

4.3 Cultural Resources

This section identifies cultural resources present within the project area, evaluates the potential project-related impacts on those resources, and provides mitigation measures, as applicable. The information provided herein is based on the survey results and recommendations contained in the Historic Resources Technical Report for the Wilshire Bus Rapid Transit Project and the Archaeological Survey Report for the Wilshire Bus Rapid Transit Project, both of which were prepared in January 2010 for LACMTA by ICF International.²⁹ The ICF International reports are included in their entirety in Appendix D and Appendix E of this document. The survey of cultural resources was conducted under the provisions of Section 15064.5 of the CEQA Guidelines and the National Historic Preservation Act (NHPA) of 1966, as amended, for implementing the Section 106 process.

4.3.1 Environmental Setting

The project site is known as the Wilshire corridor, a densely populated, highly developed urban region with extensive commercial and nearby residential uses. The entire length of the route has been previously disturbed by construction-related activity and is completely paved with roadway asphalt or built up with street improvements and multi-story structures. The Wilshire corridor is the most heavily used bus corridor in the County of Los Angeles, with over 80,000 transit boardings taking place along the corridor each weekday. In addition to being the most heavily used transit corridor in the county, Wilshire Boulevard has the distinction of having some of the highest average daily traffic (ADT) volumes in the City of Los Angeles. Approximately 110,000 automobiles pass through the intersections of Westwood Boulevard, Gayley Avenue, and Veteran Avenue each weekday in the Westwood area.

Regional access to the Wilshire corridor is provided by a large number of intersecting streets, including Alvarado Street, Hoover Street, Vermont Avenue, Western Avenue, Crenshaw Boulevard, Highland Avenue, La Brea Avenue, Fairfax Avenue, San Vicente Boulevard, La Cienega Boulevard, Robertson Boulevard, Santa Monica Boulevard, Beverly Glen Boulevard, Westwood Boulevard, Sepulveda Boulevard, the San Diego Freeway (Interstate 405), Barrington Avenue, Bundy Avenue, and Centinela Avenue.

Regulatory Framework

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification and, in certain instances, protection of historic resources. In addition, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources. The NHPA, NEPA, CEQA, California Register of

²⁹ ICF Jones & Stokes became ICF International in January 2010.

Historical Resources (California Register), Public Resources Code (PRC) Section 5024, and the City of Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code Section 22.130) are the primary laws that govern and affect the preservation of historic resources of national, state, regional, and local significance.

Federal Level

National Register of Historic Places. The National Register of Historic Places (National Register) was established by the NHPA as “an authoritative guide to be used by federal, state, and local governments; private groups; and citizens to identify the nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”³⁰ The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. The following four criteria have been established to determine the significance of a resource:³¹

- A. The resource is associated with events that have made a significant contribution to the broad patterns of our history;
- B. The resource is associated with the lives of persons significant in our past;
- C. The resource embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master or possesses high artistic values or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. The resource yields, or may be likely to yield, information important to prehistory or history.

For a property to be eligible for the National Register, it must meet one or more of the above criteria. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity.³² Integrity is “the ability of a property to convey its significance.” According to the *National Register Bulletin, How to Apply the National*

³⁰ 36 Code of Federal Regulations (CFR) Section 60.2.

³¹ U.S. Department of Interior. 1997a. *National Register Bulletin, How to Complete the National Register Registration Form*. National Park Service. This bulletin contains technical information on comprehensive planning, cultural resources surveys, and National Register of Historic Places registration.

³² U.S. Department of Interior. 1997b. *National Register Bulletin, How to Apply the National Register Criteria for Evaluation*. National Park Service, p. 44.

Register Criteria for Evaluation, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity, a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.³³ The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The list below is excerpted from the *National Register Bulletin, How to Apply the National Register Criteria for Evaluation*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.³⁴
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.³⁵
- Setting is the physical environment of a historic property.³⁶
- Materials are 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.³⁷
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.³⁸
- Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.³⁹

³³ *Ibid.*

³⁴ *Ibid.* "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved."

³⁵ *Ibid.* "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape."

³⁶ *Ibid.*, p. 45.

³⁷ *Ibid.* "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place."

³⁸ *Ibid.* "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques."

³⁹ *Ibid.* "It results from the presence of physical features that, taken together, convey the property's historic character."

- Association is the direct link between an important historic event or person and a historic property.⁴⁰

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.⁴¹

For properties that are considered significant under National Register criteria A and B, the *National Register Bulletin, How to Apply the National Register Criteria for Evaluation*, states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).⁴²

In assessing the integrity of properties that are considered significant under National Register criterion C, the *National Register Bulletin, How to Apply the National Register Criteria for Evaluation*, provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.⁴³

State Level

The California Office of Historic Preservation (OHP), as part of the California Department of Parks and Recreation, implements the policies of the NHPA on a state-wide level. The OHP also carries out the duties as set forth in the Public Resources Code and maintains the California Historic Resources Inventory. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions. Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts that may affect the significance of identified historical resources.

California Register of Historical Resources. Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens to identify the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent

⁴⁰ *Ibid.* "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character...Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register."

⁴¹ *Ibid.*, p. 46.

⁴² *Ibid.*

⁴³ *Ibid.* "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style."

prudent and feasible, from substantial adverse change.”⁴⁴ The criteria for eligibility for listing in the California Register are based on the National Register criteria.⁴⁵ Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for or listed in the National Register of Historic Places.⁴⁶

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally determined eligible for the National Register;
- Registered California Historical Landmarks from No. 770 onward; and
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion in the California Register.
- Other resources that may be nominated to the California Register, including
 - Individual historical resources;
 - Historical resources contributing to historic districts;
 - Historic resources identified as significant in historical resources surveys with significance ratings of category 1 through 5;
 - Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a Historic Preservation Overlay Zone.⁴⁷

California Register of Historical Resources Criteria. The criteria for listing in the California Register are consistent with those developed for the National Register but have been modified for state use. The types of resources that may be eligible for listing include buildings, sites, structures, objects, and historic districts. Resources must be significant at the local, state, or national level under one or more of the following criteria:

1. The resource is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. The resource is associated with the lives of persons important to local, California, or national history;

⁴⁴ California PRC Section 5024.1(a).

⁴⁵ California PRC Section 5024.1(b).

⁴⁶ California PRC Section 5024.1(d).

⁴⁷ California PRC Section 5024.1(e).

3. The resource embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; and/or
4. The resource has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Resources that are eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance. It is possible that resources that may not retain sufficient integrity for listing in the National Register may still be eligible for the California Register. Moved, reconstructed, or rehabilitated buildings, structures, or objects, as well as resources that achieved significance within the past 50 years, may also be considered for listing in the California Register under specific circumstances.⁴⁸

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility.

California Office of Historic Preservation Survey Methodology. The evaluation instructions and classification system prescribed by the OHP in its Instructions for Recording Historical Resources provide a three-digit evaluation code for use in classifying potential historic resources.⁴⁹ Referred to as the California Historical Resource Status Codes, the first digit indicates one of the following general evaluation categories for use in conducting cultural resource surveys:

1. Listed on the National Register or the California Register;
2. Determined eligible for listing in the National Register or California Register;
3. Appears eligible for the National Register or California Register through survey evaluation;
4. Appears eligible for the National Register or California Register through other evaluation;
5. Recognized as historically significant by local government;
6. Not eligible for listing or designation; and
7. Not evaluated for National Register or California Register or needs re-evaluation.

The second digit is a letter code, indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this system, categories 1 through 4 pertain to various levels of National Register

⁴⁸ California Code of Regulations (CCR), California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).

⁴⁹ California Office of Historic Preservation. 2003. *California Historical Resource Status Codes*. December.

and/or California Register eligibility. A status code level of 5 identifies resources that are ineligible for the California Register but historically significant at the local level. In addition, properties that are found to be ineligible for listing in the National Register or the California Register or not historically significant at the local government level are given an evaluation code of 6.

California Environmental Quality Act. Under CEQA, “a project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment.”⁵⁰ This statutory standard involves a two-part evaluation. The first part determines whether the project involves a historic resource. If so, then the second part determines whether the project may involve a “substantial adverse change in the significance” of the resource. CEQA Guidelines Section 15064.5(a) provides that, for the purposes of CEQA compliance, the term “historical resources” shall include the following:⁵¹

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in, the California Register;
2. A resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g), shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant;
3. Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets one of the criteria for listing on the California Register; and
4. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register; not included in a local register of historical resources (pursuant to PRC Section 5020.1(k)); or identified in a historical resources survey (meeting the criteria in PRC Section 5024.1(g)) does not preclude a lead agency from determining that the resource may be a historical resource, as defined in PRC Sections 5020.1(j) or 5024.1.

Local Level – City of Los Angeles

The City of Los Angeles’ April 1962 Cultural Heritage Ordinance defines Los Angeles’ Historic-Cultural Monuments (LAHCMs) for the city. According to the ordinance (Los Angeles Administrative Code Section 22.130), LAHCMs are sites, buildings, or structures of particular historic or

⁵⁰ California PRC Section 21084.1.

⁵¹ State CEQA Guidelines, 14 CCR Section 15064.5(a).

cultural significance to the City of Los Angeles in which the broad cultural, political, or social history of the nation, state, or city is reflected or exemplified, including sites and buildings associated with important personages or sites that embody certain distinguishing architectural characteristics and are associated with a notable architect. These LAHCMS are regulated by the city's Cultural Heritage Commission, which reviews permits to alter, relocate, or demolish these landmarks.

Existing Conditions

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification and, in certain instances, protection of historic resources. In addition, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources. The NHPA, NEPA, CEQA, California Register, PRC Section 5024, and the City of Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code Section 22.130) are the primary federal and state laws that govern and affect the preservation of historic resources of national, state, regional, and local significance.

Prehistoric-Era Overview

The prehistoric occupation of southern California is divided chronologically into four temporal phases or horizons.⁵² Horizon I, or the Early Man Horizon, began at the first appearance of people in the region (approximately 12,000 years ago) and continued until about 5000 B.C. Although little is known about these people, it is assumed that they were semi-nomadic and subsisted primarily on game.

Horizon II, also known as the Millingstone Horizon or Encinitas Tradition, began around 5000 B.C. and continued until about 1500 B.C. The Millingstone Horizon is characterized by widespread use of milling stones (manos and metates), core tools, and few projectile points or bone and shell artifacts. This horizon appears to represent a diversification of subsistence activities and a more sedentary settlement pattern. Archaeological evidence suggests that hunting became less important and reliance on collecting shellfish and vegetal resources increased.⁵³

Horizon III, the Intermediate Horizon or Campbell Tradition, began around 1500 B.C. and continued until about A.D. 600–800. Horizon III is defined by a shift from the use of milling stones to increased use of mortar and pestle, possibly indicating a greater reliance on acorns as a food source. Projectile points become more abundant and, together with faunal remains, indicate increased use of both land and sea mammals.⁵⁴

Horizon IV, the Late Horizon, which began around A.D. 600–800 and terminated with the arrival of Europeans, is characterized by dense

⁵² Moratto, M. J. 1984. *California Archaeology*. Orlando, FL: Academic Press.

⁵³ *Ibid.*

⁵⁴ *Ibid.*

populations; diversified hunting and gathering subsistence strategies, including intensive fishing and sea mammal hunting; extensive trade networks; use of the bow and arrow; and a general cultural elaboration.⁵⁵

The project area lies within the territory of the Gabrieleno Native American people.⁵⁶ The Gabrieleno are characterized as one of the most complex societies in native southern California, second perhaps only to the Chumash, their coastal neighbors to the northwest. This complexity derives from their overall economic, ritual, and social organization.^{57 58}

The Gabrieleno, a Uto-Aztecan (or Shoshonean) group, may have entered the Los Angeles Basin as recently as 1500 B.P. In early protohistoric times, the Gabrieleno occupied a large territory, including the entire Los Angeles Basin. This region encompasses 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 parts of the Santa Ana Mountains, and much of the middle to lower Santa Ana River. The Gabrieleno also occupied the islands of Santa Catalina, San Clemente, and San Nicolas. Within this large territory were more than 50 residential communities, with populations ranging from 50 to 150 individuals. The Gabrieleno had access to a broad and diverse resource base. This wealth of resources, coupled with an effective subsistence technology, well-developed trade network, and ritual system, resulted in a society that was among one of the most materially wealthy and culturally sophisticated cultural groups in California at the time of contact.

The Gabrielino community of Yaanga is popularly regarded as the Indian precursor of modern Los Angeles. However, the exact site of Yaanga is uncertain. The original community was abandoned sometime prior to 1836 and succeeded by a series of later rancherias inhabited by Gabrielino and other Indian refugees. Yaanga was “adjacent to” the pueblo of Los Angeles. Indians from Yaanga supplied the pueblo with cheap labor as well as many of the material goods used by the settlers. This interdependency undoubtedly helped Yaanga to survive longer than most other Gabrielino communities.⁵⁹ In 1836, public pressure forced the relocation of Yaanga to a new district near the southeast corner of present Commercial and Alameda streets. The new community was called Rancheria de Poblanos. The rancheria lasted only 10 years. Citizens of the pueblo complained that the Indians were bathing in the zanja, the main canal that supplied the pueblo drinking water, and in June 1845, the settlement was relocated across the river. Indians were not the only ones guilty of this offense, and the relocation may have been politically motivated. A local landowner, Juan Domingo, desired the property occupied by the rancheria. Once the Indians were removed, Governor Pio Pico sold the

⁵⁵ *Ibid.*

⁵⁶ Bean, L. J., and C. R. Smith. 1978. Gabrielino. In *Handbook of North American Indians*, Vol. 8, California, R. F. Heizer (ed.), pp. 538–549. Washington, DC: Smithsonian Institution.

⁵⁷ *Ibid.*

⁵⁸ Kroeber, A. L. 1925. *Handbook of the Indians of California*. Berkeley, CA: California Book Company.

⁵⁹ McCawley, William. 1996. *The First Angelinos: The Gabrielino Indians of Los Angeles*. Banning, CA: Malki Museum Press; Novato, CA: Ballena Press.

property to Juan Domingo for \$200. The new settlement, known as Pueblito, had an even shorter life. For a time it was a favorite gathering spot for American soldiers garrisoned in Los Angeles following the takeover of California; the resentment that this aroused among the Mexican population soon brought such activities to an end. In November 1847, Pueblito was razed to end “disorderly gatherings.” A sum total of \$24.00 was paid to compensate the Indians for their homes. Thereafter, all employers were required to provide shelter and care for their Indian laborers.⁶⁰

Historic-Era Overview

As it extends westward from downtown Los Angeles, the proposed project route along Wilshire Boulevard crosses through several former rancho areas, the boundaries of which still influence the Los Angeles landscape. These ranchos include Rancho Las Cienegas, Rancho La Brea, Rancho Rodeo de Las Aguas, and Rancho San Jose de Buenos Ayres.

Rancho Las Cienegas. In 1823, Rancho Las Cienegas was granted to the one-time mayor of the pueblo of Los Angeles, Don Francisco Avila. The rancho consisted of 4,439 acres of land near La Brea Tar Pits, approximately 7 miles southwest of the pueblo. Avila grazed cattle here and turned it into a profitable venture. Before 1824, the Los Angeles River flowed southwesterly from the pueblo, following a course through the plains to La Ballona Creek and eventually emptying into Santa Monica Bay. As the river flooded, it diverted water into the low grassy plains through Avila’s rancho. This converted much of the area to marshland. The Avila land grant became known as Rancho Las Cienegas, which translates as “Ranch of the Marshlands.”⁶¹ Don Avila’s rancho was bordered on three sides by four other ranchos, which in later years led to many boundary disputes involving Avila and the other owners. Rancho La Brea shared a property line to the north. Rancho La Cienega ó Paso de la Tijera was situated to the south. Ranchos Rodeo de Las Aguas and San Jose de Buenos Ayres were adjacent to Avila on the west. Public land belonging to the pueblo was located on Avila’s eastern border.⁶²

Rancho La Brea. The first known account of La Brea Tar Pits was recorded in the summer of 1769, when scouts from the Portola expedition passed by. Gaspar de Portola led an overland expedition from Sonora, Mexico, to Monterey for the purpose of colonizing Alta California. After leaving the area that was later to become the Los Angeles Civic Center, they crossed the plains to the west, and on the evening of August 3, 1769, Portola’s party camped in the vicinity of today’s Venice Boulevard and La Brea Avenue. Father Juan Crespi, one of the diarists of the expedition, wrote the following:

While crossing the basin, the scouts reported having seen some geysers of tar issuing from the ground like springs; it boils up molten, and the water runs to one side and the tar to the other. The scouts reported that they had come across many of these springs and had seen large swamps of them, enough, they said,

⁶⁰ *Ibid.*

⁶¹ Kielbasa, John. 1997. *Historic Adobes of Los Angeles County*. Pittsburgh, PA: Dorrance Publishing Co., Inc.

⁶² *Ibid.*

to caulk many vessels. We were not so lucky ourselves as to see these tar geysers, much though we wished it, as it was some distance out of the way we were to take; the Governor (Portola) did not want us to go past them. We christened them Los Bolcanes de Brea (the Geysers of Tar).

The tar pits were first mapped in 1849 by Lieutenant E. O. C. Ord, the United States surveyor who was first to chart Los Angeles officially. Ord included the springs on a topographical map of the plains around Los Angeles. He indicated that the pits were several miles west of the pueblo, just south of Cahuenga Pass.⁶³

Originally, Indians used the asphalt from the petroleum pools to seal the seams of their canoes. When the pueblo of Los Angeles was founded in 1781, the inhabitants made the trek out to the tar pits and brought back pitch to caulk the flat roofs of their crude adobe dwellings. The heavy tar was spread over “tules” (reeds of swamp grass) or wood planks to seal crevices in roofs.

On January 6, 1828, Rancho La Brea was granted to Antonio Jose Rocha and Nemisio Dominguez by Jose Antonio Carrillo, the Alcalde of Los Angeles. The grant included a stipulation that made the tar pits within the rancho open and available to all the citizens of the pueblo for their use. The title was confirmed by Jose Echeandia, who was the Governor of Alta California at the time. Later, in 1840, title was reconfirmed by Governor Juan B. Alvarado. Rancho La Brea consisted of one square league of land (4,439 acres) within what is now Wilshire’s Miracle Mile, Hollywood, and parts of West Hollywood.⁶⁴

Between 1828 and 1831, Rocha built a single story L-shaped adobe hacienda in the southwest quadrant of Rancho La Brea. The original roof of this adobe was flat; there is little doubt that pitch from the tar geysers, located less than 1 mile to the south, was used to cover it. Although Rocha built this beautiful home on his rancho, he may have never lived there. He preferred his larger house in town, as did many other rancheros. Adobes were built on the ranchos to comply with the Mexican law that required a structure to be built upon a given property within a year of its granting. These rancho adobes were usually occupied by the mayordomos (ranch managers).

In the early 1850s, the rancheros who received their land grants during the Mexican and Spanish occupation of California were required to prove their claims for the new American government. They filed claims with the United States Land Commission and were required to have their properties surveyed and mapped by government surveyors. Although the Rochas made improvements to the land and lived on Rancho La Brea for more than 20 years, they had a difficult time proving their claim because the old description of the grant was too vague. Subsequently, the commission ruled against them due to unacceptable proof for the boundary lines. The boundaries were described merely as follows:

⁶³ *Ibid.*

⁶⁴ *Ibid.*

Rancho Los Feliz on the north, lands of the City of Los Angeles on the east, Rancho Las Cienegas on the south, and Rancho Rodeo de Las Aguas on the west.

The Rocha Family received help from Henry Hancock, a lawyer, who aided them in their efforts to prove their claim to Rancho La Brea. Hancock appealed to a higher court on behalf of the heirs of the Rochas and presented the crudely drawn “diseno,” a rough sketch of a rancho that usually was not to scale. Disenos were acceptable to the previous Mexican government, but they fell far short of acceptance in the American system. The diseno included identifiable landmarks along the boundaries of Rancho La Brea, and Hancock called in many of the old rancheros to corroborate the validity of those important markers. The court decided to accept the diseno as the legal description of the rancho and reversed the commission’s ruling. The Rochas won their claim, but like so many other rancheros, their legal expenses left them broke. They owed Hancock so much money that they offered some of their La Brea interests to the attorney and his brother at no cost. On November 16, 1860, Rancho La Brea was deeded to Henry Hancock and his brother John Hancock.⁶⁵

Rancho Rodeo de Las Aguas. Sometime between 1821 and 1822, Vicente Villa and his wife, Maria Rita Villa Valdez, occupied the 4,500-acre Rancho Rodeo de Las Aguas, which is now known as the City of Beverly Hills. The name of the rancho means “the gathering of the waters,” a name derived from the meeting of the streams that, in rainy months, rush down Coldwater and Benedict Canyons, creating a chain of lakes and swamps in the lower lands that extended across the plain.⁶⁶ On the current Beverly Hills and Hollywood 7.5-minute USGS topographic maps, the land between Rancho La Brea and Rancho San Jose de Buenos Ayres is labeled San Antonio or Rancho Rodeo De Las Aguas. The reason for the two titles is because, after Vicente passed away in 1828, the widow Maria Rita signed a joint grant for a tract of land with her kinsman, Luciano Valdez, in 1831. This tract was called San Antonio. However, only 3 years later, Maria Rita lodged a complaint against her kinsman with Governor Figueroa. The complaint held that Luciano was harassing Maria Rita by 1) moving his house closer to hers, within 70 feet, thereby obstructing the front of her home; 2) running off her cattle from the only watering place on the ranch; 3) claiming ownership of a certain canada that she had spent 3 months clearing; and 4) and not letting her plant vines when she wanted to (Robinson 1939). The 10-year dispute ended when the complaint was turned over to the Los Angeles City Council, which promptly ordered Luciano to vacate the premises. The order to vacate stemmed not only from the discord between Maria Rita and Luciano but also from his lacking the required number of cattle to entitle him to ownership.

In 1854, Benjamin D. Wilson (Don Benito), who owned the Rancho San Jose de Buenos Ayres, located to the west, and Henry Hancock, who owned Rancho La Brea, located to the east, bought Villa Ranch, as it was then called. In 1862, approximately 2,000 acres of wheat were planted. The first season

⁶⁵ *Ibid.*

⁶⁶ Robinson, W. W. 1939. *Ranchos Become Cities*. Pasadena, CA: San Pasqual Press.

went well, but the following two seasons were dry and the wheat did not fare well. There was a brief oil boom in 1865, and the Los Angeles Pioneer Oil Company bought oil rights on the rancho and drilled wells. During the 1870s, nearly the entire ranch was divided into 75-acre lots, with the center reserved for the “Town of Santa Maria.” There were 36 blocks in the town site, with highways running east/west and north/south. Los Angeles Avenue was renamed Wilshire Boulevard. On November 14, 1906, the “Beverly” subdivision was recorded, covering the land bounded by Wilshire and Santa Monica Boulevards.⁶⁷ On January 23, 1907, the “Beverly Hills” subdivision was recorded, covering the land that sloped up from Santa Monica Boulevard toward the hills. When the population reached 500, an election was held regarding the incorporation of Beverly Hills. On January 28, 1914, the City of Beverly Hills was officially incorporated.

Hancock Park and La Brea Tar Pits. In the mid-1800s, Major Henry Hancock, ‘49er, lawyer, mapmaker and land surveyor arrived in Los Angeles.⁶⁸ Earlier, he had sailed around the Cape from his family home in Bath, New Hampshire, to San Francisco and staked a claim in the mountains of northern California, where he mined a sizeable gold strike during the California gold rush. Tiring of gold mining, he decided to leave the gold fields in favor of Los Angeles, where he planned to put his long-ignored Harvard law degree to good use.⁶⁹ In 1850, he decided to turn to land surveying. He was hired by the City of Los Angeles to conduct a survey, for which he was paid \$300 cash, plus one 35-acre lot in every block of eight lots surveyed. In 1853, Hancock prepared the second survey of the City of Los Angeles, and in the following years, he surveyed most of the large ranchos between Los Angeles and San Diego. By the time the survey work was completed, he had amassed the beginning of the real estate empire that would make the Hancock’s one of the most influential families in California.

In the 1860s, Major Henry Hancock served in the California militia. When the Civil War broke out, the state remained loyal to the Union but had large numbers of Confederate sympathizers, especially in Los Angeles. Camp Drumm was established in Wilmington to help strengthen the Union hold in southern California. Major Hancock was the commanding officer of this Union outpost in March 1863. On April 4, 1863, he was transferred to the Benicia Barracks, which was a Union supply installation in northern California. While there, he married Ida Haraszthy in 1863. Miss Haraszthy was the daughter of San Francisco pioneer Colonel Augustin Haraszthy. Hancock was transferred back to Wilmington and placed in charge of troops from Company “C.” In August 1865, Hancock led 20 of his troops to El

⁶⁷ *Ibid.*

⁶⁸ Newmark, Harris. 1984. *Sixty Years in Southern California*. Los Angeles, CA: Dawson’s Book Shop.

⁶⁹ Robinson, W. W. 1959. *Lawyers of Los Angeles: A History of the Los Angeles Bar Association and of the Bar of Los Angeles County*. Los Angeles Bar Association. Los Angeles, CA: The Ward Ritchie Press.

Monte where they stopped a minor uprising of the Knights of the Golden Circle, an outlaw secessionist group.⁷⁰

Henry Hancock and his wife, Ida, lived in a wood-frame house they built near the tar pits on their section of Rancho La Brea. Hancock began to take commercial advantage of the beds of petroleum deposits. He built a refinery that prepared the tar for sale to both the Los Angeles and San Francisco markets. Five tons of La Brea asphalt were produced daily and continued to be produced until 1887. This was the beginning of the Hancock Oil Company. During the 1870s, Hancock's employees began finding prehistoric animal bones in the asphalt beds, but their archeological importance was not considered until 30 years later.

The 1880s brought oil men as well as subdivision to Rancho La Brea. Major Hancock, who had died in 1883, left his widow in charge of ranch operations. In October 1885, Mrs. Ida Hancock leased part of the rancho to Lyman Stewart, Wallace Hardison, and Dan McFarland. They formed the Hardison and Stewart Company and began oil exploration under a lease from the Pacific Coast Oil Company. These oil men from Pennsylvania wanted to drill wildcat wells on Hancock property near the tar pits. Mrs. Hancock agreed to lease the land providing she received one-eighth of the oil profits and that she could still access the asphalt pools, which she used as her primary source of income. The first well drilled was a bust. Out of three additional wells drilled, only one yielded oil but only a small quantity. By 1888, the venture proved to be a failure, and eventually the Hardison and Stewart Company went bankrupt.

In 1901, William W. Orcutt, a respected geologist and Union Oil executive, went to La Brea Tar Pits to investigate why Hardison and Stewart were unable find oil in the area when geological evidence indicated otherwise. The tar pits were the strongest evidence of all because they consisted of large petroleum deposits. While exploring the bogs of tar, Orcutt discovered unusual dark bones that had been stained by the asphaltum. The geologist brought his find to Dr. John C. Merriam of the University of California. Dr. Merriam, a paleontologist, determined that the bones were from a saber tooth tiger, which had long been extinct. This find sparked the archeological importance of these springs of pitch.

By the turn of the century, oil development on the subdivided portions of the rancho increased. Twenty-five-year-old George Allan Hancock, the son of Major Henry Hancock, took an interest in oil production and went to work for the Salt Lake Oil Company. While so employed, he learned more about the industry and oil exploration. In 1902, Mrs. Ida Hancock leased a part of her interest in Rancho La Brea to the Salt Lake Oil Company. Soon, they struck "black gold," and the Salt Lake Field was born. The Salt Lake Field was bounded by Wilshire Boulevard, La Brea Boulevard, Beverly Boulevard, and Fairfax Avenue. By 1910, the company had drilled nearly 250 wells, which produced more than 3,800,000 barrels of oil annually.

⁷⁰ Kielbasa, *Historic Adobes of Los Angeles County*.

In 1906, George Allan Hancock wanted to apply his newly acquired oil expertise and decided to go at it on his own. He borrowed \$10,000 from his mother to finance the business, known as La Brea Oil Company, and soon started drilling. His venture paid off, and by February 1907, he had more than 70 wells, producing close to 300 barrels of oil a day. This made the Hancocks one of the wealthiest families in California.

As George Allan Hancock was producing oil, employees of his La Brea Oil Company were frequently finding skeletal remains of prehistoric animals. In 1906, Hancock gave permission to Dr. John C. Merriam to conduct archeological digs at the tar pits. Later, Hancock allowed a few select educational institutions to proceed with further excavations for the purpose of study. In 1913, he gave Los Angeles County exclusive rights to excavate the pits. On December 11, 1916, Hancock donated the 35 acres surrounding the tar pits to the county, provided the land would be used as a park and dedicated to the memory of his parents. This, along with La Brea Tar Pits, became Hancock Park.⁷¹

In later years, the area surrounding the asphalt pools were left unsupervised. Tall weeds grew wildly along the banks of the pits, and the place, with its stench from the oil slumps, became unsightly. When a young boy fell into one of the pits and nearly died, chain link fences were placed around the perimeter of each pit. In the early 1950s, the park underwent a major landscaping effort, which included tearing down the old Hancock ranch house.

In 1911, two residential subdivisions designed for the Los Angeles elite were established within the southeast section of Rancho La Brea. One was Windsor Square, developed by Robert A. Rowan, which had Victorian-style thoroughfares and lofty, spacious mansions. It was the first subdivision in Los Angeles to have underground utilities. The other was Fremont Place, a 48 acre plan with sprawling villas. Martin Henry Mosier, owner of Signal Oil Company, and silent screen star, Mary Pickford, were among the first to build mansions there.

George Allan Hancock was an exceptional oil man, but he also had success in the banking business as founder of California Bank, predecessor to United California Bank. He tried his hand at real estate subdivision as well and, in 1919, developed Hancock Park on the southeastern portion of his Rancho La Brea. Hancock Park was a lavish suburban community with grand mansions and long curving streets, which were the first concrete roadways in Los Angeles. To the north, Hancock leased some of his land to a group of businessmen for the development of a golf course. There, the exclusive Wilshire Country Club opened in December 1920.⁷²

Historic Context Overview

The project corridor spans a significant east-west portion of the City of Los Angeles along Wilshire Boulevard from the Westlake district at Valencia Street on the east to the City of Santa Monica at Centinela Avenue on the

⁷¹ *Ibid.*

⁷² *Ibid.*

west, interrupted by a sizeable gap containing the City of Beverly Hills. Wilshire Boulevard has a long and storied history that reaches back to 1895 when Henry Gaylord Wilshire converted a barley field west of downtown Los Angeles into 400 yards of road he named after himself. The 20th century history of the boulevard as the unofficial “Main Street of Los Angeles”⁷³ is fascinating and complex. Given the exhaustive breadth of the subject it seemed reasonable to focus the historic context portion of this report on the segments of Wilshire Boulevard where changes would occur that might directly or indirectly impact historic resources. As a result, this eliminates from the context discussion the section of the project route that goes from Los Angeles’ Westlake district on the east to the City of Beverly Hills on the west. In addition, the segment of the project route that bisects the Los Angeles Country Club west of Beverly Hills is not included because it, too, involves no potential impacts to historic resources. Therefore, the bulk of the historic context relevant to the aspects of the project where ground disturbing construction work will occur, such as to curbs and sidewalks, primarily involves the history of Los Angeles’ Westwood district.

The Rancho San Jose de Buenos Ayres. The community of Westwood in which the survey area is located lies within the historic boundaries of the Rancho San Jose de Buenos Ayres, originally comprising 4,400 acres and extending from present-day Pico Boulevard on the south, Sepulveda Boulevard on the west, the foothills on the north, and Beverly Hills to the east. It is characterized by flat lands on the south and hilly topography on the north. The Los Angeles Country Club runs north/south along its eastern boundary north of Santa Monica Boulevard; Wilshire Boulevard, the thoroughfare that is the nexus of the survey area, bisects the original Rancho San Jose de Buenos Ayres tract boundaries. Century City, Twentieth Century Fox Studios, and Rancho Park are located at its southeastern corner.

The Rancho San Jose de Buenos Ayres was granted to Don Maximo Alanis, a military officer, by a judge at the Pueblo of Monterey in 1826. He named the hilly landscape, dotted with sycamore trees, the “ranch of the beautiful breezes” and resided on the rancho until his death in 1851.⁷⁴

Following Don Maximo Alanis’ death, the rancho passed to his five children, who sold their interests to American businessmen.⁷⁵ With the rancho valued at \$600 in 1851, and following several transfers of ownership, pioneer John Wolfskill purchased the rancho in 1884 for “\$40,000 in gold coin.”⁷⁶

Three years after purchasing the rancho, John Wolfskill deeded 300 acres of the Rancho San Jose de Buenos Ayres to the federal government to construct the Old Soldier’s Home, a site that today contains buildings that are relevant to the proposed project.⁷⁷ He sold the remaining land to the Santa Monica

⁷³ Roderick, Kevin, and J. Eric Lynxwiler. 2005. *Wilshire Boulevard: Grand Concourse of Los Angeles*. Los Angeles: Angel City Press, Introduction.

⁷⁴ Westwood-Holmby Historical Society. 1989. *Westwood-Holmby Hills Community, History of Westwood* (included in brochure celebrating the 60th anniversary of Westwood).

⁷⁵ *Ibid.*

⁷⁶ Clary, William H. 1966. *History of the Law Firm of O’Melveny & Myers: 1885–1965*, vol. II, p. 499.

⁷⁷ Janss, Harold. 1940. *History of the Janss Family*. Katy Lain collection.

Land & Water Company, an important real estate developer in the area. However, the company's attempt to subdivide the property in the creation of the new city of "Sunset" failed. In 1902, a portion of the lands were sold to the Los Angeles Country Club situated on the east boundary of the survey area and to Alphonso Bell, developer of Bel Air. The remaining 3,300 acres of Santa Monica Land & Water Company's Sunset holdings reverted to Wolfskill,⁷⁸ who constructed a house near what is the present-day site of the Mormon Temple, at Santa Monica Boulevard and Overland Avenue. At Wolfskill's death in 1913, the 3,300-acre Wolfskill Ranch was the largest remaining undeveloped tract of land in west Los Angeles. "This land out here was the cream of all left unsubdivided," remembered Harold Wilkins, vice-president of Janss Investment Corporation, the land developer that would have a substantial impact on the destiny of the Westside.⁷⁹

Wilshire Boulevard History. Wilshire Boulevard, the main thoroughfare of Los Angeles that passes through the former rancho, was imagined on a grand scale, but had a slow start and developed in stages that reflected the mood and temperament of the city. The originators of the boulevard were Henry Gaylord Wilshire and his brother, William. In 1887, Gaylord bought a 35-acre barley field located on the western town boundary of Los Angeles that overlooked Westlake Park. The property lay untouched until 1895, when William and Gaylord decided to develop the 35-acre site. They filed subdivision papers and announced plans to develop the Wilshire Boulevard Tract named after the wide boulevard that they intended to construct within its boundaries. The brothers proposed to grade a 120-foot-wide graveled boulevard that stretched four blocks between Sunset Park (Lafayette Park) and Westlake Park (MacArthur Park). They lobbied to encircle the tract with special streetcar lines, but insisted that the city council forever forbid the laying of tracks on their boulevard. In return, they would build a second, intersecting boulevard alongside Sunset Park, if the City would provide the land. The land was provided and the road connecting the parks was named Wilshire Boulevard. The Wilshire Boulevard neighborhood was planned to be residential and exclusive, appealing to the upper strata of Los Angeles society.

In 1898, Harrison Gray Otis, publisher of the Los Angeles Times, became the first tycoon to embrace the tract by building a two-story Mission Revival residence at Wilshire Boulevard and Park View Street. Following Otis's lead, upper echelon Angelinos also began purchasing lots on Wilshire such that owning a residence on the Boulevard soon became a status symbol. The Wilshire brothers helped initiate the westward migration from downtown Los Angeles, but it took other influential Angelinos and the automobile age to keep the momentum of development rolling forward, extending the reach of Wilshire Boulevard to the Pacific coast.

The route of the proposed project continues west from the Wilshire Boulevard Tract through the Westlake District, an area that was subdivided in the mid-

⁷⁸ Westwood-Holmby Historical Society, *Westwood-Holmby Hills Community*.

⁷⁹ Faris, Gerald. 1963. Pioneer A. H. Wilkins Recalls Dynamic History of "Village." *West Los Angeles Citizen*. January 10 (Clipping from the Los Angeles Public Library's California Index Database. Available: <<http://www.lapl.org>>).

1880s as the city expanded westward following a population boom. In 1886, parkland acquired by the city in the district was named Westlake Park, which was enlarged in 1890. As one of Los Angeles' first streetcar suburbs, Westlake Park welcomed the city's affluent residents who were departing the city center for new suburban residential developments on the city's periphery. Streetcars provided residents easy access to the central business district, while allowing them to escape the congestion and moldering living conditions of the urban center.

During the 1920s, Westlake was composed of single-family and multi-family residential buildings with local commercial businesses serving the neighborhoods. Westlake was originally connected to downtown via Orange Street, but by the 1920s, Wilshire Boulevard was extended through the park and Orange Street was renamed Wilshire Boulevard. This transformed the perception of Westlake from a fashionable downtown suburb to a destination for business and entertainment. Westlake Park was renamed MacArthur Park after World War II in honor of General Douglas MacArthur.

Traveling further west along the project route, the Miracle Mile historic district along Wilshire Boulevard was developed as a shopping district between La Brea Boulevard and Fairfax Avenue. A.W. Ross, a realtor from Iowa, was inspired to create the shopping district after the successful opening of the Ambassador Hotel in 1921. Ross's new retail center was intended to cater to upscale residents in the Beverly Hills and Hancock Park areas so that they could avoid increasing automobile congestion and lack of parking that was plaguing downtown. Ross felt that four miles was the "magic" distance that a shopper would travel; therefore, he drew circles on a map that were four miles in diameter around the new residential communities of Beverly Hills and Hancock Park and bought land where the circles intersected Wilshire Boulevard.

At the outset, Ross did not have many supporters for his project because his chosen four-mile stretch of Wilshire Boulevard included the La Brea Tar Pits that oozed asphalt and belched sulfurous fumes with many oil derricks working full time in the area. Paleontologically, the La Brea Tar Pits are an important source of prehistoric specimens that are addressed in the environmental analysis of the project area. Ross' faith in the westward growth of Los Angeles and the primacy of the automobile in this growth meant that his vision was quickly realized. His "Miracle Mile" soon filled with commercial buildings that ranged from one- and two-story retail stores to towering skyscrapers.

Further west, the City of Beverly Hills emerged in the 1920s as a popular residential community for stars and executives of the local motion picture industry. The portion of Wilshire Boulevard that passes through Beverly Hills is not part of the project area.

Subdividing Wolfskill's Ranch: Arthur Letts and Janss Investment Corporation. After John Wolfskill's death in 1913, his heirs sold the remaining 3,300 acres of his ranch to retailer Arthur Letts, founder of Los Angeles's famous Broadway and Bullock's department stores. In addition

to his retail empire, Letts was a real estate investor and developer as well as a prominent civic leader and philanthropist. He served on the board of the Los Angeles Normal School, which would become the University of California Southern Branch, and ultimately, the University of California Los Angeles. As a trustee, Letts had envisioned Wolfskill's ranch as the location of the new University of California, with new subdivisions attracting the city's middle- and upper-class residents away from existing neighborhoods located near downtown.⁸⁰ Letts had played a similar role in the westward expansion of Los Angeles by financing the Bullock's Wilshire building, which would lure shoppers away from downtown and herald a new commercial era along Wilshire Boulevard after it was built in 1926. Before Letts's death in 1923, he chose the Janss Investment Corporation to subdivide the Wolfskill ranch.

Arthur Letts's youngest daughter, Gladys, had married Harold Janss in 1911.⁸¹ Although related by marriage to Letts, and thus positioned well to subdivide his holdings, the Janss brothers were an established real estate development entity in Los Angeles by 1919. Founded by Dr. Peter Janss in 1899, the Janss Investment Company transitioned from developers of Los Angeles' early streetcar suburbs in Boyle Heights and Owensmouth, among others, to community builders in Westwood during the first decades of the twentieth century, a trajectory that is illustrative of transportation and suburbanization patterns in Los Angeles.⁸²

In subdividing Wolfskill's ranch, the Janss' incorporated various companies to manage specific aspects of the venture. These included Janss Company, Janss Investment Company, Westwood Mortgage and Investment Company, Fox Realty Company, Fox-Westwood Realty Company, and Westwood Hills Federal Savings & Loan Company. Later, the various companies merged into Janss Investment Corporation.⁸³

The former Wolfskill's ranch was separated into three separate and distinct districts—Westwood, Westwood Hills, and Holmby Hills—with each dovetailing into one of the most ambitious community-development programs the West had seen up to that point.⁸⁴ Westwood would be a model residential community, Westwood Hills would be the area surrounding the

⁸⁰ Kilner, William H. B. 1927. *Arthur Letts, A Biography*. Los Angeles: Young and McCallister, Inc., pp. 176–177. A scholarly article, published in the *Southern California Quarterly* in spring 2006, raises questions about this Letts/Janss narrative of UCLA history. Authors of UCLA's Forgotten Forefather argue that in his efforts on behalf of the Los Angeles State Normal School, Senator Reginald Francisco del Valle created the "institutional platform from which grew and developed the UCLA campus" (see Hayes-Bautista, David E., Marco Antonio Firebaugh, Cynthia L. Chamberlin, and Christina Gamboa. 2006. Reginald Francisco del Valle: UCLA's Forgotten Forefather. In *Southern California Quarterly* 88, no. 1, pp. 1–35).

⁸¹ Janss, *History of the Janss Family*, p. 1.

⁸² McClelland, Linda Flint, and David L. Ames. 2002. *Historical Residential Suburbs in the United States, 1830–1960*. Historic context statement for multiple property documentation form. September. Prepared on behalf of the National Park Service. Identifies four subtypes: Subtype 1: Railroad and Horsecar Suburbs, 1830–1890; Subtype II: Streetcars Suburbs, 1888–1928; Subtype III: Early Automobile Suburbs, 1908–1945; and Subtype IV: Post-World War II and Early Freeway Suburbs, 1945–1960. Over its 100-year history in Los Angeles, Janss developed three of these four subtypes.

⁸³ Janss, *History of the Janss Family*, p. 2.

⁸⁴ Janss Investment Corporation. n.d. *A Short History of Los Angeles*, 25th-Anniversary Brochure.

University of California campus site, and Holmby Hills would become an exclusive area of residential estates.

Between 1924 and 1925, Janss developed the land between Wilshire Boulevard and Santa Monica, and in 1926 broke ground north of Wilshire Boulevard. According to Janss Co. Vice President, Harold Wilkins, “The north sold very fast...people wanted those high-priced homes. Beverly Hills was well developed by this time, and Bel Air started after we did.” In 1926 Westwood Hills was annexed to the City of Los Angeles, and Westwood Village “opened up” in 1928.⁸⁵ During the development of Westwood, Janss Investment Company stamped its hallmark into the concrete of the streets it created. Many of these imprints remain. Other developers and contractors also left their mark in sidewalks and curbs in the area.

Westwood Village, through which Wilshire Boulevard and the project area passes, is considered to be a national example of excellence in community planning, particularly for its time. After the University of California announced its intentions to locate its new campus there, Janss planned for the community’s “exceptional character,” establishing design guidelines and enlisting prominent architects, such as Allison & Allison, Gordon Kaufman, S. Charles Lee, and Paul Williams.⁸⁶ A nationally significant urban planner was hired, Harland Bartholomew, who worked for three years on project development in concert with the director of the Los Angeles City Planning Department, Gordon Whitnall.

The heart of the village lay with the Janss Building, located at the conjunction of Westwood, Broxton, and Kinross, and the first building to be constructed in Westwood in 1929. Janss retained control over the choice of merchants and where they would be located. According to architectural historian Richard Longstreth, “Janss’ remarkable conception did more than validate the efficacy of planned business development. The complex proved among the most successful ventures in the commercial expansion of Los Angeles during the interwar decades, despite a generally poor economic climate.”⁸⁷

In the 1930s during the Great Depression, the federal government formed the Works Progress Administration (WPA), one of the alphabet soup agencies established by the Roosevelt Administration, to employ thousands of America’s unemployed desperate for paid work. In contrast with the Progress Works Administration that was organized to fund massive infrastructure projects, the WPA was tasked with employing hundreds of thousands of out of work Americans in constructing public buildings such as public schools, post offices, and courthouses, as well as building roads and bridges. Almost every community in the United States including Los Angeles had a park, bridge or school constructed by the agency. In Westwood, a humble reminder of the WPA’s efforts is a small stamp on the

⁸⁵ Faris, *Pioneer A. H. Wilkins*.

⁸⁶ Longstreth, Richard. 1997. *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles*. Cambridge, MA: MIT Press, pp. 115–118.

⁸⁷ *Ibid*, p. 170.

curb in front of 10635 Wilshire Boulevard indicating that WPA funds paid for the roadwork.

Westwood Development in the 1950s and 1960s. Like most of the Los Angeles region during the 1950s, Westwood Village experienced substantial development pressure in the postwar period. What was originally intended as a low-density, Mediterranean themed village increasingly gave way to multi-story offices, hotels, and apartments along Wilshire Boulevard by the early 1960s. The sale of \$6.5 million worth of Westwood commercial real estate by the Janss Family to Arnold Kirkeby marked a watershed period in village development. The sale included 20 buildings, 50 stores, and 14 parking lots that had formerly been part of the Janss family holdings. The Janss family had maintained the low-density built environment of Westwood since they originally developed the community in the late 1920s. With the sale of their holdings to Kirkeby, the village was now open to more intense development and a move away from the original community layout.⁸⁸

During the 1950s, a number of multi-story hotels and apartments were constructed along Wilshire Boulevard and many ranged from five to 15 stories in height. Architects typically designed these buildings in the Modern architectural style, a design style popular at the time for large commercial and residential buildings. Although high-rise buildings over 20 stories wouldn't appear in Westwood until the 1960s, the tone was being set for increased density in Westwood in the preceding decade.

Some of the multi-story construction along the Wilshire Boulevard project area included an 8-story apartment building (10717 Wilshire Blvd.) designed by Maurice H. Fleishman in 1950, an 11-story (10401 Wilshire Blvd.) apartment building designed by Martin Stern Jr. in 1951, and the 14-story Wilshire Terrace apartments designed by Victor Gruen in 1958.⁸⁹ Although off of Wilshire Boulevard, the Bullock's Westwood department store on Weyburn Avenue, built in 1951, serves as another Modern style architectural contribution to Westwood during this period.⁹⁰

After purchasing fifty percent of the Janss' Village properties in 1955,⁹¹ businessman Arnold Kirkeby commissioned the construction of his namesake building on Wilshire Boulevard in Westwood, designed by Claude Beelman, in 1961. "Beginning in the early 1960s, the scale of Westwood Village was destroyed," wrote David Gephard and Robert Winter.⁹² Further zoning changes along Wilshire Boulevard permitted the construction of modern high rise apartment buildings, continuing through to the present day, altering the neighborhood's identity permanently.

⁸⁸ *Los Angeles Times*. 1999. Building on the Past for a Future Westwood. December 26.

⁸⁹ *Los Angeles Times*. 1950. Large Apartment Structure Being Built in Westwood. August 13.

⁹⁰ *Los Angeles Times*. 1960. Scarcity of Land for Urban Use Stresses Need of Proper Planning. February 7.

⁹¹ Allen, Patricia A. 1978. *Janss: A Brief History*. Thousand Oaks, CA: Janss Recognition Committee, p. 6; Clary, *History of the Law Firm of O'Melveny & Myers*, p. 495.

⁹² Gebhard, David, and Robert Winter. 2003. *An Architectural Guidebook to Los Angeles*. Salt Lake City: Gibbs Smith, p. 136.

West Los Angeles Veterans Administration Campus. On May 1, 1888, the Pacific Branch National Home for Disabled Volunteers (now the Veterans Administration) opened on a 600-acre site where present-day Wilshire Boulevard meets the San Diego Freeway. It is within this large federal property that several historic resources within the survey area are located for which project impacts are evaluated below.

In obtaining the Disabled Veterans property, the federal government was promised \$50,000 and 300 acres of land from the holdings of Colonel Robert S. Baker, Nevada Senator John P. Jones, and the Santa Monica Land and Water Company.⁹³ Baker and Jones hoped the presence of the Old Soldier's Home (as it became known) would boost land sales and boost the economy of their town site of Santa Monica.⁹⁴ Rancher John Wolfskill, owner of the adjoining Rancho San Jose de Buenos Ayres to the east, now Westwood, donated the remaining 300 acres.⁹⁵

Prominent New York architect Stanford White designed the original campus. Amidst orchards and bean fields, he constructed barracks, called "domiciliaries," designed in the Shingle style.⁹⁶ Cottages along what is now Wilshire Boulevard housed veterans' widows, earning the nickname "Widow's Row." On land to the south of the Old Soldier's Home, Jones and Baker created the town of Sawtelle in 1896. Arrangements with Moses Sherman and H. P. Clark brought the Pacific Electric streetcar line to Santa Monica Boulevard, and a small depot was built on the Old Soldier's Home grounds.⁹⁷ Most of the original White-era buildings were torn down in the late 1960s. The streetcar depot and the Catholic and Protestant chapels, both designed in 1900 by J. Lee Burton, remain and were individually listed on the National Register in 1972.

Several of the buildings located on the West LA Veterans Administration campus, primarily north of Wilshire Boulevard, are part of a historic district listed on the National Register of Historic Places. Among these buildings is the Wadsworth Chapel that is situated within the boundaries of the survey area and remains the oldest church fronting the entire length of Wilshire Boulevard. The chapel is listed in the National Register and California Register and is an identified historic resource.

Paleontological Context Overview⁹⁸

Paleontology is a branch of geology that studies the life forms of the past, particularly prehistoric life forms, through the study of plant and animal fossils. Paleontological resources represent a limited, non-renewable, and impact-sensitive scientific and educational resource. As defined in this section, paleontological resources are fossilized remains or traces of multi-

⁹³ Brentwood Branch Library (Library Staff). n.d. *Brentwood*, p. 2.

⁹⁴ Rasmussen, Cecilia. 1994. L.A. Scene. *Los Angeles Times*. August 29, p. B3.

⁹⁵ Newmark, *Sixty Years in Southern California*, p. 586.

⁹⁶ Gebhard and Winter, *An Architectural Guidebook to Los Angeles*, p. 123.

⁹⁷ Pitt, Leonard. 2000. *Los Angeles A to Z*. Berkeley and Los Angeles: UC Press, p. 457.

⁹⁸ McLeod, Samuel A., Ph.D. 2009. *Report of Paleontological Resources for the Proposed Wilshire Boulevard Bus-Only Lane Project in Los Angeles, Los Angeles County, Project Area*. December 21.

cellular invertebrate and vertebrate animals and multi-cellular plants, including their imprints from a previous geologic period. Fossil remains such as bones, teeth, shells, and leaves are found in the geologic deposits (rock formations) where they were originally buried. Paleontological resources include not only the actual fossil remains, but also the collecting localities and the geologic formations containing those localities. The following is a geologic and paleontologic overview in context to the proposed project area.

The project area is located within the Los Angeles Basin, a broad, level expanse of land comprising more than 800 square miles that extends from Cahuenga Peak south to the Pacific coast and from Topanga Canyon southeast to the vicinity of Aliso Creek. Prior to historical settlement of the area, the basin was characterized by extensive inland prairies and a lengthy coastal strand, with elevations approximately 500 feet above mean sea level (amsl). The Los Angeles Basin is traversed by several large watercourses, most notably the Los Angeles, Rio Hondo, San Gabriel, and Santa Ana rivers. Marshlands fed by fresh water or saltwater also once covered many portions of the area. To the west, the coastal region encompasses approximately 375 square miles of varied terrain. West of Topanga Canyon, the terrain is rugged; the steep, westward slopes of the Santa Monica Mountains reach 1,000 feet or more in elevation, except where stream-cut ravines and canyons drain onto narrow beaches at the water's edge. From Topanga Canyon southward to the Palos Verdes Peninsula, a distance of roughly 22 miles, the coast is flat and level; extensive marshlands once existed near the mouth of Ballona Creek in the area now known as Playa del Rey. The terrain becomes rugged once again as the coast follows Palos Verdes Peninsula for a distance of approximately 12 miles before reaching San Pedro Bay, which in prehistoric times was characterized by extensive mud flats and sand bars. The entire proposed project area has surficial deposits of younger Quaternary alluvium, derived as alluvial and fluvial deposits from the Los Angeles River and Ballona Creek.

From the western terminus of the proposed project route area eastward to just west of the intersection of Wilshire Boulevard and Santa Monica Boulevard, the surficial deposits consist mostly of older Quaternary Alluvium. Eastward to just west of the intersection of Wilshire Boulevard with San Vicente Boulevard the surficial deposits along the proposed project route area consist entirely of younger Quaternary Alluvium. Further eastward to the eastern terminus of the proposed project route area the surficial deposits consist mostly of older Quaternary Alluvium. The drainages and lower lying terrain otherwise within the proposed project route area have surficial deposits of younger Quaternary Alluvium. Immediately north of the eastern terminus of the proposed project route area there are exposures of the marine late Miocene Puente Formation [also may be called the Upper Modelo Formation in this area] and immediately east of the eastern terminus there are exposures of the marine Pliocene Fernando Formation. Both of these older rock units may be found along the proposed project route area at depth.

Study Area Defined

An evaluation of the impacts that a proposed project may have on properties listed in or eligible for listing in the NRHP, CRHP, or for local designation begins with the identification of the project's study area.

Given the linear alignment of the 12.5-mile length of the proposed Wilshire Bus Rapid Transit Project it was determined that, for the purposes of CEQA compliance, the study area would be based upon those portions of the Wilshire corridor where the project might have direct or indirect impacts on identified historic resources. For archeological and paleontological (but not historic) resources where impacts might occur, one study area was located within the vicinity of the La Brea Tar Pits. The other study area was identified as being located on Los Angeles' Westside where changes to curbs and sidewalks along that portion of the alignment might potentially impact both archaeological and historic resources.⁹⁹

Figure 2-2 in Chapter 2 presents an aerial view of the study areas.

Identification and Evaluation of Cultural Resources within Study Areas

As an initial step in the cultural resources survey process, a records search was conducted by ICF International staff at the South Central Coastal Information Center (SCCIC) on July 24, 2008. The records search included a review of all available archaeological and historical resources reports and site records concerning properties directly bordering the entire project route on both sides of the street. The City of Beverly Hills was not included in this records search since proposed project activities will not occur within that city. A total of 58 surveys had been conducted of properties along the project route, and 81 cultural resource sites, primarily historic resources, had been previously identified. The La Brea Tar Pits and Park is listed as California Historical Landmark #170 and has been determined eligible for listing in the National Register.

The cultural resources survey process undertaken for the proposed project was conducted per OHP instructions, which gives a 45-year threshold for surveying properties for significance. Those properties that were of post-1964 construction (under 45 years of age) were not documented unless they potentially exhibited "exceptional" importance.¹⁰⁰

Archaeological Resources. Regarding archaeological resources, the SCCIC records search identified only five previously recorded archaeological sites (19-000159/19-171007, 19-001063, 19-001261, 19-003301, and 19-003336) that might be affected by the proposed project given that proposed ground disturbance would be very limited during implementation of the proposed project. An ICF archaeologist surveyed the project area on October 16, 2008.

⁹⁹ The APE does not include the north side of Wilshire Boulevard between Bonsall Avenue and Federal Avenue; therefore, the Veterans Administration land, which includes the Wadsworth Theater and Chapel, were not surveyed.

¹⁰⁰ As defined in the *National Register Bulletin*, p. 42 (Criterion Consideration G: Properties That Have Achieved Significance within the Past Fifty Years).

The archaeological survey focused on only those areas where construction-related work is proposed. While walking the project corridor, it was observed that the area is heavily urbanized and surrounded by residential and commercial complexes and light manufacturing. The only visible ground surface was in the few areas with landscaped vegetation and the La Brea Tar Pits area. These properties are listed in Table 4.3-1.

Table 4.3-1. Archaeological Resources Recorded in the Survey Area

| Primary Number | Description | Status |
|--|--|---|
| 19-000159 and 19-171007 | La Brea Tar Pits 5800 Wilshire Blvd. | 7L/3S (State Historical Landmark#170; eligible for listing in the NRHP) |
| 19-001063 | Prehistoric midden and lithic scatter | 7N |
| 19-001261 | Historic refuse deposit at Hancock Park 5800 Wilshire Blvd. | 7N |
| 19-003301 | Historic refuse deposit | 7N |
| 19-003336 | Historic refuse deposit | 7N |
| Key. 7N: Needs to be reevaluated. 7L: State Historical Landmark that needs to be reevaluated. 3S: Appears eligible for National Register as an individual property through survey evaluation | | |

Source: ICF International.

La Brea Tar Pits Area. La Brea Tar Pits (19-000159/19-171007) is located on the north side of Wilshire Boulevard, within the vicinity of the proposed construction. In 1935, La Brea Tar Pits was listed as California Historical Landmark #170. In 1949, La Brea Tar Pits was described as “asphalt seeps with faunal and floral remains.” A “human skull and other human parts” were identified between 6 and 9 feet below surface in Pit 10. Other human-related artifacts identified included wooden and stone tools. In 1984, the park was deemed eligible for listing in the National Register of Historic Places. In addition, a historic trash midden (19-001261) was identified in Hancock Park and may be associated with the Hancock family’s occupation of the area.

Historic Resources. Within the Westwood study area only two cultural resources – Chateau Colline (10335 Wilshire Boulevard) and the VA National Home Branch historic district – were identified as listed in the National Register, as identified in Table 4.3-2.¹⁰¹

¹⁰¹ The VA National Home Branch historic district is composed of five determined-eligible buildings south of Wilshire Boulevard. North of Wilshire Boulevard, there are 18 determined-eligible buildings and two listed buildings: the Wadsworth Chapel and the Los Angeles Pacific Waiting Shelter.

Table 4.3-2. Historic Properties Identified within the Study Area^a

| Site # | Name | Address/Location | Community | Date Constructed | OHP Status Code |
|--------|--|---------------------|-------------|------------------|-------------------------------|
| 1 | Chateau Colline | 10335 Wilshire Blvd | Los Angeles | 1935 | NR #03000426 LAHCM #703 |
| 2 | Veterans Administration Medical Center | Unavailable | Los Angeles | Various | NR #65001079 |
| 3 | United States Army Reserve Center/ Sadao Munemori Hall | 1250 Federal Ave | Los Angeles | 1957 | 3S |
| 4 | Wilshire Terrace Luxury Apartments | 10375 Wilshire Blvd | Los Angeles | 1957 | 3S |
| 5 | N/A | 10401 Wilshire Blvd | Los Angeles | 1951 | 3S |
| 6 | Sinai Temple | 10416 Wilshire Blvd | Los Angeles | 1959 | 3S |
| 7 | Westwood United Methodist Church | 10497 Wilshire Blvd | Los Angeles | 1929, 1951 | 3S |
| 8 | Westwood Presbyterian Church | 10822 Wilshire Blvd | Los Angeles | 1938, 1949 | 3S |

^a These properties were evaluated in detail on Department of Parks and Recreation Historical Resources Inventory Forms (series DPR 523). The buildings located on the Veterans Administration Medical Center parcel were divided onto separate forms in order to identify the three government buildings located on the parcel.

Key. 3S: Appears eligible for National Register as an individual property through survey evaluation.

Source: ICF International.

In addition to the two properties listed in the National Register, ICF International staff identified six more historic properties that appeared eligible for listing in the National Register as part of the survey process. Further, these six historic properties, plus the two properties listed in the National Register, were found to be listed or eligible for listing in the California Register and are, therefore, historical resources for the purposes of CEQA.

Paleontological Resources.¹⁰² According to the records search results provided by the County of Los Angeles Natural History Museum, significant vertebrate fossils are typically not found in the younger Quaternary Alluvium, at least in the uppermost layers, and there are no vertebrate fossil localities anywhere nearby from such deposits. But older Quaternary deposits underlie the younger Quaternary Alluvium even at shallow depth in the proposed project route area. In the westernmost portion of the proposed project route area the closest vertebrate fossil locality in these older Quaternary deposits is LACM 5462, almost due south of the western terminus of the proposed project route area along Michigan Avenue east of Cloverfield Boulevard between Olympic Boulevard and the Santa Monica Freeway (I-10), and is

¹⁰² McLeod, *Report of Paleontological Resources*.

particularly noteworthy because a specimen of extinct lion (*Felis atrox*) was recovered from this locality at a depth of only six feet below the surface. Further east in Westwood a fossil vertebrate locality in older Quaternary deposits, LACM 5833, occurs along the proposed project route area on the south side of Wilshire Boulevard between Thayer and Westholme Avenues, and produced fossil specimens of horse (*Equus*), kangaroo rat (*Dipodomys*), wood rat (*Neotoma*), meadow vole (*Microtus*), and pocket gopher (*Thomomys*) at shallow but unstated depth. Further eastward in Century City, a vertebrate fossil locality LACM 5501, south of the proposed project route area south of Olympic Boulevard between Avenue of the Stars and Century Park East, produced fossil specimens of pond turtle (*Clemmys marmorata*), dog (*Canis*), and horse (*Equus*), also at shallow but unstated depth. Further eastward in Beverly Hills, and adjacent to the proposed project route area, near the intersection of Wilshire Boulevard and Bedford Drive, vertebrate fossil localities LACM 3355 and 3821 produced specimens of fossil horse (*Equus*), and even-toed ungulates (*Artiodactyla*) at a depth of 40 feet below the surface.

Further to the east and adjacent to the proposed project route area, along Wilshire Boulevard between La Cienega Boulevard and Sweetzer Avenue, vertebrate fossil localities LACM 3176, and 7669-7670 produced fossil specimens of ground sloth (*Xenarthra*), mammoth (*Mammuthus*), and bison (*Bison*) at depths as shallow as ten feet below the surface. Just south of there, along Olympic Boulevard from just east of La Cienega Boulevard eastward to Alvira Street, vertebrate fossil localities LACM 3329 and 1238 produced fossil specimens of mammoth (*Mammuthus*), bison (*Bison*), and horse (*Equus*) at depths of 13 to 16 feet below the surface.

In the middle of the proposed project route area, from just west of La Cienega Boulevard to just east of La Brea Boulevard, there are a great number of vertebrate fossil localities adjacent to or near the proposed project route area, especially from asphaltic deposits in and around the famous Rancho La Brea tar pits in Hancock Park. In the most immediate vicinity of Hancock Park, from Fairfax Avenue to Hauser Boulevard between 6th Street and 8th Street, these localities all occur in asphaltic sands from the ground surface to depths of at least 20 feet. These deposits are perhaps the densest accumulation of vertebrate fossils in the world, and are unique in their occurrence in a major urban area and still being productive after more than 100 years of excavation. In fact, one localized deposit designated as Pit 91, locality LACM 6909, is still being actively excavated.

The Rancho La Brea asphalt deposits are also unusual in preserving a substantial portion of the total biota, including an extensive list of fossil plants, insects, and invertebrates in addition to the justly renowned vertebrate fauna. Over 200 species of fossil vertebrates are represented in these deposits, including extinct forms of bison, camel, horse, mammoth, mastodon, ground sloths, dire wolf, lion, condor, eagle, turkey, etc. One of the earliest human skeletal remains has also been recovered from these deposits. Numerous holotypes (name bearing specimens for species new to science) have come from the Rancho La Brea deposits, including the holotype of the sabre-toothed tiger (*Smilodon californicus* = *Smilodon fatalis*), designated as the California state fossil. The Rancho La Brea paleobiota

documents climatic change in the Los Angeles Basin during the latest Pleistocene and earliest Holocene, including the last “ice age.” It is so significant that this deposit served as the basis for designating the Late Pleistocene as the North American Land Mammal Age called the Rancholabrean.

In addition to the extensive fossil vertebrate collections amassed from within Hancock Park, excavations in various areas surrounding the park have also uncovered fossil vertebrate remains, most from asphaltic sands and sometimes in dense accumulations. The closest vertebrate fossil localities immediately outside of Hancock Park are LACM 1724, 4204, 4590, 5481, 6345, 7247, and 7297-7298, all producing specimens similar to those from the Hancock Park localities. Localities LACM 6345, 4204, 7247, and 5481 are adjacent to the proposed project route area along Wilshire Boulevard.

Further eastward, just east of La Brea Avenue to Tremaine Avenue south of Wilshire Boulevard to just south of Olympic Boulevard, there are additional vertebrate fossil localities from asphaltic sands. Locality LACM 1198 produced fossil mastodon (*Mammuth*) at a depth of 17 feet, LACM 1814 produced a specimen of fossil bovid (*Preptoceras sinclairi*) at a depth of only six feet, and locality LACM 5599 produced fossil camel (*Camelops*) at a depth of 12 feet.

In the eastern portion of the proposed project route area, the closest vertebrate fossil locality from older Quaternary deposits is LACM 6204, along Wilshire Boulevard near the intersection with Serrano Avenue, that produced a fossil specimen of mammoth (*Mammuthus*) at unknown depth. Further north, however, near the intersection of Western Avenue and Council Street, the vertebrate fossil locality LACM 5845, also from these older Quaternary sediments, produced a specimen of fossil mastodon (*Mammutidae*) at a depth of only five to six feet below the surface, and further eastward, just north of the Hollywood Freeway (U.S. 101) at about the intersection of Madison Avenue and Middlebury Street, the vertebrate fossil locality LACM 3250 produced a fossil specimen of mammoth (*Mammuthus*) at a depth of about eight feet below street level.

From Fernando Formation deposits, the closest vertebrate fossil locality is LACM 3868, just southeast of the eastern terminus of the proposed project route area from Wilshire Boulevard north to 6th Street between Bixel Street and Lucas Avenue, that produced fossil specimens of white sharks (*Carcharocles* and *Carcharodon sulcidens*). Other nearby vertebrate fossil localities from the Fernando Formation are LACM 6971, near the corner of 6th and Flower Streets, and LACM 4726, at the corner of 4th and Hill Streets, both further east-southeast of the eastern terminus of the proposed project route area, that produced fossil specimens of eagle ray (*Myliobatis*), white sharks (*Carcharocles* and *Carcharodon sulcidens*), and sheepshead (*Semicossyphus*). Specimens from locality LACM 6971 were collected at a depth of 60 feet below street level, but the collecting depth for localities LACM 3868 and 4726 are unknown.

The closest vertebrate fossil localities from the Puente Formation were all recovered during excavations for the LACMTA Red Line. Directly along the

proposed project route area around the MacArthur Park Metro station, along Wilshire Boulevard between Alvarado Street and Coronado Street, the vertebrate fossil localities LACM 6198-6199, 6200-6201, and 6254 produced fossil fish specimens of the families Bathylagidae, deep sea smelt, Belonidae, needlefishes, Moridae, moras, Myctophidae, lanternfishes, and Scombridae, mackerels, as well as a fossil whale rib fragment at depths between 40 and eighty feet below the surface. Slightly farther west around the LACMTA rail station at Vermont Avenue and Wilshire Boulevard are the localities LACM 6202 and 6203 from the Puente Formation at a depth of 60 to 80 feet beneath the surface. Fossil specimens of eels, Anguilliformes, and needlefishes, Belonidae, were recovered at LACM 6203. Locality LACM 6202, however, was an extremely productive locality that contained an extensive fauna of fossil fish.

4.3.2 Thresholds of Significance

The CEQA Guidelines state that a project involves a “substantial adverse change” when one or more of the following occurs:

- Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
 - a. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;
 - b. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
 - c. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The Secretary of the Interior’s Standards for Rehabilitation (Standards) are codified at 36 Code of Federal Regulations (CFR) Section 67.7. The Standards are designed to ensure that rehabilitation does not impair the significance of a historic property. In most circumstances, the Standards are relevant in assessing whether there is a substantial adverse change under CEQA. Section 15064.5b(3) of the CEQA Guidelines states in part that “...a project

that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historic resource."

4.3.3 Environmental Impacts

Methodology

Archaeological Resources

The project route was divided into segments of non-construction related work, such as the repaving and/or restriping of Wilshire Boulevard, and ground disturbing construction work, such as the selective widening of Wilshire Boulevard and reconstruction of curb lanes. A records search was conducted at the SCCIC in July 2008 in order to identify any archaeological resources that have been previously identified in the vicinity of the project area. In addition, a field survey of the project area was conducted in October 2008, focusing on only those areas where construction-related work is proposed. While walking the project corridor, it was observed that the area is heavily urbanized and surrounded by residential and commercial complexes and light manufacturing. The only visible ground surface was in the few areas with landscaped vegetation and the La Brea Tar Pits area.

Historic Resources

In order to identify and evaluate historic resources, a multi-step methodology was utilized. Record searches for previous documentation of identified historic resources were conducted, including listings in the National Register of Historic Places, determinations of eligibility for National Register listings, the California Historical Resources Inventory database and the City of Pasadena's historic resource inventories. A site inspection was made to document existing conditions, identify character-defining features of those properties evaluated as significant, and define the historic resources study area. A reconnaissance survey, including photography and background research, was then made of the area. Additional background and site-specific research was conducted in order to evaluate the properties within their historic context. National Register, California Register, and City of Los Angeles criteria were employed to assess the significance of the properties.

Paleontological Resources

In order to identify known paleontological resources in the vicinity of the project area, a request was made by ICF to Dr. Samuel A. McLeod of the Los Angeles County Museum of Natural History's Vertebrate Paleontology Section. In a letter dated December 21, 2009, Dr. McLeod summarized his findings of known paleontological locality and specimen data in the vicinity of the proposed project. Dr. McLeod's letter is included in Appendix E.

Analysis of Project Impacts

Impact CR-1: Potential impacts on archaeological resources.

A less-than-significant impact on archaeological resources would occur.

La Brea Tar Pits Study Area. During the archaeological field survey, it was observed that the majority of this area is paved and developed, with few open spaces for landscape vegetation. The curb lanes on Wilshire Boulevard in the area near the La Brea Tar Pits have parking restrictions, allowing them to be used by traffic during peak hours. These lanes, however, are in extremely poor condition and are not used by buses and other vehicles to a high degree. As such, drivers tend to use the number one and number two lanes instead. Reconstruction of the roadway base (i.e., below the surface of the pavement) as well as curbs and gutters, where damaged, are proposed for this segment of the alignment. Despite heavy urbanization, buried cultural resources have been identified in the vicinity of the proposed construction zone. Accordingly, there is the potential for buried archaeological deposits to exist beneath previously disturbed and developed land surfaces in this portion of the project area. For purposes of this project, pavement replacement is not considered a ground-disturbing activity. Therefore, the proposed improvements would have no direct or indirect impact on archaeological resources, particularly the La Brea Tar Pits in the project area. However, in compliance with Section 15064.5(c) of the CEQA Guidelines, if cultural materials (prehistoric or historic artifacts) are encountered during construction, work shall stop in the vicinity of the find until a qualified archaeologist can assess the material and recommend further action, if necessary. Design of a treatment plan and consultation with the State Historic Preservation Officer may be required to appropriately mitigate any unanticipated discoveries. Treatment measures typically include development of avoidance strategies, capping with fill material, or the mitigation of impacts through data recovery programs that include excavation or detailed documentation, or other mitigation measures, following standard archaeological procedures.

Westside Study Area. During the archaeological field survey, it was observed that the majority of this area is paved and developed, with few open spaces for landscape vegetation. No surficial archaeological resources were observed during the survey. For purposes of this project, curb or pavement replacement is not considered a ground-disturbing activity. As a result, based on field observations and a review of the proposed project, the removal of existing “jut-outs” and alignment of curbs would have no direct or indirect impact on archaeological resources.

Impact CR-2: Impacts on historic resources.

A less-than-significant impact on historic resources would occur.

The proposed project reduces the sidewalk widths on the north and south sides of Wilshire Boulevard between Federal Avenue and Barrington Avenue, as well as on both sides of Wilshire Boulevard between Bonsall Avenue and Federal Avenue. Of the eight buildings that were identified as historical resources under the CEQA Guidelines, none were found to be affected by the proposed project. Although an identified resource located at 1250 Federal Avenue (United States Army Reserve Center/Sadao Munemori Hall) is located along a stretch of curb cut, this action would not have a direct or indirect impact on the historic resource. As a result, based on field observations and a review of the proposed project, modifications to the sidewalks adjacent to the eight historic resources would have no direct or indirect impact on the characteristics that qualify those resources for inclusion in the National Register or the California Register.

Impact CR-3: Impacts on paleontological resources.

A less-than-significant impact on paleontological resources would occur.

A thorough examination of paleontological locality and specimen data of the Los Angeles County Natural History Museum's Vertebrate Paleontology Section reveal that several fossil vertebrate localities lie directly along the proposed project route area, and there are other localities nearby that occur in the same sedimentary deposits as are exposed or occur at depth in the proposed project route area. Excavations in the older Quaternary deposits throughout the entire proposed project route area, at depths as shallow as six feet, have a good chance of uncovering significant fossil vertebrate remains. Deeper excavations in the eastern portion of the proposed project route area that extend down into older marine deposits of the Fernando Formation or the Puente Formation likewise have a good chance of encountering significant vertebrate fossils. Following the Society of Vertebrate Paleontology guidelines, the paleontological sensitivity of the proposed project route area is rated high.

However, given that most of the construction of the proposed project would be surface changes to pavement, sidewalks, and curbs, there is little potential to affect previously undisturbed paleontological resources. In those instances where sidewalk widths would be reduced, roadway base or curb lanes reconstructed, or turn pockets altered, the projected depths of subsurface work are anticipated to be very shallow with no excavation or disturbance of sub-grade below two feet. Given that the shallowest depth where significant fossil vertebrate remains may be encountered is six feet, it is anticipated that the proposed project would result in no direct or indirect impacts on paleontological resources. Nevertheless, compliance with Section 15064.5(d) of the CEQA Guidelines would ensure that no significant impact would occur. CEQA Guidelines provide that if paleontological resources are discovered during construction-related ground-disturbing activities, work shall stop in that area and within 50 feet of the find until a qualified paleontologist can assess the

significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures may include monitoring by a qualified paleontologist during construction-related ground-disturbing activities. The qualified paleontological monitor shall retain the option of reducing monitoring if, in his or her professional opinion, the sediments being monitored were previously disturbed. Monitoring may also be reduced if the potentially fossiliferous units, previously described, are not present or, if present, are determined by qualified paleontological personnel to have a low potential to contain fossil resources. The monitor shall be equipped to salvage fossils and samples of sediments as they are unearthed to avoid construction delays and empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Recovered specimens shall be prepared to a point of identification and permanent preservation, including the washing of sediments to recover small invertebrates and vertebrates. Specimens shall be curated into a professional, accredited museum repository with permanent retrievable storage. A report of findings, with an appended itemized inventory of specimens, shall be prepared, which will signify completion of the program to mitigate impacts on paleontological resources.

As detailed in Section 15064.5(e) of the CEQA Guidelines, if human remains are exposed during construction, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. Construction must halt in the area of the discovery of human remains, the area must be protected, and consultation and treatment shall occur as prescribed by law. If the coroner determines the remains to be Native American, the coroner must contact the NAHC within 24 hours. If Native American human remains are discovered during project construction, it will be necessary to comply with state laws relating to the disposition of Native American burials, which are under the jurisdiction of the NAHC (PRC Section 5097). For remains of Native American origin, no further excavation or disturbance shall take place until the most likely descendant of the deceased Native American(s) has made a recommendation to the landowner or the person responsible for the excavation work regarding the means of treating or disposing of the human remains and any associated grave goods, with appropriate dignity, as provided in PRC Section 5097.98, or the NAHC is unable to identify a most likely descendant or the descendant fails to make a recommendation within 48 hours after being notified by the commission. In consultation with the most likely descendant, the project archaeologist and the project proponent will determine a course of action regarding preservation or excavation of Native American human remains, and this recommendation will be implemented expeditiously. If a most likely descendent cannot be located or does not make a recommendation, the project archaeologist and the project proponent will determine a course of action regarding preservation or excavation of Native American human remains, which will be submitted to the NAHC for review prior to implementation.

4.3.4 Mitigation Measures

Archaeological Resources

The ICF survey did not result in the identification of any surficial prehistoric or historic archaeological sites or features. Therefore, no impacts would occur, and no mitigation measures are required.

Historic Resources

No impacts on historic properties or historical resources were identified; therefore, no mitigation measures are required.

Paleontological Resources

For purposes of this project, pavement replacement is not considered a ground-disturbing activity. In addition, due to previous complications of encountering tar seepage during construction related activities in this area, the proposed ground disturbance for this project is anticipated not to go beyond two feet below the surface. Therefore, no impacts would be anticipated to occur, and no mitigation measures are required.

4.3.5 Level of Significance After Mitigation

Compliance with Section 15064.5 of the CEQA Guidelines would ensure that significant impacts are avoided, and adverse effects would be minimized. Compliance with these guidelines would ensure that any impacts of the project to identified archaeological and/or paleontological resources, particularly in the area of the La Brea Tar Pits, would be less than significant.