Attachment M

Cultural Resources Investigation



Cultural Resource Investigation in Support of the Triangle Centre Mixed Use Project, Los Angeles County, California

Submitted to:

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CULTURAL RESOURCE INVESTIGATION IN SUPPORT OF THE TRIANGLE CENTRE MIXED USE PROJECT, LOS ANGELES COUNTY, CALIFORNIA

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CONTENTS

| MANAGE | MENT SUMMARYIV |
|--------|--|
| 1.0 | NTRODUCTION |
| 2.0 | REGULATORY CONTEXT |
| 3.0 | SETTING 6 3.1 ENVIRONMENTAL SETTING 6 3.2 PREHISTORIC SETTING 6 3.2.1 Early Holocene (9600-5600 cal B.C.) 6 3.2.2 Middle Holocene (5600–1650 cal B.C.) 7 3.2.3 Late Holocene (1650 cal. B.Ccal A.D. 1542) 8 3.3 ETHNOGRAPHIC SETTING 8 3.4 HISTORICAL SETTING 10 3.4.1 City of Los Angeles 10 3.4.2 Culver City Area 12 3.4.3 12753 W. Washington Boulevard 12 |
| 4.0 | CULTURAL RESOURCES INVENTORY |
| 5.0 | FIELD INVESTIGATION 18 5.1 FIELD METHODS 18 5.2 FIELD RESULTS 18 5.3 12753 W. WASHINGTON BOULEVARD 19 5.3.1 California Register of Historical Resources Evaluation 19 5.3.2 City of Los Angeles Historic-Cultural Monument 20 |
| 6.0 | MANAGEMENT RECOMMENDATIONS21 |
| 7.0 | REFERENCES22 |
| | A. Native American Coordination |

| Figure 1-1 Project Vicinity Map | 2 | | | |
|--|----|--|--|--|
| Figure 1-2 Project Location Map | | | | |
| Figure 5-1 Overview of Project area from across Washington Blvd, view to the north | 18 | | | |
| Figure 5-2 12753 W. Washington Boulevard, east elevation, facing northwest | | | | |
| TABLES | | | | |
| Table 4-1 Previous Cultural Studies within the Study Area | 14 | | | |
| Table 4-2 Cultural Resources Recorded within 1-Mile of the Project APE | 16 | | | |

MANAGEMENT SUMMARY

The proposed Triangle Centre Mixed Use Project (Project) would include construction of a mixed-use building on the corner of West Washington Boulevard, Zanja Street, and Meier Street. The proposed Project would consist of a seven-story building with residential units above a commercial space. PaleoWest Archaeology (PaleoWest) was contracted by Meridian Consultants to conduct a Phase I cultural resource assessment of the Project area in compliance with the California Environmental Quality Act (CEOA). The City of Culver City is the Lead Agency for the purposes of the CEOA.

This report summarizes the methods and results of the cultural resource investigation of the Project area. This investigation included background research, communication with the Native American Heritage Commission (NAHC) and interested Native American tribal groups, and an intensive pedestrian survey of the Project area. The purpose of the investigation was to determine the potential for the Project to impact historic resources under CEQA.

A series of cultural resource records searches and literature reviews were conducted on August 15 and November 7, 2019, at the South Central Coastal Information Center of the California Historical Resource Information System housed at California State University, Fullerton. The records searches indicated that no fewer than 35 previous studies have been conducted within one mile of the Project area. The records search also identified 7 cultural resources documented within one mile of the Project area; however, none of these resources were identified within or immediately adjacent to the Project area.

As part of the cultural resource assessment of the Project area, PaleoWest also requested a search of the Sacred Lands File (SLF) from the NAHC. Results of the SLF search indicate that there is a known Native American cultural resource(s) within the vicinity of the Project area. As such, the NAHC indicated the Gabrielino Tongva Indians of California Tribal Council should be contacted for more information regarding the positive results. Additionally, the NAHC recommended that four other Native American individuals and/or tribal groups be contacted to elicit information regarding cultural resource issues related to the proposed Project. Five individuals were contacted. One response was received as a result of the outreach efforts. The Gabrielino Tongva Indians of California Tribal Council indicated the Project area is sensitive for cultural resources and requested Native American monitoring for the Project as well as follow up contact from the lead agency.

PaleoWest conducted a site visit of the proposed Project area on November 14, 2019. An intensive pedestrian survey was not necessary due to the high degree of urban development; the entire Project area is hardscaped and contains a large parking lot and commercial building. No prehistoric or historic archaeological resources were identified during the survey. The commercial building on the property, 12753 W. Washington Boulevard, was built in 1958 and, as such, PaleoWest documented and evaluated the resource for eligibility for listing on the California Register Historical Resources (CRHR). The building is recommended not eligible for listing on the CRHR and is also not recommended as a City of Los Angeles Historic-Cultural Monument. Despite a negative finding for archaeological resources within the Project area, the general vicinity has been identified as sensitive for prehistoric archaeological resources. Because of the identified sensitivity, PaleoWest recommends cultural resource monitoring for all Project-related ground disturbance should excavations exceed 3 feet below ground surface.

1.0 INTRODUCTION

The proposed Triangle Centre Mixed Use Project (Project) would include construction of a mixed-use building on the corner of West Washington Boulevard, Zanja Street, and Meier Street. The proposed Project would consist of a seven-story building with residential units above a commercial space. PaleoWest Archaeology (PaleoWest) was contracted by Meridian Consultants to conduct a Phase I cultural resource assessment of the Project area in compliance with the California Environmental Quality Act (CEQA). The City of Culver City is the Lead Agency for the purposes of the CEQA.

1.1 PROJECT LOCATION AND DESCRIPTION

The proposed Project is located at 12717 West Washington Boulevard in Los Angeles County. The 1.23-acre site is partially located in the city of Culver City with the remainder of the site located in the city of Los Angeles. The proposed Project is west of the San Diego Freeway (Interstate 405 [I-405]) and north of the Marina Freeway (Highway 90) (Figure 1-1). The proposed Project is bounded by Zanja Street to the north; Washington Boulevard to the south and east; and Meier Street to the west. The Project area is situated within unsectioned areas of the Ballona Landgrant, Township 2 South, Range 15 West, San Bernardino Baseline and Meridian (SBBM), as depicted on the Venice, CA 7.5' U.S. Geological Survey (USGS) topographic quadrangle (Figure 1-2). The elevation of the Project area is approximately 34 feet above mean sea level (amsl).

The proposed Project would add a mixed-use building containing residential units above commercial space on the corner of West Washington Boulevard, Zanja Street, and Meier Street. The seven-story building would include approximately 19,075 square feet of commercial space fronting on West Washington Boulevard and Zanja Street with approximately 138 residential units. The site contains an existing commercial building located on western side of the site, the former 99 Cent Discount structure that was recently burned down located on the northeastern corner adjacent to West Washington Boulevard, and associated parking lots. The site is located south of multifamily residences across Zanja Street within the city of Los Angeles, and east of multifamily residences across Meier Street within Culver City. Parking is currently located within the city of Los Angeles portion of the site.

1.2 REPORT ORGANIZATION

This report documents the results of a cultural resource investigation conducted for the proposed Project. Chapter 1 has introduced the project location and description. Chapter 2 states the regulatory context that should be considered for the Project. Chapter 3 synthesizes the natural and cultural setting of the Project area and surrounding region. The results of the cultural resource literature and records search conducted at the South Central Coastal Information Center (SCCIC) and the Sacred Lands File (SLF) search, and a summary of the Native American communications is presented in Chapter 4. The field methods employed during this investigation and findings are outlined in Chapter 5 with management recommendation provided in Chapter 6. This is followed by bibliographic references and appendices.

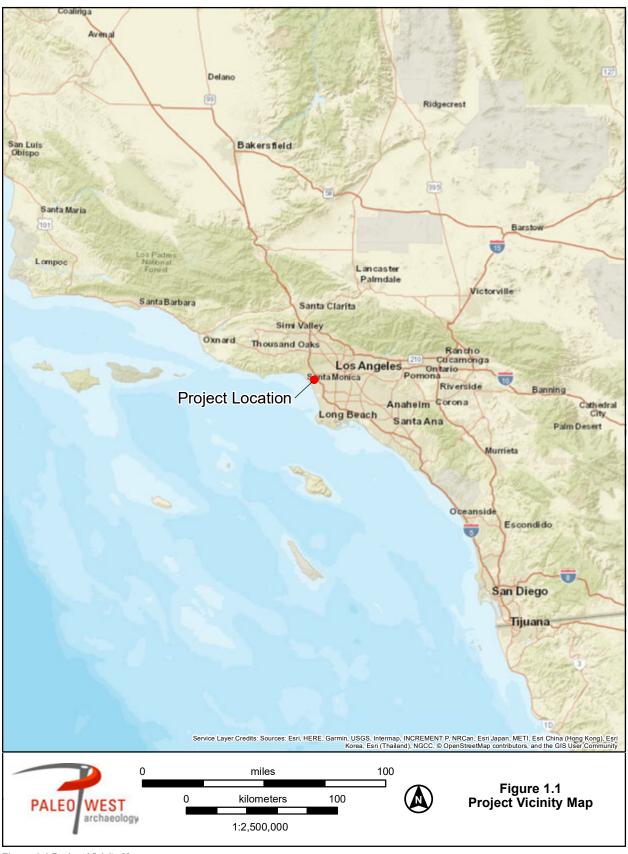


Figure 1-1 Project Vicinity Map

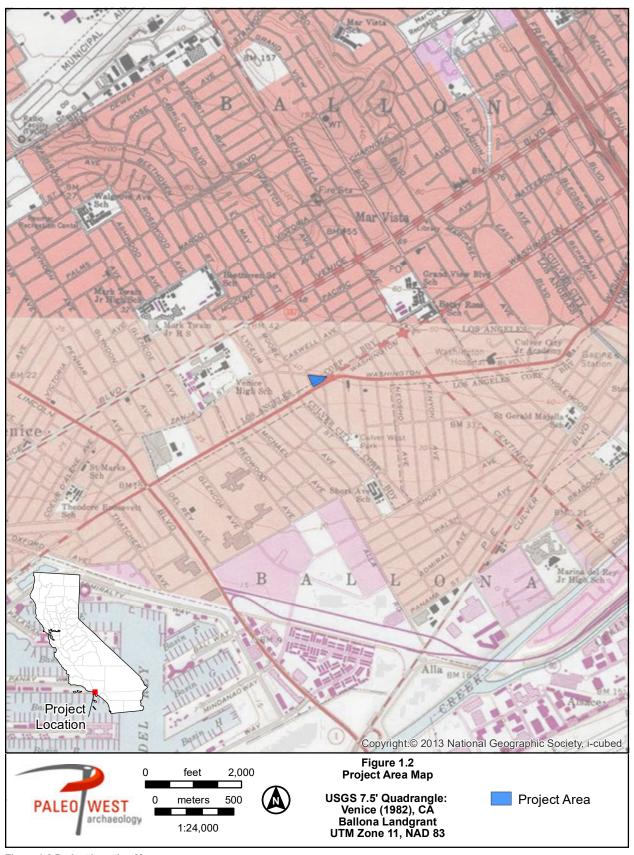


Figure 1-2 Project Location Map

2.0 REGULATORY CONTEXT

2.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed Project is subject to compliance with CEQA, as amended. Compliance with CEQA statutes and guidelines requires both public and private projects with financing or approval from a public agency to assess the project's impact on cultural resources (Public Resources Code Section 21082, 21083.2 and 21084 and California Code of Regulations 10564.5). The first step in the process is to identify cultural resources that may be impacted by the project and then determine whether the resources are "historically significant" resources.

CEQA defines historically significant resources as "resources listed or eligible for listing in the California Register of Historical Resources (CRHR)" (Public Resources Code Section 5024.1). A cultural resource may be considered historically significant if the resource is 45 years old or older, possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and meets any of the following criteria for listing on the CRHR:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;
- 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; or,
- 4. Has yielded, or may be likely to yield, information important in prehistory or history (Public Resources Code Section 5024.1).

Cultural resources are buildings, sites, humanly modified landscapes, traditional cultural properties, structures, or objects that may have historical, architectural, cultural, or scientific importance. CEQA states that if a project will have a significant impact on important cultural resources, deemed "historically significant," then project alternatives and mitigation measures must be considered. Additionally, any proposed project that may affect historically significant cultural resources must be submitted to the State Historic Preservation Officer (SHPO) for review and comment prior to project approval by the responsible agency and prior to construction.

2.2 CALIFORNIA ASSEMBLY BILL 52

Signed into law in September 2014, California Assembly Bill 52 (AB 52) created a new class of resources – tribal cultural resources – for consideration under CEQA. Tribal cultural resources may include sites, features, places, cultural landscapes, sacred places, or objects with cultural value to a California Native American tribe that are listed or determined to be eligible for listing in the CRHR, included in a local register of historical resources, or a resource determined by the lead CEQA agency, in its discretion and supported by substantial evidence, to be significant and eligible for listing on the CRHR. AB 52 requires that the lead CEQA agency consult with California Native American tribes that have requested consultation for projects that may affect tribal cultural resources. The lead CEQA agency shall begin consultation with participating Native American tribes prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report. Under AB 52, a project that has potential to cause a substantial adverse change to a tribal cultural resource constitutes a significant effect on the environment unless mitigation reduces such effects to a less than significant level.

2.3 CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENT

The City of Los Angeles Cultural Heritage Ordinance, enacted in 1962, has made possible the designation of buildings and sites as individual local landmarks, called Historic-Cultural Monuments. Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The Cultural Heritage Ordinance (Section 22.171.7) establishes criteria for designation. A proposed Monument may be designated by the City Council, upon the recommendation of the Commission, if it meets at least one of these criteria:

- 1. Is identified with important events in the main currents of national, state or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community; or
- 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 genius influenced his or her age; or possesses high artistic values; or
- 4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

3.0 SETTING

This section of the report summarizes information regarding the physical and cultural setting of the Project area, including the prehistoric, ethnographic, and historic contexts of the general area. Several factors, including topography, available water sources, and biological resources, affect the nature and distribution of prehistoric, ethnographic, and historic-period human activities in an area. This background provides a context for understanding the nature of the cultural resources that may be identified within the region.

ENVIRONMENTAL SETTING 3.1

The Project area is located at the southern edge of the Transverse Ranges geomorphic province, which includes the San Gabriel and San Bernardino mountains to the northeast, and the Santa Monica Mountains to the north. It is situated within what is known as the Los Angeles Basin. Geologically, the Los Angeles basin is a deep, sediment-filled structural depression with recent sedimentary deposits overlying older sedimentary rocks (i.e. sandstone). The Basin is a northwest-trending lowland plain at the northern end of the Peninsular Ranges Province of Southern California (Yerkes and Campbell 2005). The sediments comprising the depression include extensive accumulation of interstratified fluvial, alluvial, floodplain, shallow marine, and deep shelf deposits. Beneath the sedimentary rocks are older crystalline basement rocks, consisting of schists (shales that are altered by heat and pressure). Tectonic forces (those related to faults and earthquakes) beneath the earth uplifted, tilted, and folded the sedimentary rocks to what is visible today. The proposed Project area has surface deposits consisting of younger Quaternary alluvium derived from fluvial deposits form Ballona Creek that currently flows to the east and south.

This area contains a drainage basin, with Holocene sediments, that narrows to the south into the Dominguez Channel. Southwest of the Project, Pleistocene dune sand overlies older alluvial deposits. The main drainage courses within the area are the Dominguez Channel, Compton Creek, and Centinela Creek (Department of Conservation 1998). Prior to the development of the area the dominant plant community consist of coastal sage scrub, freshwater and salt marshes, and riparian woodlands. Common flora found within a coastal sage scrub community consist of California sagebrush (Artemisia californica), black sage (Salvia mellifera), white sage (Salvia apiana), California buckwheat (Eriogonum fasciculatum), coast brittle-bush (Encelia californica), golden yarrow (Eriophyllum confertifolium), and lemonade berry (Rhus integrifolia).

3.2 PREHISTORIC SETTING

The most widely used chronological sequence in the Project vicinity distinguishes Early, Middle, and Late periods. It was initially outlined by King (1981) and later revised to include additional radiocarbon dates (King 1990) and to incorporate refinements in our understanding of cultural developments (Arnold 1992).

Early Holocene (9600-5600 cal B.C.) 3.2.1

Archaeological data compiled over the last two decades indicate that initial settlement along the coast of Southern California began at least 12,000 years before present (B.P.). Some of the earliest evidence of human occupation specifically derives from Daisy Cave (CA-SMI-261) on San Miguel Island where radiocarbon samples date the oldest cultural layer at the site between 9600 and 9000 cal B.C. (Erlandson et al. 1996). In the Southern California coastal region, the discovery of fluted projectile points indicates

human use of the area possibly as early as possibly 13,000 years ago (Erlandson et al. 1996; Stickel 2010), while sites on San Miguel and Santa Rosa islands have yielded radiocarbon dates older than 10,000 years (Erlandson 1991; Johnson et al. 2001).

However, few known sites date to this earliest period (i.e., pre-10,000 years before present [B.P.]) and relatively few sites have been identified specifically within the Los Angeles Basin that date to the early Holocene. The earliest evidence of human occupation in the Los Angeles region is represented by a set of female human remains that were discovered in association with a handstone in the tar pits of Rancho La Brea in 1914 (Merriam 1914). Possible low population densities may explain the scarcity of sites dating to the early Holocene in the region, but the few known sites do suggest that they tend to be located on elevated landforms, and their presence on the Northern Channel Islands indicates early knowledge and use of marine resources. Diagnostic tools associated with this time period for coastal California have not been identified and cultural assemblages dating to this period have fewer of the grinding implements common to subsequent periods. Research suggests that inhabitants of this period lived in small groups that had a relatively egalitarian social organization and a forager-type land-use strategy (Erlandson 1994; Glassow 1996; Greenwood 1972; Moratto 1984).

3.2.2 Middle Holocene (5600–1650 cal B.C.)

Shortly after 9,000 years ago, sites in the coastal region begin to be characterized by an abundance in milling tools, and the broader subsistence regime, including utilization of plants and seeds, terrestrial animals, and shellfish (Glassow 1996; Glassow et al. 1988; Sutton and Gardner 2010). Increasing populations composed of small, dispersed groups with more generalized tool kits, and a mixed subsistence regime indicating a heavier reliance on shellfish than on fish and terrestrial food sources are also identifiers of the period (Erlandson 1991, 1994, 1997). Population densities appear to have decreased substantially between 6500 and 5000 B.P. throughout the region, and little is known about this period. It has been suggested that the arid conditions associated with the Altithermal (a mid-Holocene period of predominantly warm/dry climate) damaged the environment to the point that only low population densities were sustainable (Glassow 1996; Glassow and Wilcoxon 1988).

After 5000 B.P., population densities increased significantly as conditions became cooler and moister. Between 5000 and 3000 B.P., mortars and pestles became increasingly common throughout the region, suggesting intensified use of acorns (Basgall 1987), as well as the possibility of pulpy roots or tubers (Glassow 1997). Large side-notched and stemmed projectile points became more prevalent, presumably reflecting increased hunting.

Coastal and inland sites of this time period exhibit shallow midden accumulations, suggesting seasonal camping. Based on the distribution of sites assigned to this period, larger groups likely occupied a base camp during a portion of the year, while smaller groups of people used satellite camps to exploit seasonally available floral resources such as grass seeds, berries, tubers, and nuts (cf. Binford 1980; Warren 1968). Site assemblages in coastal Southern California dating to this time contain numerous manos and metates, charmstones, cogged stones, discoidals, and some stone balls. A significant technological change in ground stone is seen at this time with the appearance of mortars and pestles which suggests the adoption of acorn, nut, and seed processing by coastal groups (Sutton and Gardner 2010). The quantity of projectile points also increases during this time, indicating a subsistence shift toward greater reliance on large game. Burial practices also suggest that society was primarily egalitarian (Glassow 1996). Secondary burials among coastal communities continue to be the dominant mortuary regime with a smaller number of flexed inhumations during the Middle Holocene.

3.2.3 Late Holocene (1650 cal. B.C.-cal A.D. 1542)

Cultural complexity appears to have increased around 3000–2500 B.P. Mortuary data research suggests a substantial change in social organization and political complexity during this period (King 1990). According to King, high-status positions became hereditary and individuals began to accumulate wealth and control exchange systems. Arnold (1991, 1992) proposes that this evolutionary step in socioeconomic complexity occurred around 700–800 years ago. Technological innovation as well as a continued increase in cultural complexity marks the period between 2,500 and 800 years ago. Fishing and sea mammal hunting became increasingly important. This corresponds to the development of the *tomol* (plank canoe), single-piece shell fishhooks, and harpoons (Glassow 1996; King 1990). In addition, the bow and arrow was introduced during this period. Utilization of imported obsidian continued to increase during this period as well (Jones et al. 2007).

A number of these new cultural traits have been thought to be attributable to the arrival of Takic speaking people from the southern San Joaquin Valley in the coastal California region (Sutton 2009). Biological, archaeological, and linguistic data indicate that the Takic groups who settled in the Los Angeles Basin were ethnically distinct from the indigenous Hokan-speaking Topanga populations that had inhabited the region just north of the Project. These Takic speakers are believed to be ancestral to the ethnographic Gabrielino groups (Sutton 2009).

Due to the archaeological evidence gathered it is suggested that Hokan-speaking groups were largely replaced or subsumed by the Gabrielino and Chumash by 2000 B.P. (Sutton and Gardner 2010). Several new types of material cultural appear in the archaeological record during the 700 B.C.-1800 A.D. including the presence of Cottonwood series points, birdstone and "spike" effigies, *Olivella* cupped beads, and *Mytilus* shell disk beads. Additionally, the presence of Southwestern pottery, Patayan ceramic figurines, and Hohokam shell bracelets at some of these later sites suggests interaction between populations in Southern California and the Southwest. Additionally, potential changes in trade networks at this time may be evidenced by an increase in the number and size of steatite artifacts, including large vessels, elaborate effigies, and comals in the archaeological record.

3.3 ETHNOGRAPHIC SETTING

The prehistory of California's coast spans the entire Holocene and may extend back to late Pleistocene times. At the time of contact however, the ethnographic record indicates that the Gabrielino populations inhabited what is now known as the Los Angeles Basin and the Project region. Traditionally, the Gabrielino occupied a large territory, including the entire Los Angeles Basin, the coast from Malibu to Aliso Creek, parts of the Santa Monica Mountains, the San Fernando Valley, the San Gabriel Valley, the San Bernardino Valley, the northern part of the Santa Ana Mountains, and much of the middle and lower Santa Ana River reaches. In addition, the Gabrielino also inhabited the islands of Santa Catalina, San Clemente, and San Nicolas. The Gabrielino language was a Cupan language which is part of the Takic language family and part of a larger language group called Uto-Aztecan (Harrington 1981, Kroeber 1925).

It is believed that more than 50 communities with populations that ranged from 50-150 individuals inhabited the traditional territory of the Gabrielino pre-contact. Each autonomous community or village consisted of one or more patrilineages that maintained permanent placement and the maintenance of surrounding hunting and gathering areas, and ceremonial sites as well. The chief, his family, and elite members were typically the epicenter of the village sites. The village members would encompass and surround the homes of the chief and elite with smaller houses/structures. Other common structures found

in Gabrielino villages included sweathouses, clearings for ceremonies and playing fields, as well as cemeteries or burial grounds (McCawley 1996:32-33). Management of food and resources was implemented by the chief and food stores were also kept for each family when supply was low.

The material culture of the Gabrielino is elaborate and has been compared to that of the Chumash. Sources including Padre Geronimo Boscana's accounts (Boscana 1846), Hugo Reid's 1852 letters to the *Los Angeles Star* (Reid and Heizer 1968), and Harrington's (Harrington 1981) early twentieth century interviews describe the common use of shell ornaments and beads, baskets, bone tools, flint weapons and drills, fishhooks, mortars and pestles, wooden bowls and paddles, shell spoons, wooden war clubs, and a variety of steatite items (cooking vessels, comals, ornaments) as many of artifact types common in descriptions of Gabrielino culture (Blackburn 1963). Additionally, artesian development has been observed in the artifact assemblage with the implementation of inlaid with shell (using asphalt) and in the steatite items from production centers on Catalina Island.

Trade was an important element of the Gabrielino economy. While the principal Gabrielino-produced commodity—steatite vessels from centers on Catalina Island—originated well outside the defined study region, trade in steatite items was conducted throughout local territory and involved external relations with desert, Southwestern, mountain, and coastal groups beyond Gabrielino borders (Kroeber 1925). Subsistence resources were also supplemented by additional supplies of deer skins, seeds, and acorns from interior groups such as the Serrano (Kroeber 1925:629). Additionally, *Olivella* shell callus beads, manufactured on the northern Channel Islands by the Chumash and their predecessors, were reportedly used quite frequently as a currency or as a status symbol by the Gabrielino and other Southern California groups.

As described in ethnographic sources, the subsistence resource base for the Gabrielino people included native grass seeds, six or more types of acorns, pinyon pine nuts, seeds and berries from various shrubs, fresh greens and shoots, mule deer, pronghorn, mountain sheep, rabbits and rodents, quail and waterfowl, snakes, lizards, insects, and freshwater fish, plus a wide variety of marine fish, shellfish, and sea mammals in coastal zones. Resource exploitation techniques were also described in ethnographic accounts and include rabbit drives in conjunction with seasonal controlled burning of chaparral, and the use of throwing sticks or nets in the capture of waterfowl in the low-lying marshlands. Reed rafts may have been employed for marshland hunting (Priestley 1937).

The first contact between the Europeans and the Gabrielino is thought to have occurred in 1542 when Juan Rodriguez Cabrillo's small fleet arrived at Santa Catalina Island when the Spanish exploration of North America began in the early 1500s, and Juan Rodriguez Cabrillo began exploring the Alta California coastline in 1542. Additionally, contact with the Gabrieleno by the Spanish likely occurred again in 1602 with the Sebastían Vizcaíno expedition (McCawley 1996:207) and in 1769 with the Gaspar de Portolá expedition.

Mission San Gabriel was founded on September 8, 1771, but moved to its present location around 1774, due to the second location consisting of more suitable land for agriculture. A second mission, San Fernando, was established within Gabrielino territory in 1797. The assimilation of the Gabrielino people in to the mission system had gross negative affect on the traditional Gabrielino communities as they were depopulated, had become estranged from many of their traditional cultural practices, their lands, political autonomy, and had even become enslaved and even killed, and suffered from epidemics caused by the introduction of European diseases further reduced the indigenous population. Between 1832 and 1834, as the primary result of secularization of the former mission lands, which was theoretically designed to turn over ownership of some of the lands back to the Native peoples of California, consequently increased the

displacement of the Gabrielino (McCawley 1996:208). The establishment of California as a state in 1850 brought further hardships to the Gabrielino, forcing many to eventually settle into smaller groups of Native American and Mexican settlements in places like the Eagle Rock and Highland Park districts of Los Angeles as well as in Pauma, Pala, Temecula, Pechanga, and San Jacinto.

3.4 HISTORICAL SETTING

This section of the report summarizes information regarding the historic context of the Project area. Overarching historic themes were identified to establish a historic context within which to evaluate historic-period period properties within the Project area.

3.4.1 City of Los Angeles

The area comprising present-day Los Angeles County was first settled by small groups of Native Americans for centuries before the first European contact. The first European record of the Los Angeles area was a 1542 notation in a ship's log, in which Portuguese navigator Juan Rodriguez Cabrillo described a bay that he called *Bahia de Los Fumos* (Bay of the Smokes), named for the smoke seen rising from Tongva campfires on shore. In 1603, another Spanish explorer, Sebastian Vizcaino, called the inlet San Pedro, in honor of St. Peter (City of Los Angeles Cultural Affairs Department 2000). In 1769 Gaspar de Portola and a group of missionaries camped on what is now the banks of the Los Angeles River marking the beginning of Spanish occupation of the region (County of Los Angeles 2018).

In September 1771, Father Junipero Serra and a group of Spaniards founded two missions in the Los Angeles area, the San Gabriel Mission as the fourth mission established in California and San Fernando Rey de Espana Mission, founded in 1797 as the seventeenth mission (City of Los Angeles Cultural Affairs Department 2000). Ten years after the establishment of the San Gabriel Mission, the Pobladores, a group of 11 families recruited from Mexico by Capt. Rivera y Moncada, traveled from the San Gabriel Mission to a spot selected by Alta California Gov. Felipe de Neve to establish a new pueblo. The settlement was named El Pueblo de la Reyna de Los Angeles (The Pueblo of the Queen of the Angels). In its early years, the town was a small, isolated cluster of adobe-brick houses and random streets carved out of the desert, and its main product was grain. Over time, the area became known as the Ciudad de Los Angeles, "City of Angels" (County of Los Angeles 2018).

Following the establishment of the presidio, the mission, and the pueblo, another Spanish institution took hold in California: the rancho. The Governor of the Californias awarded land grants to retired soldiers and loyalists to the Spanish crown (City of Los Angeles Cultural Affairs Department 2000). Under Spain, the Los Angeles area came to have a dozen ranchos. For 40 years, from 1781 to 1821, Los Angeles was a Spanish pueblo. By the close of the Spanish Period, there were 12 more ranchos granted and occupied in Los Angeles County, comprising 15 of the 25 ranchos in the entire province (Caughey and Caughey 1977).

In 1821, Mexico won its independence from Spain, bringing the Pueblo of Los Angeles and the rest of Spanish California under Mexican governance. The newly-formed Mexican government sponsored the formation of pueblos, awarded large tracts of land to those integral to its independence movement, and secularized the old Spanish missions, opening the former mission lands up to public settlement. Under Spain, the Los Angeles area came to have a dozen ranchos; under Mexico, about two hundred. The Mexican Period was marked by an extensive era of land grants, most of which were in the interior of the state, and by exploration by American fur trappers west of the Sierra Nevada Mountains (Caughey and Caughey 1977).

During the 1830s and 1840s, disputes between Mexico and the neighboring United States over land rights became increasingly contentious, eventually resulting in the Mexican American War in 1846. During the war, on August 13, 1846, Captain John Fremont entered the Pueblo of Los Angeles and declared it an American territory. The Treaty of Cahuenga ended the conflict in California in 1847. The subsequent Treaty of Guadalupe Hidalgo, signed in 1848, brought an end to the war and transferred the lands of Alta California to the United States (City of Los Angeles Cultural Affairs Department 2000).

In 1850, only two years after California became a United States territory, it was admitted as the 31st state, largely due to the discovery of gold in 1848 at Sutter's Mill. Following this discovery, California was transformed from what had been called a "backwoods frontier of Mexico," to the new Anglo-American "Golden State." Los Angeles became one of California's original 27 counties, created by the state's first legislature on February 18, 1850. The County encompassed 4,340 square miles, and originally contained all of San Bernardino County, a large portion of Kern County, and all of Orange County. During the 1850s and 1860s, Los Angeles County went through several boundary changes: in 1853, an act created Kern County from territory that was previously part of Tulare and Los Angeles Counties; and in 1889, a similar act created Orange County from Los Angeles County lands to the southeast of Coyote Creek (URS Corporation 2012).

The City of Los Angeles was incorporated in 1850 with a population of just over 1600. From 1850 to 1870, Los Angeles remained an isolated, rough-and-tumble frontier town. Economic life in those years continued to be shaped by the agriculture of the ranchos. A drought in 1862 destroyed many cattle, undermining the economic base as well as the personal security of the rancheros. The Gold Rush created a period of great prosperity. Cattle from Los Angeles, formerly prized only for their hides and tallow, suddenly were seen as a food source, and fortunes were made shipping meat to the miners. With the gradual introduction of a cash economy replacing the barter economy of the Mexican era, the rancheros were forced to mortgage their land to obtain money. By 1865, four-fifths of the ranchos were in American hands, and Los Angeles grew slowly over the next two decades (City of Los Angeles Cultural Affairs Department 2000).

In 1886, the Santa Fe Railroad completed its Los Angeles link of the transcontinental railroad, breaking the Southern Pacific monopoly. In the ensuing rate war, the price of a St. Louis to Los Angeles ticket dropped at one point to one dollar. The irresistible fare, huge tracts of available land, outrageous publicity, and hordes of Midwesterners eager to retire from snowy winters, combined to create a huge influx of tourists and new residents. The Santa Fe Company became a major town founder and land developer. By 1889 the boom subsided, but "Los Angeles" had become a household name (City of Los Angeles Cultural Affairs Department 2000).

Between 1890 to 1900, major improvements were made in the city's infrastructure. A public transportation system was created, water supplies were enlarged, oil was discovered, and the harbor was improved further attracting people to settle in the region. Smaller communities outside of the original land grant were annexed to the City of Los Angeles, initiating a pattern that would ultimately increase the City's area by 200% (City of Los Angeles Cultural Affairs Department 2000).

By 1912, the film industry became established in Los Angeles. Many eastern companies had either moved to or established branches in Los Angeles. As Europe plunged into World War I, that continent's film production slowed. Audiences in the United States and abroad looked increasingly to Hollywood for entertainment. The movie industry took root in Los Angeles and flourished in the mild climate (City of Los Angeles Cultural Affairs Department 2000).

During the Depression, unemployed workers flocked to Los Angeles looking for economic and social opportunity. Airplanes, clothing, and tires joined oil, movies, and citriculture were the major economic sectors driving the economy of Los Angeles. A new spurt of population growth and industrial expansion during World War II continued into the 1950s. The aerospace industry continued to expand until the end of the Cold War in the 1970s and 1980s. During the 1990s recession slowed economic growth in the City at the beginning of the decade. Civil disturbances in 1992 destroyed many buildings and structures in urban neighborhoods throughout the City. The 1994 Northridge Earthquake was yet another blow to the economy, causing considerable damage to historic structures and buildings throughout the region. While the rest of the nation recovered economically in the mid-1990s, Los Angeles' economy took two additional years to recover (City of Los Angeles Cultural Affairs Department 2000).

3.4.2 Culver City Area

While located within the City of Los Angeles, the Project area is also located in close proximity to the neighborhood of Culver City West.

José Manuel Machado and his wife, Maria, traveled from Sinaloa, Mexico on the Rivera expedition of 1781. Machado continued to serve as a soldier in different locations until he retired to the pueblo of Los Angeles in 1797. Jose Machado's death in 1810 forced the sons to provide for the family's future. Agustín and his brother Ygnacio Machado, after unsuccessful attempts to acquire land near the pueblo, decided to settle in the area that became Culver City and raise cattle on Rancho La Ballona which they established in 1819 with two partners, Felipe Talamantes and his son Tomás. After California entered the Union, Culver City was formed from portions of the 14,000 acre Rancho La Ballona and Rincón de Los Bueyes land grants (Culver City 2019).

Harry H. Culver started plans for Culver City in 1913, and the city was incorporated in 1917. He chose the site for a number of factors including the temperature, its location along transportation routes and railroad tracks, and for being halfway between the growing pueblo of Los Angeles and Abbot Kinney's resort of Venice. In the early days of the city, the trustees concentrated on the actions necessary to form the city. City tracts and streets were named and paved, a numbering system was adopted, and employees hired to take care of the business of the city. The Fire and Police Departments were established. Film studios began to establish in the area becoming the early economic drive in the area. Industry came in the form of Western Stove in 1922, Helms Bakeries in 1930, and Hayden Industrial Tract was established in the 1940s. Like most of the country, the advent of World War II stalled development, but the area saw a period of growth in the post-war years (Culver City 2019).

Over the years, more than forty annexations increased city size to about five square miles. Culver City transitioned from a general law city to a charter city in 1947. In addition to city government, schools became a part of the community, and by 1949, Culver City had its own Unified School District, meaning that education was available through secondary school. By 1971, the City Council became aware of the need for redevelopment, and formed the Culver City Redevelopment Agency. The first major project accomplished under the Agency was the Fox Hills Mall, which opened in 1975. Redevelopment is ongoing. By the year 2000, the city had quadrupled in size and became a community of nearly 40,000 residents (Culver City 2019).

3.4.3 12753 W. Washington Boulevard

The building located at 12753 W. Washington Boulevard was constructed in 1958. The building was constructed during a period of transition in the surrounding area. Prior to 1958 the surrounding area las

largely residential with some commercial buildings along Washington Boulevard. By 1958 many residences had been replaced with commercial buildings (NETR 2019). Research yielded little information regarding the previous occupants of the commercial building, however; in 1985 Triangle Vacuum and Sewing Center was listed at the address (Los Angeles Times 1985).

4.0 CULTURAL RESOURCES INVENTORY

Two literature reviews and records searches were conducted at the SCCIC, housed at California State University, Fullerton, on August 15 and November 7, 2019. Collectively, this inventory effort included the Project area and a one-mile radius around the Project area, collectively termed the Project study area. The objective of the records searches was to identify prehistoric or historical cultural resources that have been previously recorded within the study area during prior cultural resource investigations.

4.1 PREVIOUS CULTURAL RESOURCE INVESTIGATIONS

The records search results indicate that no less than 35 previous investigations have been conducted and documented within the Project study area since 1974 (Table 4-1). None of these studies appear to include the Project area. As a result, none of the Project area has been previously investigated by these studies.

> Table 4-1 **Previous Cultural Studies within the Study Area**

| Report No. | Date | Author(s) | Title | | |
|------------|------|-------------------------------|---|--|--|
| LA-00069 | 1974 | Rosen, Martin D. | Evaluation of the Archaeological Resources in Playa Del Rey Area, Leighton and Associates | | |
| LA-00253 | 1988 | Dillon, Brian D. | Report on Preliminary Archaeological Investigations at CA-LAN-47, the Admiralty Site, Marina Del Rey, California. | | |
| LA-00462 | 1979 | Hector, Susan M. | An Archaeological Resource Survey an Impact Assessment of Tract No. 25635, Los Angeles County | | |
| LA-01975 | 1989 | Neuenschwander, Neal J. | Cultural Resource Survey and Clearance Report for the Proposed American Telephone and Telegraph Los Angeles Airport Central Office to the Santa Monica Central Office Fiberoptic Communication Route | | |
| LA-02372 | 1991 | Homburg, Jeffrey A. | Late Prehistoric Change in the Ballona Wetland. | | |
| LA-02558 | 1990 | Altschul, Jeffery | Gateway Project | | |
| LA-02669 | 1978 | Gervais, Richard | Draft Background and Environmental Impact Report Venice District | | |
| LA-02673 | 1992 | Altschul, Jeffery H., et. al. | Life in Ballona: Archaeological Investigations at the Admiralty Site (CA-LAN-47) and the Channel Gateway Site (CA-LAN- 1596\h) | | |
| LA-03495 | 1969 | Levine, Harvey S. | A Review of Indian Burial Findings at Marina Del Rey | | |
| LA-03506 | 1963 | Sweet, R. K. | Ucas-1963-x2 Venice Boulevard, Route 163, Los Angeles County | | |
| LA-03583 | 1974 | Bucknam, Bonnie M. | The Los Angeles Basin and Vicinity: a Gazetteer and Compilation of Archaeological Site Information | | |
| LA-03592 | 1997 | Wlodarski, Robert J. | Phase I Archaeological Study for the Marina View Apartments 3300 and 3324 Thatcher Ave. Marina Del Rey, City of Los Angeles | | |
| LA-03665 | 1996 | Dillon, Brian D. | Archaeological Impact Assessment of the Price-costco Plaza Project 18.4 Acres in Culver City, Los Angeles County, California | | |
| LA-03898 | | Anonymous | Proposal for Archaeological Investigations in the Area of Hammock Street and Port Drive (vii-l.a90,405; Lincoln Blvd. to Slauson Avenue) | | |

Table 4-1 **Previous Cultural Studies within the Study Area**

| Report No. | Date | Author(s) | Title |
|-------------|------|--------------------------------------|--|
| report ito. | Dute | Author(3) | Historical Property Survey Centinela Avenue From Washington |
| LA-03911 | | Unknown | Boulevard to Short Avenue - W.o. 61779 |
| | | | Archaeological Monitoring Report, Marina View Apartment |
| LA-03929 | 1998 | Wlodarski, Robert J. | Project, 3300 and 3324 Thetcher Avenue, Marina Del Rey, City of |
| | | | Los Angeles, California |
| | | | Archaeological Monitoring of the Median Bike Path and Walkway |
| LA-04053 | 1998 | Turner, Robin D. | Improvements Along Culver Boulevard and Mcconnell Avenue, |
| | | , | Los Angeles, California |
| T + 04664 | 1000 | TT 1 41' T | Archaeological Monitoring the Costco Plaza Project Culver City, |
| LA-04664 | 1999 | Hale, Alice E. | California |
| | | Romani, Gwendolyn R. | Negative Archaeological Survey Report: 26000 Seaboard Drive, |
| LA-05366 | 2001 | | Malibu Los Angeles County, California APN #'s 4450-002-900, |
| | | | 4450-022-054, and 4450-022-050 |
| | | Duke, Curt Duke, Curt | Cultural Resource Assessment Cingular Wireless Facility No. La |
| LA-06241 | 2002 | | 907-08 Los Angeles County, California |
| | | | Cultural Resource Assessment at & T Wireless Services Facility |
| LA-06244 | 2002 | | No. D092.2 Los Angeles County, California |
| | | | |
| LA-06247 | 2002 | McKenna, Jeanette | Cultural Resources Venice High School Site 13000 Venice Blvd. |
| | | A. | in the City of Los Angeles. |
| LA-06492 | 2001 | Duke, Curt | Cultural Resource Assessment Cingular Wireless Facility No. La |
| | | | 907-07 Los Angeles County, California |
| LA-06504 | 2000 | Duke, Curt | Cultural Resource Assessment for Pacific Bell Wireless Facility |
| L/1 00304 | | Duke, Curt | La 907-01, County of Los Angeles, California |
| LA-06520 | 2001 | Billat, Lorna | Nextel Communications Proposed Wireless Telecommunications |
| LA-00320 | 2001 | Dillat, LUIlla | Service Facilities-southern California |
| | 2000 | | Highway Project for Pavement Re-striping and Signal Relocation |
| | | Sylvia, Barbara | Along Pacific Coast Highway (route1) at Location1, From |
| LA-07184 | | | Crenshaw Boulevard to Aero Way, and Pavement Re-striping |
| | | | Only at Location 2, From Maxella Avenue to Washington |
| | | | Boulevard |
| | 2006 | Boxt, Matthew A. | A Phase-1 Archaeological Study for the Culver West Alexander |
| LA-07932 | | | Park Improvement Project, 4162 Wade Street, Culver City, |
| | | | California |
| | | | Archaeological Investigation for Thatcher Yard Demolition |
| LA-08157 | 2007 | Foster, John M. | Project (work Order E1905949) 3233 and 3311 South Thatcher |
| | | | Avenue, City of Los Angeles, California |
| | | | Cultural Resources Records Search and Site Visit Results for T- |
| LA-09342 | 2008 | Bonner, Wayne H. | Mobile Candidate SV11374E (Palms-Redwood ROW), 13239 |
| | _000 | , <u></u> | Palms Boulevard, Los Angeles, Los Angeles County, California |
| | 2007 | Ciolek-Torrello, Richard, et. al. | Mitigation Plan for CA-LAN-47, Marina Del Rey, California; |
| LA-09696 | | | Statistical Research, Inc Technical Report 07-05. |
| | 2007 | Trinh, Phoung | Tahiti Marina application for Department of the Army |
| LA-10880 | | | authorization |
| | 2006 | Hirsch, Jennifer | Historical resources Evaluation Report for the SR 90 Realignment |
| LA-11819 | | | and Admiralty Way Improvements Projects Marina Del Rey, |
| LM-11019 | | | California |
| | | | Cultural Resources Records Search and Site Visit Results for T- |
| | | 112 Bonner, Wayne | |
| LA-12034 | 2012 | | Mobile West, LLC Candidate LA13070D (ROW-MACRO JPA |
| | | - | 260219M), 12679 Palms Boulevard, Los Angeles, Los Angeles |
| | | | County, California |

Table 4-1 **Previous Cultural Studies within the Study Area**

| Report No. | Date | Author(s) | Title |
|------------|------|----------------------|---|
| LA-12500 | 2013 | Vader, Michael | Final Archaeological Resources Monitoring Report for the Los Angeles Department of Water and Power Scattergood-Olympic Transmission Line Project, Vault Investigations, Los Angeles County, California |
| LA-12863 | 2016 | McKenna, Jeanette A. | A Cultural Resources Investigation of the Proposed Ocean Charter Schools Site, 12870 Panama St., in the Marina Del Rey Area of Los Angeles, Los Angeles County, California |

4.2 **CULTURAL RESOURCES REPORTED WITHIN** THE STUDY AREA

The records search indicated that two prehistoric archaeological sites, one historical archaeological site, and four built-environment resources have been recorded within one mile of Project area. None of these resources are located within or immediately adjacent to the Project area. These resources are described in the table below.

> Table 4-2 Cultural Resources Recorded within 1-Mile of the Project APE

| Primary No. | Trinomial | Type | Age | Description |
|-------------|----------------|-------|-------------|---|
| P-19-000047 | CA-LAN-000047 | Site | Prehistoric | Sa' anga; shell midden site with lithic scatter, potential burials, and habitation debris |
| P-19-000356 | CA-LAN-000356 | Site | Prehistoric | Shell midden site with possible burial |
| P-19-001596 | CA-LAN-001596H | Site | Historic | Structural remains and refuse scatter |
| P-19-186163 | | Built | Historic | 4601 Lincoln Blvd; commercial building |
| P-19-186165 | | Built | Historic | 4560 Admiralty Way; commercial building |
| P-19-190244 | | Built | Historic | Utility pole |
| P-19-192300 | | Built | Historic | Teledyne Microelectronics; Woodbury R W Sprague Products Co.; commercial building |

4.3 ADDITIONAL SOURCES

Additional sources consulted during the cultural resource literature review and records search include the National Register of Historic Places, the Office of Historic Preservation Archaeological Determinations of Eligibility, and the Office of Historic Preservation Directory of Properties in the Historic Property Data File. There are no listed archaeological resources recorded within the Project area or within one mile of the Project area. It should be noted, the Project area is in relatively close proximity to the Ballona Creek wetlands which is an area that is highly sensitive for archaeological resources. The two prehistoric archaeological sites (P-19-000047 and P-19-000356) identified within one mile of the Project area both contain possible burials as do sites closer to Ballona Creek. The general area is considered highly sensitive for cultural resources despite the disturbed nature of the current environment.

Historical maps consulted include Southern California Sheet 1, CA (1904) 60-minute, Redondo, CA (1898) 15-minute, and Venice (1924, 1934, 1950, and 1964) 7.5-minute USGS quadrangles. The 1924 and 1934 Venice quadrangles depict at least one structure within the Project area; however, by 1950 there are no structures depicted within the Project area.

4.4 NATIVE AMERICAN COORDINATION

PaleoWest contacted the NAHC, as part of the cultural resource assessment, on August 13, 2019, for a review of the SLF. The objective of the SLF search was to determine if the NAHC had any knowledge of Native American cultural resources (e.g., traditional use or gathering area, place of religious or sacred activity, etc.) within the immediate vicinity of the Project area. The NAHC responded on September 5, 2019, stating that the SLF was completed with positive results (Appendix A). As such, the NAHC indicated that the Gabrielino Tongva Indians of California Tribal Council should be contacted for more information regarding the positive results. Additionally, the NAHC recommended that four other Native American individuals and/or tribal groups be contacted to elicit information regarding cultural resource issues related to the proposed Project. PaleoWest sent outreach letters to all five of the recommended tribal groups on November 15, 2019 after conducting a site visit of the Project area on November 14, 2019. These letters were followed up by phone calls on December 6, 2019. A copy of the Sacred Lands File search results along with a sample outreach letter are provided in Appendix A.

To date one response has been received from the five contacted individuals/tribal groups. Mr. Robert Dorame of the Gabrielino Tongva Indians of California Tribal Council stated that he is very familiar with the area and indicated it is very sensitive for prehistoric archaeological and Native American resources. Mr. Dorame recommends that a Native American monitor from his tribal group be present during Projectrelated ground disturbance. Mr. Dorame indicated that his family has lived in that area for many generations and he can provide more specific information to the lead agency because of his familiarity with the area. He requested follow up contact from the lead agency regarding this Project. Mr. Dorame was informed that the City of Culver City (City) would be conducting Assembly Bill 52 consultation efforts at a later date and, at that time, the City would be contacting him directly to obtain his comments. No other responses had been received prior to the date of this report.

5.0 FIELD INVESTIGATION

5.1 FIELD METHODS

A site visit of the Project area was conducted by PaleoWest Senior Archaeologist Roberta Thomas on November 14, 2019. The purpose of the site visit was to observe and note the conditions of the Project area including the extent of the hardscape, the overall degree of ground disturbance, and the character and nature of the Project area.

During the field survey, the exteriors of the building(s) within the Project area were analyzed, photographed, and recorded. Any building or structure determined to have been built prior to 1974 or to be potentially eligible for the CRHR were formally evaluated on DPR 523 series forms, which are included in Appendix B.

5.2 FIELD RESULTS

The entire Project area is hardscaped and includes a commercial structure and large parking lot as well as a vacant paved lot where a commercial building once stood. The Project area was recorded with digital photographs for use in the report. Photographs included general views of the area hardscaping, structures, and other relevant images.

No historical or prehistoric archaeological resources were observed within the Project area during the site visit; however, the extant commercial building at 12753 W. Washington Boulevard was documented and evaluated as it was constructed in 1958.



Figure 5-1 Overview of Project area from across Washington Blvd, view to the north

5.3 12753 W. WASHINGTON BOULEVARD

17753 W. Washington Boulevard is a one-story Modern-style commercial building constructed in 1958. The building is of concrete construction, has a rectangular plan, and a flat roof with a short parapet on the north and south elevations. The east elevation features non-historic commercial glass doors and windows. A boxed patio cover extends over the elevation. The south elevation features concrete block and no fenestration. The north elevation is concrete tilt-up with stucco siding and no fenestration. The west elevation features stucco siding, an entrance door and windows with security bars.



Figure 5-2 12753 W. Washington Boulevard, east elevation, facing northwest

California Register of Historical Resources Evaluation 5.3.1

The following presents an assessment of the historical significance of 12753 W. Washington Boulevard by applying the procedure and criteria for the CRHR. The purpose of this assessment is to evaluate the eligibility of the resource for listing on the CRHR.

CRHR Criterion 1: 12753 W. Washington Boulevard does not meet CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. The building is one of many commercial buildings constructed throughout Los Angeles, California, and the United States during the mid-twentieth century. Research has yielded no information to suggest that any significant events associated with the history of Los Angeles, California, or the United States are specifically associated with this building. Therefore, 12753 W. Washington Boulevard is not eligible for the CRHR under Criterion 1.

CRHR Criterion 2: 12753 W. Washington Boulevard does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. The building has been used by a number of businesses, however; research has yielded no information to

suggest that other persons of potential historical significance are specifically associated with this building. Therefore, 12753 W. Washington Boulevard is not eligible for the CRHR under Criterion 2.

CRHR Criterion 3: 12753 W. Washington Boulevard does not to meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important creative individual, or as having high artistic value. The building is an unremarkable and common example of a Modern-style commercial building. It is one of many commercial buildings constructed throughout Los Angeles and California in this style during the mid-twentieth century. While the architect and builder of the building were not identified, it is unlikely that the building represents the work of a master. Therefore, 12753 W. Washington Boulevard is not eligible for the CRHR under Criterion 3.

CRHR Criterion 4: 12753 W. Washington Boulevard does not meet CRHR Criterion 4 since it is unlikely to yield information important to prehistory or history. It is unlikely that this property has the potential to broaden our understanding of mid-twentieth century building construction, or the history of Los Angeles. Therefore, 12753 W. Washington Boulevard is not eligible for the CRHR under Criterion 4.

As a result of the evaluation, PaleoWest does not find that 12753 W. Washington Boulevard meets any of the CRHR criteria and, therefore, does not recommend it eligible for listing on the CRHR.

City of Los Angeles Historic-Cultural Monument 5.3.2

12753 W. Washington Boulevard is recommended not eligible as a City of Los Angeles Historic-Cultural Monument following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria.

6.0 MANAGEMENT RECOMMENDATIONS

The cultural resource records search and field visit resulted in identifying one built-environment resource, 12753 W. Washington Boulevard, within the Project area. No prehistoric or historical archaeological resources were identified; however, there was no ground visibility due to the development within the Project area. The built nature of the Project area indicates a high degree of disturbance suggesting the likelihood of encountering intact archaeological deposits near the surface of the Project area to be very low. Despite the level of disturbance, the general area is considered sensitive for cultural resources because of its close proximity to the Ballona Creek wetlands. The Gabrielino Tongva Indians of California Tribal Council indicated a high sensitivity for cultural resources in the Project and requested Native American monitoring be conducted for the proposed Project. Additionally, the Gabrielino Tongva Indians of California Tribal Council requested follow up contact from the lead agency regarding the Project. Due to the identified sensitivity of the general area, PaleoWest recommends cultural resource monitoring for all Project-related ground disturbance should excavations exceed 3 feet below ground surface.

In the event that potentially significant archaeological materials are encountered during Project-related ground-disturbing activities, all work should be halted in the vicinity of the archaeological discovery until a qualified archaeologist can visit the site of discovery and assess the significance of the archaeological resource. In addition, Health and Safety Code 7050.5, CEQA 15064.5(e), and Public Resources Code 5097.98 mandate the process to be followed in the unlikely event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Finally, should additional actions be proposed outside the currently defined Project area that have the potential for additional subsurface disturbance, further cultural resource management may be required.

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Appendix A. Native American Coordination

STATE OF CALIFORNIA GAVIN NEWSOM, Governor

NATIVE AMERICAN HERITAGE COMMISSION Cultural and Environmental Department 1550 Harbor Blvd., Suite 100 West Sacramento, CA 95691

Phone: (916) 373-3710 Email: nahc@nahc.ca.gov Website: http://www.nahc.ca.gov

Twitter: @CA_NAHC

September 5, 2019

Robbie Thomas
PaleoWest Archaeology

VIA Email to: rthomas@paleowest.com

RE: Washington Blvd Records Search Project, Los Angeles County

Dear Ms. Thomas:

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 <u>positive</u>. Please contact the Gabrielino Tongva Indians of California Tribal Council on the attached list for more information. 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 the NAHC. 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: steven.quinn@nahc.ca.gov.

Sincerely,

Steven Quinn

Stewn Zuin

Associate Governmental Program Analyst

Attachment



Native American Heritage Commission Native American Contact List Los Angeles County 9/5/2019

Gabrieleno Band of Mission Indians - Kizh Nation

Andrew Salas, Chairperson P.O. Box 393

Gabrieleno

Covina, CA, 91723 Phone: (626) 926 - 4131 admin@gabrielenoindians.org

Gabrieleno/Tongva San Gabriel Band of Mission Indians

Anthony Morales, Chairperson

P.O. Box 693

Gabrieleno

San Gabriel, CA, 91778 Phone: (626) 483 - 3564 Fax: (626) 286-1262 GTTribalcouncil@aol.com

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson 106 1/2 Judge John Aiso St.,

#231

Gabrielino

Los Angeles, CA, 90012 Phone: (951) 807 - 0479

sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council

Robert Dorame, Chairperson

P.O. Box 490

Gabrielino

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 Gabrielino

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 Washington Blvd Records Search Project, Los Angeles County.



November 15, 2019

Charles Alvarez
Gabrielino-Tongva Tribe
23454 Vanowen Street
West Hills, CA, 91307
Transmitted via email to roadkingcharles@aol.com

Re: Cultural Resource Investigation for the Triangle Centre Mixed Use Project in Culver City, Los Angeles County, California

Dear Mr. Alvarez,

On behalf of Meridian Consultants, LLC, PaleoWest Archaeology (PaleoWest) is conducting a cultural resource investigation in compliance with the California Environmental Quality Act for the Triangle Centre Mixed Use Project in Culver City, Los Angeles County, California. The Project would add a mixed-use building containing residential units above a commercial space to the Project property. The Project area is located on the Venice, Calif. 7.5' USGS quadrangle map, within an unsectioned area of the Ballona landgrant in T2S/R15W (see attached map).

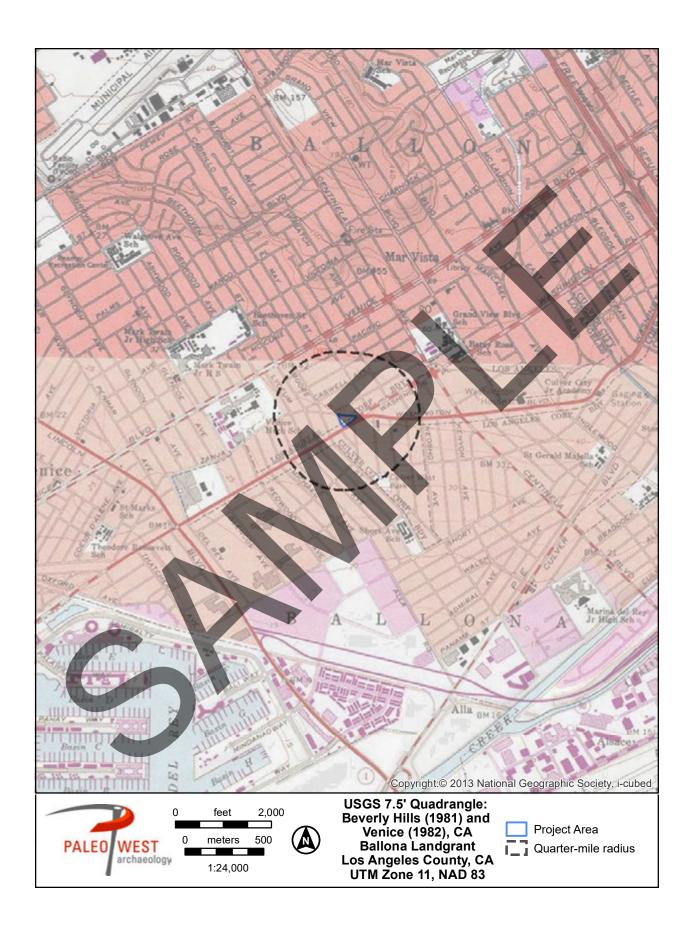
A cultural resource literature review and records search conducted at the South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton, indicates that no less than 36 cultural resource studies have been conducted within a one-mile radius of the Project area; none of these studies appear to intersect the Project area. The records search indicated that three prehistoric sites, three historical sites, and one multi-component site have been identified within a one-mile radius of the Project area. Additionally, eight historic built-environment resources were identified within a one-mile radius. PaleoWest conducted a survey of the Project area and did not identify any archaeological resources during the survey. The entire Project area has been hardscaped and developed.

As part of the cultural resource investigation of the Project area, PaleoWest requested a search of the Native American Heritage Commission's (NAHC's) *Sacred Lands File* on August 13, 2019. The NAHC responded on September 5, 2019 indicating that the results of the file search for the Project area were positive. The NAHC indicated that the Gabrielino Tongva Indians of California Tribal Council should be contacted for more information. The NAHC also provided a contact list of additional tribal representatives that may have information about the Project area. Should your records show that cultural properties exist within or near the Project area (see enclosed map), please contact me at (626) 408-8006 or thermans@paleowest.com. I will follow-up in two weeks with a phone call or email if I do not hear from you.

Your comments are very important to us, and to the successful completion of this Project. I look forward to hearing from you in the near future. Thank you, in advance, for taking the time to review this request.

Respectfully yours,

Roberta Thomas, M.A., RPA Senior Archaeologist PaleoWest Archaeology



Appendix B. DPR Form(s)

PRIMARY RECORD

Primary # HRI # Trinomial

NRHP Status Code

Other Listings Review Code

Reviewer

Date

Page 1 of 9

*Resource Name or #: 12753 W. Washington Boulevard

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: Venice
c. Address: 12753 W. Washington Boulevard

Date: 1981 T 2S; R 15W; Sec Ballona Landgrant; S.B.B.M.

City: Los Angeles Zip: 90066

d. UTM: Zone: 11N; 367330 mE/ 3762680 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
The property is located at Assessor Parcel Number (APN) 4236-020-001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 17753 W. Washington Boulevard is a one-story Modern-style commercial building constructed in 1958. The building is of concrete construction, has a rectangular plan, and a flat roof with a short parapet on the north and south elevations. The east elevation features non-historic commercial glass doors and windows. A boxed patio cover extends over the elevation. The south elevation features concrete block and no fenestration. The north elevation is concrete tilt-up with stucco siding and no fenestration. The west elevation features stucco siding, an entrance door and windows with security bars.

*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.)



P5b. Description of Photo: (View, date, accession #)
View of east elevation, facing northwest,

November 14, 2019

*P6. Date Constructed/Age and Sources:
■Historic □Prehistoric □Both

1958 (Los Angeles County Assessor)

*P7. Owner and Address:

Bastion Development Corporation 500-1681 Chestnut Street Vancouver, BC V6J 4M6

*P8. Recorded by: (Name, affiliation, and address)
PaleoWest
3990 Old Town Avenue, Suite C101
San Diego, CA 92110

*P9. Date Recorded: October 2019

*P10. Survey Type: (Describe): Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") R. Thomas and J. Castells. Cultural Resource Investigation in Support of the Triangle Centre Mixed Use Project, Los Angeles, Los Angeles County, California. PaleoWest, 2019.

*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):

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 9 *Resource Name or # (Assigned by recorder) 12753 W. Washington Boulevard *Recorded by: PaleoWest Archaeology *Date: November 2019

B1. Historic Name: 12753 W. Washington BoulevardB2. Common Name: 12753 W. Washington Boulevard

B3. Original Use: Commercial building **B4.** Present Use: Commercial building

*B5. Architectural Style: Modern

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed 1958 (Los Angeles County Assessor); replacement windows and doors (dates unknown, based on field observations)

*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: Commercial building 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 area comprising present-day Los Angeles County was first settled by small groups of Native Americans for centuries before the first European contact. The first European record of the Los Angeles area was a 1542 notation in a ship's log, in which Portuguese navigator Juan Rodriguez Cabrillo described a bay that he called Bahia de Los Fumos (Bay of the Smokes), named for the smoke seen rising from Tongva campfires on shore. In 1603, another Spanish explorer, Sebastian Vizcaino, called the inlet San Pedro, in honor of St. Peter (City of Los Angeles Cultural Affairs Department 2000). In 1769 Gaspar de Portola and a group of missionaries camped on what is now the banks of the Los Angeles River marking the beginning of Spanish occupation of the region (County of Los Angeles 2018).

In September 1771, Father Junipero Serra and a group of Spaniards founded two missions in the Los Angeles area, the San Gabriel Mission as the fourth mission established in California and San Fernando Rey de Espana Mission, founded in 1797 as the seventeenth mission (City of Los Angeles Cultural Affairs Department 2000). Ten years after the establishment of the San Gabriel Mission, the Pobladores, a group of 11 families recruited from Mexico by Capt. Rivera y Moncada, traveled from the San Gabriel Mission to a spot selected by Alta California Gov. Felipe de Neve to establish a new pueblo. The settlement was named El Pueblo de la Reyna de Los Angeles (The Pueblo of the Queen of the Angels). In its early years, the town was a small, isolated cluster of adobe-brick houses and random streets carved out of the desert, and its main product was grain. Over time, the area became known as the Ciudad de Los Angeles, "City of Angels" (County of Los Angeles 2018).

(See Continuation Sheet)

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

*B12. References:

Refer to Continuation Sheet

B13. Remarks: N/A

*B14. Evaluator: J. Castells, MA

*Date of Evaluation: November 2019

Pin's Barber Shop

Author of Link not

E

(Sketch Map with north arrow required.)

Primary # HRI# Trinomial

CONTINUATION SHEET

Page 3 of 9 *Resource Name or # (Assigned by recorder) 12753 W. Washington Boulevard

*Recorded by: PaleoWest Archaeology *Date: November 2019 ■Continuation □ Update

*D6. Significance (Continued):

Following the establishment of the presidio, the mission, and the pueblo, another Spanish institution took hold in California: the rancho. The Governor of the Californias awarded land grants to retired soldiers and loyalists to the Spanish crown (City of Los Angeles Cultural Affairs Department 2000). Under Spain, the Los Angeles area came to have a dozen ranchos. For 40 years, from 1781 to 1821, Los Angeles was a Spanish pueblo. By the close of the Spanish Period, there were 12 more ranchos granted and occupied in Los Angeles County, comprising 15 of the 25 ranchos in the entire province (Caughey and Caughey 1977).

In 1821, Mexico won its independence from Spain, bringing the Pueblo of Los Angeles and the rest of Spanish California under Mexican governance. The newly-formed Mexican government sponsored the formation of pueblos, awarded large tracts of land to those integral to its independence movement, and secularized the old Spanish missions, opening the former mission lands up to public settlement. Under Spain, the Los Angeles area came to have a dozen ranchos; under Mexico, about two hundred. The Mexican Period was marked by an extensive era of land grants, most of which were in the interior of the state, and by exploration by American fur trappers west of the Sierra Nevada Mountains (Caughey and Caughey 1977).

During the 1830s and 1840s, disputes between Mexico and the neighboring United States over land rights became increasingly contentious, eventually resulting in the Mexican American War in 1846. During the war, on August 13, 1846, Captain John Fremont entered the Pueblo of Los Angeles and declared it an American territory. The Treaty of Cahuenga ended the conflict in California in 1847. The subsequent Treaty of Guadalupe Hidalgo, signed in 1848, brought an end to the war and transferred the lands of Alta California to the United States (City of Los Angeles Cultural Affairs Department 2000).

In 1850, only two years after California became a United States territory, it was admitted as the 31st state, largely due to the discovery of gold in 1848 at Sutter's Mill. Following this discovery, California was transformed from what had been called a "backwoods frontier of Mexico," to the new Anglo-American "Golden State." Los Angeles became one of California's original 27 counties, created by the state's first legislature on February 18, 1850. The County encompassed 4,340 square miles, and originally contained all of San Bernardino County, a large portion of Kern County, and all of Orange County. During the 1850s and 1860s, Los Angeles County went through several boundary changes: in 1853, an act created Kern County from territory that was previously part of Tulare and Los Angeles Counties; and in 1889, a similar act created Orange County from Los Angeles County lands to the southeast of Coyote Creek (URS Corporation 2012).

The City of Los Angeles was incorporated in 1850 with a population of just over 1600. From 1850 to 1870, Los Angeles remained an isolated, rough-and-tumble frontier town. Economic life in those years continued to be shaped by the agriculture of the ranchos. A drought in 1862 destroyed many cattle, undermining the economic base as well as the personal security of the rancheros. The Gold Rush created a period of great prosperity. Cattle from Los Angeles, formerly prized only for their hides and tallow, suddenly were seen as a food source, and fortunes were made shipping meat to the miners. With the gradual introduction of a cash economy replacing the barter economy of the Mexican era, the rancheros were forced to mortgage their land to obtain money. By 1865, four-fifths of the ranchos were in American hands, and Los Angeles grew slowly over the next two decades (City of Los Angeles Cultural Affairs Department 2000).

In 1886, the Santa Fe Railroad completed its Los Angeles link of the transcontinental railroad, breaking the Southern Pacific monopoly. In the ensuing rate war, the price of a St. Louis to Los Angeles ticket dropped at one point to one dollar. The irresistible fare, huge tracts of available land, outrageous publicity, and hordes of Midwesterners eager to retire from snowy winters, combined to create a huge influx of tourists and new residents. The Santa Fe Company became a major town founder and land developer. By 1889 the boom subsided, but "Los Angeles" had become a household name (City of Los Angeles Cultural Affairs Department 2000).

(See Continuation Sheet)

Primary # HRI# Trinomial

CONTINUATION SHEET

Page 4 of 9 *Resource Name or # (Assigned by recorder) 12753 W. Washington Boulevard

*Recorded by: PaleoWest Archaeology *Date: November 2019 ■Continuation □ Update

*D6. Significance (Continued):

Between 1890 to 1900, major improvements were made in the city's infrastructure. A public transportation system was created, water supplies were enlarged, oil was discovered, and the harbor was improved further attracting people to settle in the region. Smaller communities outside of the original land grant were annexed to the City of Los Angeles, initiating a pattern that would ultimately increase the City's area by 200% (City of Los Angeles Cultural Affairs Department 2000).

By 1912, the film industry became established in Los Angeles. Many eastern companies had either moved to or established branches in Los Angeles. As Europe plunged into World War I, that continent's film production slowed. Audiences in the United States and abroad looked increasingly to Hollywood for entertainment. The movie industry took root in Los Angeles and flourished in the mild climate (City of Los Angeles Cultural Affairs Department 2000).

During the Depression, unemployed workers flocked to Los Angeles looking for economic and social opportunity. Airplanes, clothing, and tires joined oil, movies, and citriculture were the major economic sectors driving the economy of Los Angeles. A new spurt of population growth and industrial expansion during World War II continued into the 1950s. The aerospace industry continued to expand until the end of the Cold War in the 1970s and 1980s. During the 1990s recession slowed economic growth in the City at the beginning of the decade. Civil disturbances in 1992 destroyed many buildings and structures in urban neighborhoods throughout the City. The 1994 Northridge Earthquake was yet another blow to the economy, causing considerable damage to historic structures and buildings throughout the region. While the rest of the nation recovered economically in the mid-1990s, Los Angeles' economy took two additional years to recover (City of Los Angeles Cultural Affairs Department 2000).

While located within the City of Los Angeles, the building is also located in close proximity to the neighborhood of Culver City West.

José Manuel Machado and his wife, Maria, traveled from Sinaloa, Mexico on the Rivera expedition of 1781. Machado continued to serve as a soldier in different locations until he retired to the pueblo of Los Angeles in 1797. Jose Machado's death in 1810 forced the sons to provide for the family's future. Agustín and his brother Ygnacio Machado, after unsuccessful attempts to acquire land near the pueblo, decided to settle in the area that became Culver City and raise cattle on Rancho La Ballona which they established in 1819 with two partners, Felipe Talamantes and his son Tomás. After California entered the Union, Culver City was formed from portions of the 14,000 acre Rancho La Ballona and Rincón de Los Bueyes land grants (Culver City 2019).

Harry H. Culver started plans for Culver City in 1913, and the city was incorporated in 1917. He cose the site for a number of factors including the temperature, its location along transportation routes and railroad tracks, and for being halfway between the growing pueblo of Los Angeles and Abbot Kinney's resort of Venice. In the early days of the city, the trustees concentrated on the actions necessary to form the city. City tracts and streets were named and paved, a numbering system was adopted, and employees hired to take care of the business of the city. The Fire and Police Departments were established. Film studios began to establish in the area becoming the early economic drive in the area. Industry came in the form of Western Stove in 1922, Helms Bakeries in 1930, and Hayden Industrial Tract was established in the 1940s. Like most of the country, the advent of World War II stalled development, but the area saw a period of growth in the post-war years (Culver City 2019).

Over the years, more than forty annexations increased city size to about five square miles. Culver City transitioned from a general law city to a charter city in 1947. In addition to city government, schools became a part of the community, and by 1949, Culver City had its own Unified School District, meaning that education was available through secondary school. By 1971, the City Council became aware of the need for redevelopment, and formed the Culver City Redevelopment Agency. The first major project accomplished under the Agency was the Fox Hills Mall, which opened in 1975. Redevelopment is ongoing. By the year 2000, the city had quadrupled in size and became a community of nearly 40,000 residents (Culver City 2019).

(See Continuation Sheet)

Primary # HRI# Trinomial

CONTINUATION SHEET

Page 5 of 9 *Resource Name or # (Assigned by recorder) 12753 W. Washington Boulevard

*Recorded by: PaleoWest Archaeology *Date: November 2019 ■Continuation □ Update

*D6. Significance (Continued):

The building located at 12753 W. Washington Boulevard was constructed in 1958. The building was constructed during a period of transition in the surrounding area. Prior to 1958 the surrounding area las largely residential with some commercial buildings along Washington Boulevard. By 1958 many residences had been replaced with commercial buildings (NETR 2019). Research yielded little information regarding the previous occupants of the commercial building, however; in 1985 Triangle Vacuum and Sewing Center was listed at the address (Los Angeles Times 1985).

CRHR Evaluation

The historical significance of the subject property was determined by applying the procedure and criteria forth by the California Register of Historical Resources (CRHR).

CRHR Criterion 1: 12753 W. Washington Boulevard does not meet CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. The building is one of many commercial buildings constructed throughout Los Angeles, California, and the United States during the mid-twentieth century. Research has yielded no information to suggest that any significant events associated with the history of Los Angeles, California, or the United States are specifically associated with this building. Therefore, 12753 W. Washington Boulevard is not eligible for the CRHR under Criterion 1.

CRHR Criterion 2: 12753 W. Washington Boulevard does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. The building has been used by a number of businesses, however; research has yielded no information to suggest that other persons of potential historical significance are specifically associated with this building. Therefore, 12753 W. Washington Boulevard is not eligible for the CRHR under Criterion 2.

CRHR Criterion 3: 12753 W. Washington Boulevard does not to meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important creative individual, or as having high artistic value. The building is an unremarkable and common example of a Modern-style commercial building. It is one of many commercial buildings constructed throughout Los Angeles and California in this style during the mid-twentieth century. While the architect and builder of the building were not identified, it is unlikely that the building represents the work of a master. Therefore, 12753 W. Washington Boulevard is not eligible for the CRHR under Criterion 3.

City of Los Angeles Historic-Cultural Monument

12753 W. Washington Boulevard is recommended not eligible as a City of Los Angeles Historic-Cultural Monument following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria.

*B12. References (Continued):

Caughey, John and LaRee Caughey.

1977 Los Angeles: Biography of a City. Berkeley and Los Angeles: University of California Press.

City of Los Angeles Cultural Affairs Department.

2000 Cultural Heritage Masterplan, Final Draft.

County of Los Angeles

2018 "History." Accessed at: https://www.lacounty.gov/government/about-la-county/history/

Culver City

2019 "Culver City: Overview." Accessed at: https://www.culvercity.org/how-do-i/learn/about- culver-city/history-of-culver-city/overview

(See Continuation Sheet)

Primary # HRI# Trinomial

CONTINUATION SHEET

Page 6 of 9 *Resource Name or # (Assigned by recorder) 12753 W. Washington Boulevard

*Recorded by: PaleoWest Archaeology *Date: November 2019 ■Continuation □ Update

*B12. References (Continued):

Los Angeles County Assessor

2019 Los Angeles County Assessor Property Files for 12753 W. Washington Boulevard. On file at the Los Angeles County Assessor.

Los Angeles Times

2019 "Display Ad 402-No Title." Los Angeles Times, September 12, 1985.

URS Corporation.

2012 Draft EIR/EIS for the California High-Speed Train Project, Palmdale-Sylmar.

Primary # HRI# Trinomial

CONTINUATION SHEET

Page 7 of 9

*Resource Name or # (Assigned by recorder) 12753 W. Washington Boulevard

*Recorded by: PaleoWest Archaeology *Date: November 2019 ■Continuation □ Update



South elevation, facing northwest

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

Primary # HRI# Trinomial

Page 8 of 9 *Resource Name or # (Assigned by recorder) 12753 W. Washington Boulevard

*Recorded by: PaleoWest Archaeology *Date: November 2019 ■Continuation □ Update



North and west elevations, facing southeast

| State of California — The Resources Agency |
|--|
| DEPARTMENT OF PARKS AND RECREATION |
| LOCATION MAP |

Primary # HRI# Trinomial

Page 9 of 9 *Resource Name or # (Assigned by recorder) 12753 W. Washington Boulevard

*Recorded by: PaleoWest Archaeology *Date: November 2019 ■Continuation □ Update

