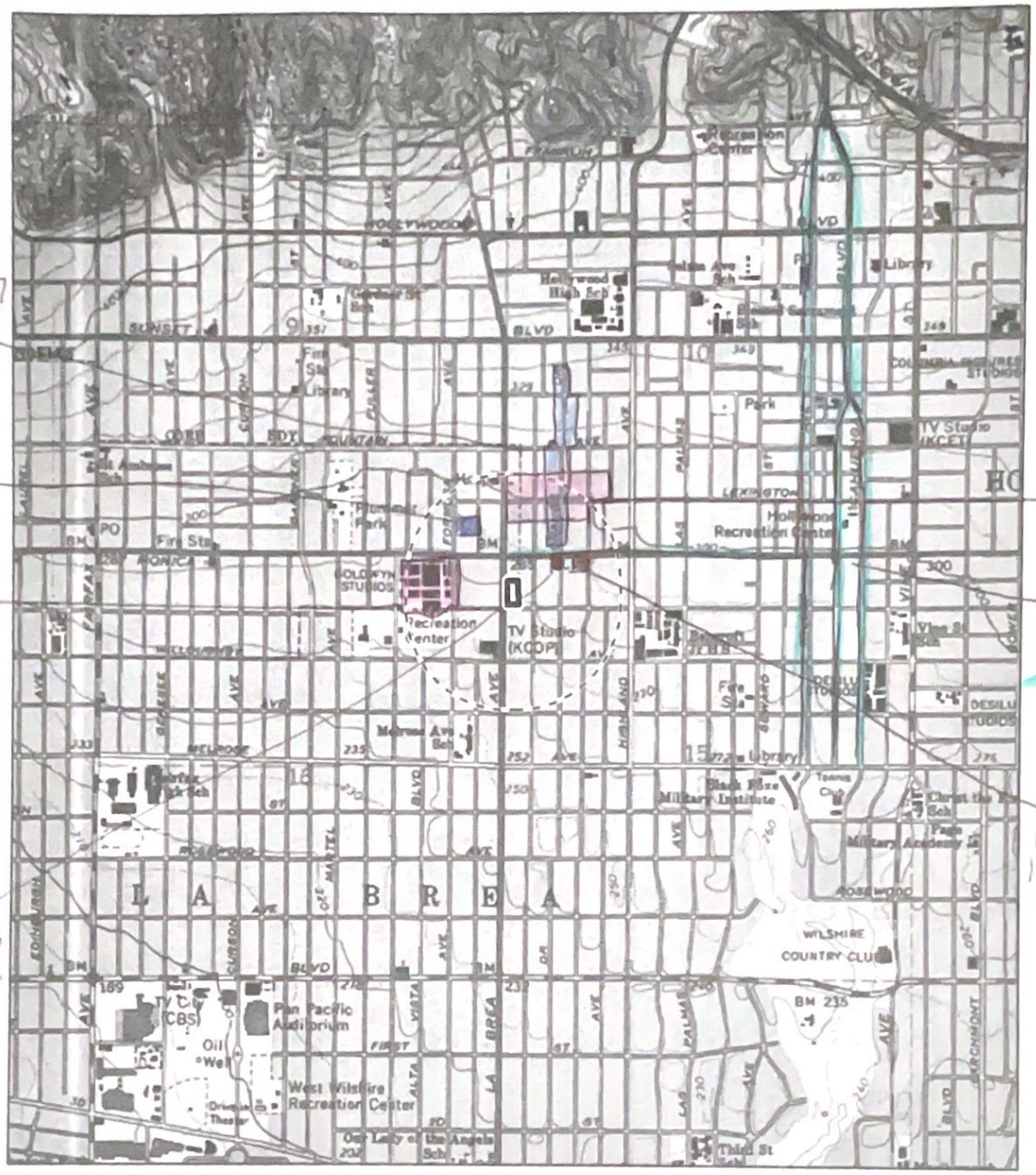
176758

19-169273

168948

19-169247

19-[redacted] 169272



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Quarter-Mile Buffer

Project Site

N

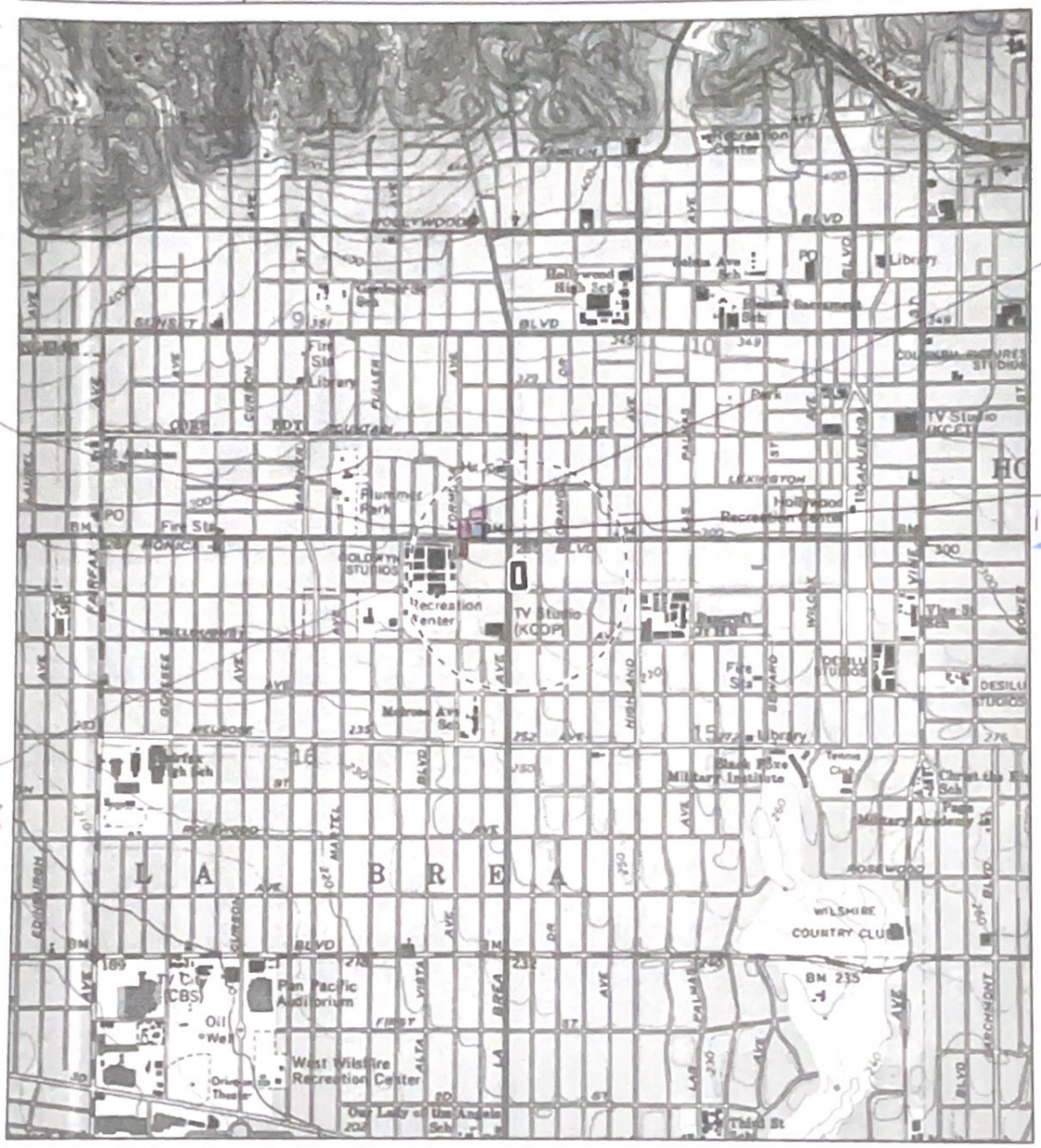
0 1,000 2,000 Feet

0 250 500 Meters

1:24,000

Records Search Map

Resources 2/2



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Quarter-Mile Buffer

Project Site

N

0 1,000 2,000 Feet

0 250 500 Meters

1:24,000

Records Search Map

Appendix B

NAHC SLF Results

NATIVE AMERICAN HERITAGE COMMISSION

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

November 15, 2023

Andrea Ogaz
Rincon Consultants, Inc.

Via Email to: ap@rinconconsultants.com

Re: 23-14457 1000 N. La Brea Ave Project, Los Angeles County

Dear Ms. Ogaz:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Los Angeles County
11/15/2023

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Ventura	
Gabrielino /Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Ventura	3/28/2023
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Ventura	5/30/2023
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Ventura	5/30/2023
Santa Rosa Band of Cahuilla Indians	F	Lovina Redner, Tribal Chair	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	lsaul@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 23-14457 1000 N. La Brea Ave Project, Los Angeles County.

Record: PROJ-2023-005382
Report Type: List of Tribes
Counties: Los Angeles
NAHC Group: All

Tribal Entitiy	Representatives Name	Address	Phone	Fax	Email	SB 18	Contact List (NAHC)
NATIVE AMERICAN HERITAGE COMMISSION		1550 Harbor Blvd., Room 100 West Sacramento, CA 95691	(916) 373-3710	(916) 373-5471	NAHC@nahc.ca.gov		
Gabrieleno Band of Mission Indians - Kizh Nation	Andrew Salas	P.O. Box 393 Covina, CA 91723	Phone: (844) 390 - 0787		admin@gabrielenoindians.org		
Gabrieleno/Tongva San Gabriel Band of Mission Indians	Anthony Morales	P.O. Box 693 San Gabriel, CA 91778	Phone: (626) 483 - 3564	Fax: (626) 286-1262	GTTribalcouncil@aol.com		
Gabrielino /Tongva Nation	Sandonne Goad	106 1/2 Judge John Aiso St., #231 Los Angeles, CA 90012	Phone: (951) 807 - 0479		sgoad@gabrielino-tongva.com		
Gabrielino Tongva Indians of California Tribal Council	Christina Conley	P.O. Box 941078 Simi Valley, CA 93094	Phone: (626) 407 - 8761		christina.marsden@alumni.usc.edu		
Gabrielino Tongva Indians of California Tribal Council	Robert Dorame	P.O. Box 490 Bellflower, CA 90707	Phone: (562) 761 - 6417	Fax: (562) 761-6417	gtongva@gmail.com		
Gabrielino-Tongva Tribe	Charles Alvarez	23454 Vanowen Street West Hills, CA 91307	Phone: (310) 403 - 6048		roadkingcharles@aol.com		
Santa Rosa Band of Cahuilla Indians	Lovina Redner	P.O. Box 391820 Anza, CA 92539	Phone: (951) 659 - 2700	Fax: (951) 659-2228	lsaul@santarosa-nsn.gov		
Soboba Band of Luiseno Indians	Joseph Ontiveros	P.O. BOX 487 San Jacinto, CA 92581	Phone: (951) 663 - 5279	Fax: (951) 654-4198	jontiveros@soboba-nsn.gov		
Soboba Band of Luiseno Indians	Isaiah Vivanco	P. O. Box 487 San Jacinto, CA 92581	Phone: (951) 654 - 5544	Fax: (951) 654-4198	ivivanco@soboba-nsn.gov		

Appendix C

DPR 523 Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

 ***Resource Name or #:** 1000 North La Brea Avenue

P1. Other Identifier: Cemex West Hollywood Plant
***P2. Location:** ☐ **Not for Publication** ☐ **Unrestricted** ***a. County:** Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** *Hollywood, CA* **Date:** 1966 **T** 1S ; **R** 14W; NW ¼ **of** NW ¼ **of Sec** 15; **B.M.**
c. Address: 1000 North La Brea Avenue City: West Hollywood Zip: 90038
d. UTM: Zone: ; mE/ mN (G.P.S.)
e. Other Locational Data: APNs: 5531-014-013, -014, -015, -016 (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Elevation:

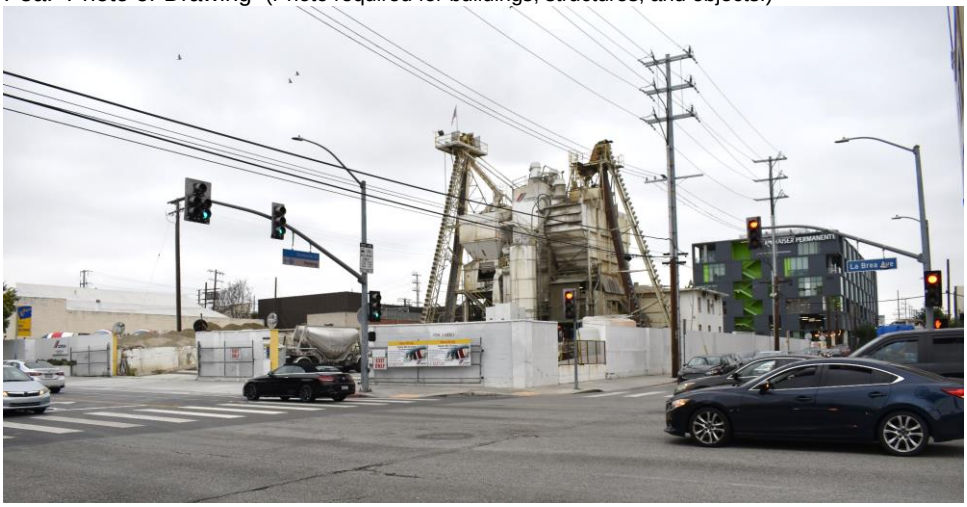
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property at 1000 North La Brea is an approximately 1.2-acre, ready-mix concrete plant, occupying four parcels that form an overall L-plan site. The plant centers on a vertical concrete mill, located near the property's southwest corner, in addition to such secondary features as stockpile bins, paved parking and staging areas, and an open-frame shelter. The property straddles the boundary between the cities of West Hollywood and Los Angeles, with the westernmost two parcels (APNs 5531-015 and -016) and most of the mill structure located in the former jurisdiction and the easternmost two parcels (APNs 5531-014-013 and -014), including a minor portion of the mill and other minor features, located in the latter. Note: the parcels located in the city of Los Angeles are not part of the current project and are discussed only relative to their historical associations with 1000 North La Brea Avenue.

See continuation sheet, p. 4.

***P3b. Resource Attributes:** (List attributes and codes) HP8. Industrial building
***P4. Resources Present:** ☐Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
1000 N. La Brea Avenue, facing northeast

***P6. Date Constructed/Age and Sources:** ☐Historic ☐Prehistoric ☐Both
Ca. 1962 (County Assessor, NETROnline 2023)

***P7. Owner and Address:**
N/A

***P8. Recorded by:** (Name, affiliation, and address)
James Williams
Rincon Consultants
150 East 1st Street, Suite 1400
Los Angeles, CA, 90012

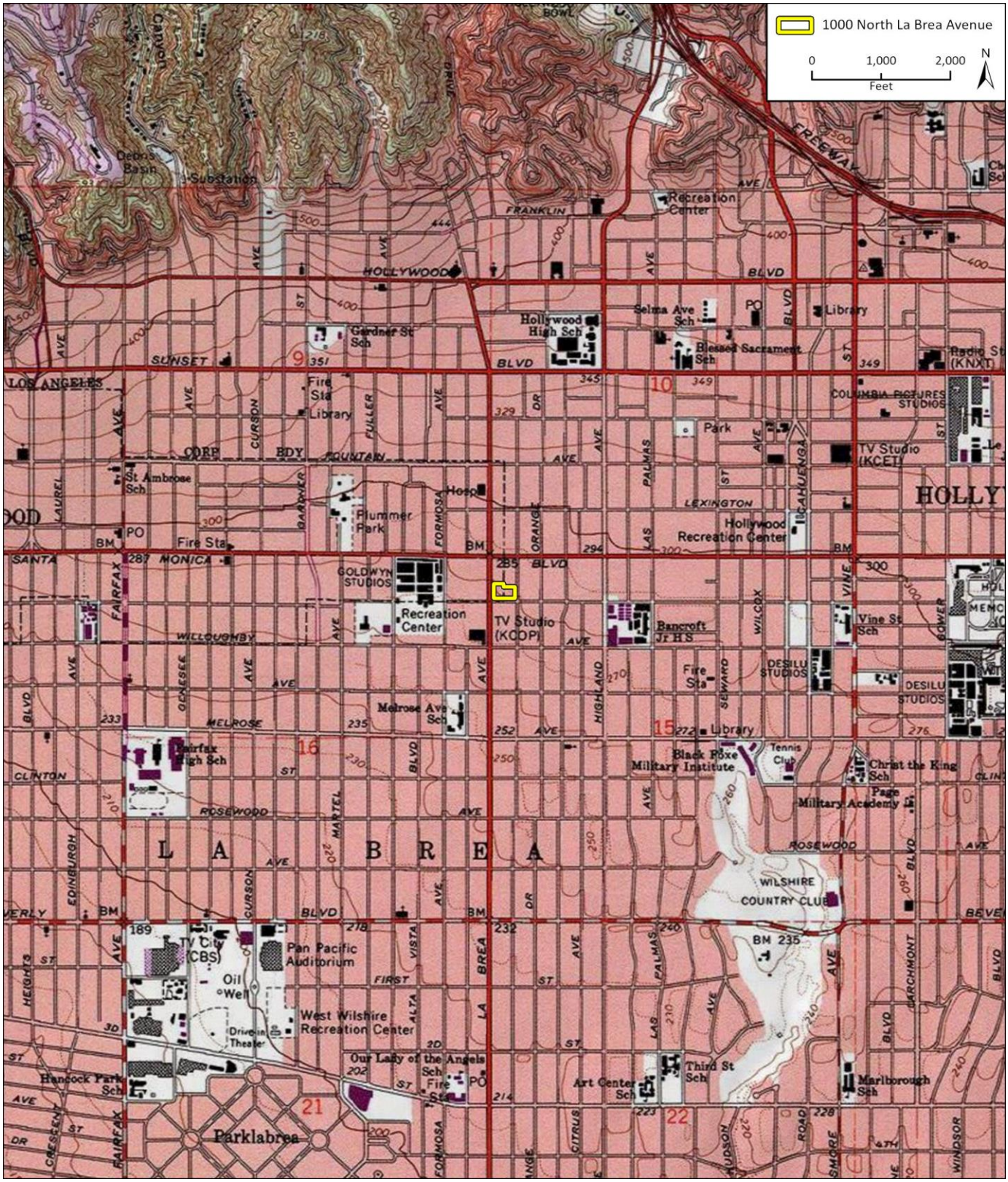
***P9. Date Recorded:** 9/29/2023
*

P10. Survey Type: Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Ogaz, A., J. Williams, R. Perzel, L. Kry, and S. Carmack. 2024. 1000 North La Brea Avenue Project Cultural Resources Assessment, Los Angeles County, California. Rincon Consultants Project No. 23-14457. Report on file at the South-Central Coastal Information Center, California State University Fullerton, California

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

***Map Name:** *Hollywood, CA* ***Scale:** 1:24,000 ***Date of Map:** 1966



BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 1000 North La Brea Avenue

B1. Historic Name: Uniform Mix Concrete Company
B2. Common Name: Cemex West Hollywood Plant
B3. Original Use: Ready-mix concrete plant B4. Present Use: Ready-mix concrete plant
***B5. Architectural Style:** N/A
***B6. Construction History:** (Construction date, alterations, and date of alterations)

The site was first developed as a ready-mix concrete plant in 1923 or 1924 (Concrete 1924). A historical photograph taken in 1937 shows the plant was substantially rebuilt by that year (see Photograph 5). The current iteration of the plant was developed in 1962 (Los Angeles County Assessor 2023).

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** N/A **Original Location:** N/A
***B8. Related Features:** N/A

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A N/A **Property Type:** N/A **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject resource is a ready-mix concrete mill constructed circa 1962 on a site in what is now in the cities of West Hollywood and Los Angeles. A detailed below, the site was first developed as a ready-mix concrete mill in 1923 or 1924, subject to extensive alteration in the following years, and rebuilt in 1962. Although the site of the subject property has historical associations with the early development of ready-mix concrete plants in California and the Western United States in the 1920s, the property ahs been entirely rebuilt, divorcing the property from its 1920s associations and is not historically or architecturally significant in its current form. It is therefore recommended ineligible for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), City of Los Angeles Historic-Cultural Monument (HCM), and City of West Hollywood register under all criteria.

By the early 1920s, USGS topographical maps show, the urbanization of Greater Los Angeles began to encroach on the area surrounding 1000 North La Brea Avenue, with much of the development in the immediate area being industrial. As part of this development trend, the Uniform Mixed Concrete Company established a concrete plant on the site in 1923 or 1924 (USGS 2023, Los Angeles Evening News 4/12/1924, Concrete 1924). The company was a venture of Southern California construction firm Stine and Ellis. Available documentation identifies the proprietors only as Mr. Stine and Mr. Ellis and provides few details on their identities or biographies, outside their involvement in the construction industry under the business names Stein and Ellis and Uniform Mix Concrete Company (Concrete 1924).

See continuation sheet, p. 5.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

See continuation sheet, p. 11.

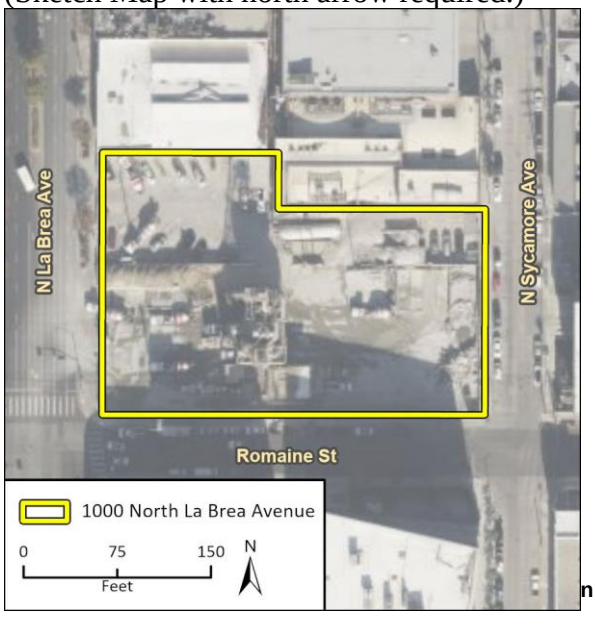
B13. Remarks:

***B14. Evaluator:** James Williams, Rincon Consultants, Inc.

***Date of Evaluation:** February 2, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



P3a. Description (Continued):

The facility's centerpiece is the vertical cement mill (Photograph 1). A towering steel structure, the mill consists of a series of hoppers suspended above a central concrete mixer. The hoppers, and through them the mixer, are fed cement and aggregate from nearby stockpiles via conveyors on the north and south sides of the mill. The mixer is suspended above a passage in which truck mixers are loaded with processed, yet still plastic, concrete. Vehicular access to the mixer and stockpiles is made via low concrete ramps, while a stairway and catwalk allow pedestrian access to some upper features of the mill.

Photograph 1 **Detail of Cement Mill at 1000 North La Brea Avenue, Facing East**

Attached to the southeast of the mill structure is a two-story office building featuring a utilitarian design aesthetic (Photograph 2). It has a rectangular plan, concrete foundation, and flat precast concrete roof with a moderate overhang on all four sides. Its exterior is exposed structural concrete blocks. First-story entrances face the raised loading dock on the east elevation. One entrance features a sliding wood door, while the door type at the other entrance could not be determined due to limited access. An upper-story entrance faces north, where a concrete and steel exterior staircase accesses a glazed wood-panel door. Windows include paired steel casements punctuating the exterior of both stories.

Photograph 2 Office Building at 1000 North La Brea Avenue, Facing West

At the northeast corner of the property is the open-frame shelter. It is a simple, utilitarian structure, consisting of a steel-pole frame and a corrugated metal roof that shelters a concrete-paved area.

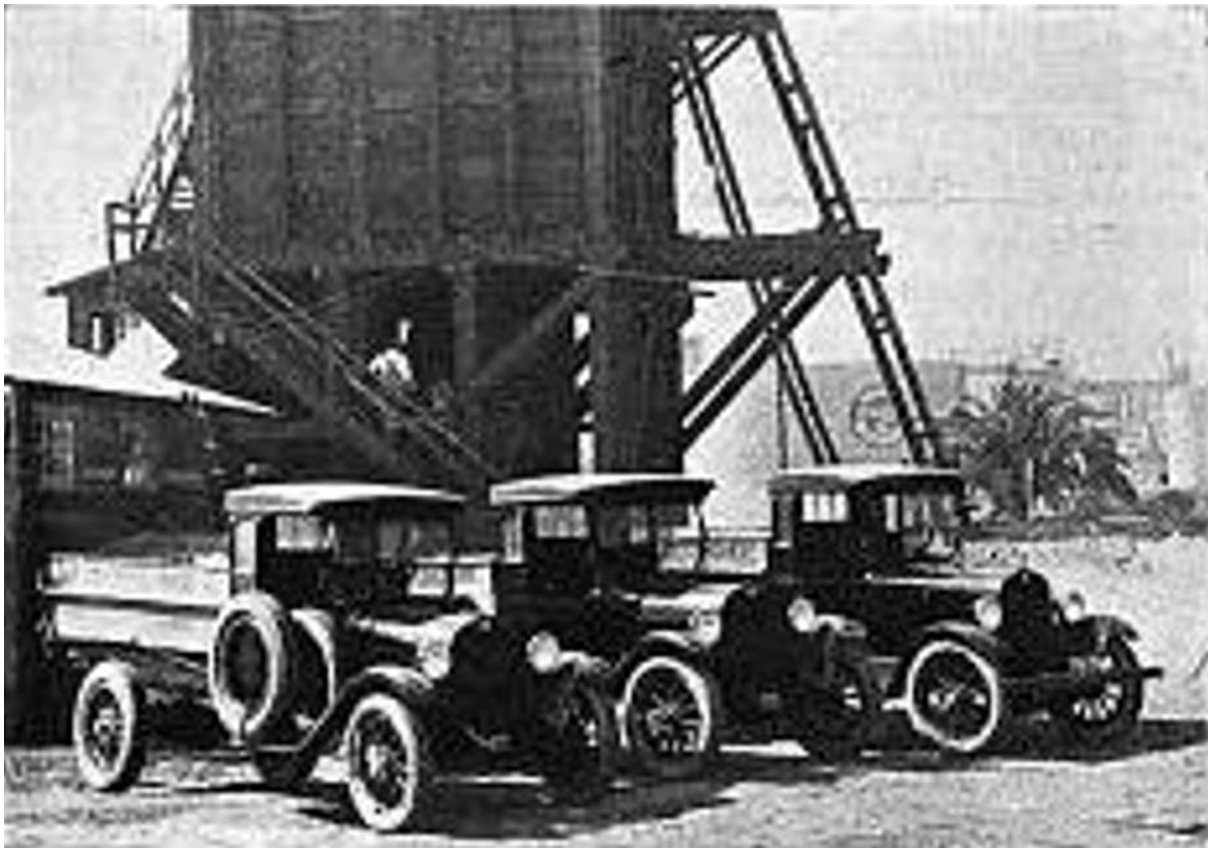
A concrete-masonry-unit wall traces the property's street-facing west, east, and south boundaries. Access is controlled by chain-link gates that front all three streets bordering the property. Security and safety features include stretches of barbed wire, steel grilles, and convex mirrors.

B10. Significance (continued):

According to a 1924 article in the trade magazine Concrete, the origins of the 1000 North La Brea Avenue plant traced back to Stine and Ellis experimentations with the use of temporary central mixing facilities to supply construction of the Coast Highway between Santa Barbara and Gaviota. Through internal accounting, the firm found their central production method, though crude and dependent on "insufficient" machinery, helped to save costs when compared with then-conventional methods involving the shipment of component materials to a job site and mixing on-site. The company soon decided to build a plant in the booming Los Angeles area, eventually settling on the North La Brea Avenue site. Operated under the name Uniform Mix Concrete Company, its proprietors conceived of the central mix plant as a "concrete store" conveniently available to local developers (Concrete 1924).

As described in the 1924 article, the company's 1000 North La Brea Avenue facility was "the pioneer central mixing plant of the West." It was developed at cost of $25,000, its electric four rock hoppers and a nine-sack tilting mixer offering a production capacity of 365 cubic yards of concrete per 8-hour period (Concrete 1924). The photograph accompanying the 1924 article offers only a partial view of the North La Brea Avenue plant but shows a one-story office building and an adjacent concrete mill that was likely considerably smaller and of less elaborate design than the existing mill (Photograph 3). The flat-bed delivery trucks the firm used were also unsophisticated in comparison with the large truck mixers developed by the 1930s. By the time of the article's publication, Uniform Mixed Concrete Company established two additional ready-mix plants in the region (Concrete 1924).

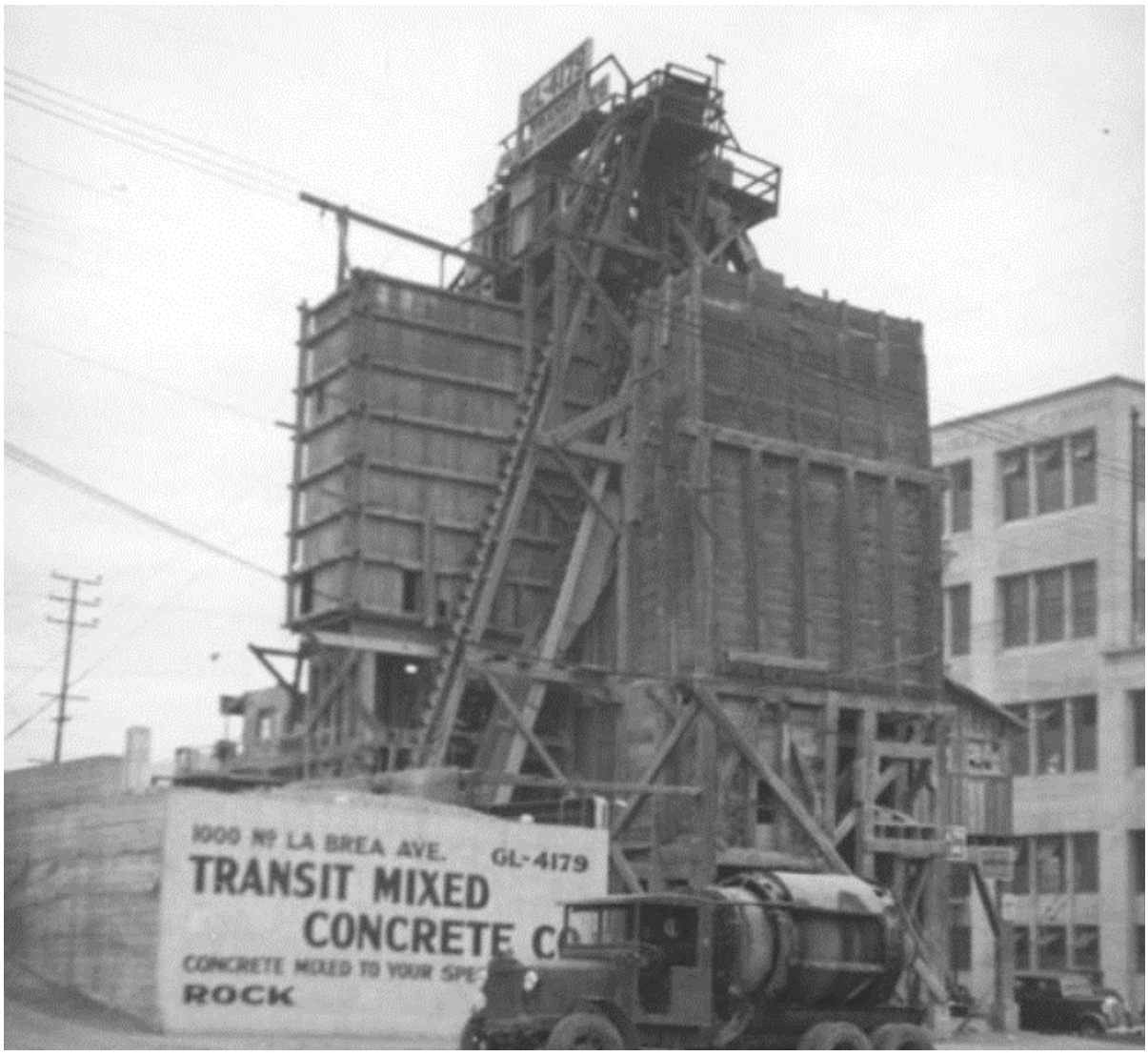
Photograph 3 Trucks and Mill at Uniform Mixed Concrete Company, ca. 1924



Source: *Concrete* 1924

By 1936, Transit Mixed Concrete Company had taken over the plant at 1000 North La Brea Avenue. The firm was founded in 1930 by Howard Switzer and his older brother, L. Glenn Switzer, both originally of Long Beach, California. The North La Brea Avenue plant was at least the third plant run by the company, which also operated plants in Pasadena and Pomona (*Los Angeles Illustrated Daily News* 6/18/1936, *Los Angeles Times* 1/9/1997). Below, Photograph 4 shows a truck mixer in front the company's cement mill. The mill shows apparent heavy timber construction similar to that in the 1924 photograph presented above; however, the mill appears to have been either rebuilt or enlarged substantially. In addition, a concrete bunker (non-extant) for material storage is situated next to the mill. Based on a review of historical photographs and the site visit conducted for this study, it appears that no elements of the plant depicted in Photograph 3 or Photograph 4 are extant.

Photograph 4 Mill and Truck Mixer at Transit Mixed Concrete Company, 1000 North La Brea Avenue, View to Southeast, 1937



Source: Calisphere.org

A review of historical aerial photographs and County of Los Angeles assessor data show Transit Mixed Concrete replaced the mill pictured above with the existing mill and adjoining office building in 1962 (NETR Online 2023, Los Angeles County Assessor 2023). Further expansion was accommodated with the demolition of the shop buildings at the north end of the site ca. 1964 (Advantage Environmental Consultants [AEC] 2023). No notable physical changes have been made to the plant since the 1960s. However, by the early twenty-first century, the plant came under the ownership of the Mexico-based firm Cemex Construction Materials (AEC 2023). Research for this study found no information of consequence pertaining to the mill following its redevelopment in 1962 or acquisition by Cemex.

The table below summarizes the construction and alteration history of 1000 North La Brea Avenue.

1000 North La Brea Avenue Construction History

Permit #	Date Issued	Description of Work	Architect/ Contractor	Property Owner	Notes
N/A	N/A	Construction of cement mill	Unknown	Uniform Mixed Concrete Co.	Constructed 1923 or 1924, per historical magazine article
N/A	N/A	Construction or enlargement of cement mill	Unknown	Transit Mixed Concrete Co.	Ca. 1937 per historical site photograph
32765	1941	Concrete footing for rock and sand bunker	N/A	N/A	Some details of permit are not legible
N/A	N/A	Dust collector built or installed	N/A	Transit Mixed Concrete Company	Some details of permit are not legible
N/A	N/A	Installation of underground tanks	Petra Builders	N/A	Some details of permit are not legible
N/A	N/A	Development of existing cement mill and office; demolition of shops at north end of site	Unknown	Transit Mixed Concrete Company	Date of 1962 estimated, based on County Assessor data and historical aerial photos via NETR Online 2023

Sources: County of Los Angeles Building Permits, *Concrete* 1924, Calisphere.org 1937, Los Angeles County Assessor 2023, NETR Online 2023

Historic Context: Ready-Mix Concrete Industry

The ready-mix concrete process emerged in the early-twentieth century in the United States as a logistical improvement on existing practices for the production of concrete. Earlier practices relied on the shipment of unprocessed materials—cement, aggregate, and water—to a construction site, where they were mixed and poured. Ready-mix concrete, on the other hand, was processed at a central plant and delivered to a job site via horse-drawn wagon or, later, trucks and truck mixers.

The first delivery of ready-mix concrete may have occurred in 1913 in Baltimore, Maryland, though this claim is sometimes disputed. An early patent for a truck mixer was submitted by Stephan Stepanian of Columbus, Ohio, in 1916. This patent was rejected, however, and the advent of reliable truck mixers was held off several years due to the inadequacy of early automotive technology. Whatever the details of its origins, the industry's heyday occurred during the 1920s. In 1922 or 1923, the first soundly documented ready-mix plant was established in Danville, Virgina. This plant stood as proof-of-concept for the ready-mix plant, and by 1925, there were at least 25 such plants in the United States (Arthur 2004). Among these was a plant opened in 1923 on the current project site, at 1000 North La Brea Avenue, which may have been the first established in the Western United States (Concrete 1924). That site has undergone substantial changes since the 1920s, including the thorough replacement of mill equipment and enlargement of the plant footprint. By 1929, the growing use of concrete as a primary building material supported more than 100 concrete ready-mix plants nationally (Arthur 2004).

The advent of the ready-mix plant coincided with a major building boom in Greater Los Angeles. In this period, reinforced concrete became, as one source puts it, "a signifier of the highest-quality of commercial and industrial building in the early twentieth century." Among the material's notable characteristics were its fireproof and earthquake resistant qualities. As concrete became a predominant building material, use of ready-mix plants allowed suppliers to overcome significant logistical inefficiencies in the shipment of raw materials. Instead, a plant could be erected in an area experiencing new development, only to be disassembled and relocated once jobs in the area were completed (City of Los Angeles 2018).

Ready-mix concrete production received a boost with the development of reliable mixer trucks. Early on, the development of the vehicle type was hindered by the mechanical limitations of trucks through the 1920s. By the early 1940s, though, technical advances allowed for heavier trucks with more powerful engines, making the mixer truck more practical and in relatively high demand by World War II (PCA 2022).

Ready-mix concrete plants continued to support development in the Southern California region during the building boom of the Post-World War II Era. At least two ready-mix plants of more than 50 years of age remain in the Greater Los Angeles area, the subject site and one constructed at the intersection of Ethel Avenue and Raymer Street in Los Angeles in 1953 (City of Los Angeles 2018).

Historical Evaluation

The property at 1000 North La Brea Avenue was previously identified in the City of West Hollywood Commercial Historic Resources Survey in 2016 and assigned an OHP status code of 6Z, meaning it was recommended ineligible for listing in the NRHP, CRHR, and/or at the local level. Although details of the previous evaluation are not provided in available documentation, Rincon concurs with the finding of ineligibility and recommends the property ineligible for the NRHR, CRHR, City of West Hollywood register, or City of Los Angeles HCM designation.

National Register of Historic Places, California Register of Historical Resources, and City of Los Angeles Historic-Cultural Monument Evaluation

Because the evaluation criteria for the NRHP, CRHR, and HCM designation are consistent with one another, this section combines the analysis for each in a single evaluation. The City of West Hollywood cultural resources designation evaluation is presented separately below.

The subject property was first developed in 1923 or 1924 as a ready-mix concrete plant and operated under the commercial name Uniform Mixed Concrete Company. The research conducted for this study found information suggesting that it was the first of its kind developed in the Greater Los Angeles Area and Western United States and was part of a shift within the building materials industry of the 1920s, not only toward the increasing use of reinforced concrete, but also toward the rise of centrally mixed concrete at ready-mix plants to generally replace the earlier and less-efficient practice of mixing concrete at job sites. Due to its place in the regional history of concrete production and the wider building materials industry, the property is significant under Criterion A/1 in the area of Industry and under HCM Criterion 1 under the context Industrial Development, 1850-1980; context Building the City, 1876-1965; and property type Industrial – Building and Construction – Concrete Ready Mix Plants. Its period of significance is the plant's original construction date of 1923–1924, recognizing the plant's role in pioneering the ready-mix concrete plant in the western states. However, although the property remains in use as a ready-mix concrete plant, it does not retain sufficient integrity to convey its historical significance. The property has been subject to at least three significant phases of development: the initial establishment of the plant, including a heavy-timber mill and office building in 1923 or 1924; the reconstruction or significant expansion of the heavy-timber mill and construction of a new office building ca. 1937; and the development of the existing, modernized plant ca. 1962, which included the erection of the existing steel-fabricated mill and concrete-block office building, in addition to the expansion of the property to current extent. The property has, as a result, substantially lost its integrity of design, materials, workmanship, feeling, and association and no longer possesses the visual essence of the groundbreaking concrete plant first developed in the 1920s. Therefore, despite the property's

historical significance dating to the period 1923–1937, it does not meet the integrity thresholds necessary to qualify for listing in the NRHP or CRHR or designation as an HCM under Criterion A/1/HCM 1.

City of Los Angeles historical resources guidance published in the SurveyLA historic context statement Industrial Development, 1850-1980, indicates ready-mix concrete mills may also be significant under Criterion A/1/HCM 1 for associations with the Los Angeles building boom of the Post-World War II Era (City of Los Angeles 2018). However, although the property retains a high degree of integrity to its 1960s redevelopment and has many potential character-defining features of its property type, research for this study found no evidence the existing ready-mix mill played a singularly significant role in the context of the Post-World War II-era building industry. Nor did research suggest it was significant in any other event or trends important to the history of the city, region, state, or nation not mentioned above (Criterion A/1/HCM 1).

Research for this study found few individuals directly associated with the subject property. While the individuals identified as Mr. Stine and Mr. Ellis arguably made an important historical contribution due to their role in the history of concrete production in Greater Los Angeles and the Western United States, due to the wholesale rebuilding of the plant in 1962, the property no longer has sufficient integrity to convey any association with their firm's tenure at the property in the 1920s. Available sources do not suggest any subsequent owner or occupant of the property, including Howard and L. Glenn Switzer of Uniform Mixed Concrete, has made significant contributions to the history of the city, region, state, or nation (Criterion B/2/HCM 2).

The subject property consists a cement mill and other utilitarian structures, in addition to an office building exhibiting no discernible architectural style. Available references do not suggest the existing mill represents any distinctive engineering characteristics or that it is anything other than a typical ready-mix concrete plant. Architecturally, the office is an undistinguished industrial building. Neither the individual building and structures, nor the property as a whole embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criterion C/3/HCM 3).

Based on background research and the records search results, the property is not likely to contain information important to prehistory of history (Criterion D/4).

City of West Hollywood Cultural Resources Evaluation

The subject property is also recommended ineligible for designation under the City of West Hollywood's cultural resources designation criteria. It does not embody distinctive characteristics of a period, method, style, or type of construction, and is nor a valuable example of the use of indigenous materials or craftsmanship (Criterion A1). It also does not contribute to the significance of a historic area by contributing to a geographically definable area possessing a concentration of historic or scenic properties (Criterion A2a) or a thematically related grouping of properties which are unified aesthetically by plan or physical development (Criterion A2b). As an ordinary concrete mixing facility, it does not singularly represent significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning (Criterion A3) or embody elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation (Criterion A4). Research for this study did not find that the property has a unique location or singular physical characteristic or that it is a view or vista representing an established and familiar visual feature of a neighborhood, community, or city (Criterion A5). While it is the only concrete mixing facility remaining in the city, it does not possess distinguishing characteristics of an important architectural or historical type or specimen (Criterion B). As discussed above in the NRHP/CRHR Criterion A/1 and B.2 evaluations, the building is not identified with persons significant in local, state, or national history and lacks integrity to its period of significance to convey its associations with important historical events (Criterion C). Finally, the property is not known to be representative of the work of a notable architect, builder, or designer (Criterion D).

Historic District Consideration

Research for this study found no evidence 1000 North La Brea Avenue would qualify for designation as contributor to any known or potential historic district eligible at the national, state, or local levels. Although the area in which it was located was historically dominated by industrial concerns, available evidence does not suggest it shares a common theme with the extant buildings in its vicinity, which represent a combination of commercial, residential, and industrial historical uses.

B12. References (continued):

Advantage Environmental Consultants (AEC). 2023. Phase I Environmental Site Assessment, 1000 N La Brea Avenue, West Hollywood, California 90038. Prepared for 1014 N La Brea Owner, LLC. May 17, 2023.

Arthur, Michael. 2004. "The Dawn of the Ready-Mixed Concrete Industry." QM (July 2004).

Concrete. 1924. "A Central Mixing Plant in Los Angeles" Vol 25 (September 1924). 110.

City of Los Angeles. 2018. SurveyLA-Historic Resources Survey: Los Angeles Citywide Historic Context Statement, Context: Industrial Development, 1850-1980. Prepared September 2011, revised February 2018.

County of Los Angeles, Office of the Assessor. 2023. Assessor Porta. Parcel data related to the project site. https://portal.assessor.lacounty.gov/, accessed December 2023.

Los Angeles Evening News. 1924. Advertisement for Uniform Mix Concrete Company, April 12, 1924. www.newspapers.com (accessed October 2023).

Los Angeles Illustrated Daily News. 1936. Classified advertisement. June 18, 1936. www.newspapers.com, accessed April 2024.

Los Angeles Evening News. 1924. Advertisement for Uniform Mix Concrete Company, April 12, 1924. www.newspapers.com (accessed October 2023).

Los Angeles Illustrated Daily News. 1936. Classified advertisement. June 18, 1936. www.newspapers.com, accessed April 2024.

Los Angeles Times. 1997. "Switzer, Howard." January 9, 1997. www.newspapers.com, accessed April 2024.

Nationwide Environmental Title Research, LLC (NETR Online). 2023. "HistoricAerials: Viewer" [historical aerial imagery and topographical maps online]. Accessed online at www.historicaerials.com (accessed October 2023).

PCA. 2023. "Ready Mixed Concrete." https://www.cement.org/cement-concrete/products/ready-mixed-concrete, September 2023.

United States Geological Survey (USGS). 2023. Get Maps: topoView [topographical maps online]. https://ngmdb.usgs.gov/topoview/viewer/#4/40.01/-100.06, accessed December 2023.

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

PRIMARY RECORD

Trinomial
NRHP Status Code 6Z

Other Listings
Review Code **Reviewer** **Date**

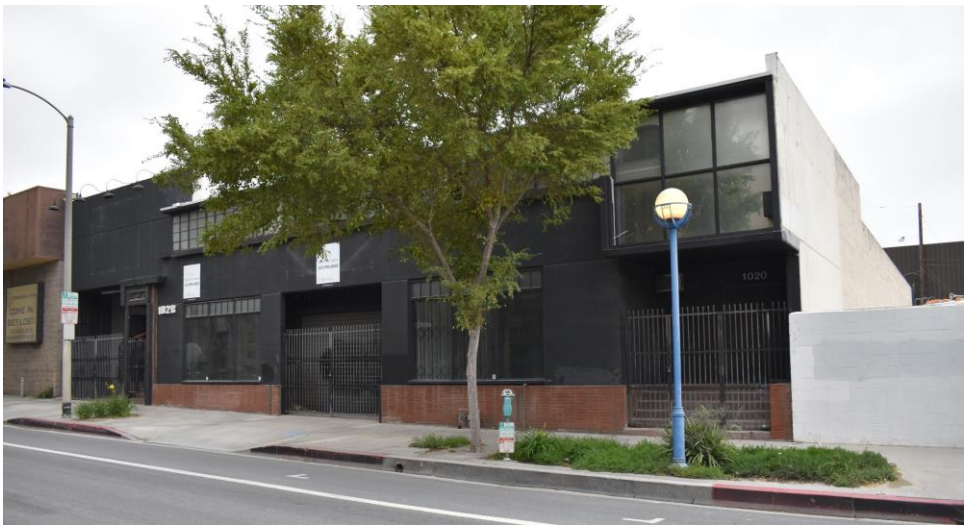
 ***Resource Name or #:** 1020 North La Brea Avenue

P1. Other Identifier: N/A
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** *Hollywood, CA* **Date: T** 1S ; **R** 14W; NW ¼ of NW ¼ of **Sec 15** ; S.B.**B.M.**
c. Address: 1020-1028 North La Brea Avenue City: West Hollywood Zip: 90038
d. UTM: Zone: ; mE/ mN (G.P.S.)
e. Other Locational Data: APN 5531-014-017 (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The property at 1020 North La Brea Avenue is a two-story industrial warehouse constructed with elements of the Late Moderne-style of architecture (Photograph 1). It is rectangular in plan with a raised concrete foundation and capped with a warehouse roof with monitor. Its exterior consists of structural reinforced concrete and stack-bond-brick veneer on the front-facing, west elevation and exposed structural brick on the south elevation. The other elevations, on the north and east, were not visible during the field survey. The primary elevation's predominant visual is a series of windows. The ground level features a pair of fixed wood-sash, display windows, each consisting of three large lower panes with a ribbon of 12 small lights above. On the second story, a continuous band of steel-sash windows, alternating in pairs of one-over-four fixed and casement configurations. The ribbon begins near the north end of the building and terminates at an oversized fixed pane window situated above the southernmost entrance. There are four entrances on the main elevation. These consist of two deeply recessed standard sized doors, accessed by concrete steps, each paired with a warehouse bay entrance with a metal roll-up door. Detailing is minimal, limited to features such as the bezel surrounding the upper-story window assembly and a non-original ornamental transom grille that is affixed above the northernmost standard entry and does not have a corresponding transom light. Key elements related to Late Moderne-style architecture are the horizontal overall emphasis, band of steel casement windows, stack-bond brick accents, and lack of ornament. Alterations include the addition of the transom grille and related door surround, installation of security gates at all four entrances, and likely replacement doors at the southernmost entrance.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building
***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
South and west elevations of 1020 North La Brea Avenue, facing northeast

***P6. Date Constructed/Age and Sources:** ☐Historic ☐Prehistoric ☐Both
1947 (Los Angeles County Assessor's Office 2023)

***P7. Owner and Address:**
N/A

***P8. Recorded by:** (Name, affiliation, and address)
James Williams
Rincon Consultants
150 First Street, Suite 1400

***P9. Date Recorded:** 9/29/2023
***P10. Survey Type:** Pedestrian

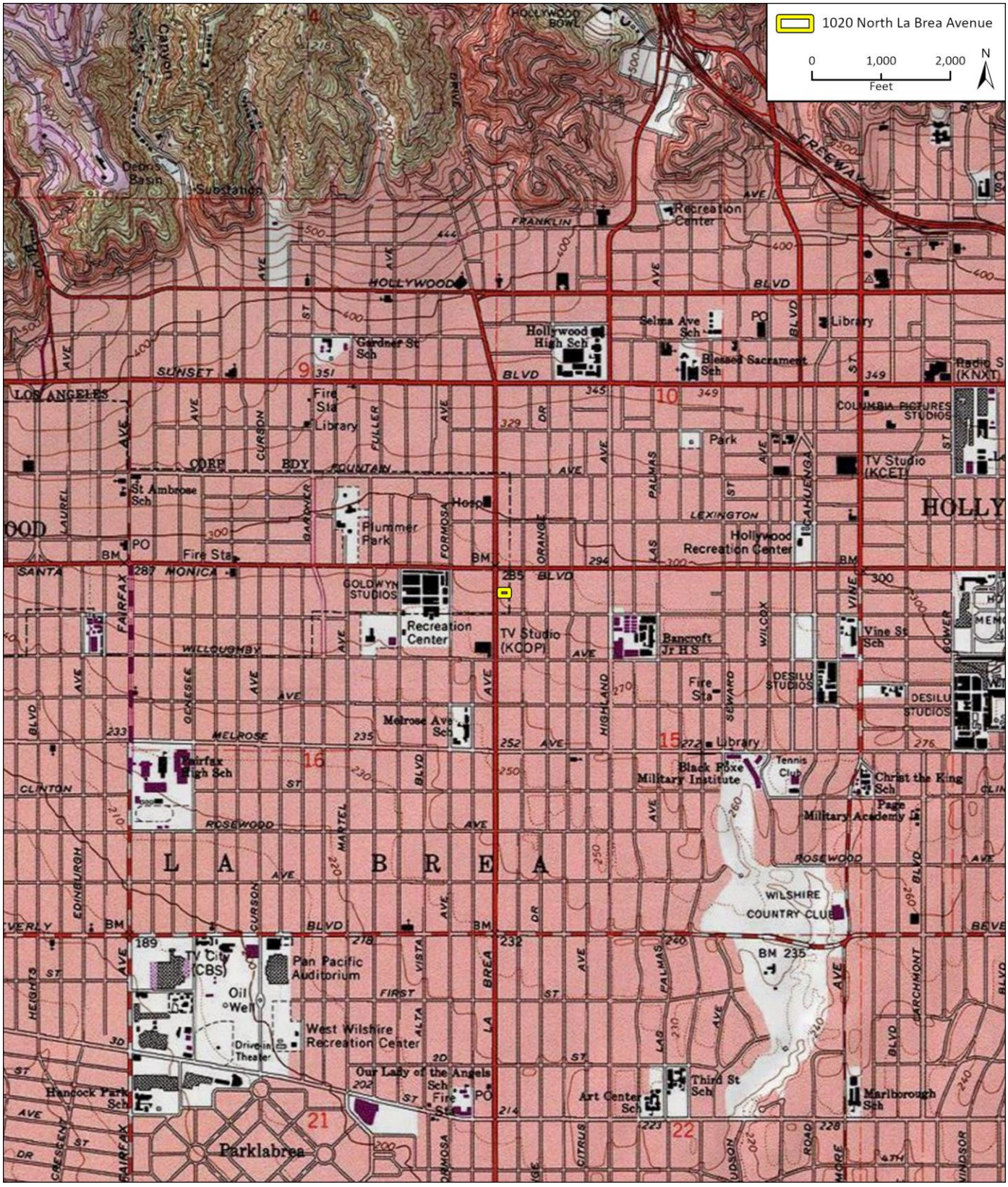
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Ogaz, A., J. Williams, R. Perzel, L. Kry, and S. Carmack. 2024. 1000 North La Brea Avenue Project Cultural Resources Assessment, Los Angeles County, California. Rincon Consultants Project No. 23-14457. Report on file at the South-Central Coastal Information Center, California State University Fullerton, California

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

LOCATION MAP

 ***Resource Name or #:** 1020 North La Brea Avenue

***Map Name:** *Hollywood, CA* ***Scale:** 1:24,000 ***Date of Map:** 1966



 ***Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 1020 North La Brea Avenue

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Warehouse
B4. Present Use: Vacant

***B5. Architectural Style:** Late Moderne

***B6. Construction History:** (Construction date, alterations, and date of alterations)
The subject building was constructed in 1947, per County of Los Angeles Assessor Records (Los Angeles County Assessor 2023). Based on visual observation, minimal alterations have been made in recent years, including the replacement of exterior doors and addition of security gates and a decorative grille.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: Unknown
b. Builder: Unknown

***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** N/A **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property consists of a warehouse constructed in 1947. Due to a lack of historical and architectural significance, it is recommended ineligible for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the City of West Hollywood Register.

Available records do not identify the designer, builder, or original occupants or function of the building. However, the 1950 Sanborn fire insurance map covering the property shows it was, by that date, an electronics warehouse owned by the Record Corporation of America (RCA), known formally at the time as RCA Victor (ProQuest 1950). The company was the product of the merger in the 1920s of radio equipment manufacturer RCA and photographic equipment producer Victor Talking Machine Company. By the time the firm began occupying the building at 1020 North La Brea Avenue, it was a leading producer of radios, phonographs, and televisions, in addition to running a successful record label that produced recordings for many notable twentieth-century musicians (Encyclopedia.com 2023). RCA's association with the property was consistent with industrial land uses in the area. Around that time, the vicinity of La Brea Avenue and Romaine Street was a hub for media industry activities, most notably recording studios and phonographic record pressing plants (Hollywood Media District 2023). RCA's own record pressing plant on the 1000 block of Sycamore Avenue, just east of 1020 North LA Brea Avenue (ProQuest 1950, Hollywood Media District 2023). A review of historical newspapers and city directories suggests RCA's tenure at the North La Brea Avenue property was at most 4 years. By 1951, RCA appears to have moved out of the building, with North La Brea Stanford's occupying the unit at 1020, Chenille Corporation of America at the 1022 unit, and American Shower Door, Inc. at the 2028 unit, and (Citadel EHS 2022). Thereafter, a succession of commercial, industrial, and entertainment-related interests occupied the building. Through the 1950s and early 1960s, home furnishings sellers and electronics firms conducted business from the property, typically on a short-term basis. *See continuation sheet, p. 4.*

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

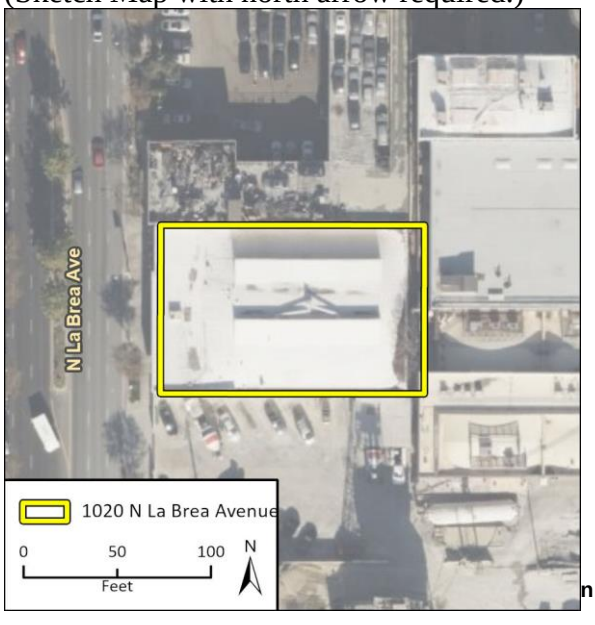
See continuation sheet, p. 7.

B13. Remarks:

***B14. Evaluator:** James Williams, Rincon Consultants
***Date of Evaluation:** April 30, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10. Significance (continued):

The research conducted for this evaluation identified no information of consequence related to the property's occupants from this era, except the Califone Corporation, later Rheem-Califone, which was established at 1020 North La Brea Avenue by 1959 (South Gate Press 10/22/1959). Founded in 1946 by Robert G. Metzner, Califone produced audio equipment. Early in the company's run, it specialized in the manufacture of high-quality phono equipment for radio stations, though the system also became popular among private consumers, who wanted a hi-fi system at home. The key to the company's enduring success, however, may have been its entry into the market for phonographs designed for educational purposes. In 1953, Metzner patented a mechanism for the variation of speed of a phonograph ("varipole," by Metzner's term), which proved popular amid a 1950s revival of square dancing. The variable speed feature allowed square dance instructors to slow the speed of a record, thereby allowing novice dancers to learn steps at a more favorable tempo (Lee 1953). By 1953, the firm had a plant at 1041 Sycamore Street, located behind and on the same block as 1020 North La Brea Avenue. By the time the Rheem Manufacturing Company of New York acquired Califone in autumn 1959 (rechristening it as a fully owned subsidiary named Rheem Califone), the outfit had a presence at the North La Brea Avenue location, though it is not known to what purpose the firm designated the property. Under the Rheem Califone Corporation banner, the company manufactured Rheem's line of teaching machines for schools and industry and the Califone line of "record players, sound systems, language laboratories, and related teaching equipment" (South Gate Press 10/22/1959). The company was at this location until at least as recently as July 1960 (Los Angeles Evening Citizen News 7/8/1960).

By the late 1960s, the building was increasingly shared by companies in the entertainment industry, typically providing technical, equipment, and management services. Research suggests none of these firms remained at the property for more than a few years, or that they made any significant marks in their respective industries. Since the 1990s, the mix of occupants doing business from the property has been eclectic, representing the entertainment industry, automotive sales, and interior furnishings sales. Below, **Error! Reference source not found.** provides a summary of the property's occupancy history, as supported by the research for this evaluation.

1020 North La Brea Avenue Ownership/Occupancy History

Date	Property Owners/Tenants	Source
1950	Record Corporation of America	Sanborn fire insurance map (ProQuest 1950)
1951	North La Brea Sanfords; Chenille Corp of America; North La Brea American Shower Door Inc	Citadel EHS 2023
1956	George Held, Inc (electronic components); The Carpet Mill	City directory
1959	Rheem Califone	South Gate Press, October 22, 1959
1960	Rheem Califone; Film Salvage Co.; Marcus Yahr	City directory
1962	Marcus Yahr, cabinet maker; Harry Ivan	Citadel EHS 2023
1967	Marcus Yahr, cabinet maker; Chenault; Robt Productions; WCD Inc.	Citadel EHS 2023
1971	Neil Aronstam; Marketing Resources & Applications West Inc.; Media Sales Development; Marcus Yahr, cabinet maker; Barbore Productions Inc.; Channel One Studio; Enterprise Artists Agency	Citadel EHS 2023

Date	Property Owners/Tenants	Source
1973	Action Communications; Lee Motion Picture Service ; Austin McKinney ; Lee Stronsnider	City directory
1976	Blue Ridge Editorial; Julius Danyi, cabinet shop; The Pleasure Chest; Lee Motion Picture Service; Austin McKinney	Citadel EHS 2023
1981	M 2 Research; Leo Bonamy; Carolynne Co.; ABC Management; Transvideo Productions; VIP Video	Citadel EHS 2023
1986	M 2 Research; Continental Scenery	Citadel EHS 2023
1990	M 2 Research; Continental Scenery; ABA Advertising; Aaron Berger Advertising; Clarasol Productions; Creative Hispanic Marketing; International Crusade for the Penny; La Brea Studios; Medicos Unidos	Citadel EHS 2023
1994	M 2 Research; Boses Collections; Hollywood Picture Vehicles; Briers Motors	Citadel EHS 2023
1999	Boses Collections; Hollywood Picture Vehicles	Citadel EHS 2023
2000	Rocio VillaPando; Boses Collections; Hollywood Picture Vehicles; Briers Motors; Hollywood Picture Vehicles; Tonichi Trading USA Inc.	Citadel EHS 2023
2004	Boses Collection; Briers Motors; Hollywood Picture Vehicles; Tonichi Trading USA Inc.	Citadel EHS 2023
2006	The Scissors Clinic Sharpening Service and Salon; Briers Motors; Designers Views; Hollywood Picture	Citadel EHS 2023
2009	Hollywood Picture Cars; The Boses Collection; Briers Motors; Designers Views	Citadel EHS 2023
2014	Designers Views	Citadel EHS 2023

Late Moderne-Style Architecture

The Late Moderne style emerged during the late-1940s Southern California construction boom as a fusion of the Streamline Moderne and Public Works Administration Moderne styles popular during the years of the Great Depression and International Style, which became widespread in Southern California in the early Post World War II Era. Los Angeles architect Stiles O. Clements was a key innovator of the style, notably in his designs for prominent department stores and supermarkets. Key features of the style include curved canopies and corners borrowed from the Streamline Moderne style and from the International Style, a box-like form, flat roof, bezeled, and horizontal ribbons of windows. Walls are typically clad in smooth stucco and may be penetrated by front-facing recessed display cases or windows. Late Moderne-style properties are most likely to be found in commercial districts developed in the early postwar period (City of Los Angeles 2021).

Historical Evaluation

The subject property was previously identified in the City of West Hollywood Commercial Historic Resources Survey and assigned an OHP status code of 6Z, meaning it was recommended ineligible for listing in the NRHP, CRHR, and/or at the local level. Although details of the previous evaluation are not provided in available documentation, Rincon concurs with

the results and recommends the property ineligible for the NRHP, CRHR, and local register, due to a lack of historical and architectural significance.

National Register of Historic Places and California Register of Historical Resources Evaluation

1020 North La Brea Avenue was developed in 1947 in an industrial area of West Hollywood near the RCA Victor record pressing plant and other media industry businesses. RCA Victor was the property's first documented occupant, though details on the function of the building under RCA Victor's occupancy are limited to the general characterization that the building was an electronics warehouse, serving only a prosaic and peripheral role in the company's business. While RCA Victor is a historically significant firm, and the history of the record industry and Greater Los Angeles had an important role in the performance, production, and distribution of recorded music consumed throughout the United States, there is no indication in available sources that the property was directly related to any important event related to either of these themes. Like RCA Victor, most of the companies that subsequently conducted business from the property did so on a short-term basis. Moreover, none of these businesses attained a level of significance that would merit designation at the national, state, or local level. Califone, later Rheem Califone, was apparently the most successful business to operate from the property, aside from RCA Victor. However, available research did not find evidence that any incarnation of the firm made a singularly significant contribution to the history of audio reproduction equipment manufacturing while at this location. Furthermore, research did not find evidence that the property was directly associated with any other event or trend with significance to the history of the city, region, state, or nation (Criteria A/1).

Research for this evaluation identified only a few individuals associated with the building at 1020 North La Brea Avenue. Among them, the best candidate for historical significance is Robert G. Metzner, who founded Califone and patented a speed control for the phonograph. However, available evidence did not suggest his contributions, either generally through the work of his company or more specifically through his patent, are or should be regarded as historically significant contributions (Criterion B/2).

Architecturally, 1020 North La Brea Avenue is a warehouse whose façade features elements of Late Moderne design. However, these elements, including concrete construction, stucco cladding, and the horizontal emphasis achieved through the placement of the bezeled ribbon of upper-story windows, are concentrated at the façade and do not appear in the south elevation, which is characterized by exposed structural brick (the remaining two elevations, on the north and east, were not visible from the public right-of-way). As such, much of the building lacks the characteristic modernistic appearance of the style, instead, resembling the brick construction of conventional industrial buildings from earlier eras. Given the limited application of the style, the building does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criterion C/3).

Based on background research and the records search results, the property is not likely to contain information important to prehistory of history (Criterion D/4).

City of West Hollywood Register Evaluation

The property at 1020 North La Brea Avenue is recommended ineligible for designation under the City of West Hollywood's cultural resources designation criteria. It does not embody distinctive characteristics of a period, method, style, or type of construction and is not a valuable example of the use of indigenous materials or craftsmanship (Criterion A1). It also does not contribute to the significance of a historic area by contributing to a geographically definable area possessing a concentration of historic or scenic properties (Criterion A2a) or a thematically related grouping of properties, which are unified aesthetically by plan or physical development (Criterion A2b). As a common warehouse, it does not singularly represent significant geographical patterns, including those associated with different eras of growth and settlement, particular transportation modes, or distinctive examples of community or park planning (Criterion A3) or embody elements of architectural design, craftsmanship, detail, or materials that represent a significant structural or architectural achievement or innovation (Criterion A4). Research for this evalaution did not find that the property has a unique location or singular physical characteristic or that it is a view or vista representing an established and familiar visual feature of a neighborhood, community, or city (Criterion A5). As examples of the Late Moderne style of architecture were built widely throughout the Greater Los Angeles region, the property is not one of the few remaining

examples in the city, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen (Criterion B). As discussed above in the NRHP/CRHR Criterion A/1 and B/2 evaluations, the building is not singularly identified with persons or events significant in local, state, or national history (Criterion C). Finally, the property is not known to be representative of the work of a notable architect, builder, or designer (Criterion D).

Historic District Consideration

Based on the research conducted for this evaluation, the property also has no potential to qualify for designation as a contributor to any known or potential historic district. Although the area was during the early and mid-twentieth century home to multiple properties with direct associations with the recording industry, the subject property had on a short-term association with this theme. That is, after serving no more than 4 years as a warehouse for the firm RCA Victor, the building was used by a succession of enterprises involved in a mix of businesses that included educational photograph production, home furnishing sales, motion picture production, and entertainment industry management. As such, the property's associations with the recording industry were historical tenuous, short-lived, and insufficient to merit designation in the NRHP, CRHR, or local register as part of a historic district centered on the area's history in the recording industry. Research for this evaluation did not identify any other theme under which the property may be a historic district contributor.

B12. Reference (continued):

Citadel EHS. 2022. Phase I Environmental Site Assessment Report, 1020 North La Brea Avenue, West Hollywood, California 90038.Prepared for CIM Group. February 18, 2022.

Encyclopedia.com. 2023. "RCA-Victor Company. https://www.encyclopedia.com/history/encyclopedias-almanacs-transcripts-and-maps/rca-victor-company (accessed November 2023).

City of Los Angeles. 2021. SurveyLA-Historic Resources Survey: Los Angeles Citywide Historic Context Statement, Context: L.A. Modernism, 1919-1980. Prepared August 2021.

County of Los Angeles, Office of the Assessor. 2023. Assessor Porta. Parcel data related to the project site. https://portal.assessor.lacounty.gov/, accessed December 2023.

Hollywood Media District. 2023. "History—Hollywood Media District." https://mediadistrict.org/history/ (accessed November 2023).

Los Angeles Evening Citizen News. 1960. Classified advertisement. July 8, 1960. www.newspapers.com, accessed December 2023.

Los Angeles Public Library. Various. Historic City and Business and Phone Directories and Los Angeles Street—Reverse Directories.

ProQuest. 1950. Sanborn Fire Insurance Map, Los Angeles, Including West Hollywood. Vol. 20. Accessed via Digital Sanborn Maps, 1867–1970.

South Gate Press. 1959 . Rheem Mfg. Co. Buys Califone Corp. of LA." October 22, 1959. www.newspapers.com, accessed December 2023.