



# Valor Elementary School Project

## Cultural Resources Assessment Report

*prepared for*

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# Executive Summary

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## Purpose and Scope

Bright Star Schools retained Rincon Consultants, Inc. (Rincon) to conduct a cultural resources assessment in support of the Valor Elementary School Project (project), located at 15526-15544 West Plummer Street in the Mission Hills - Panorama City - North Hills Community Plan Area (CPA) of the City of Los Angeles (City). The proposed project would redevelop the roughly two-acre project site into an elementary school campus and rehabilitate the 1914 Craftsman style residence sited within the project site, adaptively reusing it to support school administrative function. The proposed project is subject to the California Environmental Quality Act (CEQA), with the City of Los Angeles acting as the lead agency. This assessment was prepared in compliance with the requirements of CEQA and applicable local regulations, including the reporting requirements of the City of Los Angeles, Department of City Planning, Office of Historic Resources (OHR). Efforts include searches of the California Historical Resources Information System (CHRIS) and Native American Heritage Commission (NAHC) Sacred Lands File (SLF), background and archival research, a cultural resources field survey, a historic resource impacts assessment, and the preparation of this cultural resources assessment report in compliance with the California Office of Historic Preservation (OHP) Archaeological Resources Management Report (ARMR), and OHR guidelines.

## Dates of Investigation

The NAHC completed a SLF search on June 13, 2022. The South Central Coastal Information Center (SCCIC) completed a search of the CHRIS on July 5, 2022. Rincon conducted a field survey of the project site and surrounding environment on July 13, 2022. The archival and background research and historical resources impacts assessment summarized in this report was conducted throughout May, June, and July 2022.

## Summary of Findings

The background research and cultural resources survey conducted for this assessment confirmed the presence of one historical resource, 15526 West Plummer Street (the eastern of the two parcels that comprise the project site), in the project site. As indicated by the background research conducted for this assessment, 15526 West Plummer Street (subject property) has been previously subject to extensive historic resource review. The property was identified by SurveyLA and successively nominated for designation as a City of Los Angeles Historic-Cultural Monument (HCM), a process which remains ongoing. SurveyLA identified the property as eligible for listing in the National Register of Historical Resources (NRHP), California Register of Historical Resources (CRHR) and as a City of Los Angeles HCM under Criteria A/1/1 as a rare remaining example of residential development representing the earliest pattern of development in North Hills and the San Fernando Valley (Architectural Resources Group 2014). In support of the HCM nomination, South Environmental evaluated the property in consideration of City of Los Angeles criteria, recommending it eligible for listing as a City of Los Angeles HCM under Criterion 1 as a rare remaining example of a single-family residence/poultry farm in the San Fernando Valley (South Environmental 2021). The subject property includes one built environment feature that contributes to its significance, the Craftsman style

residence constructed in 1914 and sited in the north of the property along West Plummer Street (subject building). As a property eligible for listing in the NRHP, CRHR, and local designation, 15526 West Plummer Street is considered a historical resource pursuant to CEQA.

The proposed project consists of the redevelopment of the project site into an elementary school campus, including the development of two new school buildings and the rehabilitation of the 1914 Craftsman-style residence to support administrative function of the campus. The proposed project would minimally alter the subject building, which is proposed to be rehabilitated in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards), retaining many of its character-defining features. Additionally, new development in the vicinity of the subject building is proposed to be sited and designed to minimize potential impacts to the property's setting.

According to CEQA Section 15064.5(b)(3) a project that complies with the SOI Standards is generally considered mitigated below a level of significance. Although the proposed project is anticipated to comply with the SOI Standards, the building rehabilitation plan and project designs are currently conceptual in nature. Therefore, Rincon recommends implementation of Mitigation Measure CUL-1-Historical Resource Design Review to ensure that compliance with the SOI Standards is maintained as project design proceeds.

With adherence to Mitigation Measure CUL-1, a finding of ***less-than-significant impact to historical resources with mitigation*** under CEQA is recommended.

The CHRIS and NAHC SLF searches, background research, and archaeological field survey conducted for this assessment identified no archaeological resources in the project site. Although unlikely, unanticipated discoveries remain a possibility during ground disturbance. Rincon therefore recommends implementation of MM CUL-3-Unanticipated Discovery of Cultural Resources in the event of the unanticipated discovery of cultural resources during project development. With adherence to Mitigation Measure CUL-2, a finding of ***less than significant impact to archaeological resources with mitigation*** under CEQA is recommended.

The project is required to adhere to existing regulations regarding the unanticipated discovery of human remains. With adherence to existing regulations, a finding of ***less than significant impact to human remains*** under CEQA is recommended. Mitigation measures and existing regulations related to the unanticipated discovery of human remains are detailed in Section 6 of this report.

# 1 Introduction

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Bright Star Schools retained Rincon Consultants, Inc. (Rincon) to conduct a cultural resources assessment in support of the Valor Elementary School Project (project), located at 15526-15544 West Plummer Street in the Mission Hills - Panorama City - North Hills Community Plan Area (CPA) of the City of Los Angeles (City). The proposed project would redevelop the roughly two-acre project site into an elementary school campus and rehabilitate the 1914 Craftsman style residence sited within the project site. The proposed project is subject to the California Environmental Quality Act (CEQA), with the City of Los Angeles acting as the lead agency. This assessment was prepared in compliance with the requirements of CEQA and applicable local regulations, including the reporting requirements of the City of Los Angeles, Department of City Planning, Office of Historic Resources (OHR). Efforts include searches of the California Historical Resources Information System (CHRIS) and Native American Heritage Commission (NAHC) Sacred Lands File (SLF), background and archival research, a cultural resources field survey, historical resource impacts assessment and the preparation of this cultural resources assessment report in compliance with the California Office of Historic Preservation (OHP) Archaeological Resources Management Report (ARMR) and OHR guidelines.

## 1.1 Project Location

The proposed project site lies within Township 02 North, Range 15 West, and Section 20 of the United States Geological Survey (USGS) *Van Nuys* Quadrangle. It encompasses two Los Angeles County Assessor's parcels (assessor's parcel numbers [APNs] 2656-015-007 and 2656-017-008) totaling roughly two acres. The contiguously located parcels line West Plummer Street between Orion Avenue to the west and Sepulveda Boulevard to the east, in northern portion of the Mission Hills – Panorama City – North Hills CPA (Figure 1 and Figure 2). The eastern of the parcels, 15526 West Plummer Street (subject property), constitutes a historical resource and is developed with a single-family Craftsman style residence constructed in 1914 (subject building) and two contemporary sheds; several partial orchard rows are located at the rear (south) of the parcel. The western of the parcels, 15544 West Plummer Street, is undeveloped with mature landscaping scattered throughout. Suburban residential development surrounds the project site to the north, west, and south, with commercial development to the east.

## 1.2 Project Description

The following project description was derived from schematic architectural renderings, prepared by Berliner Architects and dated June 27, 2022, which were provided by Bright Star Schools.

The proposed project involves the redevelopment of the project site into an elementary school campus and the rehabilitation and adaptive reuse of the subject building in support of school administrative function. New construction on the project site would include the development of two buildings. A school building that would include one- and two-story portions and containing 28 classrooms and ancillary use spaces would be constructed in the western portion of the project site, approximately 30 feet west of the subject building. The school building's set back from West Plummer Street would be consistent with that of the subject building. While the proposed school building would include one- and two-story portions, those near the front (north) of the project site, in proximity to the subject building, would be one story; two-story portions would be sited towards the

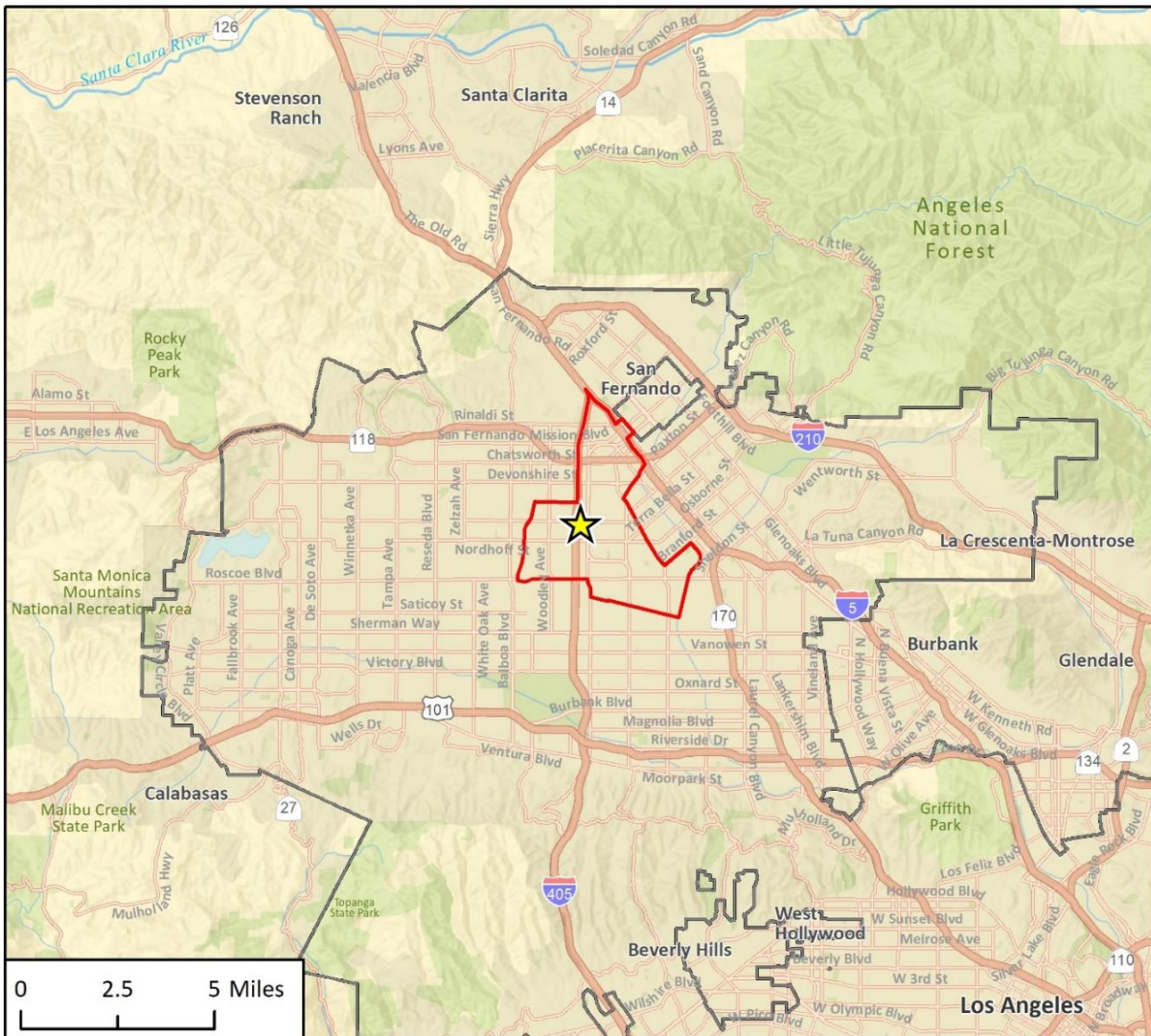
rear (south) of the project site. In addition, a single-story multi-purpose room would be constructed in the southwest of the project site, approximately 120 feet south of the subject building, behind (to the south) of a large play area. The existing residence and new buildings would be surrounded by green space and landscaping. A car drop-off area would be sited along the project site's western boundary and 49 surface-level parking spaces would be located in its southern and western portions (Figure 3, Figure 4, and Figure 5).

The subject building is proposed to be rehabilitated in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards) and adaptively reused as administrative space. To support the development of the proposed project in a manner sensitive to the subject property's historical significance, Bright Star Schools retained a historic preservation professional to prepare a memorandum to identify the property's character defining features and provide recommendations regarding the treatment of its character defining features (CDF memo). While building rehabilitation plans and project designs are currently conceptual in nature, the currently proposed rehabilitation would follow all recommendations related to the property's primary character-defining features included in the CDF memo.




### 1.3 Personnel

Rincon Architectural Historian, Rachel Perzel, MA, provided management oversight for this cultural resources assessment and is the primary author of this report. Support for this assessment was provided by Archaeologist Robert Guardado, BS, and Architectural Historian, Andrew Rodriguez, MA; both are contributing authors to this report. Mr. Guardado performed the cultural resources survey described in this assessment. The CHRIS search was conducted by in house staff at the South Central Coastal Information Center (SCCIC) and the SLF search was conducted by the NAHC. Ms. Perzel conducted the background research and historical resources impacts assessment summarized in this report. Senior Principal Investigator Ken Victorino, MA, Registered Professional Archaeologist, provided oversight and reviewed this assessment for archaeological resources. Ms. Perzel meets the *Secretary of the Interior's (SOI) Professional Qualifications Standards (PQS)* for history and architectural history and Mr. Victorino meets the SOI PQS for prehistoric and historic archaeology (36 CFR, Part 61). Geographic information system analyst Allysen Valencia prepared the figures for this report. Senior Architectural Historian Steven Treffers, MHP, and Principal Architectural Historian Shannon Carmack reviewed this report for quality control. Preparer's qualifications are included in Appendix A.

**Figure 1 Project Location Map**



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 Additional data provided by the City of Los Angeles, 2021.

-  Project Location
-  City of Los Angeles
-  Mission Hills – Panorama  
City – North Hills Plan Area

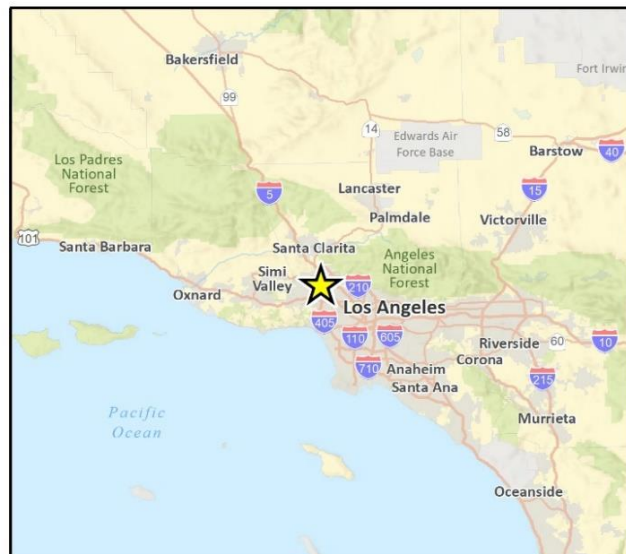


Fig. 1. Regional Location

Figure 2 Project Site Boundary



Figure 3 Conceptual Site Plan



Figure 4 Conceptual Elevation Renderings



Figure 5 Conceptual Elevation Renderings



## 2 Regulatory Framework

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

### 2.1 California Environmental Quality Act

California Public Resources Code (PRC) Section 21804.1 requires lead agencies determine if a project could have a significant impact on historical or unique archaeological resources. As defined in PRC Section 21084.1, a historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources or identified in a historical resources survey pursuant to PRC Section 5024.1(g), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant. PRC Section 21084.1 also states resources meeting the above criteria are presumed to be historically or cultural significant unless the preponderance of evidence demonstrates otherwise. Resources listed in the National Register of Historic Places (NRHP) are automatically listed in the CRHR and are, therefore, historical resources under CEQA. Historical resources may include eligible built environment resources and archaeological resources of the precontact or historic periods.

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

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

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

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

Section 15126.4 of the CEQA Guidelines stipulates an EIR shall describe feasible measures to minimize significant adverse impacts. In addition to being fully enforceable, mitigation measures must be completed within a defined time period and be roughly proportional to the impacts of the project. Generally, a project which is found to comply with the SOI Standards is considered to be mitigated below a level of significance (CEQA Guidelines Section 15126.4 [b][1]). For historical resources of an archaeological nature, lead agencies should also seek to avoid damaging effects where feasible. Preservation in place is the preferred manner to mitigate impacts to archaeological sites; however, data recovery through excavation may be the only option in certain instances (CEQA Guidelines Section 15126.4[b][3]).

### 2.1.1 National Register of Historic Places

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

- Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history
- Criterion B:** Is associated with the lives of persons significant in our past
- Criterion C:** Embodies the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- Criterion D:** Has yielded, or may be likely to yield, information important in prehistory or history

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

- Location:** The place where the historic property was constructed or the place where the historic event occurred
- Design:** The combination of elements that create the form, plan, space, structure, and style of a property
- Setting:** The physical environment of a historic property
- Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property

- Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time
- Association:** The direct link between an important historic event or person and a historic property

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

## 2.1.2 California Register of Historical Resources

The CRHR was established in 1992 and codified by PRC Sections 5024.1 and 4852. The CRHR is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (Public Resources Code, 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (Public Resources Code, 5024.1(b)). Unlike the NRHP however, the CRHR does not have a defined age threshold for eligibility; rather, a resource may be eligible for the CRHR if it can be demonstrated sufficient time has passed to understand its historical or architectural significance (California Office of Historic Preservation 2006). Furthermore, resources may still be eligible for listing in the CRHR even if they do not retain sufficient integrity for NRHP eligibility (California Office of Historic Preservation 2006). Generally, the California Office of Historic Preservation recommends resources over 45 years of age be recorded and evaluated for historical resources eligibility (California Office of Historic Preservation 1995:2).

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

- Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage
- Criterion 2:** Is associated with the lives of persons important to our past
- Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
- Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history

### Compliance with the Standards

According to Section 15064.5(b) of the CEQA Guidelines, projects which may cause a substantial adverse change in the significance of a historical resource would result in a significant effect on the environment. These impacts could result from 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 (CEQA Guidelines §15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register (CEQA Guidelines §15064.5[b][2][A]).

For the purposes of CEQA, impacts to a historical resource are considered mitigated below a level of significance when the project conforms to the SOI Standards (CEQA Guidelines §15126.4 [b][1]). The goal of the SOI Standards is to preserve the historic materials and distinctive character of a historical resource. Character-defining features are the tangible, visual elements of a building—including its setting, shape, materials, construction, interior spaces, and details—that collectively creates its historic identity and conveys its historic significance.

The SOI Standards establish professional standards and provide advice on the preservation and protection of historic properties and make broad-brush recommendations for maintaining, repairing, replacing historic materials, and designing new additions or making alterations. They cannot be used, in and of themselves, to make essential decisions about which features of a historic property should be saved and which might be changed. Rather, once an appropriate treatment is selected, the SOI Standards provide philosophical consistency to the work. There are SOI Standards for four distinct but interrelated approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction.

According to the SOI Standards, rehabilitation is deemed appropriate “when repair and replacement of deteriorated features are necessary, when alterations or additions to the property are planned for a new or continued use, and when its depiction at a particular period of time is not appropriate, rehabilitation may be considered as a treatment.” The following lists the SOI Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## 2.2 City of Los Angeles

### **Los Angeles Historic-Cultural Monuments**

Local landmarks in Los Angeles are known as Historic-Cultural Monuments (HCM) and are managed under the aegis of the City of Los Angeles Planning Department, OHR. The Cultural Heritage Ordinance defines a monument or local landmark as any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles. The City Council may designate a proposed HCM upon the recommendation of the Cultural Heritage Commission if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community
2. Is associated with the lives of historic personages important to national, state, city, or local history
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age. (Los Angeles Municipal Code Section 22.171.7 added by Ordinance No. 185,472, Effective April 28, 2018)

### **Historic Preservation Overlay Zones**

The Historic Preservation Overlay Zone (HPOZ) Ordinance was adopted in 1979 and amended in 2004. It is described by the City of Los Angeles OHR thus:

To identify and protect neighborhoods with distinct architectural and cultural resources, the City ... developed an expansive program of Historic Preservation Overlay Zones ... HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.

## 3 Natural and Cultural Setting

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### 3.1 Natural Setting

The project site is located in the city of Los Angeles in the northeast portion of North Hills, in an area surrounded by commercial and residential development and a nearby middle school. The project site is situated at an elevation of approximately 262 meters (860 feet) above mean sea level. Vegetation primarily consists of non-native grasses and weeds; mature vegetation is scattered throughout.

### 3.2 Cultural Setting

#### 3.2.1 Indigenous History

During the twentieth century, many archaeologists developed chronological sequences to explain prehistoric cultural changes within all or portions of southern California (c.f., Jones and Klar 2007; Moratto 1984). Wallace (1955, 1978) devised a prehistoric chronology for the southern California coastal region based on early studies and focused on data synthesis that included four horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Though initially lacking the chronological precision of absolute dates (Moratto 1984:159), Wallace's (1955) synthesis has been modified and improved using thousands of radiocarbon dates obtained by southern California researchers over recent decades (Byrd and Raab 2007:217; Koerper and Drover 1983; Koerper et al. 2002; Mason and Peterson 1994). The prehistoric chronological sequence for southern California presented below is a composite based on Wallace (1955) and Warren (1968) as well as later studies, including Koerper and Drover (1983).

##### *Early Man Horizon (ca. 10,000 – 6,000 B.C.)*

Numerous pre-8,000 BCE sites have been identified along the mainland coast and Channel Islands of southern California (c.f., Erlandson 1991; Johnson et al. 2002; Jones and Klar 2007; Moratto 1984; Rick et al. 2001:609). The Arlington Springs site on Santa Rosa Island produced human remains dating to approximately 13,000 years ago (Arnold et al. 2004; Johnson et al. 2002). On nearby San Miguel Island, human occupation at Daisy Cave (CA-SMI-261) has been dated to nearly 13,000 years ago and included basketry at least 12,000 years old, the earliest on the Pacific Coast (Arnold et al. 2004).

Although few Clovis or Folsom style fluted points have been found in southern California (e.g., Dillon 2002; Erlandson et al. 1987), Early Man Horizon sites are generally associated with a greater emphasis on hunting than later horizons. Recent data indicates that the Early Man economy was a diverse mixture of hunting and gathering, including a significant focus on aquatic resources in coastal areas (e.g., Jones et al. 2002) and on inland Pleistocene lakeshores (Moratto 1984). A warm and dry 3,000-year period called the Altithermal began around 6,000 BCE. The conditions of the Altithermal are likely responsible for the change in human subsistence patterns at this time, including a greater emphasis on plant foods and small game.

### *Milling Stone Horizon (6,000 – 3,000 B.C.)*

Wallace (1955:219) defined the Milling Stone Horizon as “marked by extensive use of milling stones and mullers, a general lack of well-made projectile points, and burials with rock cairns.” The dominance of such artifact types indicates a subsistence strategy oriented around collecting plant foods and small animals. A broad spectrum of food resources was consumed including small and large terrestrial mammals, sea mammals, birds, shellfish and other littoral and estuarine species, near-shore fishes, yucca, agave, and seeds and other plant products (Kowta 1969; Reinman 1964). Variability in artifact collections over time and from the coast to inland sites indicates that Milling Stone Horizon subsistence strategies adapted to environmental conditions (Byrd and Raab 2007:220). Lithic artifacts associated with Milling Stone Horizon sites are dominated by locally available tool stone and ground stone tools, such as manos and metates, chopping, scraping, and cutting tools, are very common. Kowta (1969) attributes the presence of numerous scraper-plane tools in Milling Stone Horizon collections to the processing of agave or yucca for food or fiber. The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon and increased dramatically in later periods (Wallace 1955, 1978; Warren 1968).

Two types of artifacts that are considered diagnostic of the Milling Stone Horizon are the cogged stone and discoidal, most of which have been found within sites dating between 4,000 and 1,000 BCE (Moratto 1984:149), though possibly as far back as 5500 BCE (Couch et al. 2009). The cogged stone is a ground stone object that has gear-like teeth on the perimeter and is produced from a variety of materials. The function of cogged stones is unknown, but many scholars have postulated ritualistic or ceremonial uses (c.f., Dixon 1968:64-65; Eberhart 1961:367) based on the materials used and their location near burials and other established ceremonial artifacts as compared to typical habitation debris. Similar to cogged stones, discoidals are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidals were often purposefully buried, or “cached.”

### *Intermediate Horizon (3,000 B.C. – A.D. 500)*

Wallace’s Intermediate Horizon dates from approximately 3,000 BCE - CE 500 and is characterized by a shift toward a hunting and maritime subsistence strategy, as well as greater use of plant foods. During the Intermediate Horizon, a noticeable trend occurred toward greater adaptation to local resources including a broad variety of fish, land mammals, and sea mammal remains along the coast. Tool kits for hunting, fishing, and processing food and materials reflect this increased diversity, with flake scrapers, drills, various projectile points, and shell fishhooks being manufactured.

Mortars and pestles became more common during this transitional period, gradually replacing manos and metates as the dominant milling equipment. Many archaeologists believe this change in milling stones signals a change from the processing and consuming of hard seed resources to the increasing reliance on acorn (e.g., Glassow et al. 1988; True 1993). Mortuary practices during the Intermediate Horizon typically included fully flexed burials oriented toward the north or west (Warren 1968:2-3).

### *Late Prehistoric Horizon (A.D. 500 – Historic Contact)*

During Wallace’s (1955, 1978) Late Prehistoric Horizon the diversity of plant food resources and land and sea mammal hunting increased even further than during the Intermediate Horizon. More types of artifacts were observed during this period and high-quality exotic lithic materials were used for small finely worked projectile points associated with the bow and arrow. Steatite containers were made for cooking and storage and an increased use of asphalt for waterproofing is noted. More artistic artifacts were recovered from Late Prehistoric sites and cremation became a common

mortuary custom. Larger, more permanent villages supported an increased population size and social structure (Wallace 1955:223).

Warren (1968) attributes this dramatic change in material culture, burial practices, and subsistence focus to the westward migration of desert people he called the Takic, or Numic, Tradition in Los Angeles, Orange, and western Riverside counties. This Takic Tradition was formerly referred to as the “Shoshonean wedge” (Warren 1968), but this nomenclature is no longer used to avoid confusion with ethnohistoric and modern Shoshonean groups (Heizer 1978:5; Shipley 1978:88, 90). Modern Gabrielino/Tongva in western Riverside County are generally considered by archaeologists to be descendants of these prehistoric Uto-Aztecan, Takic-speaking populations that settled along the California coast during the Late Prehistoric Horizon.

### 3.2.2 Ethnographic Setting

#### **Gabrielino – Tongva**

The project site is located within the traditional territory of the Native American group known as the Gabrielino. The name Gabrielino was applied by the Spanish to those natives that were attached to Mission San Gabriel (Bean and Smith 1978:538). Today, most contemporary Gabrielino prefer to identify themselves as Tongva, a term that will be used throughout the remainder of this section (2011). Tongva territory included the Los Angeles basin and southern Channel Islands as well as the coast from Aliso Creek in the south to Topanga Creek in the north. Their territory encompassed several biotic zones, including Coastal Marsh, Coastal Strand, Prairie, Chaparral, Oak Woodland, and Pine Forest (Bean and Smith 1978).

The Tongva language belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin region (Mithun 2004). This language family includes dialects spoken by the nearby Juaneño and Luiseño but is considerably different from those of the Chumash people living to the north and the Diegueño (including Ipai, Tipai, and Kumeyaay) people living to the south.

Tongva society was centered around patrilineal non-localized clans, a common Takic pattern. Each clan had a ceremonial leader and contained several lineages. The Tongva established large permanent villages and smaller satellite camps throughout their territory. Recent ethnohistoric work (O’Neil 2002) suggests a total tribal population of nearly 10,000, considerably more than earlier estimates of around 5,000 people (Bean and Smith 1978:540).

Tongva subsistence was oriented around acorns supplemented by the roots, leaves, seeds, and fruits of a wide variety of plants. Meat sources included large and small mammals, freshwater and saltwater fish, shellfish, birds, reptiles, and insects. (Bean and Smith 1978; Langenwaller et al. 2001; Kroeber 1925; McCawley 1996). The Tongva used a wide variety of tools and implements to gather and hunt food. The digging stick, used to extract roots and tubers, was frequently noted by early European explorers (Rawls 1984). Other tools included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Like the Chumash, the Tongva made oceangoing plank canoes (known as a *ti’at*) capable of holding six to 14 people and used for fishing, travel, and trade between the mainland and the Channel Islands. Tule reed canoes were designed for near-shore fishing (Blackburn 1963; McCawley 1996:117-127).

Chinigchinich, the last in a series of heroic mythological figures, was central to Tongva religious life at the time of Spanish contact (Kroeber 1925:637–638). The belief in Chinigchinich was spreading south among other Takic-speaking groups at the same time the Spanish were establishing Christian

missions. Elements of Chinigchinich beliefs suggest it was a syncretic mixture of Christianity and native religious practices (McCawley 1996:143-144).

Prior to European contact, deceased Tongva were either buried or cremated; burial was more common on the Channel Islands and the adjacent mainland coast and cremation was more common on the remainder of the coast no adjacent to the Channel Islands and in the mainland interior (Harrington 1942; McCawley 1996:157). After pressure from Spanish missionaries, cremation essentially ceased during the post-contact period (McCawley 1996:157)

### 3.3 Post-Contact Setting

#### **Mission Hills – Panorama City – North Hills Community Plan Area**

The proposed project site is located in the Mission Hills – Panorama City – North Hills CPA. The following paragraphs were excerpted from the SurveyLA *Historic Resource Survey Report for the Mission Hills – Panorama City – North Hills Community Plan Area* to provide a summary of the area’s developmental history:

Development activity within the CPA corresponds to three distinct, yet disparate periods in California’s history: the establishment of Spanish missions in the late 18th century, agricultural related development corresponding with the expansion of the streetcar into the Valley in 1911 and the opening of the Los Angeles Aqueduct in 1913, and the proliferation of suburban development that took hold shortly after World War II.

European settlement in the CPA first occurred in 1797, when Franciscan missionaries founded Mission San Fernando Rey de España, the seventeenth in the chain of 21 Spanish missions that operated in Alta California. Located approximately halfway between two existing missions, San Buenaventura and San Gabriel Arcangel, Mission San Fernando stood out as the most visible landmark in the otherwise-barren San Fernando Valley. Primary buildings associated with the mission included the main church, constructed between 1804 and 1806, and the convento, constructed between 1810 and 1812. Only the convento is extant; the original church was razed and reconstructed after sustaining irreparable damage in the 1971 Sylmar earthquake. Native American converts, or neofitos were drawn from several nearby Tongva-speaking villages, Chumash lands located across the hills to the west, and settlements located further inland.

Mission San Fernando was secularized in the 1830s, shortly after Mexico declared its independence from Spain. In the mid-19th century, the CPA was incorporated into the Rancho Ex-Mission San Fernando, a vast land grant that encompassed the majority of the San Fernando Valley. Per a complex arrangement between the rancho’s owner and then-Governor Pio Pico, portions of the rancho were leased and later owned by the Pico family. During the Picos’ tenure, the sprawling, open land that comprised the CPA was used for cattle and sheep ranching. Still standing near the mission is the Andres Pico Adobe, which was constructed in 1834 and remodeled by members of the Pico family in 1873. Portions of the Rancho Ex-Mission San Fernando were divided and sold off incrementally as the 19th century progressed.

Rail and streetcar lines expanded their reach into the northeast San Fernando Valley at the turn of the twentieth century. In 1893, the Southern Pacific Railroad constructed 21 miles of track between Burbank and Chatsworth, shaping the southern boundaries of present-day North Hills and Panorama City. The track became part of the SP Coast Main Line, which opened in 1904 and connected Los Angeles to San Francisco via the Santa Susana Pass. The Pacific Electric Railway opened an electric streetcar line in 1911 that connected Los Angeles and San Fernando by way of

Van Nuys Boulevard, Parthenia Street, Parthenia Place, Sepulveda Boulevard, and Brand Boulevard. Day trips along the streetcar line to Mission San Fernando became popular excursions by the 1920s. Efforts to preserve and rehabilitate the mission, which had fallen into a state of disrepair in the late 19th century, also took root around this time. Included in these efforts was the improvement of Brand Park in the 1920s.

Ranches and agriculture represented the predominant land uses in the CPA during the first half of the 20th century, made possible largely by the completion of the Los Angeles Aqueduct in 1913. Citrus, which had been cultivated in the area since the late 19th century, was grown in abundance, although the sprawling, open land that comprised the CPA also supported cultivation of such other crops as walnuts, wheat, and alfalfa. North Hills, which was previously named Mission Acres and later Sepulveda, was initially developed in the 1910s and 1920s with chicken ranches and fruit and vegetable farms. Scattered houses and neighborhood institutions were constructed in the community at this time. In the southeast section of the CPA was the Panorama Ranch, also known as Pellissier Ranch, a large dairy farm that was operated by the Los Angeles Creamery. Development was limited to a handful of modest residences which were built alongside orchards and ranches near present-day Mission Hills and North Hills, as well as to the east of the Panorama Ranch property.

The CPA experienced rapid physical and economic growth shortly after World War II. With its abundance of agricultural and ranch lands, the area was attractive to developers who were eager to capitalize on the increased demand for housing and employment in the postwar era. By the 1950s, large-scale suburban development had transformed the once-rural CPA into the residential, commercial, and industrial center of the North San Fernando Valley.

The development of Panorama City marked the beginning of this transformation. Plans for the community were conceived in 1947, when developer Fritz Burns and industrialist Henry Kaiser purchased 400 acres of the former Panorama Ranch and announced their intent to develop a master-planned community. Burns and Kaiser commissioned the renowned architectural firm of Wurdeman and Becket to develop the community's master plan, which called for the construction of over 4,000 homes, 31 acres of commercial development, 25 acres of parking, and a network of curvilinear streets. Construction commenced in 1947. New homes were sold and manufactured by Kaiser Community Homes, a branch of Kaiser's industrial empire, using mass-production principles that Kaiser had successfully applied to the manufacture of ships during World War II. Building single-family homes en masse using this method helped keep costs low; two-bedroom, 800-square foot homes with attached garages sold for less than \$10,000. Homes in Panorama City sold very quickly, which led to the rise of a near-instant community. Key elements of Wurdeman and Becket's master plan, including curvilinear streets, small houses, and proximity to commercial development, are still evident today.

Panorama City's rapid residential development was aided by the concurrent development of several large-scale industries nearby. General Motors had purchased a 100-acre portion of the Panorama Ranch in 1945 and began construction of a one-million-square-foot assembly plant near the junction of Van Nuys Boulevard and the Southern Pacific Railroad tracks. The assembly plant opened in 1948. In 1953, the Carnation Company opened a food research laboratory across the street from the GM plant on Van Nuys Boulevard. The following year, two large breweries opened in the adjacent community of Van Nuys: a Joseph Schlitz brewery was located near Woodman Avenue and the Southern Pacific Railroad Tracks, and an Anheuser Busch brewery opened near the intersection of Roscoe Boulevard and the present-day route of Interstate 405. A number of smaller-scale industries concentrated in industrial tracts on Saticoy and Arminta

streets. Industrial development provided ample employment opportunities for prospective homebuyers and provided the CPA with a strong and stable economic base.

Residential construction in Panorama City was accompanied by commercial and institutional development, which arose in the 1950s to serve the needs of the area's growing population. In addition to selling and constructing single-family homes, Burns and Kaiser embarked on the development of a 100-acre regional shopping center adjacent to their planned residential subdivision. Between 1955 and 1964, the Panorama City Shopping Center was developed with four major department stores: Broadway, Robinson's, Montgomery Ward, and Ohrbach's. The Panorama City Shopping Center thereafter emerged as the commercial heart of the North San Fernando Valley. Theaters, bowling alleys, food markets, banks, churches, schools, and post offices were constructed along major commercial corridors. In the 1960s, developers experimented with the construction of mid- and high-rise office towers on Van Nuys Boulevard, and in 1962 the Kaiser Foundation opened a 10-story hospital at the intersection of Roscoe Boulevard and Woodman Avenue. In a relatively short amount of time, Panorama City had come into being as a well-planned, self-sustaining suburban community with affordable homes, a strong employment base, and ample amenities.

Suburban development also occurred at an accelerated pace in the north and central portions of the CPA, in present-day North Hills (known as Sepulveda until 1992) and Mission Hills (known as Dennis Park until 1958). Large tracts of agricultural lands and ranches were incrementally purchased and developed into single-family neighborhoods in the 1950s and 1960s. However, unlike Panorama City, the development of these communities was not guided by a master plan, so subdivisions arose in a more piecemeal fashion. This wave of residential development was accompanied by commercial and institutional development along the area's primary thoroughfares. In 1955, the Veterans' Administration opened a psychiatric hospital on 160 acres in Sepulveda, reflecting the area's rapid growth and increased demand for services.

The completion of the 5 and 405 Freeways in the 1960s and the subsequent construction of the 118 Freeway further bolstered suburban growth by providing the CPA with direct connections to major employment centers in central Los Angeles. The few remaining vacant parcels were developed with single-family and multi-family residences during this period. Like much of the San Fernando Valley, the CPA was almost entirely built out with a mix of residential, commercial, and institutional properties by the close of the 1960s.

Structural changes in the American economy and a major earthquake spelled hard times for the CPA in the 1990s. In 1992, General Motors closed its assembly plant, citing the general decline of American auto manufacturing and rising costs of domestic labor. Closure of the plant left thousands unemployed. Two other major local employers, the Schlitz Brewery and the Carnation Research Laboratory, closed in 1990 and 1994, respectively. By the mid-1990s, the industrial backbone of the local economy had almost entirely disintegrated. These economic issues were compounded by the 1994 Northridge Earthquake, which jolted the CPA and damaged scores of buildings, some beyond repair. However, in the years since the earthquake many of these structures have been replaced, which accounts in part for the scattered post-1980 construction in the CPA. Other recent development projects, including the construction of a shopping plaza on the site of the GM assembly plant and Panorama High School on the site of the Carnation Research Laboratory, paint an optimistic economic picture of the CPA's future.

The CPA has experienced a dramatic demographic transformation over time. Like the majority of the San Fernando Valley, the area was wrought with restrictive covenants which prevented nonwhites from purchasing property. Rather, racial and ethnic minorities were "steered" to the

neighboring communities of Pacoima and San Fernando, where covenants were generally not implemented, and the CPA was historically characterized by racial homogeneity and a relative lack of diversity. Discriminatory housing practices persisted into the postwar era in spite of the Supreme Court's landmark decision in 1948 that rendered restrictive covenants unenforceable in court. The development of Panorama City exemplified this trend; although its developer, Fritz Burns, encouraged occupational and class diversity within the planned development, new homes within the subdivision were marketed and sold to a predominantly white clientele. However, the implementation of fair housing laws and the integration of public schools in the 1960s and 1970s paved the way to make the CPA a more racially heterogeneous environment, and over time the CPA has become emblematic of the rich diversity within Los Angeles. Today, Mission Hills, Panorama City, and North Hills all feature majority Latino populations, although each community is composed of other racial and ethnic groups as well (ARG 2014).

### **Developmental History of the Project Site**

The project site is located in the San Fernando Valley's North Hills neighborhood. Historically known first as the Mission District and then as Mission Acres, current day Mission Hills was first developed in the early part of the 20th century by the San Fernando Mission Land Co. and later by the Patton & Longley Co. The area's development coincided with the arrival of water, via the Los Angeles Aqueduct, in the San Fernando Valley and by the 1920s it was occupied with agricultural development including most notably citrus ranches and poultry farms. As many of the properties in then-Mission Acres were initially developed as 9.7-acre square lots that were subdivided further over time, it is likely that the project site was initially part of a larger agricultural plot. The project site was first developed within this context, possibly by members of Los Angeles' pioneering Plummer family, in 1914 (South Environmental 2021). Historical aerial images dating from 1928, the earliest available of the project site, depict the area developed with agricultural fields and associated homesteads and outbuildings. In 1928 the subject property appears developed with the subject building and several outbuildings to its rear that no longer remain (Photograph 1).

Throughout the 20<sup>th</sup> century, the area surrounding the project site continued to densify. In the years prior to World War II, growth remained structured around agriculture. However, expansive suburban development occurred in the post-World War II period (Photograph 2). In recent decades, the area's densification has continued and today the project site is surrounded by a mix of relatively dense development with Interstate (I)-405 approximately .15-miles to the west.

Photograph 1 1928 Aerial of the Project Site and Surrounding Area



Photograph 2 1971 Aerial of the Project Site and Surrounding Area



## 4 Background Research

### 4.1 Cultural Resources Records Search

A CHRIS search was completed in support of this assessment on June 7, 2022, by staff at the SCCIC located at California State University, Fullerton. The purpose of the search was to identify previously conducted cultural resources studies and previously recorded cultural resources located within the project site and within 0.5-mile of the project site. The CHRIS search results are summarized below and included in Appendix B of this report.

The SCCIC records search identified one previously conducted cultural resources study (LA-10756), the study area of which included the project site. Additionally, there have been seven cultural resources studies previously conducted within 0.5-mile of the project site (Table 1). Cultural study LA-10756 is discussed in further detail below. The SCCIC record search results identified no previously recorded cultural resources within the project site or a 0.5-mile radius surrounding it.

**Table 1 Previously Conducted Cultural Resources Studies within 0.5-mile of Project Site**

Report Number	Author	Year	Title	Study Area Relationship to the Project Site
LA-10756	McKenna, Jeanette	2010	<i>A Cultural Resources Overview and Preliminary Assessment of the Pacoima/Panorama City Redevelopment Plan Amendment/Expansion Project Area, Los Angeles County, California</i>	Within
LA-00020	Gates, Gerald R.	1973	<i>Assessment of the Archaeological Impact by the Development of Dick Dunn Development Company Proposed Condominiums/single Family Housing Project at the Intersection of Sepulveda Blvd. and Superior St., Sepulveda, California</i>	Outside
LA-07778	Wlodarski, Robert J.	2005	<i>A Phase 1 Archeological Study for the Proposed Woodland Terrace Apartment Project Located at 15532-15538 Nordhoff Street City of Los Angeles, Los Angeles County, California</i>	Outside
LA-08873	Bonner, Wayne H.	2006	<i>Cultural Resources Records Search Results and Site Visit for T-Mobile Candidate Sv01489 (Bennett Nursery), 15508 Plummer Street, North Hills, Los Angeles County, California</i>	Outside
LA-09180	Bonner, Wayne	2007	<i>Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate SV11414A (Mestizo Restaurant), 15418 Lassen Street, Mission Hills, Los Angeles County, California</i>	Outside

Report Number	Author	Year	Title	Study Area Relationship to the Project Site
LA-09599	Bonner, Wayne H.	2008	<i>Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate SV11414E (Mestizo Restaurant), 154418 Lassen St., Mission Hills, Los Angeles County, California</i>	Outside
LA-12505	Wallace, James, Dietler, Sara, and Kry, Linda	2012	<i>Draft Phase I Cultural Resources Assessment San Fernando Valley Water Recycling Project City of Los Angeles, California</i>	Outside
LA-13119	Bonner, Wayne H.	1999	<i>Cultural Resources Survey, Monroe New Elementary School No. 2, North Hills, city and County of Los Angeles, California</i>	Outside

Source: SCCIC 2022

## LA-10756

Jeanette A. McKenna, MA, RPA, prepared study LA-10756, *A Cultural Resources Overview and Preliminary Assessment of the Pacoima/Panorama City Redevelopment Plan Amendment/Expansion Project Area, Los Angeles County, California*, in 2010. The study was conducted to provide an overview of cultural sensitivity of four specific areas (subareas 1, 2, 3, and 4) of the San Fernando Valley. The current project site is located in what the study refers to as subarea 3, which encompasses a large geographic area including Van Nuys and Panorama City, in addition to North Hills. The study stated that all four of the subareas of the San Fernando Valley that were assessed are sensitive for prehistoric archaeological resources. However, the study did not identify any archaeological resources. Although the study provides a broad overview of the cultural sensitivity of the larger geographic area within which the project site is located, it does not provide any information related specifically to the project site (McKenna 2010).

## 4.2 Sacred Lands File Search

Rincon contacted the NAHC on May 2, 2022, to request a SLF search of the project site. The NAHC emailed a response on June 16, 2022, stating that the SLF search was “negative” for tribal heritage resources. The response from the NAHC also included a contact list of 19 local Native American groups and individuals that may have knowledge of tribal heritage resources within the project site. The results of the SLF search are included in Appendix C of this report.

## 4.3 Previous Identification Efforts

### Inventory Review

As part of the background research effort, Rincon reviewed the following inventories of known cultural resources: NRHP, CRHR, Built Environment Resource Directory (BERD), and City of Los Angeles HCM and HPOZ databases. Review of these known historic resource inventories did not indicate the presence of any known resources within or in the immediate vicinity of the proposed project site.

## SurveyLA

The City of Los Angeles has an active citywide survey program to identify and evaluate historic resources for long-term planning purposes. Known as SurveyLA, this citywide historic resources survey organizes the city by CPAs and employs multiple-property documentation-driven historic context statements to identify resources. As noted previously, the project site is located in the Mission Hills – Panorama City – North Hills CPA, surveyed from May 2013 to March 2014 by Architectural Resources Group (ARG). A review of the survey findings from the Mission Hills – Panorama City – North Hills CPA indicates that one property in the project site, 15526 West Plummer Street, was identified as eligible for individual listing in the NRHP, CRHR and as a City of Los Angeles HCM under Criteria A/1/1. SurveyLA provided the following explanation for the property’s eligibility: “significant as representing the earliest pattern of development in the area; a very rare, remaining example of an intact 1910s residence in North Hills and San Fernando Valley as a whole” (ARG 2014).

Following SurveyLA’s identification of 15526 West Plummer Street, two additional documents were compiled to support further understanding of the property’s historical significance. These documents, which were reviewed and relied upon by the current assessment, as described in further detail below and are included in Appendix D of this report for reference.

## Historic-Cultural Monument Nomination

In 2021 on behalf of the North Hills East Preservation Consortium, South Environmental prepared a HCM Nomination for 15526 West Plummer Street. The report appended to the nomination form presents the following information related to the property: detailed architectural description, presentation of alteration history, list of site and exterior character-defining features, statement of significance including summary of significance, identification of period of significance (as 1914-1927), presentation of supporting historic context, developmental and ownership history, and a discussion of the property’s integrity. In concurrence with SurveyLA, the nomination found 15526 West Plummer Street eligible for listing as a City of Los Angeles HCM under Criterion 1 as a rare remaining example of a single-family residence/poultry farm in the San Fernando Valley. The nomination indicated the subject building as the only built environment contributing to the property’s significance. It additionally identifies the following as the property’s character-defining features: (site) large, deep lot, mature trees (exterior) single-story, distinct horizontal lines, low pitched roof, overhanging eaves, wood shingle cladding, partial-width porch, grouped windows, Craftsman style door, brick piers at porch, vertical wooden slate vents at gable (South Environmental 2022).

## Character-Defining Features Memorandum

As previously noted, to support the development of the proposed project in a manner sensitive to the subject property’s historical significance, Teresa Grimes prepared a CDF memo for Bright Star Schools in 2022. The CDF memo identifies the property’s character defining features, dividing them in to primary, secondary, and non-character-defining features. The CDF memo additionally provides recommendations regarding the treatment of character-defining features (Grimes 2022).

## 5 Field Survey

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### 5.1 Methods

Rincon Archaeologist Robert Guardado, BS, conducted an archaeological and built environment field survey of the project site and its surroundings on July 13, 2022. The pedestrian archaeological survey was conducted in 10-meter transects with a generally north to south orientation. During the survey, areas of exposed ground surface within the project site were examined for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ecofacts (bone), soil discoloration that might indicate the presence of a cultural midden, historic debris (e.g., metal, glass, ceramics), and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, foundations). Burrows allowed visual inspection of subsurface soils.

Under the direction of Rincon Architectural Historian Rachel Perzel, MA, Mr. Guardado surveyed all built environment features on the project site including the existing 1914 residence sited in the eastern portion of the project site. He confirmed that the residence remains in a condition consistent with that observed at the time that the City of Los Angeles HCM nomination was prepared in July 2021 and that no significant alterations have occurred since that time. He took extensive photographs of the building and its surroundings in support of field observations. Mr. Guardado additionally performed a pedestrian built environment survey of the neighborhood surrounding the proposed project site. He extensively photographed the area and noted potential historical resources, along with their integrity and potential character-defining features. Field notes and photographs were later reviewed by Ms. Perzel. Copies of the survey notes and digital photographs are maintained at Rincon's Los Angeles office.

The property containing the residence described above has been extensively studied recently, as part of the ongoing City of Los Angeles HCM nomination process and has not been recently altered. Therefore, it was not recorded on California Department of Parks and Recreation 523 Series Forms as part of the current assessment. However, it is described in additional detail below to support the impacts assessment that follows.

### 5.2 Results

#### **Current Setting and Existing Conditions of the Project Site**

The project site encompasses two Los Angeles County Assessor's parcels and occupies a roughly two-acre area on West Plummer Street between Orion Avenue (west) and Langdon Avenue (east) in the northern portion of the Mission Hills – Panorama City – North Hills CPA (Photograph 3). The easternmost parcel is currently developed with the subject building, a single-family residence constructed in 1914 (Photograph 4), while the westernmost parcel is undeveloped. Vegetation within the project site includes several orchard rows to the rear (south) of the subject building in addition to grassy areas and mature trees which are scattered throughout, particularly along property lines (Photograph 5). Each of the parcels is enclosed with various fences and a curbed sidewalk lies beyond the fences to the north, separating the parcels from West Plummer Street, a paved four lane arterial roadway.

The project site is surrounded by suburban development consisting of a variety of land uses. Its immediate surroundings are occupied by single-family residential development constructed primarily

in the post-World War II period. However, multi-family residential properties are also present in the vicinity (Photograph 6). Supportive commercial development lines Sepulveda Boulevard, which runs north-south approximately .15 mile east of the project site. I-405 is also in the vicinity of the project site and runs north-south approximately 0.15 mile to its west (Photograph 7).

**Photograph 3 Overview of the Project Site; Taken from the North Side of West Plummer Street; Facing Southeast Towards the Project Site**



**Photograph 4 Overview of the Project Site; View of Existing Residence from the West Plummer Street Right-of-Way**



**Photograph 5 Overview of the Project Site; North-Facing View of the Property Line Dividing the Two Parcels Comprising the Project Site**



**Photograph 6 Overview of the Environment Surrounding the Project Site; Photograph Taken on the North Side of West Plummer Street Facing East**



**Photograph 7 Overview of the Environment Surrounding the Project Site; Photograph Taken on the South Side of West Plummer Street with Project Site at South**



## Built Environment Historical Resource Findings

The field survey confirmed the presence of one historical resource, 15526 West Plummer Street, in the project site. The subject property encompasses one deep rectangular parcel (Los Angeles County APN: 2656-015-008) located on the south side of West Plummer Street between Orion Avenue and Sepulveda Boulevard. It includes one single-family residence constructed in 1914 in a vernacular Craftsman Style (Photograph 8, Photograph 9 Photograph 10, Photograph 11 Photograph 12). In addition to the subject building, the property includes two, relatively large, contemporary (added to the property following 2011), rectangular-planned sheds sited east of the subject building (Photograph 13 and Photograph 14). At the rear of the property are several partial orchard rows and the structural remains of what appears to have been contemporary chicken coop (Photograph 15 and Photograph 16). Mature trees are additionally scattered throughout the property. The survey confirmed that the property remains in a condition consistent with that observed at the time its City of Los Angeles HCM nomination was prepared and that no significant alterations have occurred since that time.

### Photograph 8 Primary (North) Elevation of the Subject Building



**Photograph 9 Primary (North) Elevation and Front Yard Set Back of the Subject Building**



**Photograph 10 West Elevation of the Subject Building**



**Photograph 11 West Elevation of the Subject Building**



**Photograph 12 Rear (South) Elevation of the Subject Building**



**Photograph 13 Rear (South) Elevation of the Subject Building with Existing Sheds in Background**



**Photograph 14 Contemporary Shed Located to Rear of Subject Building**



**Photograph 15 Existing Orchard Rows on Subject Property**



**Photograph 16 Identified Structural Remains on Subject Property**



## Archeological Resource Findings

Ground visibility throughout the project site was low (0 – 35%) due to seasonal grasses and weeds (Photograph 17 and Photograph 18). Non-seasonal vegetation consisted of several trees and a few large shrubs. The trees primarily lined the western and southern boundaries of the project site and the property line that divides the two parcels comprising it. Five large shrubs were grouped centrally within the westernmost parcel in the project site. Additionally, several granite boulders were scattered throughout the project site.

To the rear of the subject building were several partial orchard rows with exposed PVC irrigation pipe (Photograph 19). The previously noted contemporary structural remains of what appear to have been a chicken coop were located south of the orchard rows, along the southern boundary of the project site.

A graded area with the vegetation covered remains of a concrete pad was observed in the southwestern corner of the project site (Photograph 20 and Photograph 21). Although accurate dimensions could not be determined due to the vegetation, the feature is likely to be at least 25 feet long and at least 10 feet wide. No historic period artifacts, such as glass or ceramics, or historic period building materials, such as brick or wood, which could be used to provide information about the history of construction or use of the pad were identified by the survey.

The field survey did not result in the identification of potentially significant archaeological materials.

### Photograph 17 Overview of the Project Site Ground Visibility



**Photograph 18 Overview of the Project Site Ground Visibility**



**Photograph 19 Overview of Orchard Rows to Rear of Subject Building**



**Photograph 20 Overview of Graded Area with Concrete Remains**



**Photograph 21 Close up View of Graded Area with Concrete Remains**



## 6 Findings and Conclusions

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

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

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

### 6.1 Historical Built Environment Resources

The current assessment confirmed the presence of one historical resource, 15526 West Plummer Street, in the project site. The resource encompasses one deep parcel developed with a single-family residence constructed in 1914 in a vernacular Craftsman Style, in addition to two contemporary sheds and the contemporary remains of what appears to have been a chicken coop. As acknowledged throughout this assessment, the property was identified by SurveyLA as eligible for listing in the NRHP, CRHR and as a City of Los Angeles HCM under Criteria A/1/1 as a rare remaining example of residential development representing the earliest pattern of development in North Hills and the San Fernando Valley (ARG 2014). It was successively nominated as a City of Los Angeles HCM and is currently working its way through the HCM nomination process. In concurrence with SurveyLA, the HCM nomination found the property eligible for listing as a City of Los Angeles HCM under Criterion 1 as a rare remaining example of a single-family residence/poultry farm in the San Fernando Valley. The HCM nomination identified the property's period of significance as 1914-1927, spanning from the property's construction to the close of the early development period in the San Fernando Valley. (South Environmental 2021). The previously noted sheds, structural remains, and orchard rows postdate the historic period and the subject property's period of significance (1914-1927); they therefore do not contribute to its historical significance. The research conducted as part of the current assessment did not identify any information that conflicts with previous findings and concurs that the property is eligible for listing in the NRHP, CRHR and as an HCM under Criteria A/1/1. As a property eligible for historic designation, 15526 West Plummer Street is considered a historical resource according to CEQA Guidelines § 15064.5(a).

According to CEQA, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Substantial adverse change in the significance of an historical resource is defined in CEQA Guidelines § 15064.5(b)(1) as the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. Further, material impairment is defined in CEQA Guidelines §15064.5(b)(2) as the

demolition or material alteration in an adverse manner those physical characteristics of a historical resource that convey its significance and justify its inclusion in or eligibility for inclusion in the CRHR or a local register of historical resources. For the purposes of CEQA, impacts to a historical resource are generally considered mitigated below a level of significance when the project conforms to the SOI Standards (CEQA Guidelines §15126.4 [b][1]).

The project proposes to redevelop 15526 West Plummer Street, along with the parcel to its west, into an elementary school campus. This redevelopment would consist of the removal of contemporary sheds and structural remains and rehabilitation of the subject building, which is proposed to be completed in compliance with the SOI Standards. The subject building would ultimately be adaptively reused to support administrative function of the school. The proposed project would not result in the physical demolition, destruction, relocation, or alteration of the subject building such that its significance would be materially impaired.

Visual observation and historical aerial images of the subject property indicate that the construction of the existing sheds and chicken coop and planting of the existing orchard rows postdate the historic period and the property's period of significance, identified as 1914-1927; they therefore do not contribute to its historical significance or ability to convey significance and their removal would not represent material impairment of the property. The physical characteristics of the subject property that convey its significance and justify its eligibility for designation have been previously explored, in both its HCM nomination and in the CDF memo prepared by Teresa Grimes in support of the current project. The HCM nomination identifies the following as the property's character-defining features: (site) large, deep lot, mature trees (exterior) single-story, distinct horizontal lines, low pitched roof, overhanging eaves, wood shingle cladding, partial-width porch, grouped windows, Craftsman style door, brick piers at porch, vertical wooden slate vents at gable. While generally consistent with those identified in the HCM nomination, the CDF memo provides additional detail in defining the features of the property that convey its significance, dividing them into primary, secondary, and non-character-defining and providing recommendations for their treatment.

The project is proposed to be designed to minimize the alteration and removal of the subject property's character-defining features by following the recommendations included in the CDF memo related to its primary character-defining features, many of which relate to the subject building. The following character-defining features of the building, identified by the HCM nomination and the CDF memo, would be retained and would not be altered by the project: orientation towards the street, U-shaped plan, roof form and details, symmetrical composition of primary elevation and asymmetrical composition of east and west elevations, form and function of primary entry including door itself, wood shingle cladding and wood-framed windows throughout, and wood gable vents.

Additionally, potential impacts resulting from ground-borne vibration associated with project construction were analyzed in *The Valor Elementary School Project Noise and Vibration Study* prepared in support of the project (noise study; Rincon 2022). The study assessed construction related vibration associated with the project in relationship to the Caltrans vibration limits, which are reflective of standard practice for analyzing vibration impacts on structures.

The Caltrans Transportation and Construction Vibration Guidance Manual identifies impact criteria for several building types, including 'historic and similar old buildings' (Caltrans 2020). The noise study concluded that if bull dozers or other heavy earthmoving equipment were to work within approximately ten feet or less of the subject building, vibration levels could exceed the threshold identified for historic buildings, potentially resulting in damage to the subject building as a result of vibration. Therefore, Mitigation Measure NOI-1-Construction Vibration, will be implemented to

ensure that bull dozers or other heavy earthmoving equipment would not be utilized within approximately ten feet or less of the subject building, thereby eliminating potential impacts.

In addition to the rehabilitation of the subject building as described above and in consideration of proposed changes to its setting, the project would result in the construction of two new buildings on the project site; one single story building that would house a multipurpose room sited approximately 120 feet to the rear (south) of the subject building behind a large play area, and a one to two story building that would contain classrooms located approximately 30 ft west of the subject building. The wider setting of the subject property has been significantly altered since its period of significance, identified as 1914-1927. The research presented in the HCM nomination and reviewed as part of this assessment indicates that the subject property was likely once part of a larger, approximately 90-acre parcel, owned by the Plummer family, which by the 1920s had been subdivided into smaller parcels (South Environmental 2021). During the period of significance, the setting of the property would have been agricultural with little surrounding development. Consistent with larger development patterns throughout the San Fernando Valley, a review of historical aerial photographs confirms that in the decades following World War II, the area surrounding the subject property, that which formally comprised the Plummer family's 90-acres, was further developed with single-family homes. Today, due to encroaching development, the subject property's wider integrity of setting has been largely diminished and therefore does not contribute to its significance or ability to convey significance.

To minimize potential impacts to the immediate setting of the subject building, two-story portions of the new classroom building would be located at the rear of the site. Additionally, the setback of the classroom building would be consistent with that of the subject building. The multipurpose room would be sited at the rear (south) of the project site to provide a maximum distance between it and the subject building. Additionally, the following character-defining features of the property's setting that contribute to its significance, as identified by the HCM nomination and CDF memo, would be retained: depth of the property, the front yard setback of the subject building, extant mature trees that flank the subject building to the north. While the proposed project will further alter the setting of the subject building by increasing development in its vicinity, these alterations would not result in the property's material impairment.

While the proposed project is conceptually in compliance with the SOI Standards and as currently presented will not result in the material impairment of 15526 West Plummer Street, project designs are currently conceptual in nature. Therefore, mitigation is recommended to ensure that compliance with the SOI Standards is maintained as the project design further develops. To mitigate potential impacts to historical resources to less than significant, Rincon recommends implementation of Mitigation Measure CUL-1-Historical Resource Design Review.

With adherence to Mitigation Measure CUL-1, a finding of ***less-than-significant impact with mitigation for historical resources*** under CEQA is recommended.

## 6.1.1 Recommended Mitigation

### **CUL-1 Historical Resource Design Review**

The project applicant should engage a qualified historical architect or architectural historian that meets the Secretary of the Interior's Professional Qualifications Standards (as codified in 36 CFR Part 61) to be part of the project design team. The qualified consultant shall have demonstrated experience providing design guidance for projects of a similar scope involving the adaptive reuse of historical resources. The qualified consultant shall perform periodic reviews of the project as its

design progresses and provide input to the design team during the design process to ensure that the project remains in compliance with the Secretary of the Interior Standards for the Treatment of Historic Properties (SOI Standards). Reviews shall be performed minimally when plans are 50% and 80% complete. The reviews should include a review of the project's compliance with the SOI Standards and provide recommendations aimed at achieving compliance as necessary. Prior to the issuance of grading permits, the qualified consultant should prepare a SOI Standards project review memorandum to document the project's compliance with the SOI Standards. The memorandum shall be submitted to the City of Los Angeles for review, comment, and approval. In the event that the City does not concur with the findings of the memorandum, designs should be modified until compliance with the SOI Standards and concurrence is obtained.

## 6.2 Historical and Unique Archaeological Resources

This assessment did not identify any archaeological resources or archaeological deposits in the project site. The lack of surface evidence of archaeological materials does not preclude their subsurface existence. However, the absence of substantial prehistoric or historic-period archaeological remains in the immediate vicinity, along with the existing level of disturbance in the project site, suggest there is a low potential for encountering intact subsurface archaeological deposits. Rincon presents the following recommended mitigation measure for unanticipated discoveries during construction. With adherence to this measure, Rincon recommends a finding of ***less-than-significant impact with mitigation for archaeological resources*** under CEQA.

### 6.2.1 Recommended Mitigation

#### **CUL-2 Unanticipated Discovery of Cultural Resources**

In the unlikely event that archaeological resources, including trash pits associated with the existing 1914 residence, are unexpectedly encountered during ground-disturbing activities, work in the immediate area should be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archeology (as codified in 36 CFR Part 61) should be contacted immediately to evaluate the find. If the find is prehistoric, then a Native American representative should also be contacted to participate in the evaluation of the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for California Register of Historical Resources (CRHR) eligibility. If the discovery proves to be eligible for the CRHR and cannot be avoided by the project, additional work, such as data recovery excavation, may be warranted to mitigate any significant impacts to historical resources.

## 6.3 Human Remains

No human remains are known to be present within the project site. However, the discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be of Native American origin, the Coroner will notify the NAHC, which will determine and notify a MLD. The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the

landowner shall reinter the remains in an area of the property secure from subsequent disturbance. With adherence to existing regulations, Rincon recommends a finding of ***less-than-significant impact to human remains*** under CEQA.

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# Appendix A

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Preparer Qualifications



## Shannon Carmack

### PRINCIPAL; ARCHITECTURAL HISTORY PROGRAM MANAGER

Shannon Carmack is an Architectural Historian and Historian for Rincon Consultants. Ms. Carmack has more than 20 years of professional experience providing cultural resources management and historic preservation planning for large-scale and high-profile projects. She has worked throughout California in numerous sectors including local planning, development/construction, public utilities, Department of Defense, transportation, recreation, and education. Ms. Carmack prepares documentation to satisfy CEQA/NEPA, Section 106, and Local Historic Preservation Ordinances. She also provides reports and studies that are in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the California Historic Building Code. She has developed and implemented successful mitigation for countless projects that included Historic American Building Survey (HABS) documentation, oral histories and interpretive programs. Ms. Carmack meets and exceeds requirements in the Secretary of the Interior's Professional Qualification Standards in Architectural History and History.

### EDUCATION

B.A., History, emphasis in American History, California State University, Long Beach (2007)

### EXPERIENCE

Rincon Consultants, Inc. (2015 – Present)

SWCA Environmental Consultants (2009 – 2015)

Sapphos Environmental, Inc. (2007 – 2009)

LSA Associates, Inc. (2000 – 2007)

### SPECIALIZED EDUCATION/ TRAINING

Green Strategies for Historic Buildings, National Preservation Institute (2008)

CEQA Workshop Training, AEP (2007)

Oral History Methods, CSU Long Beach (2005)

Identification and Evaluation of Mid-20th Century Buildings, National Preservation Institute (2004)

Section 4(f) Cultural Resources Compliance for Transportation Projects, National Preservation Institute (2003)

### PROJECT EXPERIENCE

- HABS Documentation, Placentia Growers Association, City of Placentia, County of Orange, CA
- World Citrus West Evaluation; City of Fullerton, Orange County, CA
- 6634 Sunset Avenue Historic Habitation, City and County of Los Angeles
- Roger Y. Williams Residence, National Register of Historic Places Nomination; City of San Juan Capistrano, Orange County, CA
- Hobby City Redevelopment; Cities of Anaheim and Stanton, Orange County, CA
- South Coast Shipyard Redevelopment Project; City of Newport Beach, Orange County, CA
- HABS Level 3 Documentation, Ray C. Lambert Ranch; City of Irvine, Orange County, CA
- Susan Street Exit Ramp Improvement Project; City of Costa Mesa, Orange County, CA
- Lambert Ranch General Plan Amendment and Zone Change EIR; City of Irvine, Orange County, CA
- Mountain Park Specific Plan Amendment EIR; City of Anaheim, Orange County, CA
- Orange County Gateway Project, Cities of Placentia, Anaheim, and Yorba Linda, Orange County, CA
- Everport Terminal Cultural Resources Assessment, Port of Los Angeles, City and County of Los Angeles, CA
- Fort McArthur "Hey Rookie" Pool Historic Habitation, City and County of Los Angeles, CA
- Woodland Hills Fire Station Historic Assessment and HABS, City and County of Los Angeles, CA
- Long Beach Courthouse Historic Impacts Assessment, City of Long Beach, County of Los Angeles



## PROJECT EXPERIENCE, CONT'D

- Chapman's Millrace Relocation and Rehabilitation; San Gabriel Mission, Los Angeles County, CA
- Cypress Park Community Center-Youth Facility, City and County of Los Angeles, CA
- El Sereno Recreation Center, City and County of Los Angeles, CA
- 7 Oakmont Drive Historic-Cultural Monument (HCM) Application, City and County of Los Angeles, CA
- Windsor Square Design Review, City and County of Los Angeles, CA
- Edwards Air Force Base Cold War Historic Context, EAFB, Los Angeles and Kern Counties, CA
- Venice Post Office Rehabilitation, Venice Beach, City and County of Los Angeles, CA
- San Pedro Plaza Park Project, City and County of Los Angeles, CA
- Woodland Hills Recreation Center Project, City and County of Los Angeles, CA
- Terminal Island Historic Survey Evaluation and Historic Context Statement; City and County of Los Angeles, CA
- University Park Historic District Design Review, City and County of Los Angeles, CA
- East Los Angeles College (ELAC) Firestone Building Cultural Resources Services; South Gate, County of Los Angeles, CA
- South Los Angeles Wetlands Park Project, City and County of Los Angeles, CA
- Metro Gold Line Foothill Extension Intermodal Parking Facility Project; Azusa, Los Angeles County, CA
- Metro Green Line to LAX Project, City and County of Los Angeles, CA
- Metro Crenshaw/LAX Transit Corridor EIR Cultural Resources Services; City and County of Los Angeles, CA
- Olympic Boulevard and Mateo Street Improvements; City and County of Los Angeles, CA
- Port of Los Angeles Berths 167-169 Rehabilitation Project; City and County of Los Angeles, CA
- Metro Regional Connector Transit Corridor Project; City and County of Los Angeles, CA
- Port of Los Angeles Al Larson Boat Shop Historic Assessment; City and County of Los Angeles, CA
- ACE San Gabriel Trench Project Cultural Resources Services; Los Angeles County, CA
- Interstate 5 Improvement Project; Cities of La Mirada, Cerritos, Norwalk, Downey and Santa Fe Springs, Los Angeles County, CA





## Steven Treffers, MHP

### SENIOR ARCHITECTURAL HISTORIAN

Steven Treffers is a senior architectural historian with 10 years of experience as a historic preservation professional who exceeds the Secretary of the Interior's Professional Qualifications for History and Architectural History. He received his B.A. in European History at the University of California, Santa Cruz before eventually pursuing his Masters in Historic Preservation at the University of Southern California, School of Architecture. Since this time, he has broadened his knowledge of historic preservation planning and management through a wide range of professional and personal experiences. Mr. Treffers has worked on an extensive number of projects requiring compliance with Section 106 of the NHPA, CEQA, and local ordinances, and developed a deep understanding of where these regulations overlap and diverge as a result. In support of these efforts, he has managed and conducted historic resource surveys, performed archival research, analyzed impacts, and developed and implemented mitigation measures such as HABS/HAER documentation and interpretive plans. As a current and former member of cultural heritage commissions, Mr. Treffers has also worked closely with agencies and design teams on projects involving alterations to historic resources to ensure compliance with SOI Standards and applicable design guidelines. As a result, he has extensive experience identifying character-defining features, reviewing architectural drawings, and collaborating with local governments, stakeholders, architects, and engineers to meet project objectives while retaining those elements that convey the reason for a historic resource's significance.

### EDUCATION

M.H.P., Historic Preservation;  
University of Southern  
California, Los Angeles; 2012  
Graduate Certificate Program,  
Architecture & Urbanism;  
University of Southern  
California, Los Angeles; 2011  
B.A., European History;  
University of California, Santa  
Cruz; 2003

### TRAININGS

Section 106 Compliance  
Training; Society for American  
Archaeology 2014  
CEQA Training, California  
Preservation Foundation; 2015

### CERTIFICATIONS/ REGISTRATIONS

Meets and exceeds  
requirements in the Secretary  
of the Interior's Professional  
Qualification Standards in  
Architectural History and  
History

### EXPERIENCE

Rincon Consultants, Inc. (2016  
– present)  
SWCA (2011 - 2016)  
Page & Turnbull (2010-2011)  
Krafft & Krafft  
CRM/Architecture (2009-2011)

### PROJECT EXPERIENCE

- LA Plaza de Cultura y Artes Project; City and County of Los Angeles
- 3008 Main Street Historic Resources Assessment; Santa Monica, Los Angeles County
- 1965 Market Street Historic Resource Evaluation; City and County of San Francisco
- 7 Oakmont Historic Review; City and County of Los Angeles
- Lacy Street Studios Historic Resources Evaluation; City and County of Los Angeles
- 118-126 Flores Peer Review; City and County of Los Angeles
- 1332 West Jefferson Historic Resources Assessment; City and County of Los Angeles
- 10 South Van Ness Avenue Historic Resource Evaluation; City and County of San Francisco
- Fifth Church of Christ Scientist Peer Review; City and County of Los Angeles
- 6634 Sunset Boulevard Rehabilitation Project; City and County of Los Angeles
- 1838 Wardlow Road Historic Resources Evaluation; Long Beach, Los Angeles County



## PROJECT EXPERIENCE, CONT'D

### AIRPORT FACILITIES

- Monterey Regional Airport Historic Resources Survey; City and County of Monterey
- Historic District Survey for the Air Force Research Laboratory; Edwards Air Force Base
- Cold War Era Buildings Survey and Context Report; Edwards Air Force Base
- Camarillo Airport Hanger Project; Camarillo, Ventura County
- Chino Airport; Chino, San Bernardino County
- Cold War Era Buildings Survey and Context Report; Edwards Air Force Base

### TRANSMISSION

- California American Water Slant Test Well Project; Marina, Monterey County
- Indian Flat Substation Expansion Project; El Portal, Mariposa County
- Humboldt Bay-Humboldt #1 60kV Reconductoring Project; Humboldt County
- PG&E Compressed Air Energy Storage; San Joaquin, Solano, and Yolo Counties
- East Los Angeles College (ELAC) Firestone Building Cultural Resources Services; South Gate, County of Los Angeles

### EDUCATION FACILITIES

- Academy of Art Existing Sites Technical Memorandum; City and County of San Francisco
- Montecito Union School; Montecito, Santa Barbara County
- Compton Community College; Compton Los Angeles County
- East Los Angeles College (ELAC) Firestone Building Cultural Resources Services; South Gate, County of Los Angeles

### PORT FACILITIES

- Terminal Island Historic Resources Survey; Port of Los Angeles, City and County of Los Angeles
- Everport Terminal Cultural Resources Assessment, Port of Los Angeles, City and County of Los Angeles
- Port of Los Angeles Berths 167-169 Rehabilitation Project; City and County of Los Angeles
- Immigration Station Historic Assessment; Port of Los Angeles, City and County of Los Angeles

### RECREATION FACILITIES/TRAILS

- Flood County Park; Menlo Park, San Mateo County
- Alma Park Historic Resources Evaluation; City and County of Los Angeles
- Cypress Park Community Center-Youth Facility, City and County of Los Angeles
- El Sereno Recreation Center, City and County of Los Angeles
- Woodland Hills Recreation Center Project, City and County of Los Angeles

### TRANSPORTATION

- Alameda Corridor East – San Gabriel Trench Project; San Gabriel, Los Angeles County
- Metro Gold Line Foothill Extension Intermodal Parking Facility Project; Azusa, Los Angeles County
- Metro Crenshaw/LAX Transit Corridor EIR Cultural Resources Services; City and County of Los Angeles
- HRER and HPSR for the Cesar Chavez Median Project; City and County of Los Angeles
- Main Street Lighting Improvement Project; City and County of Los Angeles





## Ken Victorino, RPA

### Senior Principal Investigator

Mr. Victorino has 25 years of professional experience in cultural resources management and extensive experience in all aspects of fieldwork, laboratory analysis, and report preparation. He has been an author, project manager, field supervisor, and laboratory supervisor for Phase 1 archaeological surveys, extended Phase 1 testing programs, Phase 2 significance evaluations, Phase 3 data recovery mitigation programs, and archaeological monitoring at prehistoric and historic archaeological sites in coastal, foothill, and desert regions of southern and central California; on San Clemente Island; and in northwestern Arizona. He has supervised cultural resources projects in accordance with state and federal regulations, such as CEQA, NEPA, and Section 106 of the National Historic Preservation Act. He contributes to environmental assessments, initial studies, environmental impact statements, environmental impact reports and mitigated negative declarations. He was certified by the Register of Professional Archaeologists in 1997. Mr. Victorino prepares cultural resources management technical reports covering initial assessment, significance determination, and mitigation phases. Mr. Victorino prepares proposals and develops budgets, conducts and supervises surveys and excavations and laboratory analyses, consults with Native Americans, and writes draft and final documents.

### EDUCATION

MA, Anthropology, California State University, Fullerton

BA, Anthropology, California State University, Fullerton

### REGISTRATIONS

Registered Professional Archaeologist (No. 135466)

### YEARS OF EXPERIENCE

25

### SELECT PROJECT EXPERIENCE

#### **Senior Archaeologist, The Nature Conservancy – Various Projects, The Jack and Laura Dangermond Preserve**

Mr. Victorino conducted Phase 1 Archaeological Investigations, including recordation of archaeological sites on Department of Parks and Recreation 523 series forms, for the Jalachichi Ponds Restoration Project, Emergency Road Repairs, the County Park Dedication Property, seven Habitat Restoration Project mitigation areas, the Inland Roads Project consisting of 16 road segments totaling six linear miles, and the Wells Project consisting of 41 production and monitoring water wells and proposed infrastructure components. Mr. Victorino also managed archaeological monitoring associated with the Cojo Creek Bridge and soil sampling for the Habitat Restoration Project.

#### **Senior Archaeologist, Various Clients – Various Projects, Santa Barbara County**

Managed preparation of Negative Archaeological Survey Reports for Phase 1 surveys including: 4874 Hapgood Road, 2200 Highway 246 (Buellton), 2011 and 2225 Foothill Road (New Cuyama), 2045 – 2085 Sweeney Road (Lompoc), 851 Highway 246 (Lompoc), 9400 Santa Rosa Road (Buellton), Canyon Farms (Los Alamos), 1650 Santa Barbara Canyon Road (Maricopa), 2140 Sweeney Road (Lompoc), 1766 Oakbrook Lane (Orcutt), and Kiana Preserve Ranch (Santa Ynez).

Managed archaeological staff during Phase 1 archaeological surveys including: Cal Prop (2781 Padaro Lane), Santa Barbara Botanic Garden, Carpinteria Bluffs, 200 Lambert Road, Slippery Rock Ranch, Lillingston Debris Basin, Carpinteria-Summerland Fire Protection District, H Street Storm Drain (Lompoc), Skytt TPM, El Capitan Campground, Cameron Trust, New Cuyama Community Center.

Managed archaeological crew and Native American representative during Extended Phase 1 testing programs including: Rice Ranch Specific Plan, Guadalupe Dunes Park,



Zaca Preserve, West Padaro Lane CSD Sewer Extension, Summit View Homes (Lompoc), Mattei's Tavern, Cal Prop (2781 Padaro Lane), Happy Canyon Vineyard, Las Varas Ranch, Santa Barbara Botanic Garden.

Managed archaeological staff and Native American representative during monitoring projects including: Jalama Beach County Park, Guadalupe Dunes Park Access Road, Lake Cachuma Park Water Line, Santa Barbara Botanic Garden Pritzlaff Facility, Cameron Trust (2937 Padaro Lane), Pacifica Graduate Institute, Twitchell Dam Sediment Removal.

**Senior Archaeologist, Goleta Sanitary District – Wastewater Treatment Plant Upgrades Project, Santa Barbara County**

Mr. Victorino managed an archaeological crew and Native American representatives during Phase 3 Data Recovery and construction monitoring.

**Senior Archaeologist, Brooks Street – Paradiso del Mare Project, Santa Barbara County**

Mr. Victorino managed an archaeological crew and Native American representative during Phase 1 survey and Extended Phase 1 archaeological excavation along the Gaviota coast.

**Senior Archaeologist, Carpinteria Sanitary District – Rincon Point Septic to Sewer Project, Santa Barbara and Ventura Counties**

Mr. Victorino managed an archaeological crew and Native American representatives during Phase 2 Significance Assessment, Phase 3 Data Recovery, and construction monitoring.

**Senior Archaeologist, City of Goleta – Various Projects, Santa Barbara County**

Mr. Victorino managed an archaeological crew and Native American representatives during Extended Phase 1 testing programs including: 151 South Fairview Avenue, 130 Robin Hill Road, Fire Station No. 10, Kellogg-Ekwill Old Town Goleta Village, South La Patera Lane Sidewalk Improvements, Ellwood Well Abandonment, and 93 South La Patera Lane. He also managed archaeological staff and Native American representative during monitoring projects including Village at Los Carneros, 6300 Hollister Avenue, 93 South La Patera Lane, Goleta Valley Professional Building, Haskells Landing, Willow Springs II, and Trisep.

**Senior Archaeologist, City of Santa Barbara – Various Projects, Santa Barbara County**

Mr. Victorino managed archaeological staff and Native American representatives during construction monitoring projects and Extended Phase 1 testing programs. He also conducted a Phase 1 survey for the Arroyo Burro and Mission Creeks Stream Bank Stabilization Project for the Parks and Recreation Department, and conducted archaeological monitoring for various sidewalk improvement projects for the Public Works Department.

**Senior Archaeologist, City of Carpinteria – Various Projects, Santa Barbara County**

Mr. Victorino prepared the cultural resource section addressing historic and archaeological resources for both the Venoco Ellwood Marine Terminal Lease Renewal Project Environmental Impact Report and the Venoco Ellwood Oil Development and Pipeline Project Environmental Impact Report.

**Senior Archaeologist, United States Coast Guard – Maintenance Dredging Project Archaeological Survey Reports and National Historic Preservation Act Section 106 Documentation, San Diego and Mendocino Counties**

Mr. Victorino prepared Section 106 compliance documentation for maintenance dredging at United States Coast Guard Stations at Ballast Point, Naval Base Point Loma, San Diego Bay, and Noyo River, in Fort Bragg, California.

**Senior Archaeologist, United States Navy – Various Projects, Various Counties, California**

Mr. Victorino prepared the cultural resources section for an EIS to evaluate various basing alternatives related to the introduction of MV-22 aircraft; assisted with the management of National Register eligibility evaluations at Marine Corps Base Camp Pendleton and Marine Corps Air Ground Combat Center Twentynine Palms.

**Cultural Resources Subject Matter Expert, Southern California Gas Company, Pipeline Safety and Enhancement Plan – Various Projects, Various Counties**

Mr. Victorino reviews technical documents including Detailed Environmental Reviews, cultural resources constraints analyses, and cultural resources technical reports for permitting packages. Mr. Victorino also provides guidance on environmental compliance related to cultural resources.





## Rachel Beth Perzel

### Architectural Historian

Ms. Perzel has over nine years of experience. She conducts historic resource evaluations, historic resource surveys, archival research, and reviews projects for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Her professional experience includes the preparation of historic structures reports and impacts assessments in support of the National Environmental Protection Act (NEPA), Section 106, California Environmental Quality Act (CEQA), and local ordinances. Ms. Perzel has conducted historic assessments of character-defining features and SOI Standards compliance for dozens of projects, including historic districts and large multi-parcel properties. Ms. Perzel also has demonstrated experience researching, assessing, and evaluating the integrity of historic resources. She is well versed with the National Register Bulletin technical series, which covers various aspects of historic preservation. Her well-rounded experience and interests make her well-suited to efficiently and thoroughly assist with historic resource concerns in any environment. Ms. Perzel meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History and History.

### EDUCATION

MA, Historic Preservation,  
Savannah College of Art &  
Design

BA, Historic Preservation &  
Community Planning, College  
of Charleston

### PROFESSIONAL QUALIFICATION STANDARDS

Meets and exceeds  
requirements in the Secretary  
of the Interior's Professional  
Qualification Standards in  
Architectural History and  
History

### AFFILIATIONS

Committee Member – City of  
Ventura Historic Preservation  
Committee (2019 to present)

Member, California  
Preservation Foundation

Member, National Trust for  
Historic Preservation

### TIME WITH RINCON

2017 to Present

### SELECT PROJECT EXPERIENCE

#### **Principal Author/Project Manager, Skanska USA Commercial Development – Historic Mitigation for the 9000 Wilshire Boulevard Commercial Project, Beverly Hills**

Ms. Perzel led efforts to complete historic mitigation for the 9000 Wilshire Boulevard Commercial Project. Included were three measures, adopted as part of the *Final Environmental Impact Report for the 9000 Wilshire Boulevard Commercial Project*. Work products included a Historic American Buildings Survey-like documentation package and salvage plan for 9006-9010 Wilshire Boulevard, in addition to the development of an interpretive plaque for the property. All work products were reviewed by the City of Beverly Hills prior to finalization.

#### **Principal Author, City of Camarillo – Historic Resources Evaluation of 2220 Ventura Boulevard, Camarillo**

Ms. Perzel performed a Historic Resources Evaluation of 2220 Ventura Boulevard, the location of the Camarillo Municipal Courthouse, constructed in 1954-1965. The evaluation included the development of a historical context, site specific background and archival research, a field survey and the evaluation of the property for listing in the National Register of Historic Places, the California Register of Historical Resources and local historic designation.

#### **Principal Author, City of West Covina – Historic Resources Evaluation for the Starwood/Plaza West Covina Disposition and Development Agreement Project, West Covina**

In support of the Starwood/Plaza West Covina Disposition and Development Agreement Project, Ms. Perzel performed a historic resources evaluation of Plaza West Covina, a regional shopping mall constructed in 1957. The evaluation included the development of a historical context, site specific background and archival research, a field survey and the evaluation of the property for listing in the National Register of Historic Places, the California Register of Historical Resources and as a City of West Covina Landmark.



**Co-Author/Assistant Project Manager, WSP USA – West Santa Ana Branch Transit Corridor Project Cultural Resources Survey and Effects Reports, Los Angeles County**

In support of the West Santa Ana Branch Transit Corridor Project, Ms. Perzel provided project management support and served as a co-author of the project's Cultural Resources Survey and Effects Reports. The study summarized in the survey report included a survey of the proposed 19-mile rail alignment and identified over 650 properties that were evaluated for listing in the National Register of Historic Places, the California Register of Historical Resources and local historic designation.

**Principal Author, City of Santa Ana – Cultural Resources Study for the 4<sup>th</sup> and Mortimer Project, Santa Ana**

In support of the 4<sup>th</sup> and Mortimer Project, a redevelopment project encompassing two city blocks in downtown Santa Ana, Ms. Perzel performed a historical evaluation of 509-515 East 4<sup>th</sup> Street. The evaluation included archival and background research, a site visit and the evaluation of the property for listing in the National Register of Historic Places, California Register of Historical Resources and the Santa Ana Register of Historic Properties.

**Principal Author, City of Santa Ana Community Development Agency – Santa Ana Library Repair Project Cultural Resources Assessment Report, Santa Ana**

Ms. Perzel was the principal author of Santa Ana Library Repair Project Cultural Resources Assessment Report. In addition to the delineation of an area of potential effects, a records search and Native American and local interested party outreach, the study included the development of a historic context, site specific background and archival research and the evaluation of the Santa Ana Library for listing in the National Register of Historic Places.

**Co-Author, City of El Segundo-703 Pacific Coast Highway Segundo House Hotel Project Cultural Resources Assessment Report, El Segundo**

Ms. Perzel performed the built analysis portion of the 703 Pacific Coast Highway Segundo House Hotel Project Cultural Resources Assessment Report. This portion of the study included the development of a historic context, site specific background and archival research, a field survey and the evaluation of 703 Pacific Coast Highway for listing in the National Register of Historic Places, the California Register of Historical Resources and as a City of El Segundo Designated Cultural Resource.

**Co-Author, City of Pasadena Planning and Community Development Department – Lincoln Bedroom Multi-Family Residential Project Cultural Resources Technical Report, Pasadena**

Ms. Perzel performed the built analysis portion of the Lincoln Bedroom Multi-Family Residential Project Cultural Resources Technical Report. This portion of the study included the development of a historic context, site specific background and archival research, a field survey and the evaluation of three properties that include built environment features over 45 years of age for listing in the National Register of Historic Places, the California Register of Historical Resources and for local historic designation.

**Principal Author, Housing Authority for the City of San Buenaventura – 1985 and 2025 North Ventura Avenue Cultural Resource Technical Study, San Buenaventura**

Ms. Perzel led efforts to conduct a cultural resources technical study for the 1985 & 2025 North Ventura Avenue project. As the project included alterations to 1985 & 2025 North Ventura Avenue, a property constructed in 1928-1929, the study included the evaluation of 1985 & 2025 North Ventura Avenue for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a City of Ventura Landmark.



## EDUCATION

B.S. Anthropology,  
California State Polytechnic  
University, Pomona, CA

## PERMITS

California State BLM  
Permitted

## YEARS OF EXPERIENCE

4

# Robert Guardado, B.S.

## ARCHAEOLOGIST/FIELD DIRECTOR

Mr. Guardado is an archaeologist and field director. He is responsible for performing archaeological excavations, surveys, and monitoring duties. Additionally, he assists in report preparation. He has 4 years of experience in archaeological research and Cultural Resource Management as both a crew member and as a field supervisor. Mr. Guardado has served on several projects that include surveys, monitoring, and excavations at sites throughout California. Mr. Guardado has experience working with agencies including SCE, US Forest Services, and BLM.

## PROJECT EXPERIENCE

**SCE Cal City Substation 115kV Upgrade Project.** Southern California Edison retained Rincon Consultants Inc. to perform a cultural resources study for the SCE Cal City Substation 115 kV Upgrade Project (Proposed Project) in Kern and San Bernardino Counties, California. Rincon conducted Class III survey, performed site recording, and completed creation of the DPR 523 series forms. *Role: Field Director, supervised archaeological surveys; site recordation; assisted in report preparation.*

**SCE ES 004 Small Emergencies: All Disciplines; Southern California Edison Company; Menifee, Riverside County, California.** SWCA is under a multi-year on-call contract, to provide environmental consulting services (biological, cultural and paleontological, water quality/wetland permitting, licensing), for small to large scale utility system upgrades and improvements. Projects include but are not limited to: support for CPUC licensed projects, PEA development, National Environmental Policy Act (NEPA) projects, renewable interconnections, execution of environmental mitigation, and environmental oversight during construction. SWCA provides desktop review of existing conditions at proposed project locations, and conducts archaeological survey and monitoring, as needed to identify resources which may be affected by operations and maintenance projects. *Role: Field Director, supervised archaeological surveys; conducted solo archaeological surveys, site recordation, monitoring, and limited testing; assisted in report preparation.*

**SCE EC 003 Special Use Permit (SUP); Southern California Edison Company; Multiple Counties, California.** Under a three-year on-call contract, SWCA is providing environmental compliance and management support for thousands of operations and maintenance projects across SCE's transmission and distribution systems and generation facilities in in Los Angeles, Kern, San Bernardino, Riverside, Ventura, Orange, Mono, Inyo, and Tulare Counties. SWCA provides desktop review of existing conditions at proposed project locations, and conducts archaeological survey, testing, and monitoring, as needed to identify resources which may be affected by operations and maintenance projects. *Role: Field Director, supervised archaeological surveys; conducted solo archaeological surveys, site recordation, monitoring, and limited testing; assisted in report preparation.*



**SCE EC 005 Archaeology Environmental Analysis; Southern California Edison Company; Multiple Counties, California.**

SWCA provides desktop review of existing conditions at proposed project locations, and conducts archaeological survey, testing, and monitoring, as needed to identify resources which may be affected by operations and maintenance projects. *Role: Field Director, supervised archaeological surveys; conducted solo archaeological surveys, site recordation, and monitoring; assisted in report preparation.*

**SCE EC 003 Master Special Use Permit (MSUP); Southern California Edison Company; Multiple Counties California.**

Under a multi-year on-call contract, SWCA is providing environmental compliance and management support for thousands of operations and maintenance projects across SCE's transmission and distribution systems and generation facilities in Los Angeles, Kern, San Bernardino, Riverside, Ventura, Orange, Mono, Inyo, and Tulare Counties. SWCA provides desktop review of existing conditions at proposed project locations, and conducts archaeological survey, testing, and monitoring, as needed to identify resources which may be affected by operations and maintenance projects. *Role: Field Director, supervised archaeological surveys; conducted solo archaeological surveys, site recordation, monitoring, and limited testing; assisted in report preparation.*

**SCE EC 006 Archaeology Construction Support; Southern California Edison Company; Multiple Counties, California.**

SWCA provides desktop review of existing conditions at proposed project locations, and conducts archaeological survey, testing, and monitoring, as needed to identify resources which may be affected by operations and maintenance projects. *Role: Archaeological Field Technician, conducted solo archaeological surveys and construction monitoring, archaeological site assessment; report preparation.*

**SCE EC 020 Transmission and Civil Operations (2019); Southern California Edison Company; San Bernardino County, California.**

SWCA provides desktop review of existing conditions at proposed project locations, and conducts archaeological survey, testing, and monitoring, as needed to identify resources which may be affected by operations and maintenance projects. *Role: Archaeological Field Technician, conducted solo archaeological surveys.*

**SCE EC 026 Off-Cycle Inspection Phase 2, Vegetation (Transmission); Southern California Edison Company; Inyo County, California.**

SWCA provides desktop review of existing conditions at proposed project locations, and conducts archaeological survey, testing, and monitoring, as needed to identify resources which may be affected by operations and maintenance projects. *Role: Archaeological Field Technician, conducted solo archaeological surveys.*

**GO 131-D Inyo National Forest (SCE CWA L001k); Southern California Edison Company; Inyo, Mono County, California.**

Under a three-year on-call contract, SWCA has completed more than 2,300 survey and monitoring consultant work authorization tasks in support of various utility projects including deteriorated pole replacements, grid reliability and maintenance, GO 131-D, emergency services, vegetation management, and transmission line rating remediation. Projects are located throughout Southern California Edison's territory in Los Angeles, Kern, San Bernardino, Riverside, Ventura, Orange, Mono, Inyo, and Tulare Counties; projects are located on land administered by numerous agencies including the United States Department of Defense, the Bureau of Land Management, United States Forest Service, the National Park Service, and California State Parks. *Role: Archaeological Field Technician, archaeological survey.*

**GO 131-D Casa Diablo-Rush Creek (SCE CWA L017b); Southern California Edison Company; Inyo, Mono County, California.**

Under a three-year on-call contract, SWCA has completed more than 2,300 survey and monitoring consultant work authorization tasks in support of various utility projects including deteriorated pole replacements, grid reliability and maintenance, GO 131-D, emergency services, vegetation management, and transmission line rating remediation. Projects are located throughout Southern California Edison's territory in Los Angeles, Kern, San Bernardino, Riverside, Ventura, Orange, Mono, Inyo, and Tulare Counties.





## Andrew Rodriguez, MA

### Assistant Architectural Historian

Mr. Rodriguez is an architectural historian with Rincon's Cultural Resources Group who meets the Secretary of the Interior's Professional Qualification Standards for History (36 CFR Part 61). Mr. Rodriguez is a lifelong Angelino who received his BA in History from Cal Poly Pomona with a minor in Anthropology. After completing his undergrad, Mr. Rodriguez went on to complete a Master of History program at Claremont Graduate University. Mr. Rodriguez' Master's degree is in American history, with an emphasis on 19<sup>th</sup> century expansionism, primarily topics such as Westward expansion, the frontier, and Native diaspora. While at Claremont, Mr. Rodriguez conducted an Oral History project on a Navajo woman that articulated her experiences as a Woman of Color and a Native American. Mr. Rodriguez also received a grant from the Albert B. Friedman estate to travel to New Orleans to conduct research for his master's thesis, which explored the intersection of race, slavery, whiteness and culture in New Orleans during the transitional period immediately following the Louisiana Purchase.

While with Rincon, Andrew has conducted research on water infrastructure projects and housing projects.

### EDUCATION

MS, American History,  
Claremont Graduate University,  
Claremont, California

BA, History, Minor in  
Anthropology California  
Polytechnic University Pomona,  
Pomona, Ca.

### CERTIFICATIONS/ REGISTRATIONS

Meets requirements in the  
Secretary of the Interior's  
Professional Qualification  
Standards in History.

### EXPERIENCE

Rincon Consultants, Inc.  
(August 2021-Present)

### PUBLICATIONS

Bonding Over Bondage:  
Slavery, Racial Complexities  
and Commonalities in New  
Orleans, 1803-1819. Master's  
Thesis. Available on ProQuest  
database.

### SELECT PROJECT EXPERIENCE

#### **Assistant Architectural Historian, City of Kentfield – Kentfield Housing Project, CEQA Compliance, Marin County**

As part of this Cultural Resource Study, Mr. Rodriguez served as an Architectural Historian and conducted background and archival research on the subject properties including newspaper articles, building records, historic aerials, and other sources. Mr. Rodriguez prepared multiple portions of the cultural resources technical memorandum such as the description of properties and historic context. Included in the study were California Department of Parks and Recreation 523 Series Forms which Mr. Rodriguez prepared.

#### **Assistant Architectural Historian, City of Monterey Park – Garvey Reservoir**

The Metropolitan Water District of Southern California retained Rincon Consultants to conduct a cultural assessment for the Garvey Reservoir Rehabilitation Project. This assessment was prepared in support of the project's compliance with the requirements of the California Environmental Quality Act. The study consisted of searches of the California Historical Resources Information System (CHRIS) and the Native American Heritage Commission (NAHC) Sacred Lands File (SLF), background and archival research, an archaeological and built environment field survey of the project site, the recordation and evaluation of the Garvey Reservoir property for historical resources eligibility, and preparation of this report. Mr. Rodriguez reviewed documents provided by Metropolitan and researched the history of Garvey Reservoir.

#### **Assistant Architectural Historian, City of Lompoc – River Terrace Residential Development Project, Lompoc, Santa Barbara County**

In support of the River Terrace Residential Development Project, Rincon prepared a Cultural Resources Technical study to address potential impacts of the project on historical resources. The study consisted of a search of the California Historical Resources Information System, background research, a site visit and the evaluation of one property for historical resource eligibility. As part of the study, Mr. Rodriguez performed background and archival research and assisted in the preparation of



California Department of Parks and Recreation 523 Series Forms for the subject property.

**Assistant Architectural Historian, City of San Pedro– One San Pedro Specific Plan Project, San Pedro, Los Angeles County**

The City of Los Angeles Housing Department (LAHD) and the Housing Authority of the City of Los Angeles (HACLA) retained Rincon to assist with the preparation of a Draft Impact Statement/Environmental Impact Report (EIS/EIR.) HACLA and LAHD are seeking federal funding and the project is therefore subject to Section 106 of the National Historic Preservation Act. The project includes a site visit and survey, historic property evaluations, and preparation of a Section 106-compliant technical report. Mr. Rodriguez is currently assisting in the early stages of contextual research for the indirect area of potential effect.

**Assistant Architectural Historian, City of Inglewood– Inglewood Transportation Project, Inglewood, Los Angeles County**

Rincon was retained to assist with Built Environment Resources Identification and Effects Analysis for a transportation project in the City of Inglewood. As part of the project, Mr. Rodriguez assisted with background research on the area and research for evaluating properties. Rincon examined over 100 properties in the Area of Potential Effects and populated Department of Parks and Recreation forms series 523. Mr. Rodriguez also conducted a pedestrian survey in the City of Inglewood to photograph the properties for evaluation.

**Assistant Architectural Historian – West Santa Ana Branch Transit Corridor, Los Angeles County**

Rincon was retained in 2016 to prepare technical reports in the areas of Ecosystems/Biological Resources, Cultural Resources, and Hazardous Materials and Wastes in support of the preparation of state and federal documentation for the Los Angeles County Metropolitan Transportation Authority West Santa Ana Branch Transit Corridor Environmental Study. As part of the ongoing project, Mr. Rodriguez has assisted in the evaluation of properties in Department of Parks and Recreation forms series 523 and updating an extensive web map of the Area of Potential Effects. Mr. Rodriguez also conducted a survey across multiple cities in Los Angeles County and assisted in ongoing efforts to identify any cultural resources including research on three rivers in Los Angeles County.

**Assistant Architectural Historian City of Los Angeles – 3701-3761 Stocker Street, Los Angeles County**

Rincon was retained to provide Cultural, Tribal, and Paleontological Resources services for a potential redevelopment project in the Crenshaw neighborhood of Los Angeles. Mr. Rodriguez conducted research on the subject properties and the surrounding area as well as a pedestrian survey to photograph and document the properties for Department of Parks and Recreation forms series 523. Mr. Rodriguez is also a co-author of the technical report for this cultural resources study.

**Assistant Architectural Historian City of Sacramento – Anton Power Inn Multi-family project, Sacramento, Sacramento County**

Rincon was retained by California Housing Finance Agency (CalHFA) to assist with a Cultural Resources Study. As part of the project, Mr. Rodriguez assisted with the Section 106 consultation process by drafting outreach letters and making phone calls to tribal representatives on behalf of CalHFA.



# Appendix B

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California Historical Resources Information System Search Results

## South Central Coastal Information Center

California State University, Fullerton  
Department of Anthropology MH-426  
800 North State College Boulevard  
Fullerton, CA 92834-6846  
657.278.5395 / FAX 657.278.5542  
[sccic@fullerton.edu](mailto:sccic@fullerton.edu)

*California Historical Resources Information System*  
*Orange, Los Angeles, and Ventura Counties*

7/5/2022

Records Search File No.: 23775.9943

Andrew Rodriguez  
Rincon Consultants, Inc.  
180 N. Ashwood Avenue  
Los Angeles CA 91343

Re: Records Search Results for the Bright Star Valor Elementary School Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Van Nuys, CA USGS 7.5' quadrangle. Due to the COVID-19 emergency, we have temporarily implemented new records search protocols. With the exception of some reports that have not yet been scanned, we are operationally digital for Los Angeles, Orange, and Ventura Counties. See attached document for your reference on what data is available in this format. The following reflects the results of the records search for the project area and a ½-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format:  custom GIS maps  shape files  hand drawn maps

Resources within project area: 0	None
Resources within ½-mile radius: 0	None
Reports within project area: 1	LA-10756
Reports within ½-mile radius: 7	SEE ATTACHED LIST

**Resource Database Printout (list):**  enclosed  not requested  nothing listed  
**Resource Database Printout (details):**  enclosed  not requested  nothing listed  
**Resource Digital Database (spreadsheet):**  enclosed  not requested  nothing listed  
**Report Database Printout (list):**  enclosed  not requested  nothing listed  
**Report Database Printout (details):**  enclosed  not requested  nothing listed  
**Report Digital Database (spreadsheet):**  enclosed  not requested  nothing listed  
**Resource Record Copies:**  enclosed  not requested  nothing listed  
**Report Copies:**  enclosed  not requested  nothing listed  
**OHP Built Environment Resources Directory (BERD) 2019:**  available online; please go to  
[https://ohp.parks.ca.gov/?page\\_id=30338](https://ohp.parks.ca.gov/?page_id=30338)  
**Archaeo Determinations of Eligibility 2012:**  enclosed  not requested  nothing listed  
**Los Angeles Historic-Cultural Monuments**  enclosed  not requested  nothing listed

**Historical Maps:**  enclosed  not requested  nothing listed  
**Ethnographic Information:**  not available at SCCIC  
**Historical Literature:**  not available at SCCIC  
**GLO and/or Rancho Plat Maps:**  not available at SCCIC  
**Caltrans Bridge Survey:**  not available at SCCIC; please go to  
<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>  
**Shipwreck Inventory:**  not available at SCCIC; please go to  
[http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks\\_Database.asp](http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp)  
**Soil Survey Maps: (see below)**  not available at SCCIC; please go to  
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

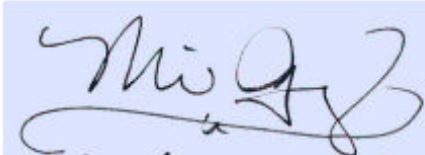
Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),



Digitally signed by Michelle  
Galaz Cornforth

Date: 2022.07.05 17:32:21 -07'00'

Michelle Galaz Cornforth  
Assistant Coordinator

## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-00020		1973	Gates, Gerald R.	Assessment of the Archaeological Impact by the Development of Dick Dunn Development Company Proposed Condominiums/single Family Housing Project at the Intersection of Sepulveda Blvd. and Superior St., Sepulveda, California	Northridge Archaeological Research Center, CSUN	
LA-07778		2005	Wlodarski, Robert J.	A Phase 1 Archaeological Study for the Proposed Woodland Terrace Apartment Project Located at 15532-15538 Nordhoff Street City of Los Angeles, Los Angeles County, California	Historical, Environmental, Archaeological, Research. Team	
LA-08873		2006	Bonner, Wayne H.	Cultural Resources Records Search Results and Site Visit for T-mobile Candidate Sv01489 (bennett Nursery), 15508 Plummer Street, North Hills, Los Angeles County, California	Michael Brandman Associates	
LA-09180		2007	Bonner, Wayne H.	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate SV11414A (Mestizo Restaurant), 15418 Lassen Street, Mission Hills, Los Angeles County, California	Michael Brandman Associates	
LA-09599		2008	Bonner, Wayne H.	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate SV11414E (Mestizo Restaurant), 154418 Lassen St., Mission Hills, Los Angeles County, California	Michael Brandman Associates, Inc.	

## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-10756		2010	McKenna, Jeanette	A Cultural Resources Overview and Preliminary Assessment of the Pacoima/Panorama City Redevelopment Plan Amendment/Expansion Project Area, Los Angeles County, California	McKenna, et al.	19-000002, 19-000005, 19-000034, 19-000054, 19-000055, 19-000060, 19-000063, 19-000095, 19-000150, 19-000169, 19-000300, 19-000407, 19-000408, 19-000409, 19-000410, 19-000411, 19-000412, 19-000475, 19-000490, 19-000491, 19-000492, 19-000495, 19-000642, 19-000643, 19-000646, 19-001124, 19-001945, 19-002003, 19-002006, 19-002073, 19-002087, 19-002089, 19-002090, 19-002681, 19-002760, 19-002766, 19-003182, 19-003416, 19-100431, 19-100436, 19-150411, 19-150417, 19-167231, 19-167264, 19-167268, 19-167292, 19-167303, 19-170966, 19-170967, 19-171020, 19-173060, 19-173146, 19-174268, 19-180686, 19-180721, 19-180722, 19-186526, 19-186537, 19-186558, 19-186559, 19-186560, 19-186574, 19-186676, 19-186902, 19-186958, 19-187328, 19-187329, 19-187330, 19-187899, 19-187900, 19-188089, 19-188173, 19-188183, 19-188272, 19-188465, 19-188473
LA-12505		2012	Wallace, James, Dietler, Sara, and Kry, Linda	Draft Phase I Cultural Resources Assessment San Fernando Valley Water Recycling Project City of Los Angeles, California	AECOM	19-003306, 19-100281, 19-167303, 19-170966, 19-170967, 19-173061, 19-175261, 19-186585, 19-186642, 19-187950, 19-188173, 19-188464, 19-188848
LA-13119		1999	Bonner, Wayne H.	CULTURAL RESOURCES SURVEY, MONROE NEW ELEMENTARY SCHOOL NO. 2, NORTH HILLS, CITY AND COUNTY OF LOS ANGELES, CALIFORNIA	W. H. BONNER ASSOCIATES	19-192234

# Appendix C

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Sacred Lands File Search Results

## NATIVE AMERICAN HERITAGE COMMISSION

June 13, 2022

Andrew Rodriguez  
Rincon Consultants, Inc.

Via Email to: [arodriguez@rinconconsultants.com](mailto:arodriguez@rinconconsultants.com)

**Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Bright Star Valor Elementary School Project, Los Angeles County**

Dear Mr. Rodriguez:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

*Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.*

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:



CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

SECRETARY  
**Sara Dutschke**  
Miwok

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

EXECUTIVE SECRETARY  
**Raymond C. Hitchcock**  
Miwok/Nisenan

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: [Cody.Campagne@nahc.ca.gov](mailto:Cody.Campagne@nahc.ca.gov).

Sincerely,



Cody Campagne  
Cultural Resources Analyst

Attachment

**Native American Heritage Commission  
Native American Contact List  
Los Angeles County  
6/13/2022**

**Barbareno/ Ventureno Band of Mission Indians**

Brenda Guzman,  
58 N. Ann Street, #8 Chumash  
Ventura, CA, 93001  
Phone: (209) 601 - 4676  
brendamguzman@gmail.com

**Barbareno/Ventureno Band of Mission Indians**

Julie Tumamait-Stenslie,  
Chairperson  
365 North Poli Ave Chumash  
Ojai, CA, 93023  
Phone: (805) 646 - 6214  
jtumamait@hotmail.com

**Barbareno/ Ventureno Band of Mission Indians**

Patrick Tumamait,  
992 El Camino Corto Chumash  
Ojai, CA, 93023  
Phone: (805) 216 - 1253

**Barbareno/ Ventureno Band of Mission Indians**

Annette Ayala,  
188 S. Santa Rosa Street Chumash  
Ventura, CA, 93001  
Phone: (805) 515 - 9844  
annetteayala78@yahoo.com

**Chumash Council of Bakersfield**

Julio Quair, Chairperson  
729 Texas Street Chumash  
Bakersfield, CA, 93307  
Phone: (661) 322 - 0121  
chumashtribe@sbcglobal.net

**Coastal Band of the Chumash Nation**

Mariza Sullivan, Chairperson  
P. O. Box 4464 Chumash  
Santa Barbara, CA, 93140  
Phone: (805) 665 - 0486  
cbcntribalchair@gmail.com

**Fernandeno Tataviam Band of Mission Indians**

Jairo Avila, Tribal Historic and Cultural Preservation Officer  
1019 Second Street, Suite 1 Tataviam  
San Fernando, CA, 91340  
Phone: (818) 837 - 0794  
Fax: (818) 837-0796  
jairo.avila@tataviam-nsn.us

**Gabrieleno Band of Mission Indians - Kizh Nation**

Andrew Salas, Chairperson  
P.O. Box 393 Gabrieleno  
Covina, CA, 91723  
Phone: (626) 926 - 4131  
admin@gabrielenoindians.org

**Gabrieleno/Tongva San Gabriel Band of Mission Indians**

Anthony Morales, Chairperson  
P.O. Box 693 Gabrieleno  
San Gabriel, CA, 91778  
Phone: (626) 483 - 3564  
Fax: (626) 286-1262  
GTTribalcouncil@aol.com

**Gabrielino /Tongva Nation**

Sandonne Goad, Chairperson  
106 1/2 Judge John Aiso St., Gabrielino  
#231  
Los Angeles, CA, 90012  
Phone: (951) 807 - 0479  
sgoad@gabrielino-tongva.com

**Gabrielino Tongva Indians of California Tribal Council**

Robert Dorame, Chairperson  
P.O. Box 490 Gabrielino  
Bellflower, CA, 90707  
Phone: (562) 761 - 6417  
Fax: (562) 761-6417  
gtongva@gmail.com

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Bright Star Valor Elementary School Project, Los Angeles County.

**Native American Heritage Commission  
Native American Contact List  
Los Angeles County  
6/13/2022**

**Gabrielino Tongva Indians of  
California Tribal Council**

Christina Conley, Tribal  
Consultant and Administrator  
P.O. Box 941078  
Simi Valley, CA, 93094  
Phone: (626) 407 - 8761  
christina.marsden@alumni.usc.edu

Gabrielino

**Soboba Band of Luiseno  
Indians**

Isaiah Vivanco, Chairperson  
P. O. Box 487  
San Jacinto, CA, 92581  
Phone: (951) 654 - 5544  
Fax: (951) 654-4198  
ivivanco@soboba-nsn.gov

Cahuilla  
Luiseno

**Gabrielino-Tongva Tribe**

Charles Alvarez,  
23454 Vanowen Street  
West Hills, CA, 91307  
Phone: (310) 403 - 6048  
roadkingcharles@aol.com

Gabrielino

**Soboba Band of Luiseno  
Indians**

Joseph Ontiveros, Cultural  
Resource Department  
P.O. BOX 487  
San Jacinto, CA, 92581  
Phone: (951) 663 - 5279  
Fax: (951) 654-4198  
jontiveros@soboba-nsn.gov

Cahuilla  
Luiseno

**Northern Chumash Tribal  
Council**

Violet Walker, Chairperson  
P.O. Box 6533  
Los Osos, CA, 93412  
Phone: (760) 549 - 3532  
violetsagewalker@gmail.com

Chumash

**San Luis Obispo County  
Chumash Council**

1030 Ritchie Road  
Grover Beach, CA, 93433

Chumash

**Santa Rosa Band of Cahuilla  
Indians**

Lovina Redner, Tribal Chair  
P.O. Box 391820  
Anza, CA, 92539  
Phone: (951) 659 - 2700  
Fax: (951) 659-2228  
lsaul@santarosa-nsn.gov

Cahuilla

**Santa Ynez Band of Chumash  
Indians**

Kenneth Kahn, Chairperson  
P.O. Box 517  
Santa Ynez, CA, 93460  
Phone: (805) 688 - 7997  
Fax: (805) 686-9578  
kkahn@santaynezchumash.org

Chumash

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Bright Star Valor Elementary School Project, Los Angeles County.

# Appendix D

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Previous Historical Resource Documentation

# Mission Hills - Panorama City - North Hills Report

## Individual Resources – 3/20/14



Address: 14650 W PARTHENIA ST  
 Name: Ohrbach's Panorama City  
 Year built: 1964  
 Architectural style: Modern, Mid-Century

### Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Department Stores, 1920-1980
Sub theme:	No SubTheme
Property type:	Commercial - Retail
Property sub type:	Department Store
Criteria:	A/1/1 & C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant as representing an early and important phase of commercial development in Panorama City; formerly the Ohrbach's anchor to the Panorama Mall; designed by significant Los Angeles architectural firm Welton Becket and Associates.



Address: 15526 W PLUMMER ST  
 Name:  
 Year built: 1914  
 Architectural style: Craftsman

### Context 1:

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as representing the earliest pattern of development in the area; a very rare, remaining example of an intact 1910s residence in North Hills and the San Fernando Valley as a whole.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:			Zip:	Council District:	
Range of Addresses on Property:			Community Name:		
Assessor Parcel Number:	Tract:		Block:	Lot:	
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?	
Architect/Designer:		Contractor:		
Original Use:		Present Use:		
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7)	Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.


## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

*This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.*

**A. Proposed Monument Description** - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

**B. Statement of Significance** - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

## 8. CONTACT INFORMATION

### *Applicant*

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

<i>Property Owner</i>		Is the owner in support of the nomination?		
		Yes	No	Unknown
Name:		Company:		
Street Address:		City:	State:	
Zip:	Phone Number:	Email:		

### *Nomination Preparer/Applicant's Representative*

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

### APPLICATION CHECKLIST

- Nomination Form
- Written Statements A and B
- Bibliography
- Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: [planning.ohr@lacity.org](mailto:planning.ohr@lacity.org))
- Copies of Primary/Secondary Documentation
- Copies of Building Permits for Major Alterations (include first construction permits)
- Additional, Contemporary Photos
- Historical Photos
- Zimas Parcel Report for all Nominated Parcels (including map)

## 10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

North Hills East Preservation Consortium  
(Attn: Debora Masterson)

7-27-21

Name:

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources  
Department of City Planning  
221 N. Figueroa St., Ste. 1350  
Los Angeles, CA 90012  
  
Phone: 213-874-3679  
Website: [preservation.lacity.org](http://preservation.lacity.org)

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F. Zimas Parcel Report	

# A. Proposed Monument Description

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## Site

The subject property is a single-family residence located at 15526 W. Plummer Street within the community of North Hills on Assessor's Parcel Number (APN) 2656015008, on the south side of Plummer Street, mid-block, between Orion Avenue to the west and Sepulveda Boulevard to the east. The property is situated on a 33,221.2 square-foot rectangular lot that falls within Subdivision No. 1 of the Property of the Porter Land and Water Company tract on Lot 39 within Section 20 of Township 2 North, 15 West.

The subject property falls within the Mission Hills-Panorama City-North Hills Community Plan Area specifically, North Hills East Council District 7. The surrounding environment may be described as primarily residential development, the vast majority of which took place post-World War II and coincided with construction of the Interstate-405 freeway which arrived in the San Fernando Valley in the 1950s and is located one block west of the subject property. Commercial properties in this area are primarily relegated to Sepulveda Boulevard to the east. Plummer Street is one of the north San Fernando Valley's major east-west thoroughfares between the community of Chatsworth on the west and North Hills on the east, although it is interrupted midway through the north Valley at California State University, Northridge, and again at Brown's Canyon Wash before reaching Topanga Canyon Boulevard in Chatsworth.

The proposed monument boundary is the legal boundary of APN 2656015008. This boundary includes the residence and its deep lot, which has remained largely undeveloped over the last century. The subject property includes a small front yard with several mature trees, and a deep rear yard which includes more recently planted trees in an orchard formation. Access to the exterior of the property was not granted by the owner, therefore all descriptions provided below are based on observations made from the public right-of-way and recent pictometry and aerial imagery.

## Exterior

The main residence, located at the northernmost edge of the parcel, is a Craftsman-style, wood-framed, single-story building with a side-gabled roof clad in composition shingles. The exterior walls are clad in painted, coursed wood shingles.

The primary (north) elevation features a central, partial-width porch contained beneath the main roof and flanked by painted brick piers (with no associated porch supports). The main entrance is

recessed into the porch and accessed via several brick steps. The entrance features a simple wood door with three square beveled glass lites flanked by two vinyl single-hung windows (replacements installed 2004). The non-recessed symmetrical front bays flanking the central porch feature identical sets of wood-framed window groupings which include a central fixed window flanked by multi-lite casement windows, and a multi-lite transom. Each front bay also has wood-framed, screened foundation access vents at ground level.

The west elevation is partially obscured by a mature tree and features various-sized wood-framed, single-hung windows, some with single- and others with multi-lites.

The east elevation is mostly obscured by a shed that pictometry indicates was moved to its current location c. 2012. Fenestration on the east elevation were not visible during survey.

The south (rear) elevation was not accessible for survey however, review of recent aerial and pictometry images indicate that the rear of the residence features twin gables. It appears that the roof was partially filled in between these two gables (date unknown). There also appear to be temporary awnings/shade structures that extend off each gable to a poured concrete rear-patio (c. 2010).

While lacking some of the more distinctive features of a traditional Craftsman, including porch supports, decorative rafter tails, braces, and dormers, the main residence is a modest example of the Craftsman-style residence and provides a good representation of an early San Fernando Valley homestead residence.

## Interior

Access to the interior was not granted by the owner.

## Alterations

The following alteration history for 15526 W. Plummer Street is based on a combination of sources, including the City of Los Angeles Department of Building and Safety online permit records, NETR Online Historic Aerials (1947, 1952, 1964, 1967, 1969, 1972, 1977, 1980, 1982, 1989, 1995, 2003, 2004, 2005, 2009, 2010, 2012, 2014, and 2016), the University of Santa Barbara FrameFinder aerial photographs (1928, 1930, 1938, 1944, and 1971), NavigateLA Pictometry (2002-2021), as well as observations made by a qualified architectural historian during the property survey:

**2004** Replaced four broken glass windows on the main residence; same location, same size windows (City of Los Angeles Permit# 04016-20000-19912). Two of these

replacement windows were identified as vinyl single-hung windows located on the front (north) elevation on either side of the front entrance. The location of the other two replacement windows is unknown.

- 2005** Removed ancillary buildings/structures (associated with previous poultry farming uses) located at the rear of the property.
- c. 2010** Added poured concrete patio with awnings/shade structures to rear of main residence.
- c. 2012** Gabled shed/garage building placed directly adjacent to east elevation of main house.

Other observed alterations for which there is no associated permits/date of alteration, include: replacement of original roofing materials (likely wood) with composition shingles, and infill of a small section of roof between the twin gables at the rear.

## Character-Defining Features

### Site

- Large, deep lot
- Mature trees

### Exterior

- Single-story
- Distinct horizontal lines
- Low pitched roof
- Overhanging eaves
- Wood shingle cladding
- Partial-width porch
- Grouped windows
- Craftsman style door
- Brick piers at porch
- Vertical wooden slat vents at gable

## B. Statement of Significance

---

### Summary of Significance

The subject property at 15526 W. Plummer Street meets the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

*Criterion 1: It is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.*

The subject property was identified as eligible for the National Register of Historic Places, the California Register of Historical Resources, and as a City HCM in the 2014 *Historic Resources Survey Report: Mission Hills-Panorama City-North Hills Community Plan Area*, which found the property to be significant under Criteria A/1/1 for “representing the earliest pattern of development in the area; a very rare, remaining example of an intact 1910s residence in North Hills and the San Fernando Valley as a whole.”<sup>1</sup>

The subject property was constructed in 1914 and is identified with the Valley’s earliest settlement patterns immediately prior to its annexation to the City of Los Angeles (1915); coinciding with the arrival of the Pacific Electric Railway San Fernando Valley Line which connected the Valley to Los Angeles and included a stop at Plummer Street (1913); and the arrival of irrigated water via the Los Angeles Aqueduct (1918), which made long-term settlement and large-scale agriculture possible in the Valley. The subject property was a former poultry farm and one of the first residences to be constructed in Mission Acres (now North Hills). Its construction coincides with the arrival/settlement of one of the areas pioneering families, the Plummer Family, 6<sup>th</sup> generation Californians who appear to have owned the subject property for a brief period of time and certainly lived as neighbors at 15720 Plummer Street for decades starting in 1913 (John L. and Mollie C. Plummer, Jr.). A large residence at the southwest corner of Sepulveda Boulevard and Plummer Street served as another Plummer family residence starting in 1916 (John L. and Ellen Plummer, Sr.). Although the setting of the subject property has been severely compromised by intensive post-World War II development that has long since erased most of the Valley’s early ranching period, the integrity of the residence and its deep lot allow it to still read as a modest Craftsman-style home from the period of significance (1914-1927). Residences that retain requisite integrity from the Early Single-Family Residential Development sub-theme (1880-1930),<sup>2</sup>

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<sup>1</sup> ARG, *Historic Resources Survey Report: Mission Hills-Panorama City-North Hills Community Plan Area* (City of Los Angeles Department of City Planning, 2014).

<sup>2</sup> Ibid

which includes the pre-aqueduct/annexation period in the San Fernando Valley, are extremely rare with very few examples remaining in the Valley as a whole. The subject property represents one of the earliest extant examples of a single-family residence/poultry farm from this sub-theme and is perhaps the only remaining intact example of an early Mission Acres residence. Despite alterations to the property's setting (which would be true for any early period residence in the Valley), it exemplifies early settlement patterns which have contributed to the broad cultural history of the North Hills community and the San Fernando Valley.

## Period of Significance

The period of significance for the subject property is 1914-1927. The period starts with the subject property's construction in 1914, which is also the start of what was known as Mission Acres and ends with the close of the early development period in the San Fernando Valley when Mission Acres became known as Sepulveda in 1927. This period of significance captures the close of the pre-aqueduct period in the San Fernando Valley, which greatly influenced its future growth and development. Although the Los Angeles Aqueduct was completed in 1913, Mission Acres would not see a completed system of laterals until 1918. The subject property's period of significance pre-dates the arrival of irrigated water in the San Fernando Valley and coincides with the Mission Acres-era of what is now North Hills. The subject property falls within the San Fernando Valley's Early Single-Family Residential Development period<sup>3</sup> which is characterized by the construction of the area's first homes, the Pacific Electric Railway San Fernando Valley Line, newly graded roads, and the transition of agriculture from dry farming to irrigated crops.

## Supporting Historic Context

### Spanish Period (1769–1822)

The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá

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<sup>3</sup> Ibid.

established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California.<sup>4 5 6 7 8</sup>

The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Father Crespi named “the campsite by the river Nuestra Señora la Reina de los Angeles de la Porciúncula” or “Our Lady the Queen of the Angeles of the Porciúncula.”<sup>9 10 11</sup>

Mission San Fernando Rey de España was founded in present-day Mission Hills on September 8, 1797 by Father Fermín Lasuén and Fray Francisco Dumetz. It was established midway between Mission San Gabriel Arcángel and Mission San Buenaventura, closing the gap between the interior and coastal missions and becoming the 17th of California’s 21 Spanish missions. The mission consisted of a church, fountains, cloisters and extensive agricultural grounds outside the area. The Spanish missionaries pushed the native Tongva, Tatavium, and Chumash tribes into Christianity through baptism and service as neophytes. The land taken by the Spanish was not repatriated to these tribes.<sup>12 13</sup>

After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants.<sup>14 15</sup>

## Mexican Period (1822–1848)

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. The secularization of the missions following Mexico’s

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<sup>4</sup> R.G. Cleland, *The Cattle on a Thousand Hills: Southern California, 1850-80* (San Marino: The Huntington Library, 2005).

<sup>5</sup> B. Gumprecht, *The Los Angeles River: Its Life, Death, and Possible Rebirth* (Baltimore: The Johns Hopkins University Press, 2001).

<sup>6</sup> L.C. Jorgensen, *The San Fernando Valley Past and Present* (Los Angeles: Pacific Rim Research, 1982).

<sup>7</sup> D.E. Kyle, *Historic Spots in California*. 5th ed. (Stanford: Stanford University Press, 2002).

<sup>8</sup> K. Roderick, *San Fernando Valley: America’s Suburb* (Los Angeles: Los Angeles Times Book, 2001).

<sup>9</sup> B. Gumprecht, *The Los Angeles River: Its Life, Death, and Possible Rebirth* (Baltimore: The Johns Hopkins University Press, 2001).

<sup>10</sup> L.C. Jorgensen, *The San Fernando Valley Past and Present* (Los Angeles: Pacific Rim Research, 1982).

<sup>11</sup> D.E. Kyle, *Historic Spots in California*. 5th ed. (Stanford: Stanford University Press, 2002).

<sup>12</sup> R.G. Cleland, *The Cattle on a Thousand Hills: Southern California, 1850-80* (San Marino: The Huntington Library, 2005).

<sup>13</sup> K. Roderick, *San Fernando Valley: America’s Suburb* (Los Angeles: Los Angeles Times Book, 2001).

<sup>14</sup> R.G. Cleland, *The Cattle on a Thousand Hills: Southern California, 1850-80* (San Marino: The Huntington Library, 2005).

<sup>15</sup> S.F. Dallas, *The Hide and Tallow Trade in Alta California 1822–1848*. (Bloomington: Indiana University, 1955).

independence from Spain in 1822 resulted in the subdivision of former mission lands and establishment of many additional ranchos.

During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of nonnative inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the native population, who had no associated immunities.<sup>16</sup>

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident Californios and Americans in the San Bernardino area. The Mexican-American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American Period (1848-present). California officially became a state with the Compromise of 1850.

## Ex-Mission San Fernando Rancho (1846-1874)

Mission San Fernando Rey de España lands, renamed Ex-Mission San Fernando, encompassed nearly 117,000 acres and was the largest single land grant made during the Mexican Period in California. The entire rancho, except for the church and its related buildings, was granted to Eulogio de Celis from Spain (then living in Los Angeles) by Governor Pío Pico on behalf of Mexico following the end of Mexican rule in California on July 7, 1846. It was sold for \$14,000 or approximately 12 cents per acre, to raise money for the defense of California.<sup>17 18</sup>

Horticulture and livestock, based primarily on cattle (hides and tallow) as the currency and staple of the rancho system, continued to dominate the Southern California economy through 1850s.<sup>19</sup> However, a series of natural disasters in the early 1860s brought an end to the rancho system.<sup>20</sup> Floods followed by prolonged drought decimated the cattle industry and resulted in the deaths of thousands of animals, bringing financial ruin to cattle barons.<sup>21 22 23</sup> With no ability to pay their outstanding debts and property taxes, lenders foreclosed on the mortgages and 10,000-20,000-

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<sup>16</sup> R.G. Cleland, *The Cattle on a Thousand Hills: Southern California, 1850-80* (San Marino: The Huntington Library, 2005).

<sup>17</sup> C.C. Baker, "Mexican Land Grants in California." (Annual Publication of the Historical Society of Southern California, 1914. Vol. 9, No 3, 236-243)

<sup>18</sup> W.W. Robinson, "The Rancho Story of San Fernando Valley." (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225-234)

<sup>19</sup> R.G. Cleland, *The Cattle on a Thousand Hills: Southern California, 1850-80* (San Marino: The Huntington Library, 2005).

<sup>20</sup> R.M. Fogelson, *The Fragmented Metropolis: Los Angeles, 1850-1930* (Los Angeles: University of California Press, 1967).

<sup>21</sup> L.C. Holmes, *Soil Survey of the San Fernando Valley Area, California* (Washington: Government Printing Office, 1917).

<sup>22</sup> P.A. Ewing, *The Agricultural Situation in the San Fernando Valley, California* (Los Angeles: University of California, 1939).

<sup>23</sup> R.M. Fogelson, *The Fragmented Metropolis: Los Angeles, 1850-1930* (Los Angeles: University of California Press, 1967).

acre ranches were sold for only \$30-60 each. "The inability of the ranchers to pay such trifling sums revealed that California's rancho civilization was indeed incompatible with America's competitive economy."<sup>24</sup>

Many of the ranches that had once failed as cattle ranges attempted to operate as sheep ranches. The sheep were sheared for their wool which was then sold to San Francisco, New York, and Boston. Perhaps one of the most significant examples of the sheep-rearing industry in the Valley comes from the southern half of the Ex-Mission San Fernando which was purchased by Andres Pico in 1854 from the widow of Eulogio de Celis. On May 21, 1862, Pico turned over all of his interest in the Ex-Mission San Fernando to his brother Pío Pico, who in turn sold all 60,000 acres to the recently incorporated San Fernando Farm Homestead Association for \$115,000 on July 2, 1869.<sup>25</sup> The Association was formed by Isaac Lankershim with the backing of several wealthy businessmen from San Francisco and was quickly joined by Isaac N. Van Nuys. The Association was temporarily renamed the San Fernando Sheep Company to reflect its role in the sheep rearing industry and by 1873 approximately 40,000 sheep grazed the land. After losing nearly all of the sheep to yet more drought in the years that followed, the Association decided to pivot to dry wheat farming and the company was renamed the Los Angeles Farming and Milling Company.<sup>26</sup>

Lankershim and Van Nuys introduced dry wheat farming to the San Fernando Valley in 1876. Their technique used water captured in the winter season, rather than relying on water from big Tujunga, Little Tujunga, or Pacoima Canyons. Lack of access to the region's water rights and droughts made it so that dry farming became a viable type of farming available in the region. Dry farming techniques as a production method brought fruit, citrus, and grain farming to the Valley, although continuing drought and unpredictable weather made dry farming unreliable.<sup>27 28</sup>

Construction of the Southern Pacific Railroad (SPRR) southern extension from San Francisco to Los Angeles took place from 1875 to 1876. On July 15, 1876, "daylight was let through the San Fernando tunnel, which was the second longest tunnel on the continent...with a length of 6,966 feet."<sup>29</sup> The arrival of the railroad was followed by the great land boom of the 1870s and 80s in which large numbers of settlers moved westward, creating a sizeable consumer market and allowing Southern California products, especially irrigated crops, to be accessed by eastern

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<sup>24</sup> Ibid, 17

<sup>25</sup> W.W. Robinson and W. Ritchie, "Southern California Local History: A Gathering of the Writings of W.W. Robinson." (The Historical Society of Southern California, 1993).

<sup>26</sup> W.W. Robinson, "The Rancho Story of San Fernando Valley." (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225-234)

<sup>27</sup> K. Roderick, *San Fernando Valley: America's Suburb* (Los Angeles: Los Angeles Times Book, 2001).

<sup>28</sup> M. Wanamaker, *Images of America: The San Fernando Valley* (Charleston: Arcadia Publishing, 2011).

<sup>29</sup> J.G. Dixon, *The Construction of the Southern Pacific Railroad* (Madison: University of Wisconsin, 1921), 29.

consumers. Crop spoilage was reduced when the refrigerated railcar was put into use in the 1880s, although it operated at great expense.<sup>30</sup>

Just prior to the arrival of the SPRR and completion of the San Fernando tunnel was the purchase of the 56,000-acre northern portion of the Ex-Mission San Fernando by George K. Porter and Charles Maclay in 1874,<sup>31</sup> land still owned by Celis's heirs.<sup>32</sup>

## Porter Land and Water Company (1874-1904)

George K. Porter and Maclay had become friends during their time in the California State Legislature, with each having served as a state senator.<sup>33</sup> In 1874, the two men established the township of the City of San Fernando near Mission San Fernando Rey de España. San Fernando was the Valley's first independent city and would go on to become the second incorporated city in the Valley in 1911. Although their success was initially jeopardized by competing claims to the land by the Lopez and Rinaldi families, the social and political power of Maclay and Porter ultimately made them successful in the courts and paved the way to establishing a clear title to the property.<sup>34</sup>

In 1879, G.K. Porter sold a large portion of his land to his cousin Benjamin F. Porter. Between 1881 and 1882, the two Porters and Maclay subdivided the northern half of the rancho among themselves, with B.F. Porter taking the westernmost section which began at Aliso Canyon and extended to the Santa Susana Pass; Maclay taking the easternmost section which was located east of the SPRR tracks; and G.K. Porter taking the central section.<sup>35 36 37</sup> By the 1880s, several large subdivisions had been established, including the Porter Land and Water Company Subdivision No. 1 that contains present-day North Hills, as well as Lankershim, Chatsworth Park, and Pacoima.<sup>38</sup> The establishment of San Fernando and the subsequent subdivision of the San Fernando Valley officially brought the rancho period to an end.

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<sup>30</sup> H.F. Raup, "Transformation of Southern California to a Cultivated Land." *Annals of the Association of American Geographers*, (Sep., 1959).

<sup>31</sup> Los Angeles Herald. 1874. "Real Estate Transactions." Los Angeles Herald. September 19, 1874. <https://www.newspapers.com/image/42358213>.

<sup>32</sup> D. Champagne, D. and C. Goldberg, *A Coalition of Lineages. The Fernandeano Tataviam Band of Mission Indians* (Tucson: The University of Arizona Press, 2021).

<sup>33</sup> W.W. Robinson, "The Rancho Story of San Fernando Valley." (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225–234)

<sup>34</sup> D. Champagne, D. and C. Goldberg, *A Coalition of Lineages. The Fernandeano Tataviam Band of Mission Indians* (Tucson: The University of Arizona Press, 2021).

<sup>35</sup> W.W. Robinson, "The Rancho Story of San Fernando Valley." (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225–234)

<sup>36</sup> C. Mulholland, *William Mulholland and the Rise of Los Angeles* (Los Angeles: University of California Press, 200).

<sup>37</sup> M. Wanamaker, *Images of America: The San Fernando Valley* (Charleston: Arcadia Publishing, 2011).

<sup>38</sup> W.W. Robinson, "The Rancho Story of San Fernando Valley." (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225–234)

Porter established the Porter Land and Water Company to develop his land for wheat production and housing subdivisions.<sup>39</sup> This included development of extensive irrigation systems on his Porter Land and Water Company Subdivision No. 1 tract. Porter soon began to grow a variety of citrus including oranges, lemons, and grapefruits.<sup>40</sup> By 1887, Porter became a pioneer in the citrus industry, planting what became known as the “Long Orchard” or “Orange Belt”, a strip one half mile wide and two and a half miles long that ran between present-day Rinaldi Street south to Plummer Street.<sup>41</sup>

During the 1890s, G.K. Porter’s holdings became overrun with squatters who claimed that the U.S. patent to the Ex-Mission San Fernando rancho was void and therefore Porter’s lands were subject to public domain and open to homesteaders. Subsequently, upon the advice of his attorney, Porter had all unwanted settlers physically ejected from his land rather than go through a potentially lengthy legal battle in the courts.<sup>42</sup>

By 1901, Porter was negotiating with a syndicate through Leslie C. Brand (a leader in Glendale’s development) to sell his portion of the rancho.<sup>43</sup> <sup>44</sup> In 1903, news broke that Porter’s portion of the rancho was to be sold. The team of investors included General Otis and Porter himself. The 16,450 acres sold for \$575,750 or \$35 an acre. In 1904, Brand, who had organized the San Fernando Mission Land Company with Harrison Otis and Moses Sherman serving as major shareholders, bought-out the Porter Land and Water Co. holdings.<sup>45</sup> The buy-out occurred less than one week after the City of Los Angeles had confidentially agreed to move forward with plans to construct an aqueduct that would run from Owens Valley to Los Angeles.<sup>46</sup>

As for the southern portion of the Valley, in 1909 the Los Angeles Farm and Milling Company’s acreage representing the remaining portion of the old Ex-Mission San Fernando Rancho, went up for sale. It was purchased by a syndicate of nine prominent men (including Otto F. Brant, Harry Chandler, Hobart Johnstone Whitley, Isaac Van Nuys, and James Boon Lankershim) representing the Los Angeles Suburban Homes Company which paid \$2.5 million for the last 47,500 acres of the rancho.<sup>47</sup> The gigantic Tract 1,000 (as it was labeled) was officially surveyed in 1910 and would become one of the greatest subdivisions in the history of the Valley and perhaps the County. The

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<sup>39</sup> M. Wanamaker, *Images of America: The San Fernando Valley* (Charleston: Arcadia Publishing, 2011).

<sup>40</sup> J. Hier, *Images of America: Granada Hills* (Charleston: Arcadia Publishing, 2007).

<sup>41</sup> W.W. Robinson, “The Rancho Story of San Fernando Valley.” (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225–234).

<sup>42</sup> Ibid.

<sup>43</sup> C. Mulholland, *William Mulholland and the Rise of Los Angeles* (Los Angeles: University of California Press, 200).

<sup>44</sup> W.W. Robinson, “The Rancho Story of San Fernando Valley.” (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225–234).

<sup>45</sup> C. Mulholland, *William Mulholland and the Rise of Los Angeles* (Los Angeles: University of California Press, 200).

<sup>46</sup> J. Hier, *Images of America: Granada Hills* (Charleston: Arcadia Publishing, 2007).

<sup>47</sup> W.W. Robinson, “The Rancho Story of San Fernando Valley.” (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225–234).

sale resulted in the formation of major portions of the Valley, with W.P. Whitsett buying half of the Van Nuys townsite; Sherman taking 1,000 acres of what would become Sherman Oaks, Otis taking 550 acres of what would become Tarzana; Chandler and Whitley opting for smaller places at Sherman Way and Van Nuys Boulevards; and Brant taking 850 acres at Ventura and Topanga Boulevards.<sup>48</sup>

## Arrival of the Los Angeles Aqueduct (1905-1918)

In 1905, Los Angeles voters representing a little over 5 percent of the City's population, approved a \$1.5 million bond issue for land purchases and a survey to support construction of an aqueduct. By 1907, they unanimously approved a \$23 million bond issue for construction of the Los Angeles Aqueduct which would bring water from Owens Valley to the City of Los Angeles, as well as intensive land speculation and settlement to the San Fernando Valley.<sup>49 50 51</sup>

Although the entire 250-mile-long aqueduct was completed in 1913, the San Fernando Valley would not see its first sale of irrigated water for nearly two years after construction, as there was no distribution system in place to provide water directly to the Valley. This problem was remedied by the Los Angeles County Irrigation District No. 3, which was formed to construct a water distribution system from the aqueduct to all parts of the San Fernando Valley with the exception of the City of San Fernando and the Mission District. The Mission District (containing present-day North Hills), which contained 11,010 acres, would be estimated separately requiring a vote on bonds for its share of the irrigation system.<sup>52 53</sup> The new irrigation system called for 315 miles of steel pipe to cover 76,230 acres. Los Angeles County Irrigation District No. 3 was comprised of several smaller districts, each of which would establish its own trunkline and laterals. Some areas received water from the San Fernando mains, others from the large pipes that tapped into the Chatsworth Reservoirs.<sup>54</sup>

After Los Angeles voters overwhelmingly supported the proposed annexation district of the San Fernando Valley into the City in 1915, William Mulholland offered a stop gap to the eagerly awaiting Valley residents, allowing them to partially take advantage of the Los Angeles Aqueduct

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<sup>48</sup> Ibid.

<sup>49</sup> W.L. Kahrl, *Water and Power: The Conflict over Los Angeles' Water Supply in the Owens Valley* (Los Angeles: University of California Press, 1982).

<sup>50</sup> G.D. Libecap, *Owens Valley Revisited: A Reassessment of the West's First Great Water Transfer* (Stanford: Stanford University Press, 2007).

<sup>51</sup> Los Angeles Times (LAT). 1915a. "Under The Mighty Aqueduct a Fruitful Valley Unfolding." *Los Angeles Times*, July 18, 1915. <https://www.newspapers.com/image/380492572>.

<sup>52 53</sup> P.A. Ewing, *The Agricultural Situation in the San Fernando Valley, California* (Los Angeles: University of California, 1939).

<sup>53</sup> Los Angeles Record. "Want Water." *Los Angeles Record*, November 17, 1915.

<https://www.newspapers.com/image/678212273>

<sup>54</sup>LAT 1915b. "Greatest Achievement in History of the City." *Los Angeles Times*, May 30, 1915.

<https://www.newspapers.com/image/380524207>

surplus while they awaited the construction of their new water distribution system. Mulholland announced that work had already commenced on a large, temporary trunk-line ditch in the north Valley known as the Zelzah Canal. The canal ran east-west between Chatsworth and the edge of the San Fernando Reservoir, spanning 8 miles long, 10 feet wide, and two-and-a-half-feet deep. At a total construction cost of only \$3,500, the canal delivered enough water to irrigate approximately 12,000 acres of land via common dirt ditches. "Lateral ditches are being dug by landowners all through the section, and the revenue in sight is growing larger every day."<sup>55</sup> Meanwhile, plans were finally complete for the entire San Fernando Valley irrigation system as the Valley eagerly awaited the upcoming annexation elections to release the funds for construction: "Not a moment will be wasted after the funds from the bonds voted by the valley people are ready for use."<sup>56</sup> Although the sale of irrigated water in the Valley commenced in 1915, the new distribution system would not be fully complete until 1918.<sup>57</sup>

The arrival of the aqueduct and completion of the new distribution system led to expansive subdivision of the San Fernando Valley. What was once vast open grain fields was quickly divided up into small farms and transformed into a wide variety of new crops. The northern portion of the Valley surrounding the City of San Fernando (also known as the "Mission District") "became the most important plantings of oranges and lemons in the valley."<sup>58</sup> The "central belt" that spanned from Canoga Park to Van Nuys quickly shifted from fields of grain to sugar beets, melons, pears, apricots, peaches, and other crops made possible by the arrival of irrigated water.<sup>59</sup> The Los Angeles Aqueduct essentially made development of the San Fernando Valley possible and served as a turning-point in the Valley's history.<sup>60 61</sup>

## The Pacific Electric Railway San Fernando Valley Line (1909-1938)

Construction on the Pacific Electric Railway line extension from Hollywood to Van Nuys started in 1909 with preliminary engineering work. By the end of 1910 track laying started, with the first trolley wire strung in May 1911. The Los Angeles & San Fernando Valley Electric Railway Company was also incorporated at this time and quickly announced plans "to build an electric railway from Los Angeles via a northerly direction to and through Griffith Park and into the city of San Fernando, a distance of 25 miles." The company then moved to acquire rights-of-way for the railway that extended from Van Nuys to San Fernando. In March 1912, the Los Angeles & San Fernando Valley

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<sup>55</sup> Ibid.

<sup>56</sup> Ibid.

<sup>57</sup> P.A. Ewing, *The Agricultural Situation in the San Fernando Valley, California* (Los Angeles: University of California, 1939).

<sup>58</sup> Ibid, 43.

<sup>59</sup> Ibid.

<sup>60</sup> M. Wanamaker, *Images of America: The San Fernando Valley* (Charleston: Arcadia Publishing, 2011).

<sup>61</sup> W.W. Robinson, "The Rancho Story of San Fernando Valley." (The Historical Society of Southern California Quarterly, 1956 vol. 38, no. 3, 225-234).

Electric Railway Company was sold to Pacific Electric who agreed to carry out the plans for the new electric railway as planned. Multiple line extensions were constructed along the route, including the Hollywood-Van Nuys (1911), Van Nuys-Owensmouth (1913), and Van Nuys-San Fernando (1913). The first trolley rolled into San Fernando on March 22, 1913.<sup>62</sup>

From the town of Van Nuys, the new track passed through on a double-track to North Sherman Way where the line branched into two lines: the western line made its way through Marian (Reseda) until its final terminus at Owensmouth in Canoga Park. The northern line continued north from Van Nuys, with stops at Mission Acres, Plummer Street, and the San Fernando Mission until its final terminus in the City of San Fernando.<sup>63</sup>

By the late 1930s, the popularity of the automobile, new passenger busses, and waning ridership ultimately led to the downfall of the Pacific Electric lines throughout Los Angeles. Operation from Van Nuys to Owensmouth and San Fernando ended on June 1, 1938. By 1952, all rail service had been replaced with busses. Small segments of the line in the present-day North Hills area were dieselized in 1943 and retained for freight purposes, primarily to move citrus.<sup>64</sup>

## Mission Acres (1914-1927)

The 16,200-acre "San Fernando Mission Land Tract," was purchased in 1903 by the San Fernando Mission Land Co.<sup>65</sup> which included the present-day location of North Hills. By 1912, the Company began selling off portions of the tract and boasted that "although this property has only been on the market but for about four weeks, over \$100,000 worth has already been sold."<sup>66</sup> Newspaper advertisements highlighted the tract's many amenities and proximity to Los Angeles:

The rails are now being laid to connect San Fernando with Los Angeles by electric line. There are also two magnificent asphalt boulevards affording splendid scenic rides between the two cities. You can move your family out here today and enjoy practically all the improvements of a city. Electricity, gas in a few months, fine grammar and schools, churches, and a \$75,000 hotel now under construction. There is no pioneering here.<sup>67</sup>

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<sup>62</sup> ERHA. "San Fernando Valley Line." (Long Beach: ERHA.org, n.d.), <http://www.erha.org/pewsfv.htm>.

<sup>63</sup> Ibid.

<sup>64</sup> Ibid.

<sup>65</sup> LAT 1912a. "Q&A" Los Angeles Times, August 25, 1912. <https://www.newspapers.com/image/380332961>

<sup>66</sup> LAT 1912b. "Property is Moving" Los Angeles Times, May 19, 1912. <https://www.newspapers.com/image/380260840>

<sup>67</sup> LAT 1912c. "San Fernando Mission Lands" Los Angeles Times, May 26, 1912. <https://www.newspapers.com/image/380264989>

The Mission District, representing 11,010 acres in the northeast Valley was formed in the early part of 1914.<sup>68</sup> With the arrival of the water to the Valley and annexation to the City just around the corner, landowners and farmers in the Mission District quickly organized the Mission Mutual Pipe Company to secure immediate use of water from the Los Angeles Aqueduct upon its availability.<sup>69</sup> After the Board of Public Services instructed Mulholland to draw up plans for construction of a water distribution system to provide surplus water from the aqueduct to the mission tract, the Mission District waited for its acreage to be included in the new Valley water irrigation system, pending a separate vote on the bonds to cover its share of the construction costs, later reaching a temporary arrangement with Mulholland for a loan to be provided by the City to supply the district with 18-inch steel pipe to connect into the aqueduct.<sup>70</sup> In March 1916, the City Council instructed preparation of an ordinance for a water bond election in Waterworks Improvement District No. 2 (the Mission District)<sup>71 72</sup>. Only one out of a total of 60 persons voted against the bond of \$390,000 to pay for an aqueduct water irrigation system.<sup>73</sup> Even more time would pass after an error resulted in the invalidation of the bonds. By mid-1917, much of the Valley irrigation system was completed with the last laterals scheduled to be laid in June.<sup>74</sup>

In 1914, Patton & Longley Co., Inc. began advertising 1 ¼, 2 ½, and 5-acre tracts, using the name "Mission Acres" for the first time.<sup>75</sup> With the arrival of water imminent, the Angeles Mesa Land Company announced the opening of its new Mission Acres tract within what had been previously known as the "Mission District", which took place on March 4, 1915. The new tract was described as being half-way between San Fernando and Van Nuys "situated at the mouth of the aqueduct, in the heart of the lands that center about the old Mission of San Fernando." The new tract promised fertile soils and boasted "a number of widely-known citrus groves." Notable local businessmen with orange orchards in the vicinity of Mission Acres included Frank Wiggins, secretary of the Los Angeles Chamber of Commerce; Stoddard Jess, vice president of the First National Bank; and H.R. Wilkinson, secretary of the California Fruit Growers' Exchange.<sup>76</sup>

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<sup>68</sup> LAT 1914 "Irrigation District Formed By Almost Unanimous Vote" Los Angeles Times, Nov 13, 1914.

<https://www.newspapers.com/image/700230761>.

<sup>69</sup>The Van Nuys News. 1915a. "Land owners and growers..." The Van Nuys News and the Van Nuys Call, June 18, 1915. <https://www.newspapers.com/image/700210081>.

<sup>70</sup> The Van Nuys News. 1915b. "Mission District Planning How to Finance." The Van Nuys News and the Van Nuys Call, June 11, 1915. <https://www.newspapers.com/image/700209938>.

<sup>71</sup> LAT 1916a. "The Council Instructed..." The Los Angeles Times, Feb 15, 1916.

<https://www.newspapers.com/image/380544154>.

<sup>72</sup> Los Angeles Express. 1916a. "Mission District to Vote on Water Bonds." Los Angeles Express, Mar 22, 1916.

<https://www.newspapers.com/image/608097131>.

<sup>73</sup> Los Angeles Express. 1916b. "Water Bond Issue Has One Opponent at Poll." Los Angeles Express, Mar 24, 1916.

<https://www.newspapers.com/image/608097403>.

<sup>74</sup> LAT 1917a. "Great Valley, Now Watered, Can Feed Many More People." Los Angeles Times, Apr 22, 1917.

<https://www.newspapers.com/image/380357631>.

<sup>75</sup> Los Angeles Express. 1914. "Mission Acres 1 ¼, 2 ½ and 5 Acre Tracts \$400 Up Per Acre..." Los Angeles Express, Apr 7, 1914. <https://www.newspapers.com/image/607911374>.

<sup>76</sup> LAT 1915c. "Ready for Market." Los Angeles Times, Feb 28, 1915. <https://www.newspapers.com/image/380148115>.

Newspaper advertisements promoted Mission Acres at “\$495 per acre with water” and reassured prospective buyers that these were “the chosen lands – chosen years ago by the old Mission Fathers because of the superior climate conditions, the unsurpassed beauty of scenic surroundings and the richness of the soil.”<sup>77</sup> The advertisements also touted nearby amenities such as the Pacific Electric Railway San Fernando line and North Sherman Way (referred to as “a \$500,000 boulevard”) and boasted that the region was “one of the richest agricultural districts on the Pacific Coast.”<sup>78</sup> During this time, the Angeles Mesa Land Company also offered free lectures to prospective buyers on a wide variety of farming topics including poultry farming, intensive cultivation, and hare raising. After constructing approximately 50 homes within the first 12 months, the Company reported that work had started on a new \$5,000 store and café building in May 1916.<sup>79</sup>

In 1917, after selling “several hundred thousand dollars’ worth of these desirable farm lands,” the Angeles Mesa Land Company turned over the future management of the remaining unsold portion of the Mission Acres tract to local sales directors Nickerson & Waterbury.<sup>80</sup> Shortly after the change in management, the Angeles Mesa Land Company, who still owned the tract, announced plans to build a new school in the heart of the tract as well as a \$2,500 community clubhouse.<sup>81</sup> No longer would children have to travel to school by bus to neighboring San Fernando.<sup>82</sup> This announcement followed closely on the heels of a vote to spend \$6,000 to install three miles of laterals from the Los Angeles Aqueduct in order to ensure that every tract had piped water.<sup>83</sup>

Over the next several years Mission Acres began to diversify its agriculture, move beyond citrus, and develop a strong association with the poultry industry as popularized by the Angeles Mesa Land Company. In 1915, the company “put in a model poultry plant on their model farm at Mission Acres. They will have about 250 fine White Orpingtons.”<sup>84</sup> Numerous other Mission Acre residents began to follow suit, resulting in a “poultry colony” on the tract.<sup>85</sup> By 1916, poultry was a growing industry in Mission Acres, so much so that chicken ranch robberies had become all too common

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<sup>77</sup> LAT 1915d. “The Chosen Lands of the Mission Fathers.” Los Angeles Times, Mar 14, 1915. <https://www.newspapers.com/image/380297028>.

<sup>78</sup> Ibid.

<sup>79</sup> LAT 1916b. “Replica of Mission.” Los Angeles Times, May 21, 1916. <https://www.newspapers.com/image/380526293>.

<sup>80</sup> Los Angeles Express. 1917. “New Firm Takes Over Sale of Mission Acres.” Evening Express, Feb 27, 1917. <https://www.newspapers.com/image/608034922>.

<sup>81</sup> LAT 1917b. “Reports Activity.” Los Angeles Times, Mar 4, 1917. <https://www.newspapers.com/image/380344800>.

<sup>82</sup> Boyer, P. and J. Dodson. *Mr. John L. Plummer, Mrs. C. Pearle Zimmerman, and Mrs. Mary Lou Plummer Raney, Oral History*. (Los Angeles Valley College Historical Museum, California 1976).

<sup>83</sup> LAT 1917a. “Great Valley, Now Watered, Can Feed Many More People.” Los Angeles Times, Apr 22, 1917. <https://www.newspapers.com/image/380357631>.

<sup>84</sup> California Poultry Journal. 1915. “Of Interest to Our Readers.” *California Poultry Journal* (University of California, Los Angeles 1915), pg18.

<sup>85</sup> The Van Nuys News. 1915c. “Poultry Activity in Mission Acres Tract.” The Van Nuys News and the Van Nuys Call, September 17, 1915. <https://www.newspapers.com/image/700211938>.

in the region. In 1916, the poultrymen of the Sunnyview Tract, Mission Acres, and South Santa Anita, banded together to form the Poultrymen's Protective Association, a group of 40 men who agreed to donate their personal money towards a reward for catching the poultry thief.<sup>86</sup>

The Mission Acres School was opened in Fall 1917 and in June the Mission Acres Improvement Association began the work of building a new clubhouse.<sup>87</sup> When local men began being drafted for World War I in 1917, some of the town's new building projects were put on hold, however it was noted that:

substantial progress has been made in the development of this new community, in spite of the war conditions. New homes are being built all over the tract. A new school has been established here and a handsome woman's clubhouse planned...sugar beets and beans are the leading commodities produced in the locality.<sup>88</sup>

By 1921, the Mission Acres Improvement Association had helped to constructed over 12 miles of graded roads and taken on a variety of other community projects.<sup>89</sup>

In 1927, the town of Mission Acres officially changed its name to Sepulveda.<sup>90</sup> The district complained that it found itself frequently confused with the San Fernando Mission. Further, many felt that Mission Acres sounded more like a subdivision than a community.<sup>91</sup> The district would retain the name Sepulveda until 1991 when it was renamed North Hills.

### **The Plummer Family in Mission Acres (1912-1943)**

The Plummer Family has a long history in California that dates back to 1769 when the Gaspar de Portolá expedition founded Monterey, and built the Royal Presidio and Mission, San Carlos de Borromeo de Monterey. Don Jose Francisco Ortega (also known as El Capitan) was recruited by the Portolá Expedition. Ortega is credited with founding the town of Santa Barbara in 1769. José Darío Argüello, who later served as Governor of Baja California, was granted Rancho de las Pulgas in 1795 which included present-day San Mateo, Belmont, San Carlos, Redwood City, Atherton, and

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<sup>86</sup> The South Pasadena Record. 1916. "Poultrymen Unite to Catch Thieves." South Pasadena Record, September 14, 1916. <https://www.newspapers.com/image/706017157>.

<sup>87</sup> The Van Nuys News 1917. "The Mission Acres Improvement Association..." The Van Nuys News, June 22, 1917. <https://www.newspapers.com/image/700227220>.

<sup>88</sup> LAT 1918. "Mission Acres." Los Angeles Times, January 1, 1918. <https://www.newspapers.com/image/380554657>.

<sup>89</sup> The Van Nuys News. 1921. "Current Events In Mission Acres." The Van Nuys News, March 31, 1921. <https://www.newspapers.com/image/32623585>.

<sup>90</sup> LAT 1927. "Mission Acres Now Town of Sepulveda." Los Angeles Times, July 1, 1927. <https://www.newspapers.com/image/380389965>.

<sup>91</sup> Burbank Daily Evening Review. 1927. "Mission Acres Is Now Sepulveda." Burbank Daily Evening Review. April 26, 1927. <https://www.newspapers.com/image/620421029>.

Menlo Park.<sup>92</sup> When his son Luis Antonio Argüello married Maria Soledad Ortega, the two families were merged and “eventually became the Plummers.”<sup>93</sup>

John Cornelius Plummer was a Canadian sea captain who moved his family, including his wife Maria Cecelia McGuire, from San Francisco to Los Angeles where he acquired 160 acres where the Ambassador Hotel stood, bound by Wilshire and Beverly Boulevards, and La Brea Avenue and Vine Street. In 1874, he acquired Rancho La Brea which became known as the Plummer Rancho, and included 160-acres between Sunset and Santa Monica Boulevards and La Brea and Gardner Avenues. That same year, on three acres of land that would become known as Plummer Park in West Hollywood, his sons Juan (John L.) and Eugene R. Plummer built their home. Captain John C. Plummer would die at the home of his son Eugene in 1909. Eugene would continue to live in the home and become one of West Hollywood’s longest residents and earliest pioneer of the region.<sup>94</sup> His brother, John L. Plummer (Sr.), would become a famed real estate mogul associated with the Wilshire District in Los Angeles, with his name constantly in the newspaper for various real estate transactions in the area.

In 1912, John L. Plummer, Sr. purchased 50 acres in the San Fernando Valley for his son John L. Plummer, Jr. and his soon-to-be wife Mollie Churchill, whose grandfather was Lord Henry Dalton of England, who arrived in California in 1842 and founded the town of Azusa.<sup>95</sup> Plummer Sr. quickly had “plans drawn for a fine \$10,000 bungalow” including “a garage and several other buildings.”<sup>96</sup> The bungalow, once located at 15720 Plummer Street, was designed by prolific Los Angeles architect John C. Austin, and was built and furnished by Plummer Sr. himself. The residence was completed in 1913 shortly after Plummer Jr. and Churchill married.<sup>97</sup> <sup>98</sup> Plummer Sr. extended similar generousities to three of his other children and their families and is credited with settling his family on parcels throughout the countryside of what would soon become known as Mission Acres. Although Plummer Sr. originally purchased the parcels, the Plummer family insists that Plummer Street is named for Plummer Jr. and not his father, who did not personally relocate to Mission Acres until around 1916.<sup>99</sup> A 10-acre property located at present-day 9433 N. Sepulveda

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<sup>92</sup> The Daily Journal. 2008. “The Arguellos and Rancho de las Pulgas.” The Daily Journal, August 4, 2008 updated July 12, 2017. [https://www.smdailyjournal.com/news/local/the-arguellos-and-rancho-de-las-pulgas/article\\_03c0b4f4-94cf-5197-8c82-e8c9cca4d4b6.html](https://www.smdailyjournal.com/news/local/the-arguellos-and-rancho-de-las-pulgas/article_03c0b4f4-94cf-5197-8c82-e8c9cca4d4b6.html).

<sup>93</sup> The Valley Times. 1960. “Pioneer Family: Plummers Recall Early Valley Days.” The Valley Times, September 3, 1960. <https://www.newspapers.com/image/580346505>.

<sup>94</sup> Ellenberger, A. “Eugene Plummer, the Last of the Dons.” Hollywoodland. <http://allanellenberger.com/eugene-plummer-the-last-of-the-dons/>.

<sup>95</sup> The Valley Times. 1960. “Pioneer Family: Plummers Recall Early Valley Days.” The Valley Times, September 3, 1960. <https://www.newspapers.com/image/580346505>.

<sup>96</sup> LAT 1912b. “Property is Moving” Los Angeles Times, May 19, 1912. <https://www.newspapers.com/image/380260840>

<sup>97</sup> Los Angeles Express. 1913. “House Party, San Fernando.” Los Angeles Express, May 30, 1913. <https://www.newspapers.com/image/607903493>.

<sup>98</sup> Boyer, P. and J. Dodson. *Mr. John L. Plummer, Mrs. C. Pearle Zimmerman, and Mrs. Mary Lou Plummer Raney, Oral History*. (Los Angeles Valley College Historical Museum, California 1976).

<sup>99</sup> Ibid.

Boulevard (then known as Brand Boulevard), just south of Plummer Street, served as Plummer Sr's residence for two years before he sold it to Joseph Daley in 1919 for \$20,000.<sup>100</sup> Although not confirmed through property deed research (which yielded no original owner results), it is highly likely that the subject property was originally owned by the Plummer family. This assumption is based on the family's ownership of nearly all surrounding land at the time of its construction, and the sale of the subject property's neighboring lot at 15548 from J.L. Plummer to Willis Harris in 1919.<sup>101</sup> There is no evidence that anyone from the Plummer family ever occupied the residence or had any direct associations with the residence. However, the Plummer family's memories of living on Plummer Street in Mission Acres provide further context and insight into early settlement patterns in what is now North Hills.

When the Plummer's first arrived in the Valley to move into their new home, they found that it would not be finished for several months. John and Mollie Plummer decided to wait-out the construction in their newly finished barn on the property. One of the first people to greet the newly married couple was a Chinese family who had come to the area to work on the construction of the railroad and was living just north of the subject property around what is now Lassen Street. Plummer's daughter Mary Lou Plummer Raney recalls that the family brought gifts and welcomed them while they were living out of the barn and would go on to become some of their closest neighbors.

In his early years at 15720 Plummer Street John L. Plummer recalled the great fields of barley that once served as the Valley's primary crop during the dry farming-era when he first moved to the Valley in 1913, with sprawling fields that could be seen from his home clear to the SPRR. He later grew oats and hay to satisfy the needs of local horse-owners, as well as walnuts. By 1916, Plummer transitioned to growing beans and row crops including lettuce and even mint. One year, when the price of beans dropped to two cents a pound, barely enough to cover the cost of the water, Plummer got a job teaching at Hamilton High School just to make ends meet. Plummer never went back to farming and would go on to teach for another 25 years. Years after Plummer's transition to teaching, the family sold half of the farm.

John and Mollie Plummer were heavily involved in the Mission Acres Improvement Association, with John serving as its president for a short time. The Association constructed the community clubhouse, which would hold local events and dances, and made improvements to roads and other infrastructure throughout Mission Acres.<sup>102</sup>

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<sup>100</sup> The Van Nuys News. 1919. "Joseph Daley Buys The Plummer Property." The Van Nuys News, April 11, 1919. <https://www.newspapers.com/image/700197335>.

<sup>101</sup> LAT 1919. "West End Sales." Los Angeles Times, October 26, 1919. <https://www.newspapers.com/image/380536118>.

<sup>102</sup> Boyer, P. and J. Dodson. *Mr. John L. Plummer, Mrs. C. Pearle Zimmerman, and Mrs. Mary Lou Plummer Raney, Oral History*. (Los Angeles Valley College Historical Museum, California 1976).

John L. Plummer, Jr. and his wife Mollie would continue to live at 15720 Plummer Street until 1943. The family eventually relocated to Bakersfield, California with Mollie passing in 1975 and John in 1977.

## Subject Property Development History

The land on which the subject property is sited was originally part of the Ex-Mission of San Fernando Rancho on Lot 37 of Township 2N Range 16W, the same section as the San Fernando Mission.<sup>103</sup> Today, the subject property is located on Lot 39 of Township 2N, Range 15W, Section 20 of the Porter Land & Water Co. Subdivision No. 1. Lot 39 is divided into six separate properties comprising portions 17, 18, 7, 8, 9, and 10 between Orion Avenue to the west and Langdon Avenue to the east. Many of the lots within this subdivision started out as 9.7-acre square lots when the Mission Acres area first developed and would become further divided overtime.

The earliest aerial photograph of the subject property and the larger Mission Acres area is from 1928, which shows the property in its rural, agricultural setting prior to the postwar boom in the Valley. The entire area is characterized by a grid of agricultural fields with sparse development represented by farms and homesteads. To the west is the Los Angeles River and immediately to the east are the Pacific Electric Railway tracks running along present-day Sepulveda Boulevard. The subject property is one of a handful of properties along Plummer Street. Starting at the southwest corner of Plummer Street and Sepulveda Boulevard at 9523 Brand Boulevard (now 9433 Sepulveda Boulevard, is a large residence with associated row crops which was the house originally built for John L. Plummer, Sr. c. 1916. Directly to the west is the subject property at what was then known as 15516 Plummer Street. The residence is visible with its characteristic twin gabled roof. At the rear of the residence is a series of farming structures including what appears to be a barn and several outbuildings, likely for poultry farming. Further back on the lot is what appears to be a small orchard. The lot directly to the west of the subject property (the vacant lot currently located at 15544 Plummer Street) has been planted with an orchard. Further west are several buildings at what was then known as 15548 Plummer Street and another lot with buildings is further west still. These properties appear to have a mixture of orchards and row crops. Furthest to the west is what was the John L. Plummer, Jr. and Mollie Churchill residence and its associated farm buildings and structures. The 1930 aerial is very similar but for a few more farms in the area and more mature crops. By 1938, the areas just south and east of the subject property have undergone noticeably more development, while the pocket of houses along Plummer Street remains largely unchanged. By the 1944 and 1947 aerial photographs, there is clearly more development occurring near the subject property and the beginning of the postwar boom in the Valley has started. The 1952 aerial is noticeably different, showing a sea of new houses in all directions and a significant loss of

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<sup>103</sup> U.S. Surveyor General. 1858. "Plat of the Ex Mission de San Fernando." SD 343, Page 115.

agricultural properties. By 1964, the Valley is almost unrecognizable and there has been a dramatic shift to suburban development. The Interstate 405 Freeway has been constructed and is shown running north-south through land that was once owned by John L. and Mollie C. Plummer. Grids of dense residential development occur as far as the eye can see and very few remnants of the Valley's agricultural past remain. By the late 1980s, the John L. and Mollie Plummer, Jr. residence built by John C. Austin is razed to make way for a new housing development. While still standing today, the former John L. and Ellen Plummer, Sr. residence that once occupied the entire southwest corner of Plummer and Sepulveda Boulevard and spent most of its time functioning as a school, is in near ruins after what appears to have been a devastating fire c.2018.

From the 1928 aerial through the 1990s, the subject property continues to look very similar but for some changes to crops and plantings and the rearrangement of some ancillary/temporary buildings and structures at the rear of the lot. By the early 2000s, the lot is cluttered with a large number of automobiles and new structures are mixed in with the remains of the old farm buildings. By 2005, the entire rear of the lot has been completely cleared of all car and buildings, leaving only the main residence and its large lot. By 2009, More temporary buildings and vehicles appear to be occupying the rear of the property. In 2010, the lot is once again entirely cleared but for the main residence. By 2012 there is construction of a poured concrete patio at the rear of the residence and a small temporary shed has been placed adjacent to the east elevation of the main residence. By 2014, a new orchard has been planted at the rear of the residence and the property continues to look much the way it does today.

## Property Ownership History

### **History of Street Addresses on Plummer Street**

The present-day address of the subject property (15526 Plummer Street) does not appear in public records until the year 1952. The following presents a history of the subject property's address prior to being known as "15526 Plummer Street."

Although the exact landholdings and boundaries could not be confirmed, it is understood that the Plummer family owned approximately 90 acres of land west of present-day Sepulveda Boulevard up to 15720 Plummer Street by 1913, which is assumed to include the subject property at present-day 15526 Plummer Street.

The earliest records found for Plummer Street come from the 1912 and 1914 San Fernando Precinct, the 1916 Los Angeles City Precinct No. 4, and the 1920 Los Angeles Precinct No. 639 Index to Register of Voters. These documents provide only the street name (e.g., Plummer),

occasionally including a cross street, for individual voters within the precinct. This is also true of the 1921 and 1922 City Directories for the San Fernando Valley.

The first clear picture of street addresses on Plummer Street comes from the 1921 map of the San Fernando Valley,<sup>104</sup> which shows the subject property falling within the eastern portion of Lot 39 on a 4.85-acre parcel labeled "15516", with the adjacent parcel on Lot 39 also being 4.85-acres and labeled "15548." Further west on Lot 37 (immediately west of the present-day I-405 freeway) is a 9.7-acre parcel labeled "15720" (the Plummer residence). This map confirms that "15526" did not exist at this time and that the subject property was associated with "15516" in its early years. The 1921 map further indicates that "15516" included the present-day lots of 15508, 15516, 15526, and the eastern half of the vacant lot at 15544 Plummer Street.

The 1924 San Fernando Valley City Directory is the first year in which house numbers are included. Addresses on Plummer Street, including 15516 and 15548, appear in the 1924, 1926, and 1928 City Directories, but by the 1930 City Directory, these addresses have been replaced with "Plummer rt. 1" and a box number. Street addresses return by the 1937 City Directory.

The first time the address 15526 Plummer Street appears in public records is 1952, with an official lot cut date of 1954 per County Assessor records.

## History of Property Ownership

The following presents a chronological understanding of the history of land/property ownership of the subject property, in consideration of the address discussion provided above. Only previously owners occurring before or within the period of significance (1914-1927) are examined here:

- **George T. Holman (1912):** In May 1912, it was reported that John L. Plummer (assumed to be Plummer Sr.) purchased 50 acres of the San Fernando mission land tract with plans to build a \$10,000 bungalow (the John C. Austin home he had built for his son John L. Plummer Jr. and new wife Mollie C. Plummer). The same news article reports that in addition to this, George T. Holman sold 40 acres at \$400 an acre to John L. Plummer (assumed to be Plummer Jr.).<sup>105</sup>
- **Plummer Family (1912-c.1919):** the specific boundary of the Plummer family land holdings could not be confirmed through property deed research. What is confirmed is that John L. Plummer Jr. and his wife Mollie C. owned 40 acres on the south side of what

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<sup>104</sup> Baist, G.W. Composite: Baist's Map of the San Fernando Valley, Plates 46, 47, 48, and 49 (Baist: Philadelphia 1921).

<sup>105</sup> LAT 1912b. "Property is Moving" Los Angeles Times, May 19, 1912. <https://www.newspapers.com/image/380260840>.

would become Plummer Street, west of Brand Boulevard (later known as Saugus Avenue and currently known as Sepulveda Boulevard) and lived in a home located at 15720 Plummer Street (no longer extant) for decades. It is also confirmed that John L. Plummer Sr. and his wife Ellen De Buxton Plummer moved to 9523 Brand (now 9433 Sepulveda Boulevard) in 1916. By 1919, Plummer Sr. started to sell off portions of his land holdings.<sup>106</sup>

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- **Hendrick Family at 15516 Plummer Street (1922-c.1954):** Stephen H. and Ruth Hendrick are associated with this address through a 1922 California Voter Registration Record and they are only associated with the property for a brief period. The property appears to pass to Stephen's son, John D. Hendrick, who is shown as the head of the household by 1930 living with his wife Mabel E. and their two children. Building permits indicate that John constructed a large 60 x 18-foot chicken house on the property in 1935. John and Mabel continue to live at 15516 Plummer Street until at least 1952 and it is assumed that the 1954 lot split date for 15526 occurred when the Hendrick's time at the subject property ended. A woman named Dina Ramser was listed at the residence for one year in 1924, with her occupation listed as "missionary," and is assumed to have only lived there a short period of time. Also in 1924, a couple named Walter J. and Lada F. Koenig, a carpenter and housekeeper, were listed at the residence for one year.
- **15548 Plummer Street (1919-c.1944):** This is the subject property's neighbor to the west, which provides further insight into Plummer land holdings. In October 1919, Willis B. Harris (poultry farmer) and his wife Frances S. (housewife) purchased approximately 5-acres from John L. Plummer (assumed to be Plummer Sr.).<sup>108</sup> This property would eventually become 15548 Plummer Street, as the couple is associated with this address in 1922<sup>109</sup> and Mrs. Harris continues to live at this address until at least 1944.<sup>110</sup>

## Subject Property Integrity

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. In addition to meeting one or more criteria, an eligible resource must retain integrity, which is expressed in seven aspects: location, setting, design, workmanship, materials, feeling, and association. All properties change over the course of time. Consequently, it is not necessary for a property to retain all its historic

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<sup>106</sup> The Van Nuys News. 1919. "Joseph Daley Buys The Plummer Property." The Van Nuys News, April 11, 1919.

<https://www.newspapers.com/image/700197335>.

<sup>107</sup> LAT 1919. "West End Sales." Los Angeles Times, October 26, 1919. <https://www.newspapers.com/image/380536118>

<sup>108</sup> Ibid.

<sup>109</sup> California State Library. 1922. Sacramento, California; Great Register of Voters, 1900-1968.

<sup>110</sup> California State Library. 1944. Sacramento, California; Great Register of Voters, 1900-1968

physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those that define both why a property is significant and when it was significant. Integrity must also be judged with reference to the specific criteria under which a resource is proposed for eligibility.

In addition to meeting Criterion 1 for its association with early settlement patterns in the San Fernando Valley and its strong association with the early development of Mission Acres, the subject property at 15526 Plummer Street retains a high degree of integrity, as outlined below.

**Location:** The subject property retains integrity of location. The residence is in its original location and has not been relocated or reoriented.

**Design:** The subject property retains integrity of design. The subject property retains nearly all elements of its original design that convey its expression as a simple Craftsman style home. These design elements include single-story, low-pitched gabled roofs, overhanging eaves with exposed structure members, partial-width porch, grouped windows, and brick piers. Fenestration appears to be in its original pattern. Alterations to the original design are minimal overall and include a few replaced windows, removal of ancillary structures, and patio added to the rear.

**Setting:** The subject property lacks integrity of setting. Although the property is located on its original lot in its original orientation, the surrounding neighborhood has undergone significant changes over the last century such that the setting from the property's period of significance is no longer recognizable. During this period, the Valley was characterized by ranches and homesteads with large tracts of farmland and rural open space. The urban density and intense development that occurred during the postwar boom years has rendered the original setting forever impaired.

**Materials:** The subject property retains integrity of materials. Nearly all of the residence's original materials are intact, including the shingled exterior, brick piers, and the original wood-framed windows. Two original windows on the front elevation on either side of the front door have been replaced with vinyl. Although these replacements are incompatible with the original materials, they are not visible enough to detract from the larger property.

**Workmanship:** The subject property retains integrity of workmanship. The physical evidence of the craftsmanship required to create the Craftsman-style building has been retained.

**Feeling:** The subject property has diminished integrity of feeling. The property's overall high integrity of design, materials, and workmanship evokes the feeling of an early twentieth century Craftsman-style residence, and its deep lot provides a nod to its agricultural past. However, one

cannot overlook the obvious and significant changes to the property's larger setting that occurred during the postwar years.

**Association:** The subject property retains integrity of association. The subject property is associated with some of the earliest settlement patterns in the San Fernando Valley and is identified as one of the first residences to be constructed in Mission Acres (now North Hills). Despite changes to the larger setting (which would be true for any extant early period residence in the Valley), the subject property can still be recognized as an early period residence with past agricultural connections.

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## Attachments

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- A. Primary Photos of Exterior/Main Façade
- B. Copies of Relevant Newspaper Articles
- C. Copies of Building Permits
- D. Additional Contemporary Photos
- E. Historical Maps and Photos
- F. Zimas Parcel Report

**Attachment A. Primary Photos of Exterior/Main Façade**





**Attachment B. Copies of Relevant Newspaper Articles**

has purchased two acres for a home site in the suburban tract of Ramona Acres. This property will be laid out in gardens and trees at once, and in the autumn a costly home will be erected. Fabling & Fannigan, selling agents for Ramona Acres, with the Janss Investment Company, report for the first half of May total purchases of \$28,300, as follows: Mrs. Jean Wallace Butler, two acres, \$2800; Charles W. Martin, two acres, \$1800; J. R. McQuinn, one acre, \$900; Rose J. McArthur, one acre, \$1200; J. A. Bremner, one acre, \$900; G. T. Oberg, one acre, \$800; William Mantay, one acre, \$900; Mrs. De Ette Magraudy, one acre, \$1200; Mrs. Martha Leary, one acre, \$900; R. R. Kimmel, one acre, \$900; L. A. Crone, one acre, \$1200; John W. Johnson, one acre, \$900; Ella Morris, one acre, \$900; H. J. Allen, one acre, \$1000; George E. Rex, one acre, \$1200; T. G. Worthington, one acre, \$1200; Louis J. Hoffman, one acre, \$1000; Arthur Seth, one acre, \$1000; F. J. Berka, one acre, \$1300; E. C. Brogs, one acre, \$1200; Francis W. Dentler, one acre, \$900; Mrs. A. Nelson, one acre, \$800; E. Stesch, one acre, \$1200; Fred L. Simpson, one acre, \$1200; Mrs. Minnie Ganthart, one acre, \$1000.

**PROPERTY IS MOVING.**

**Sales of Mission Land Tract Acreage to Date Totals Over One Hundred Thousand Dollars.**

SAN FERNANDO, May 18.—That property is moving in the San Fernando mission land tract is evidenced by the fact that although this property has been on the market but about four weeks, over \$100,000 worth has already been sold.

A number of artistic bungalows are now under construction on the boulevard. This week construction on the new \$75,000 hotel will be commenced. John L. Plummer, who has just purchased fifty acres in the tract, has plans drawn for a fine \$10,000 bungalow. He will also build a garage and several other buildings.

Other sales reported are as follows: George T. Holman to John L. Plummer, forty acres at \$400 an acre, and ten acres at \$750 an acre. To Kranz Bros., twenty acres at \$500. By the Lankershim Development Company, to Patton & Longley, 350 acres. By the San Fernando Mission Land Company, to A. C. Wilson, forty acres. T. S. Curtis, twenty acres. Ludlow Bros., sixty acres.

By A. E. Bottle, two and a half acres to each of the following: R. W. Hills, W. L. Bush, H. W. Hunt, A. V. Jester, H. Carson, W. J. Mann, C. W. Harps, J. Harps, Mary E. Brooks, R. B. Miller, R. L. Fraisher, John W. Huntsberger, C. Meyer, Charles G. A. Millen, Joseph W. Alexander, H. W. Hunt, H. Carson, E. C. and B. R. Bowles.

Lots in the townsite have been sold as follows: Five lots to Walton L. Collins, five acres to Julia R. Candron, three lots to J. H. Jenifer, seven lots to Drusilla Jenifer, ten lots to Mary E. Brooks, five lots to Mrs. Ellen Barclay, one lot to J. H. Barclay, and one lot to Jenifer and Judy.

C. C. Troxel reports the sale of five acres to William Davidson, and of

two and a half acres each to Kate C. Boruff, J. E. Wheat and Mary Steinfield.

**TO ERECT COSTLY HOME.**

Waller G. Chanslor of the Chanslor & Lyon Motor Car Supply Company has purchased two large lots at Windsor Square, on which within a short time he will have completed a costly home, in keeping with other mansions that are under way on this residential park. Mr. Chanslor, it is announced, has sold his handsome home at No. 6 Berkeley Square, preparatory to making Windsor Square his abode. He has taken lots at Plymouth and Linden avenues, paying for them \$20,000. The purchase was consummated through P. D. Rowan of R. A. Rowan & Co., developers and owners of the tract. Architects are drafting the Chanslor plans, under his personal direction. Three hundred feet of street frontage will permit of not only a large house but of extensive ground improvements. The Chanslor home will cost approximately \$35,000, aside from the landscaping and private gardens.

**HOLLYWOOD PARK.**

The Patton & Longley Company report the following sales in Hollywood Park: Philip Brigandi, two lots, \$530; Mrs. Lillian H. Bowen, one lot, \$350; Mabel A. Fitzhugh, two lots, \$350; Mrs. L. M. McDonald, one lot, \$275; Terrance M. Clancy, one lot, \$200; A. S. Fish, one lot, \$275; Louis Paller, one lot, \$350; Mrs. Jennie Dickerson, three lots, \$195; Miss Chandler, two lots, \$500; Harry J. Jennings, one lot, \$85; O. W. Van Curen, one lot, \$350; Mrs. L. Warren, one lot, \$275; Mr. Kerby, two lots, \$200; Mrs. L. H. Bowen, one acre, \$850; R. E. Pearson, one acre, \$1000; J. Henault, three acres, \$3000; Thomas J. Brooks, two acres, \$1750; C. L. Barker, two acres, \$1600; Milton Johns, three-fourths acre, \$900; James L. Worthington, one acre, \$1200; Clarence Howard, two acres, \$1800; Winfield Day, one acre, \$1000; Grant C. Bagley three acres, \$2000, and Jacob Jacquez, one acre, \$1100.

**BUY FOR INVESTMENT.**

The San Dimas Real Estate Company reports the sale of a 10-acre valencia and navel orange orchard on the corner of Cienega and San Dimas avenues, in the town of San Dimas, for F. W. Hawks of Pasadena to Frank H. Harwood and Harry E. Walker of San Dimas. The place is known as the old Teague place, and is said to be one of the best producing groves in the district. Harwood and Walker bought for investment. The consideration is given at \$28,500.

**SECURE NEW MANAGER.**

Ivan H. Shoemaker, formerly of Kansas City, has been appointed manager of the house-sales department of the Western Building and Investment Company. Shoemaker has had many years' experience in the realty business. He has charge of the home tracts of the building and investment company and will devote especial attention to the Southland Park tract, where 150 houses have been sold and many more are under way.

# San Fernando Mission Lands

These lands surround the famous San Fernando Mission, and the Owens River reservoir is on a portion of this property.

The largest olive orchard in the world adjoins this property and olive trees over a hundred years old, planted by the Mission Fathers, are still growing here.

If there is any one place in all Southern California where a man can make good on a few acres of land, it is in the **SAN FERNANDO MISSION LAND TRACT**. This does not mean making a bare living—it means reaping the maximum crops—the maximum profits—getting a comfortable, independent income—living a contented life.

The land in this tract will produce a large variety of crops—if you want to get hold of some matchless citrus lands while prices are still low—here is your chance. If you want land for deciduous fruits, small fruits, berries, nuts, olives, garden truck and general farming lands, your logical buy for your own best good is here.

The only reason these choice lands have not been sold before is because they have been held off the market. But now they are going—over \$100,000 worth sold in the first few weeks they have been offered to the public. These big sales have been made because the value of these lands has been known ever since the time of the Mission Fathers. They are famous for their fertile soil, which is 40 feet deep. The settler on these lands has everything in his favor.

**Only 22 Miles From Los Angeles—Electric Cars in 90 Days**

—The rails are now being laid to connect San Fernando with Los Angeles by electric line. There are also two magnificent asphalt boulevards affording splendid scenic rides between the two cities. You can move your family out here today and enjoy practically all the improvements of a city. Electricity, gas in a few months, fine grammar and high schools, churches, and a \$75,000 hotel now under construction. There is no pioneering here. Move out and put in your crops and enjoy life in this beautiful valley close to the rolling hills, the high mountains, and the interesting old San Fernando Mission.

Prices for citrus lands \$450 to \$500 an acre. Other lands \$250 and \$300. You may buy on our "No cash payment plan" whereby any purchaser spending \$2000 or more in immediate improvements will not be required to make a cash payment for one year. This gives you an opportunity to get in your crops immediately and begin to reap your profits. We can convince most any man that "this is their buy" if we have the opportunity to show them the acres on this tract that are cultivated now and the crops that are being produced. Highest prices are paid for all the crops grown on the San Fernando Mission Lands.

**Call at Our Offices—We Will Show You the Property**

That "Seeing is believing" in this case you will have to admit after seeing this property. So don't delay—for your own sake—Come up to our offices any day and we will take you out to see the most beautiful acreage in all Southern California.

**Directors of the Company:**

<p>H. E. HUNTINGTON, Pres. L. A. Railway Co.</p> <p>E. T. EARL, Owner of Express and Tribune.</p> <p>J. J. SARTORI, Free Security Trust and Savings Bank.</p>	<p>W. G. KEBCKHOFF, Pres. Pacific Light and Power Co.</p> <p>L. C. BRAND, Pres. All Night and Day Bank.</p> <p>HARRY CHANDLER, Manager L. A. Times.</p>
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**SAN FERNANDO MISSION LAND CO.**

211-212 Central Building Phone F2027 and 435 South Hill

San Fernando Office Corner Brand and San Fernando Boulevards

flowers.

Q Q Q

**House Party, San Fernando**

Mrs. John L. Plummer, who before her marriage last spring was Miss Mollie Churchill of Wilton place entertained last Saturday and Sunday with a house party at her new bungalow in the San Fernando valley. The guests for the happy occasion were the Misses Mary Carnes, Margaret Nicklin, Odessa Rankin, Ora Schreiner, Eudora Plummer, Mabel Kronnick and Mrs. Frances Fletcher-Coulter.

Both hostess and guests are members of the Sigma Beta sorority.

Q Q Q

FOR SALE—  
Suburban Property

## Mission Acres

1¼, 2½ and 5 Acre  
Tracts

\$400 Up Per Acre

10 Per Cent Cash

\$10 Per Month

Almost in the City, on  
the Electric Car Line  
and Paved Boulevard

The time will surely come, and not far distant, when these acres will be anxiously sought at values so far beyond those quoted now that present prices will seem a joke.

## CHICKENS

Do you know of anything that will work harder for you all the year around? Chickens alone will make you money and pay for your acres.

Consider all that nature has done for these acres, furnishing good loam soil and water; then add the improvements, paved roads, street car lines and water piped under pressure.

These acres are especially adapted for the raising of Oranges, Lemons, Grapefruit, Peaches, Apricots, Walnuts, Pears, Plums, Apples, Blackberries, Logan Berries, Strawberries, Potatoes, Onions, Cabbage, Melons and all other vegetables and fruits.

Think of having all this and owning a few acres almost in the city, near to everything really worth while.

Investigate these acres before you think of putting a dollar in acreage property anywhere else.

Here is an excellent class of property at about half the price you thought you would have to pay.

We are enthusiastic. So will you be when you see this property.

Come to our office and go out and see these acres at our expense.

## IRRIGATION DISTRICT FORMED BY ALMOST UNANIMOUS VOTE

### SEVEN HUNDRED AND FIFTY VOTES CAST—SEVEN HUNDRED AND THIRTY EIGHT FOR—TWELVE AGAINST

**\$2,606,000 Bonds Voted for Distributing System—District Embraces 76,080 Acres—Mulholland Says Van Nuys can Secure Water for Irrigation as Soon as Annexed—Prominent Officials Address Meeting Held Saturday Evening—Great Future for Valley**

The result of the election held Tuesday for the formation of the large irrigation district in the San Fernando Valley, legally known as Los Angeles County Irrigation District No. 3, exceeded the fondest hopes of the most enthusiastic advocate of this important measure.

The total number of votes cast in the four precincts of the district was 750, and of this number 738 were in favor of the district, and only 12 against. The vote was divided as follows:

Van Nuys—151 for, 8 against. Owensmouth—78 for, none against. Pacoima—79 for, 1 against. Chatsworth—150 for, 3 against.

With this almost unanimous consent, the first step has been taken by the district to procure the use of the surplus Owens River aqueduct water over an area of 76,080 acres of the most fertile lands in the state of California. The district has been formed, and \$2,606,000 voted to build the distributing system.

The Mission District, embracing 11,010 acres, and contiguous on the north to the district voted upon Tuesday, was formed early in the year, and will be included in the territory to petition for annexation to the city of Los Angeles, which will be the second step in the program outlined by the general San Fernando Valley committee and the officials of Los Angeles.

There will also be included in the territory seeking annexation other lands in the valley, which are above the flow line of the system of water distribution and which could not be served by gravity. Such lands, by annexation, will secure the right to take the water at the flow line and pump to any desired points at their own expense. J. B. Lippincott, engineer for the valley committee, is now at work outlining the boundaries of the territory, that is proposed to be annexed. This work, Mr. Lippincott figures, will be finished in a short time, and when the boundaries are approved by Mr. Mulholland, engineer for the city and the council of Los Angeles, a petition for annexation will be circulated in the valley. This petition must bear the names of twenty-five per cent of the registered voters in the territory seeking annexation.

When the petition is filed, the council of Los Angeles will call an election in the valley to vote on annexation. According to the requirements of the city, this territory will assume its proportionate share of the aqueduct, harbor and power bonds of the city, which will all be revenue-producing and in a few years will be self-supporting. The assumption of these bonds, therefore, will require that two-thirds of the vote cast in the valley be favorable to annexation.

When the city votes to annex this territory, which will be the final step in the proceedings, only a majority vote will be required to carry.

Every effort is being made to expedite these various steps, so that the vote on annexation in the city may be held early in 1915.

As soon as this territory is annexed, the Owens River water will be available at once over a great portion of the San Fernando Valley. William Mulholland, at the water meeting held in the school auditorium, Saturday evening, stated that water for the section around Van Nuys could be secured from the Franklin Canyon line just as fast as the laterals could be laid, and that they could be laid at the rate of a mile a day.

Other sections desiring immediate use, Mr. Mulholland said, could be supplied temporarily with open ditches until the permanent system was installed. This was welcome news to the Van Nuys ranchers, and already many are anticipating the result of the future elections and are preparing to care for irrigation water during the next irrigating season.

The water meeting was largely attended both by the ranchers and residents of the town. All were greatly interested in the comparison of the tax rate in Los Angeles City with the local rate and those of other municipalities in the San Fernando Valley, given by George Dunlap, a member of the Los Angeles annexation commission, and who helped work out the plan under which the irrigation district is now proceeding. Mr. Dunlap showed that the Los Angeles rate was only 23 cents higher than the Van Nuys rate this year, and that if the Van Nuys people were in Los Angeles and paying the city rate for domestic water, an actual saving would be effected on each \$1,000 of \$4.70.

J. B. Lippincott spoke on the general benefits to be derived by the use of the Owens River water in the San Fernando Valley. He said that in all his travels along the Pacific Coast he had not found any valley to compare with this in the fertility of its soil, and that its location, contiguous to the city of Los Angeles, and the water for irrigation would make it the most productive and prosperous valley in California.

Martin Betkouski, a member of the Los Angeles council, made a hit when he announced that the greater portion of the city tax collected in this section, should it be annexed, would be returned for building streets and roads, and for other local purposes.

Col. H. C. Hubbard of San Fernando, the grand old pioneer of the San Fernando Valley, who is more familiar, perhaps, with conditions, past and present, in this valley than any other living man, urged support for the irrigation district and annexation, stating that with plenty of water field crops would be doubled, and that almost every variety of fruits, vegetables, berries, etc., grown in California could be successfully raised here.

The facts brought out at this meeting were listened to attentively. S. O. Houghton presided.

Although equipped on his ranch with the best well in this part of the valley, which pumps over 100 inches, Mr. Houghton has always been a firm advocate of the irrigation district and annexation. His 160-acre ranch is all in alfalfa.

The result of the meeting was most effective, as shown by the Van Nuys vote.

By its central location in the irrigation district, Van Nuys will likely become the headquarters of the construction work in building the distributing system, which, with the city's share, will represent an expenditure of over \$4,000,000. Is there a town in all California with a more glorious future?

## READY FOR MARKET.

**Lands Near San Fernando Mission  
to be Sold in Parcels of from One  
to Ten Acres.**

After two months of preparatory work, the Angeles Mesa Land Company announces the opening of its new Mission Acres tract to take place next Thursday, March 4. The property is situated at the mouth of the aqueduct, in the heart of the lands that center about the old Mission of San Fernando. It lies along San Fernando boulevard within view of the mission and is served by the San Fernando line of the Pacific Electric. The land is to be sold in parcels of from one to ten acres.

The mission district is one of the most fertile areas in the vicinity of Los Angeles and contains a number of widely-known citrus groves. In the immediate vicinity of the land that is about to be marketed are five orange orchards owned by Frank Wiggins, secretary of the Los Angeles Chamber of Commerce; Stoddard Jess, vice-president of the First National Bank; H. R. Wilkinson, secretary of the California Fruit Growers' Exchange; and others.



**THE "CHOSEN LANDS" of the MISSION FATHERS**

**\$495 PER ACRE WITH WATER**

Mission Acres are within sight of the famous old mission of San Fernando — between San Fernando and Van Nuys

—a little over an hour's ride from Los Angeles. A settled district, only a few minutes walk to good schools, stores, churches, etc.

—The heart of the famous San Fernando Mission Lands.

for as Little as \$495 an Acre

—\$50 cash, \$10 a month? Visit Mission Acres. Compare these acre homesteads to any \$600 to \$800 an acre land within a radius of 50 miles of Los Angeles. Free auto excursion Wednesday, March 17th, at 10 a.m. Apply at once for free tickets.

**Free Illustrated Lecture by  
Walter M. Ross, Squab Expert,  
Tuesday Evening, March 16, at 7:45 o'clock.**  
Subject—"Squab raising—the business side of the game"

Mr. Ross is owner of the famous Red Wing Ranch, the most successful squab plant in Southern California. He will give facts and figures showing definitely what can be made from squabs by the application of practical business methods

—lecture extensively illustrated by views taken on his ranch—will be absolutely free to the public. Come early and get a good seat. Lecture will be in our large ground floor lecture hall at 433 South Hill street—beginning at 7:45 p.m.

**Angeles Mesa Land Co.**  
433 South Hill St., Ground Floor.  
Home F2387—Main 988.



## MISSION DISTRICT PLANNING HOW TO FINANCE

Property owners in the district known as the Mission district are making preparations for the use of aqueduct water.

During the past week two meetings have been held at the aqueduct. The owners present represented several thousand acres of land.

The owners have arranged with Chief Engineer Mulholland for the loan, by the city of Los Angeles, of 18 inch steel pipe. This pipe will be connected with the aqueduct below the spillway. Water through that line will be used to serve about 1200 acres in the district. The loan of the pipe and the method used to serve the users with aqueduct water in the immediate future is a temporary arrangement until some plan is effected for a permanent installation.

Some hitch seems to exist in reference to the bonds and financing of the system for the district known as the Mission district. Apparently that section was not included in the recent bond provision. The owners are now seeking a permanent way out of the dilemma.—San Fernando Democrat.

Land owners and growers in the Mission district have organized the Mission Mutual Pipe Company for the purpose of securing practically immediate use of aqueduct water.—San Fernando Democrat.

Fire of an unknown origin complete.

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## POULTRY ACTIVITY IN MISSION ACRES TRACT

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J. M. Willilams, of Mission Acres, is erecting a large laying house for hens. W. E. Hodges and C. E. Jones will move a large flock of hens from El Monte this coming week. J. S. Snead is also a recent addition to the poultry colony of this tract. Mr. Goff will occupy the Model Acre Ranch, which is being built by the Angeles Mesa Land Company.

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The Council instructed the City Attorney yesterday to prepare an ordinance calling a water bond election in District No. 2, for the Mission district, on March 23.

# Mission District to Vote on Water Bonds

The voters of that section of the San Fernando valley known as the Mission district, or water works improvement district No. 2, will vote tomorrow on a bond issue of \$300,000 for a distributing system for aqueduct water.

The bond election is to be held in conformity with the agreement prior to the annexation of the territory to Los Angeles that it would pay for its distributing system for aqueduct water.

## Water Bond Issue Has One Opponent at Poll

A count of the votes cast at yesterday's election in the Mission district shows that only one person voted against the bond issue of \$390,000 to pay for an aqueduct water irrigation system. The vote was 59 to 1 in favor of the bonds.

The district is southwest of San Fernando and comprises 20 square miles. It was not a part of the territory in the valley that has provided for a distributing system. The election was held as a preliminary to the proposed election for the annexation of the Mission district.

## REPLICA OF MISSION.

The Angeles Mesa Land Company, agent for San Fernando mission lands, reports work started on a \$5000 store and cafe building in its Mission Acres tract. The building follows closely in architecture the old San Fernando Mission near by, and occupies part of a large triangle fronting Brand boulevard and two other streets. The rest of the lot will be devoted to park purposes. Mission Acres is about half-way between San Fernando and Van Nuys. The store fills a real necessity, as more than fifty homes have been built in the vicinity in the past twelve months.

## POULTRYMEN UNITE TO CATCH THIEVES

The poultrymen of Sunview Tract, Mission Acres and South Santa Anita are determined to put an end to the wholesale robberies of chicken ranches in that locality. On last Monday evening, September 11, all the poultry owners of that neighborhood held a meeting in the new clubhouse on the Mission Acres tract. Every man present affixed his signature to the articles of agreement creating the Poultrymen's Protective association, and the proper committee was authorized to pay \$100 for the arrest and conviction of any chicken thief found upon the above tracts. By his signature, every member bound himself to pay his proportion of this reward. There are over forty gentlemen now belonging to the new association.

The meeting also instructed the committee to have six very conspicuous signs painted and placed on prominent corners, warning thieves of the reward of \$100 for any chicken thief, dead or alive. The new organization starts out strongly with W. H. Tomkins, president; A. W. Winsol, secretary, and various committees, all of whom will work in unison.

A regular patrol has been organized, and the entire locality is now under surveillance every night in the week, between the hours of 9 p. m., and 5 a. m. Each member of the patrol is well armed, and they are instructed to shoot promptly at any skulker who fails to surrender instantly at command.

There was some difference of opinion at the meeting as to the identity of the deprecators. A great many expressed the opinion that the recent thefts were committed by parties living in or around San Gabriel. Others were strongly inclined to the view that "chicken Jew peddlers" are the guilty parties, they taking the fowls to Los Angeles for sale.

The gentlemen who organized the Association took the precaution to first hold a conference with the sheriff of the county, and their subsequent action has the full approval of the authorities. The deprecators can rest assured that the poultrymen are in earnest in their determination to put an end to the raids on poultry yards in the entire locality named above. If any of the thieving gentry have the idea that the gentlemen of the Association are merely trying to frighten them, they can convince themselves of the contrary by attempting another raid in that vicinity.

It is probable that most of the members will also adopt special protective measures at their own premises. Mr. H. W. Tomkin has arranged to place six set-guns in his boying-house, so arranged that any attempt to enter it will fire them off. He will also place four other set-guns in his other poultry buildings. Besides this, all the buildings are electrically connected, and any attempt to enter one rings an alarm in the dwelling.

There is no way of stopping these raids on the poultry industry of this section so effective as the method now about to be introduced. A heavy load of buckshot, fired into the anatomy of a thief found lurking on grounds where he has no legal right to be, is a powerful deterrent to any further unlawful activity. It is to be noted that the charge in the guns carried by the patrol is not bird shot, but buckshot—an entirely different proposition. It may be recalled that some months ago a grocery man in Los Angeles put a load of buckshot into the person of a thief whom he surprised raiding his store one night. The thief made his escape; but less than a week later, an unknown man committed suicide. Examination revealed that his thighs bore several deep wounds from buckshot. Undoubtedly he was the thief whom the grocery proprietor had shot; and he had evidently preferred suicide to risking detection and arrest by consulting a physician. The load being

## NEW FIRM TAKES OVER SALE OF MISSION ACRES

Nickerson & Waterbury Plan  
2 Excursions Weekly to  
San Fernando Lands

Nickerson & Waterbury, the well-known local sales directors, who have been operating in the San Fernando valley for over two years, have accepted the exclusive sales management of the unsold portion of the Mission Acres tract, which is owned by the Angeles Mesa Land company, offices at 433 South Hill street.

Fred W. Forrester, general manager of the company, announces that excursions to Mission Acres will be held under the sales direction of Nickerson & Waterbury, commencing February 28. The tract is located halfway between Van Nuys and San Fernando on the Pacific Electric railway and Brand boulevard.

During 1915 and part of 1916 Mr. Waterbury was associated with the Angeles Mesa Land company as associate sales manager. During that period several hundred thousand dollars' worth of these desirable farm lands were sold.

The Mission Acres tract is a portion of the historic "chosen lands" of the Mission fathers, surrounding the old San Fernando mission.

It has been decided to hold two excursions to Mission Acres each week—on Wednesdays and Saturdays. Free trips will be made from the Hill street office of the Angeles Mesa Land company to Mission Acres. It is probable that practical poultry lectures will be delivered on one evening of each week for the benefit of the prospective buyers who are intending to embark in this profitable business in the San Fernando valley.

Over \$1,000,000 worth of the San Fernando Mission lands have been sold during the past two years, and many substantial improvements have been made.

The soil at Mission Acres is specially adapted to the growing of all kinds of garden truck, deciduous and citrus fruits, walnuts, avocados, and sugar beets. Prices range from \$350 and \$400 per acre upward.

An extensive newspaper advertising campaign will commence at once under the direction of C. R. Stuart, local advertising expert.

## REPORTS ACTIVITY.

Fred W. Forrester, general manager of the Angeles Mesa Land Company, reports sales to the amount of \$15,000 in the company's Mission Acres tract in the San Fernando Valley since the sales direction of this suburban acreage subdivision was taken over by Nickerson & Waterbury a week ago. Mr. Forrester announces that preparations are being rushed for the building of the projected new school in the heart of the tract and that the social life of the community will soon be made still more attractive by the erection of a \$2500 clubhouse. The owning corporation has just voted \$6000 for the installation of three miles of laterals from the aqueduct pipe line, insuring that every acre in the tract will have water piped to it in from thirty to forty days.

6 SUNDAY MORNING.

Los Angeles Sunday Times.

APRIL 22, 1917.—[PART III.]

**VILLE DE PARIS**  
317-222 80 BROADWAY 312-222 80 HILL STREET



**A Special Selling of Human Hair Switches**  
207 Switches Nearly All Shades and All Lengths

**\$1.95** Sale Monday Hairdressing Department 24 Floor

Of course every woman who has pride in her hair will attend the sale because it's no common occurrence to find human hair goods priced so utterly low.

Every strand of these beautiful tresses is just as fresh looking and glossy as when they were made—they're just some of the latest appearance of the hair in the world. Each switch is of American or European hair—thoroughly clean and sterile. No use hair of Chinese origin.

On two and three strand, according to the weight and price from which preferred. We accept early attendance at the sale. Special hair switches, also in first floor as well as in Hairdressing Department on the second.

All transformations, regardless of price, selling Monday at wholesale cost

**GREAT VALLEY, NOW WATERED, CAN FEED MANY MORE PEOPLE.**  
San Fernando Farms to be Irrigated this Week with Flow from Aqueduct—Last Laterals to be Laid in June—Cost Within Estimates.



San Fernando Farms to be irrigated this week with flow from aqueduct—Last laterals to be laid in June—Cost within estimates.

The great irrigation system for the San Fernando Valley, which will be completed this week, will be the longest and most expensive ever undertaken in California. The project, which was authorized by the state legislature in 1911, has been the subject of much discussion and controversy since that time. The project is now being completed by the San Fernando Valley Water Company, which was organized in 1914. The project is now being completed by the San Fernando Valley Water Company, which was organized in 1914. The project is now being completed by the San Fernando Valley Water Company, which was organized in 1914.

**Labor of Hercules Nearly Finished.**



Labor of Hercules nearly finished. The San Fernando Valley Water Company is now completing the last laterals to be laid in June.

The labor of Hercules is nearly finished. The San Fernando Valley Water Company is now completing the last laterals to be laid in June. The project is now being completed by the San Fernando Valley Water Company, which was organized in 1914. The project is now being completed by the San Fernando Valley Water Company, which was organized in 1914.

**NORTON'S POST CALLED VACANT.**

Supervisor in a "Holdover" Says County Council.

"Didn't Take Oath and Fled His Road Too Late." Means Salary Cut: Governor may Name Successor.

Instead of being called to account, because of a number of the Board of Supervisors, Richard H. Norton is a holdover and may draw only \$100 a month, the former rate of pay. The county council has voted to call for the resignation of the supervisor. The county council has voted to call for the resignation of the supervisor. The county council has voted to call for the resignation of the supervisor.

**Save Old Copies of The Times**  
They Are Worth Money

As a means of developing a spirit of thrift and investing money-making and money-saving habits in Los Angeles boys and girls, The Times Circulation Department, until further notice, will buy and pay cash at the rate of one cent a copy for complete old copies of The Times delivered at The Times Office, corner First and Broadway.

This offer applies to old copies of The Times only. No other paper will be accepted. Times subscribers can earn approximately 15 cents a month for their favorite clarity by the sale of 60 copies of the daily and Sunday Times; and boys and girls can earn considerable spending money by collecting old copies of this newspaper from friends and neighbors.

Church societies, benevolent associations and other charitable organizations can increase their incomes by taking advantage of this offer. Bring or send all of your old copies of The Times to the Times Circulation Department, where they will be paid for in cash at the rate of one cent a pound, or \$20 a ton.

Out-of-town subscribers to The Times may make arrangements with the nearest Times agent for the sale of old copies of this newspaper. All papers must be free from dirt and in good general condition, as well as properly folded and tied in bundles.

The Times-Mirror Company

**"Kie-Yie-Yie! Get Me Gots-It Quick!"**

2 Drops Make Cough "Fall" Off! Never again will you experience that coughing fit that makes you feel as if you were going to choke. Get Me Gots-It Quick! This is a new and effective cough remedy that will cure you in minutes. It is a new and effective cough remedy that will cure you in minutes. It is a new and effective cough remedy that will cure you in minutes.

Get Me Gots-It Quick! This is a new and effective cough remedy that will cure you in minutes. It is a new and effective cough remedy that will cure you in minutes. It is a new and effective cough remedy that will cure you in minutes.

**SOUTH'S CROP ACREAGE IS HUGELY INCREASED.**

WATER POWER BREAK. The last few days have witnessed a sharp break in water power. The water power has been reduced to a point where it is now only a fraction of what it was a few days ago. The water power has been reduced to a point where it is now only a fraction of what it was a few days ago.

The water power has been reduced to a point where it is now only a fraction of what it was a few days ago. The water power has been reduced to a point where it is now only a fraction of what it was a few days ago.

The Mission Acres Improvement Association has commenced work on its new club house, which will be a highly creditable addition to that growing community.

## MISSION ACRES.

Substantial progress has been made in the development of this new community, in spite of the war conditions. New homes are being built all over the tract. A new school has been established here and a handsome woman's clubhouse planned.

Sugar beets and beans are the leading commodities produced in this locality. Every idle acre will be put to work the coming season in the effort to relieve the food situation.

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## JOSEPH DALEY BUYS THE PLUMMER PROPERTY

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Joseph Daley purchased this week the large Plummer residence, on Brand boulevard, in Mission Acres, north of Van Nuys.


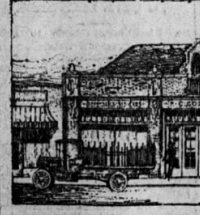
Ten acres of choice land were acquired in the deal. The consideration was about \$20,000. Mr. Daley will use the property for a home.

**WEST END SALES.**

**Brokers Report Long List of Homes Transferred.**

The Wright-Callender-Andrews Company, through H. R. Kells, reports the following property sales:

For the Pacific Electric Land Company to Alice Vaughn, house at 448 Lake street, \$7500; to P. J. Ward, house at 419 Grand View avenue, \$6500; for Marshall Stimson to Herman Siegel, house at 1741 Golden Gate avenue, \$4500; to Mrs. T. T. Larrabee, lot at corner of Occidental boulevard and Hoover street, \$4000; for G. M. Lindsay to Harry F. Elenor, house at 2164 West Twenty-seventh street, \$3500; for R. A. Rockwell to T. W. McDevitt, house at 1623 Victoria drive, \$15,000;

**New film plant for William N. Selig (Milwaukee Building Company);** same, leased from Cline Reaky Walker & Eisen, architects.

000; for Harriet B. Caldwell to D. W. McLean, three lots on Twenty-third street between Gramercy and Cimarron streets, \$7500; for Mary C. Reed to Gordon W. Taylor, lot on Westminster place, near Fifth street, \$2500; for R. J. C. Judge to D. D. Howe, house at 1642 Fourth avenue, \$7000; for Ross Sellers to Harry O. Hill, house at 2778 West Twenty-first street, \$7500; for Clyde J. Smith to Adolph W. Lautz, house at 125 North Normandie avenue, \$7500; for Mary D. Trent to M. M. Young, house at 132 North Commonwealth avenue, \$7500; for J. L. Plummer to W. B. Harris, five acres at San Fernando, \$7500; for F. K. Alton to J. Simonson, house at 4233 La Brea, \$4000; for Robert Marsh to H. E. Salisbury, house at 2681 Twenty-third avenue, \$3000; for Anna McCray to Helen V. Wyeth, house at 1523 South Gramercy place, \$3600; for Katherine R. Carter to C. E. Jochnissen, house at 2442 South Hope street, \$4250; for Augusta E. Eichlerberg to John A. McNeaghton, house at 549 North Ardmore avenue, \$3000; for Joseph H. Anderson to C. E. Jochnissen, northeast corner of Twenty-first and Bonhillo streets, \$6000; for E. T. Wall to Mercy E. Briggs, house at 244 South Harvard boulevard, \$3500; for Katherine A. Robinson to C. A. Dale, house at 1031 South St. Andrews place, \$1000.

## Mission Acres Is Now Sepulveda

MISSION ACRES, April 25. — Exponents of a movement to change the name of Mission Acres to Sepulveda met in the Mission Acres Chamber of Commerce building last week and after receiving favorable resolutions from all the organizations represented, voted unanimously for the adoption of the proposed new name.

The meeting was attended by representatives of the Chamber of Commerce, Mission Acres Improvement association, Mission Acres Woman's club, Ladies' Aid society, the Community church and all the business men of the district.

The move was decided upon as a result of the district being often confused with the Old Mission at San Fernando and more often with the idea that it was a subdivision instead of a community.

The only official notification said to be necessary to effect the name change will be addressed to the post office department.

## MISSION ACRES NOW TOWN OF SEPULVEDA

Sepulveda is now the officially recognized name of the town formerly known as Mission Acres, in San Fernando Valley. As soon as the Post-office Department has made the necessary changes in its records, the Pacific Electric Railway Company and the Automobile Club of Southern California will change the signs, schedules and maps.



## **Attachment C. Copies of Building Permits**

Summary of Permits:

Permit Information found:

1

Expand Closed 15526 W PLUMMER ST 91343

Application/Permit #	PC/Job #	Type	Status	Work Description
<a href="#">04016-20000-19912</a>	--	Bldg- Alter/Repair	Permit Finaled 11/3/2004	GENERAL REHAB PERMIT TO REPLACE BROKEN GLASS - (4) WINDOWS (SAME SIZE AND LOCATION). VALUATION TO BE VERIFIED BY THE FIELD INSPECTOR. "COMPLY WITH DEPARTMENT ORDER effective date 08/14/2004. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.
<a href="#">04041-20000-22196</a>	--	Electrical	Permit Finaled 11/3/2004	RELOCATE AND UPGRADE 100 AMP SERVICE. "COMPLY WITH DEPARTMENT ORDER effective date 08/14/2004. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE."
<a href="#">07041-20000-09880</a>	X07VN06862	Electrical	Permit Finaled 5/1/2007	REPAIR SERVICE PANEL
<a href="#">04042-20000-28519</a>	--	Plumbing	Permit Finaled 11/3/2004	INSTALL EARTHQUAKE SHUT OFF VALVE. "COMPLY WITH DEPARTMENT ORDER effective date 08/14/2004. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.
<a href="#">10042-20000-11866</a>	X10VN10653	Plumbing	Permit Finaled 7/29/2010	INSTALL SUB WATER METER



Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Last Status: Ready to Issue Status Date: 10/06/2004
--	--	--

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
SUBDIVISION NO. 1 OF TR		39 SEC 20 T2N R15W	3	M R 31-3/6	198B145 52	2656 - 015 - 008

**3. PARCEL INFORMATION**  
 Airport Hazard Area - 150' Height Limit Above Elevatio: Community Plan Area - Mission Hills - Panorama City - Near Source Zone Distance - 5.0  
 Area Planning Commission - North Valley Census Tract - 1172.00 Thomas Brothers Map Grid - 501-G6  
 LADBS Branch Office - VN District Map - 198B145  
 Bldg. Line - 24 Energy Zone - 9  
 Council District - 7 Lot Cut Date - 07/30/1954

ZONE(S): RA-1 /

**4. DOCUMENTS**  
CDBG - LARZ-Valley

**5. CHECKLIST ITEMS**

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**  
 Owner(s):  
 Joe Kravich 8184428900  
 Tenant:  
 Applicant: (Relationship: Owner-Bldr)  
 - Owner-Builder

7. EXISTING USE	PROPOSED USE
(01) Dwelling - Single Family	

**8. DESCRIPTION OF WORK**  
 GENERAL REHAB PERMIT TO REPLACE BROKEN GLASS - (4) WINDOWS (SAME SIZE AND LOCATION). VALUATION TO BE VERIFIED BY THE FIELD INSPECTOR.  
 "COMPLY WITH DEPARTMENT ORDER effective date 08/14/2004. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.

9. # Bldgs on Site & Use: SFD

**10. APPLICATION PROCESSING INFORMATION**  
 BLDG. PC By: OK for Cashier: Blanca Morales  
 DAS PC By: Coord. OK: \_\_\_\_\_  
 Signature: *[Signature]* Date: 10/6/04

For information and/or inspection requests originating within LA County,  
**Call toll-free (888) LA4BUILD**  
 Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: 41619912  
 LA Department of Building and Safety  
 VN 16 08 089234 10/06/04 01:36PM

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$200	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	99.89
Permit Fee Subtotal Bldg-Alter/Rep:	65.00
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	0.50
O.S. Surcharge	1.71
Sys. Surcharge	5.13
Planning Surcharge	2.55
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00
Permit Fee-Single Inspection Flag	
Sewer Cap ID:	Total Bond(s) Due:

BUILDING PERMIT-RES	\$65.00
BUILDING PLAN CHECK	\$20.00
EI RESIDENTIAL	\$0.50
ONE STOP SURCH	\$1.71
SYSTEMS DEVT FEE	\$5.13
CITY PLANNING SURCH	\$2.55
MISCELLANEOUS	\$5.00
<hr/>	
Total Due:	\$99.89
Check:	\$99.89

04VN 60054

**12. ATTACHMENTS**



13. STRUCTURE INVENTORY

04016 - 20000 - 19912

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

CLASS LICENSE# PHONE#

(O) , Owner-Builder

0

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR  
 I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name:

Joe Kravitt

Sign:

Date:

10-6-04

Owner

Authorized Agent

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Std. Form 2

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

2

Application for the Erection of Frame Buildings

TAKE TO BUILDING DEPARTMENT 6410 VAN NUYS BLVD.

CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 248 (2ND FLOOR)

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 5 (MAIN ST.) FLOOR)

ENGINEER PLEASE VERIFY

Lot No. 6 1/2 39, Block 20, Porter Land & Water Co. Div No. 1, District No. M. B. Page, F. B., No. 15516 Plummer Street, Between Sepulveda Blvd and Haskell Ave

O. K. City Clerk, O. K. City Engineer, By Deputy

(USE INK OR INDELIBLE PENCIL)

- 1. Purpose of Building: Chicken house, No. of Rooms: 3, No. of Families:
2. Owner's name: J. D. Handrick, Phone:
3. Owner's address: 15516 Plummer St.
4. Architect's name: Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act
5. Contractor's name:
6. Contractor's address:
7. VALUATION OF PROPOSED WORK: \$837.00
8. Is there any existing building or permit for a building on lot? Yes, How used? Chickens
9. Size of proposed building: 60 x 18, Height to highest point: 9 ft. Size of Lot: X
10. Number of stories in height: One, Character of ground: Soilie
11. Material of foundation: Common, Size of footings: Slab, Size of wall: 12", Depth below ground: 3'
12. Material of chimneys:
13. Material of exterior walls: Frame
14. Give sizes of following materials: REDWOOD MUDSILLS: 2 x 6, Girders: X, EXTERIOR studs: 2 x 4, INTERIOR BEARING studs: 2 x 4, Interior Non-Bearing Studs: X, Ceiling joists: X, Roof Rafters: 2 x 4, FIRST FLOOR JOISTS: X, Second floor joists: X, Specify material of roof:
15. Will all provisions of State Housing Act be Complied with? Yes
16. Will all lathing and plastering Comply with Ordinance?
17. What Zone is property in? None

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign Here) John D. Handrick (Owner or Authorized Agent)

OVER

FOR DEPARTMENT USE ONLY

PERMIT No. 2294, Plans and Specifications checked and found to conform to Ordinance, State Laws, etc., Application checked and found O.K., Plan Examiner, Clerk, APPROVED FOR & ISSUED

20' x 5' of 5 line of Plummer St

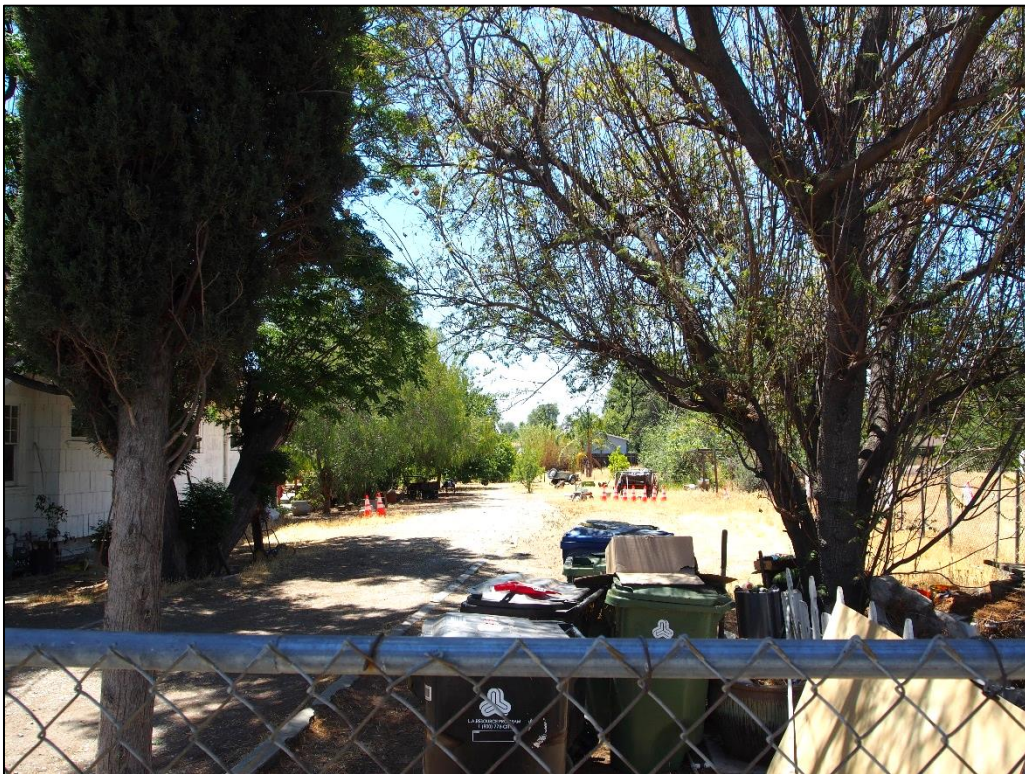
250



**Attachment D. Additional Contemporary Photos**



Detail of front window grouping



Overview of property's deep lot (view to south)



Overview of subject property's east elevation showing temporary shed blocking side of residence, temporary shed to the rear, awnings extending off the rear twin gables, and rear yard with plantings (view to west) [NavigateLA 2020].



Overview of subject property's rear (south) elevation showing twin gables with infilled center, concrete patio, shade structures, and rear temporary shed structure (view to north) [Navigate LA 2020]

## **Attachment E. Historical Maps and Photos**



Snippet of 1928 aerial photograph showing the subject property in red. The two factual Plummer residences are labeled. The blue outline represents the approximate/assumed extent of Plummer Family land from c.1913-1919 after which time portions were sold off (UCSB FrameFinder).



## **Attachment F. Zimas Parcel Report**



# City of Los Angeles Department of City Planning

## 5/19/2021 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

15526 W PLUMMER ST

### ZIP CODES

91343

### RECENT ACTIVITY

APCNV-2015-4198-ZC

ENV-2015-4183-MND

VTT-73939-CN

### CASE NUMBERS

APCNV-2004-5691-ZC

CPC-2010-589-CRA

ORD-99739

ORD-178178

TT-61202

ENV-2004-2995-MND

### Address/Legal Information

PIN Number	198B145 52
Lot/Parcel Area (Calculated)	33,221.2 (sq ft)
Thomas Brothers Grid	PAGE 501 - GRID G6
Assessor Parcel No. (APN)	2656015008
Tract	SUBDIVISION NO. 1 OF THE PROPERTY OF THE PORTER LAND AND WATER COMPANY
Map Reference	M R 31-3/6
Block	None
Lot	FR 39 SEC 20 T2N R15W
Arb (Lot Cut Reference)	3
Map Sheet	198B145

### Jurisdictional Information

Community Plan Area	Mission Hills - Panorama City - North Hills
Area Planning Commission	North Valley
Neighborhood Council	North Hills East
Council District	CD 7 - Monica Rodriguez
Census Tract #	1172.01
LADBS District Office	Van Nuys

### Planning and Zoning Information

Special Notes	None
Zoning	(T)(Q)RE9-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
General Plan Land Use	Low Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	24
500 Ft School Zone	No
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	2656015008
APN Area (Co. Public Works)*	0.763 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$295,068
Assessed Improvement Val.	\$71,546
Last Owner Change	12/30/2014
Last Sale Amount	\$9
Tax Rate Area	8859
Deed Ref No. (City Clerk)	883597
	676438
	2596455
	153598-9
	1-332
Building 1	
Year Built	1914
Building Class	D5C
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,288.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2656015008]

#### Additional Information

Airport Hazard	150' Height Limit Above Elevation 790
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.5039808
Nearest Fault (Name)	Northridge

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
<b>Housing</b>	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 2656015008]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	2656015008
Address	15526 PLUMMER ST
Year Built	1914
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 only if the owner is a corporation, limited liability company, or a real estate investment trust.
<b>Public Safety</b>	
Police Information	
Bureau	Valley
Division / Station	Mission
Reporting District	1961
Fire Information	
Bureau	Valley
Batallion	12
District / Fire Station	7
Red Flag Restricted Parking	No

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	APCNV-2004-5691-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGE INCIDENT TO SUBDIVISION REQUEST UNDER TT 61202 TO ALLOW A CHANGE FROM RA-1 TO R1-1 TO ESTABLISH 5 LOT LAND DIVISION.
Case Number:	CPC-2010-589-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PROPOSED AMENDMENT AND EXPANSION OF THE REDEVELOPMENT PLAN WITHIN ARLETA-PACOIMA, MISSION HILLS - PANORAMA CITY- NORTH HILLS, NORTH HOLLYWOOD- VALLEY VILLAGE, SUN VALLEY - LA TUNA CANYON, SUNLAND - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON, SYLMAR, RESEDA - WEST VAN NUYS
Case Number:	TT-61202
Required Action(s):	Data Not Available
Project Descriptions(s):	TENTATIVE TRACT- NEW 5-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.
Case Number:	ENV-2004-2995-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	TENTATIVE TRACT- NEW 5-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.

## DATA NOT AVAILABLE









ORD-99739

ORD-178178



# LEGEND

## GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

#### COMMERCIAL






-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






#### INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




#### PARKING

-  Parking Buffer

#### PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



#### LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES
















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities
















#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial






# CIRCULATION

## STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway


























## MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor





## POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

## SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

## COASTAL ZONE



 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

## TRANSIT ORIENTED COMMUNITIES (TOC)





























 Tier 1	 Tier 3
 Tier 2	 Tier 4

**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

## WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

## OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells
 Building Outlines 2014	 Tract Map	
 Building Outlines 2008	 Parcel Map	

# MEMORANDUM

**Date:** March 9, 2022

**For:** Saman Bravo-Karimim, Chief Business Officer  
Bright Star Schools

**Project:** 15526-44 Plummer Street, Los Angeles

**Subject:** Character-Defining Features

## INTRODUCTION

Bright Star Schools is considering the acquisition of the property at 15526-44 Plummer Street in the City of Los Angeles. The property is comprised of two parcels: APN 2656-015-007 and 008. APN 2656-015-008, or 15526 Plummer Street, is occupied by a single-family house constructed in 1914. It was evaluated by SurveyLA, the citywide historic resource survey of Los Angeles, as eligible for designation under national, state, and local landmark programs in the context of early residential development in the North Hills Community Plan Area. Additionally, it has been nominated for designation as a Los Angeles Historic-Cultural Monument (LAHCM). Bright Star Schools intends to develop the property as a primary school campus. The house would be preserved and incorporated into the campus; potentially for use exclusively for teachers. Although the LAHCM nomination is pending, it is assumed that the house is a historical resource for the purposes of the California Environmental Quality Act. Projects that comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) are considered to be mitigated to a less than significant impact. Thus, I was asked to identify the character-defining features of the property to assist the project team in understanding how the house could be adaptively reused in compliance with the Standards.

## CHARACTER-DEFINING FEATURES

Character-defining features are the architectural components that contribute to a building's sense of time and place. Character-defining features can be generally grouped into three categories: the overall visual character of a building, the exterior materials and craftsmanship, and the interior spaces, features, and finishes. The relative importance of character-defining features depends on the level of quality, visibility, and integrity. In addition, some character-defining features are more important than others in conveying the significance of the building. The character-defining features identified in **Table 1** below are considered the most important elements contributing to the significance of the property, and generally include features that date from the period of significance (1914); directly relate to the original use, type, and style; constructed or fabricated from historic materials; display craftsmanship; are highly visible; and retain integrity. In some cases, further investigation is required as this memorandum is based upon the information in the LAHCM nomination and a brief site visit.

**TABLE 1: CHARACTER-DEFINING FEATURES**

<b>Overall Visual Character</b>		
<b>Primary</b>	<b>Secondary</b>	<b>Not</b>
House oriented toward street should be preserved in current location		Ancillary buildings such as sheds are non-original and may be removed
Front yard setback should be preserved and maintained; new landscaping is permitted		
Front yard mature trees; two flanking house should be preserved unless they are in poor health according to an arborist or unless they are damaging the foundation		Back yard trees are non-original; planted by current owner and may be removed
Single-story height should be preserved		
U-shaped plan facing south should be preserved	Center of U, flat roofed area between cross gables, appears to have been covered porch that was enclosed; it should be studied further before alteration	Rear (south) patio deck and related features are non-original and may be removed
Side-gabled roof with projecting cross gables and overhanging eaves should be preserved		
Symmetrical composition of north façade should be preserved	Asymmetrical composition of east and west facades is less visible but should be preserved	Symmetrical composition of south façade is less visible and appears to have been altered; it may be altered to accommodate a new use
Centrally located, recessed main entrance should be preserved		
Window openings on north, east, and west facades should be preserved and not resized		
<b>Exterior Materials and Craftsmanship</b>		
<b>Primary</b>	<b>Secondary</b>	<b>Not</b>
Wood shingles on all facades with continuous butt line should be preserved, repaired as necessary, and repainted	Concrete walkway to main entrance appears to be original, but is not distinctive in design; it may be retained or replaced for code compliance	Roofing material does not appear to be original, in any case it is in poor condition and may be replaced
Wood roof details such as exposed rafter tails and purlins should be preserved, repaired as necessary, and repainted	Wood attic vents in gable ends appear to be original, but are less visible; they should be preserved, repaired as necessary, and repainted	Wood fascia board on north façade appears to be non-original as it does not match the east and west facades; it may be removed

**TABLE 1: CHARACTER-DEFINING FEATURES**

Wood main entrance door (north façade) should be preserved, repaired as necessary, and repainted or refinished		Wood and glass doors on south façade are non-original and may be retained or replaced
Wood frames and windows including the tripartite arrangement flanking the main entrance on the north façade; the two one-over-one sashes associated with the kitchen and the two nine-over-one sashes associated with the dining room on the west façade; and any others not noted should be preserved, repaired as necessary, and repainted		Vinyl windows are non-original and may be retained or replaced, new windows must fit within the original openings
	Brick front steps and walls appear to be either non-original or altered and should be studied further before alteration	Chain link fence and metal gate are non-original and may be removed
<b>Interior Spaces, Features, and Finishes<sup>1</sup></b>		
<b>Primary</b>	<b>Secondary</b>	<b>Not</b>
Floor plan should be preserved to the extent feasible, while accommodating a new use		
Common spaces including the family room, dining room, and music room should be preserved	<p>Secondary spaces including the bedroom are less visible but should be preserved to the extent feasible, while accommodating a new use</p> <p>What appears to be an enclosed porch south of the family room should be studied to determine its original use and extent of alterations; it could be a non-character defining space</p>	Kitchen, bathroom, and laundry room are less visible and have been altered; they may be altered to accommodate a new use
Wood floors in common spaces should be preserved to the extent feasible, while accommodating a new use		Vinyl and ceramic tile flooring is non-original and may be retained or replaced

<sup>1</sup> Interior spaces are color coded on Figure 1 below.

**TABLE 1: CHARACTER-DEFINING FEATURES**

Wood trim including crown molding, baseboards, plate rails, window and door frames in common spaces should be preserved	Wood trim in secondary spaces is less visible but should be preserved to the extent feasible, while accommodating a new use	
Wood paneled doors should be preserved		Wood slab doors are non-original and may be retained or replaced
Wood hutch in dining room should be preserved	Wood cabinet in hallway is less visible but should be preserved to the extent feasible, while accommodating a new use	All other built-ins such as kitchen cabinets are non-original and may be retained or replaced
		Light fixtures are non-original and may be retained or replaced



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Figure 1: Interior spaces are color coded as follows: primary blue, secondary green, and non-character defining red