

Appendix E  
**Cultural Resources  
Documentation**





# **E-1 Historic Resources Technical Report**





**HISTORICAL RESOURCES TECHNICAL REPORT**

**4141 N. Whitsett Avenue, Studio City**  
*February 2022*

**HISTORICAL RESOURCES GROUP**

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PREPARED FOR

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HISTORICAL RESOURCES TECHNICAL REPORT

4141 N. Whitsett Avenue, Studio City

HISTORIC RESOURCES GROUP

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Harvard-Westlake School (the “Applicant”, “Harvard-Westlake,” or the “School”) is proposing to redevelop the approximately 16.1-acre (701,428 square foot) property located at 4141 N. Whitsett Avenue (alternate addresses 4047-4155 N. Whitsett Avenue/12506-12600 N. Valley Spring Lane) in the City of Los Angeles (the “Property”) and develop and improve an adjacent approximately 1.1-acre (47,916 square foot) area of land the School currently leases from the County of Los Angeles (the “Leased Property”) located between the Property and the Los Angeles River (the “LA River”). The Property was originally the Joe Kirkwood Golf Center; by 1958 it was known as the Studio City Golf Course; when tennis was added to the Property in 1973, it became the Studio City Golf and Tennis Club. In 2007, it was renamed Weddington Golf & Tennis. Together, the Property and the Leased Property constitute the 17.2-acre project site (the “Project Site”). The Project Site will be repurposed and developed with an athletic and recreational facility; the existing clubhouse, associated putting green, and low brick wall with weeping mortar<sup>1</sup> will be retained; and the six golf ball-shaped light standards will be retained and relocated on the Project Site (the “Project”). The purpose of this report is to identify potential impacts to historical resources associated with the Project as defined by California Environmental Quality Act (CEQA).<sup>2</sup> This report is intended to inform environmental review of the Project.

Studio City Golf and Tennis Club (now Weddington Golf & Tennis) contains a private nine-hole, 27-par golf course, a portion of which is on the Leased Property, a twenty-five-stall driving range, a putting green, a golf clubhouse, sixteen tennis courts, a tennis shack, six golf ball-shaped light standards, and a surface parking area. Studio City Golf and Tennis Club was designated a City Historic-Cultural Monument (HCM) by the City Council on September 29, 2021, with the following features identified as character-defining:<sup>3</sup>

- Private recreational facility open for public use
- Clubhouse
- Golf ball light standards
- Putting green
- Brick wall with weeping mortar surrounding the front lawn at the northeast edge of the property

Therefore, the Studio City Golf and Tennis Club (now Weddington Golf & Tennis) is a historical resource as defined by CEQA.

<sup>1</sup> A weeping mortar joint involves laying a layer of brick on top of the mortar without scraping or molding it in any way. This allows the mortar to ooze, or weep, from between the layers of brick to create a distinctive finish as it dries.

<sup>2</sup> California PRC, Section 21084.1.

<sup>3</sup> Studio City Golf and Tennis Club Historic-Cultural Monument Application, Council File: 21-0470, adopted by City Council, September 29, 2021. A portion of the golf course is located on the Leased Property and is therefore included within the boundary of the HCM designation.

The City of Los Angeles Cultural Heritage Ordinance requires compliance with the Secretary of the Interior's Standards for Rehabilitation (the Standards) for properties that are designated as HCMs (Los Angeles Administrative Code, Section 22.171.14). This report therefore considers compliance with the Standards and potential impacts as a result of the Project to the character-defining features of the former Studio City Golf and Tennis Club (now Weddington Golf & Tennis). The Project proposes to repurpose the Property and the Leased Property for use as an athletic and recreational facility that will be used by Harvard-Westlake students as well as the public; new construction will be low density and consistent with the recreational and public uses, and the Property will retain significant open space for athletic activities and 5.4 acres comprising public plazas, water features, wooded areas, and natural spaces that will be open to the public. The Project includes the removal of the non-character-defining golf course, driving range, tennis shack, and tennis courts; the retention of all character-defining features as identified in the HCM designation, including providing public accessibility to the privately-owned recreational facility, putting green, golf ball-shaped light standards, and low brick wall with weeping mortar; and the retention and rehabilitation of the clubhouse. The Project Site will therefore retain all of the character-defining features as identified in the HCM designation, the Project complies with the Standards, and the Project Site will retain sufficient historic integrity to remain eligible as an HCM. Therefore, the Project would not result in a substantial adverse change in the significance of a historical resource and would not have a significant effect on the environment as defined by CEQA.

## Project Description

### The Applicant and the Property

Harvard-Westlake owns the approximately 16.1- acre Property located at 4141 North Whitsett Avenue in the City of Los Angeles (the “City”). The Property consists of one parcel generally bounded by Bellaire Avenue to the west, Valley Spring Lane to the north, the Los Angeles River and Valleyheart Drive to the south, and Whitsett Avenue to the east. Harvard-Westlake also leases from the County of Los Angeles the approximately 47,916 square-foot Leased Property that is located between the Property and the LA River. Collectively, the Property and Leased Property constitute the Project Site. Harvard-Westlake will make certain improvements to Valleyheart Drive, which is generally located south of Fire Station 78 (the “Valleyheart Area”) and on portions of the Zev Yaroslavsky LA River Greenway Trail, which is an improved trail along the LA River’s edge that is open to the public (the “Zev Greenway”). Table 1, below, identifies the various areas.

Harvard-Westlake is an independent, co-educational college preparatory day school with two campuses located in the City of Los Angeles. Harvard-Westlake proposes to repurpose the Project Site, which is currently used as a private nine-hole, 27-par golf course and tennis facility, for use as an athletic and recreational facility that will be used by Harvard-Westlake students as well as the public. The Project includes a wide variety of community amenities and substantial environmental enhancements, including a one-million gallon privately funded water reclamation and treatment system. The Project will also retain the existing clubhouse building, including the existing snack bar within the clubhouse (the “Café”), the putting green area, and the low brick wall with weeping mortar surrounding the front lawn at the northeast edge of the Property. The Project will also retain and relocate the golf ball-shaped light standards and replace and relocate eight of the existing tennis courts.

Table 1, below, provides the Property’s associated addresses, assessor parcel numbers (“APN”) and approximate lot area.

<b>APN</b>	<b>Address</b>	<b>Lot Area</b>
2375-018-020	4047, 4141, 4155 N. Whitsett Avenue & 12600, 12506, 12630 W. Valley Spring Lane (i.e., the Property)	701,427.9 sf (or 16.1 acres)
2375-019-903 (Portion of)	Los Angeles River Parcel 276 (i.e., the Leased Property)	47,916 sf (1.1 acres)
<b>Total</b>		<b>748,898 sf (or 17.2 acres)</b>



## Project Overview

The Project involves the repurposing of an existing private golf course and tennis facility into an athletic and recreational facility for Harvard-Westlake School and the public. The Property currently consists of a 9-hole, 27-par golf course, a 25-stall driving range, a putting green, 16 tennis courts, a tennis shack, and a clubhouse with a Café. The Project will retain the clubhouse, including the Café, the putting green, the six golf ball-shaped light standards, and the low brick wall with weeping mortar. The Project would remove the 16 existing tennis courts, generally located in the southeastern portion of the Project Site, and provide eight new replacement tennis courts in the northeastern portion of the Project Site.

Renovation of the clubhouse would primarily consist of expanding restroom capacity, increasing the percentage of the building occupied by the Café, establishing an interpretive display of the Property's history, and bringing the building into compliance with ADA access requirements.

The Project includes approximately 5.4 acres of land that will be converted into a network of public plazas, water features, wooded areas and natural spaces that will be open to the public seven days a week and will circumnavigate the Property for a distance of approximately three-quarters of a mile, providing an attractive and relaxing environment for general enjoyment, dog walking, and observation of the natural setting and biodiversity around the LA River.

The Project also includes an underground water capture and treatment system that will retain and treat up to 1 million gallons of water, much of which will be collected from water runoff and stormwater that flows from the residential neighborhoods to the north of the Property that would otherwise drain untreated into the Los Angeles River and out to the Pacific Ocean.

The Project consists of the development of various athletic amenities that will include (i) a 80,249 square-foot gymnasium with two courts, a community meeting room, team meeting rooms, weight room, flex room, team store, training room, lockers, showers, food service, and other gymnasium-related uses; (ii) two athletic fields with bleacher seating and associated lighting, referred to as "Field A" and "Field B"; (iii) the aforementioned eight tennis courts; (iv) a running track surrounding Field B; (v) a fifty-two-meter, partially-covered swimming pool and pool-house; and (vi) an underground parking facility.

The Project will make improvements on the Property, the Leased Property, the Valleyheart Area, and the Zev Greenway, including planting of new drought-tolerant, native, and location-appropriate landscaping, construction of a publicly accessible walking path, and a handicapped-accessible access ramp from the Zev Greenway to the Property with a similar connection at Coldwater Canyon Avenue, greatly improving the connectivity and usability of the river frontage.

The Project will have specific hours of operation for both indoor and outdoor use by the public and by the School. As currently operated, the Property is closed to the general public, save for paying customers who specifically want to use the golf or tennis facilities. Further, the Property is entirely disconnected from the Zev Greenway. Through implementation of the Project, Harvard-Westlake will ensure that members of the public can not only access the Property, but greatly broaden the potential uses of the Property through its many amenities, including substantial areas that are maintained and available to the public without charge in the same fashion as a City-owned park.

In contrast to the entirely fee-based use of the Property, as currently constituted, the Project will create a 5.4-acre network of landscaped public plazas and walking paths that will be available without charge to members of the public, between the hours of 7 a.m. and 9 p.m. every day of the week. In addition to these new publicly accessible trails and landscaped areas, is the renovation of the golf clubhouse, putting green area, and Café, which will be another amenity area for members of the public to enjoy. The Project's eight new tennis courts, the multipurpose gymnasium, swimming pool and athletic fields will be available for public use through a reservation system when not in use by Harvard-Westlake. Lastly, the aforementioned 5.4-acre network of publicly accessible trails and landscaped areas will connect with the Zev Greenway, putting green, tennis courts, and a new overlook area in order to provide a place to observe the LA River and waterfowl that frequent it. In summary, the Project will provide a variety of recreational opportunities and will support any number of field-, pool-, and gym-based sports, with activities that might range from those organized by community groups to casual exercise by individuals or families.

To facilitate public uses of the Property, visitors will check in for their reservation at the existing clubhouse structure and Café, where they can also learn about the history of the property and view archival photographs, memorabilia, and site plans.<sup>4</sup>

Harvard-Westlake will provide 24-hour security at the Property and along its perimeter. The Project includes an outer perimeter fence and an interior fence/wall to limit the points of access into the Property. The perimeter walls would also serve as a sound attenuation feature and a screen/buffer between the athletic facilities and the surrounding neighborhood. Perimeter security features were designed to have variation in scale, opacity, and material to ensure that they are aesthetically pleasing and occur at appropriate points to provide views toward the Property interior. In addition to on-site security, the Project includes security lighting that will be

<sup>4</sup> See Project Design Features 2 and 3 in subsection 12.0, Project Design Features, of this report which will be implemented by the Project. These Project Design features outline the documentation and interpretation of the history of the Studio City Golf and Tennis Club (now Weddington Golf & Tennis) to be housed on-site, which will be available to visitors at the clubhouse and Café.

low-level and angled to be directed onto the Property so as to not impact ambient night-time lighting conditions.

The Project's 5.4-acres of publicly accessible open space was designed to be consistent with the Los Angeles River Improvement Overlay ("RIO") District Ordinance and the Los Angeles River Masterplan Landscaping Guidelines and Plant Palettes (the "Landscape Guidelines"). The Project's site planning and design focuses on (i) the creation of new publicly accessible open space; (ii) the maintenance and planting of healthy trees that are consistent with the RIO District and the Landscape Guidelines; (iii) the maintenance and enhancement of native habitat for critical local species; (iv) contribution to the environmental and ecological health of the City's watershed system; and (v) increased public access to the LA River.

The Project would implement an extensive tree planting and landscaping program that would remove 240 of the existing 421 inventoried on- and off-site trees (four of which are deemed dead and, therefore, excluded from mitigation requirements), and plant 393 trees, resulting in a net increase of 153 trees beyond existing conditions. None of the trees on the Project Site were identified as character-defining in the HCM designation; therefore, there are no potential impacts to historic trees as a result of the Project. Trees that are removed from the Project Site will be replaced with RIO-compliant trees. Complementing the trees will be the installation of shrubs, groundcover and a multitude of understory species, all of which are drought-tolerant and will be planted in locations that promote the restoration of native plant communities along the LA River and habitat creation for associated animal species. Overall, the Project will result in an increased number of trees on the Project Site and greater capacity for carbon sequestration.

The Project will provide 532 vehicular parking spaces to accommodate the parking needs of students, employees and on-site visitors, a total of 88 spaces more than required by the Los Angeles Municipal Code. The Project will also provide a total of 100 below and above-grade bicycle parking spaces.

Harvard-Westlake will operate a shuttle service which will transport students and other visitors from the Upper School campus to the Property, which will pick-up and drop-off passengers in the Property roundabout area, located at Valleyheart Drive.

Project documents are included in Appendix D.

### **Project Location**

The Project Site at 4141 N. Whitsett Avenue, totalling 16.1 acres, is located on the west side of Whitsett Avenue, between Valley Spring Lane and Valleyheart Drive in the Studio City neighborhood of the City of Los Angeles (APN 2375-018-020). The 1.1-acre Leased Property (portion of APN 2375-019-903) separates the Weddington Golf and Tennis Club property from

the Zev Greenway along the Los Angeles River to the south. The Project will also make certain improvements to Valleyheart Drive, which is generally located south of Fire Station 78, and to portions of the Zev Yaroslavsky LA River Greenway Trail, which is an improved trail along the LA River. A map delineating the Property, Leased Property, Zev Greenway, and the Valleyheart Area is included in Figure 1; a map of the Project Site is included in Figure 2.

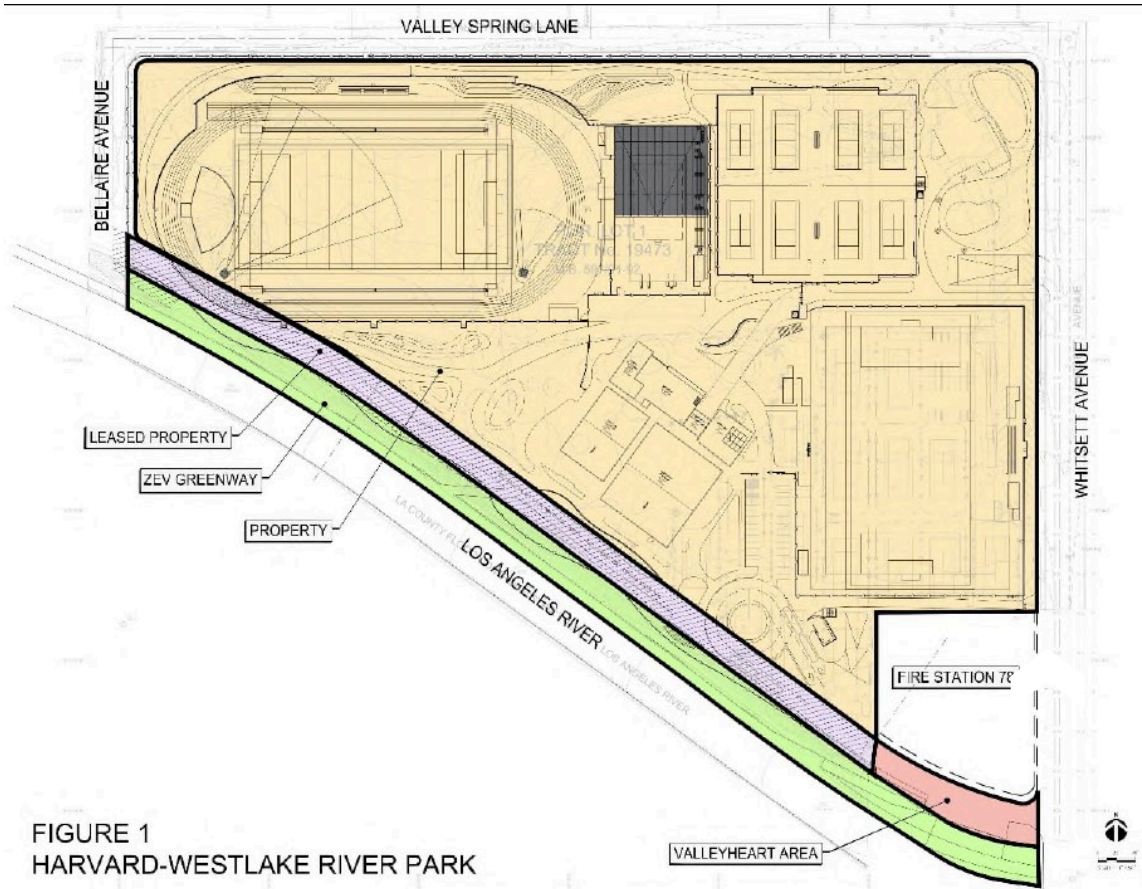


FIGURE 1  
HARVARD-WESTLAKE RIVER PARK

Map depicting the Property (Studio City Golf and Tennis Club/Weddington Golf & Tennis), the Leased Property, the Zev Greenway, and the Valleyheart Area. Source: Harvard-Westlake School River Park Campus Project Description.



FIGURE 2: PROJECT SITE MAP



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# 4141 N. Whitsett Avenue, Los Angeles

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### 3.0 METHODOLOGY

Studio City Golf and Tennis Club (with character-defining features of a private recreational facility open for public use, clubhouse, golf ball-shaped light standards, putting green, and brick wall with weeping mortar surrounding the front lawn at the northeast edge of the property) has been designated an HCM by the City of Los Angeles.<sup>5</sup> Therefore, the Project Site is a historical resource as defined by CEQA and is not re-evaluated herein. Additional research and fieldwork were conducted to clarify the site development history and observe conditions that are not visible from the public right-of-way in order to inform the analysis of potential Project impacts.

Site visits were conducted on November 6, 2019, and January 16, 2020 to view existing conditions on the Project Site and in the vicinity.

This report was prepared using sources related to the history and development of Studio City and the Studio City Golf and Tennis Club (now Weddington Golf & Tennis). The following sources were consulted:

- Building permits
- Historic newspaper articles
- Other primary and secondary sources relevant to the history of the site
- Observation of the Property and the vicinity
- Drawings and narrative description of the Project
- SurveyLA Historic Context Statement, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area Survey Report, and survey findings

Research, field inspection, and analysis were performed by Christine Lazzaretto, Managing Principal; John LoCascio, AIA, Principal; and Molly Iker-Johnson, Associate Architectural Historian. All meet the Secretary of the Interior's Professional Qualifications Standards in their respective fields.

<sup>5</sup> Studio City Golf and Tennis Club Historic-Cultural Monument Application, Council File: 21-0470, adopted by City Council, September 29, 2021.

### **Historical Resources under CEQA**

The California Environmental Quality Act (CEQA) is the principal statute governing environmental review of projects occurring in the state and is codified in Public Resources Code (PRC) Section 21000 et seq. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA Section 21084.1, 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.

CEQA Guidelines Section 15064.5 recognizes that historical resources include: (1) resources listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) resources included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any objects, buildings, structures, sites, areas, places, records, or manuscripts which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

### **Historic Designations**

Historical and cultural resources fall within the jurisdiction of several levels of government. The framework for the identification and, in certain instances, protection of cultural resources is established at the federal level, while the identification, documentation, and protection of such resources are often undertaken by state and local governments. As described below, the principal federal, State, and local laws governing and influencing the preservation of historical resources of national, State, regional, and local significance include:

- The National Historic Preservation Act of 1966, as amended;
- The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards);
- The California Environmental Quality Act (CEQA);
- The California Register of Historical Resources (California Register);
- The California Public Resources Code;
- The City of Los Angeles General Plan;
- The City of Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Section 22.171);



- The City of Los Angeles Historic Preservation Overlay Zone Ordinance (Los Angeles Municipal Code [LAMC], Section 12.20.3); and
- The City of Los Angeles Historic Resources Survey (SurveyLA).

### National Register of Historic Places

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s historic resources and to indicate what properties should be considered for protection from destruction or impairment.”<sup>6</sup> The National Register recognizes a broad range of historical and cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes.<sup>7</sup> Within the National Register, approximately 2,500 (3 percent) of the more than 90,000 districts, buildings, structures, objects, and sites are recognized as National Historic Landmarks or National Historic Landmark Districts as possessing exceptional national significance in American history and culture.<sup>8</sup>

Whereas individual historic properties derive their significance from one or more of the criteria discussed in the subsequent section, a historic district derives its importance from being a unified entity, even though it is often composed of a variety of resources. With a historic district, the historic resource is the district itself. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.<sup>9</sup> A district is defined as a geographic area of land containing a significant concentration of buildings, sites, structures, or objects united by historic events, architecture, aesthetic, character, and/or physical development. A district’s significance and historic integrity determine its boundaries.

A resource that is listed in or eligible for listing in the National Register is considered “historic property” under Section 106 of the National Historic Preservation Act.

### *Criteria*

To be eligible for listing in the National Register, a resource must be at least 50 years of age, unless it is of exceptional importance as defined in Title 36 CFR, Part 60, Section 60.4(g). In addition, a resource must be significant in American history, architecture, archaeology,

<sup>6</sup> 36 Code of Federal Regulations (CFR) 60.

<sup>7</sup> The identification of archaeological sites and traditional cultural properties is outside the scope of this report.

<sup>8</sup> United States Department of the Interior, National Park Service, National Historic Landmarks Frequently Asked Questions. <https://www.nps.gov/subjects/nationalhistoriclandmarks/faqs.htm>. Accessed December 1, 2020.

<sup>9</sup> United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, page 5.

engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history;
- B. Are associated with the lives of persons significant in our past;
- C. Embody the distinctive characteristics of a type, period, or method of construction 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; or
- D. Have yielded, or may be likely to yield, information important in prehistory or history.<sup>10</sup>

### *Context*

To be eligible for listing in the National Register, a property must be significant within a historic context. National Register Bulletin #15 states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning... is made clear.”<sup>11</sup> A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the National Register.

### *Integrity*

In addition to meeting one or more of the criteria of significance, a property must have integrity, which is defined as “the ability of a property to convey its significance.”<sup>12</sup> The National Register recognizes seven qualities that, in various combinations, define integrity. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. In general, the National Register has a higher integrity threshold than State or local registers.

<sup>10</sup> United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, page 8. Criterion D typically applies to potential archaeological resources, which is outside the scope of this report.

<sup>11</sup> United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, pages 7 and 8.

<sup>12</sup> United States Department of the Interior, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, 1997, page 44.

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.<sup>13</sup>

#### *Secretary of the Interior's Standards*

The National Park Service issued the Secretary of the Interior's Standards with accompanying guidelines for four types of treatments for historic resources: Preservation, Rehabilitation, Restoration, and Reconstruction. The most applicable guidelines should be used when evaluating a project for compliance with the Secretary of the Interior's Standards. Although none of the four treatments, as a whole, apply specifically to new construction in the vicinity of historic resources, Standards #9 and #10 of the Secretary of the Interior's Standards for Rehabilitation provides relevant guidance for such projects. The Standards for Rehabilitation are as follows:

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.

<sup>13</sup> U.S. Department of the Interior, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, 1995), pages 44-45.

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 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 shall 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.
10. 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.<sup>14</sup>

It is important to note that the Secretary of the Interior's Standards are not intended to be prescriptive but, instead, provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible. Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project. Not every Standard necessarily applies to every aspect of a project, and it is not necessary for a project to comply with every Standard to achieve compliance.

<sup>14</sup> United States Department of the Interior, National Park Service, Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, 2017.

## California Register of Historical Resources

The California Register of Historical Resources (California Register) 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.”<sup>15</sup> The California Register was enacted in 1992, and its regulations became official on January 1, 1998. The California Register is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria.<sup>16</sup> Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, State, and/or federal level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California or national history; or
3. It embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.<sup>17</sup>

A resource eligible for the California Register must meet one of the criteria of significance described above and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

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

- California properties listed on the National Register and those formally determined eligible for the National Register;

<sup>15</sup> California Public Resources Code, Section 5024.1[a].

<sup>16</sup> California Public Resources Code, Section 5024.1[b].

<sup>17</sup> Criterion 4 addresses potential archaeological resources, which is outside the scope of this assessment.

- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historic districts; and,
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

#### City of Los Angeles Historic-Cultural Monuments

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and most recently amended it in 2018 (Sections 22.171 et seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission (CHC) and criteria for designating a Historic-Cultural Monument (HCM). The CHC is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture, and architecture. The City of Los Angeles Cultural Heritage Ordinance states that an HCM designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature and meet one of the following criteria:

1. The proposed HCM 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. The proposed HCM is associated with the lives of historic personages important to national, state, city, or local history; or
3. The proposed HCM 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.<sup>18</sup>

<sup>18</sup> City of Los Angeles, Los Angeles Administrative Code, Section 22.171.7.

Unlike the National and California Registers, the Cultural Heritage Ordinance makes no mention of concepts such as physical integrity or period of significance. However, in practice, the seven aspects of integrity from the National Register and California Register are applied similarly and the threshold of integrity for individual eligibility is similar. It is common for the CHC to consider alterations to nominated properties in making its recommendations on designations. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as HCMs. In addition, the LAMC Section 91.106.4.5 states that the Los Angeles Department of Building and Safety “shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of HCMs, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the CEQA Initial Study and Check List, as specified in Section 19.05 of the LAMC. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.”<sup>19</sup>

<sup>19</sup> City of Los Angeles, Los Angeles Municipal Code, Section 91.106.4.5.1.

**Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area**

The Project Site is located in the Studio City neighborhood of the City of Los Angeles.<sup>20</sup> Studio City extends north and south of Ventura Boulevard, into the foothills to Mulholland Drive, and is bounded by Lankershim Boulevard on the east and Coldwater Canyon Boulevard on the west.

While the San Fernando Valley is often thought of in terms of post-World War II suburban expansion, the San Fernando Valley overall, and the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan area in particular, has a rich development history that reflects the same themes that shaped development throughout Southern California. Following the Spanish and Mexican eras, much of the San Fernando Valley lands fell within the vast holdings of pioneer and farmer Isaac Lankershim, who had established an expansive wheat “empire” that included the land comprising the Community Plan Area. During the real estate boom of the 1880s, Lankershim’s son, James B. Lankershim, subdivided and sold 12,000 acres of land along the eastern portion of the family’s farm. This area extended from the center of the Community Plan Area, near Whitsett Avenue in western Studio City, to the Burbank city line.

By 1900, only a few thousand people lived in the San Fernando Valley. In the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area specifically, most of the land remained agricultural, with an abundance of fruit orchards, grazing lands, and wheat fields. In the first quarter of the 20<sup>th</sup> century, changes in infrastructure, transportation, and industrial development started to alter the agricultural character of the San Fernando Valley. The early 1910s brought two major changes: 1911 signaled the arrival of the Pacific Electric Streetcar line through the Cahuenga Pass; and in 1913, the establishment of the Owens Valley aqueduct brought water to Los Angeles via the San Fernando Valley. Two years later, San Fernando Valley residents voted in favor of annexation by the City of Los Angeles. As with other Southern California towns during the boom years of the 1920s, large swaths of the Community Plan area were platted and prepared for residential settlement and commercial development.

While improvements in infrastructure and transportation made living in the San Fernando Valley more viable, the catalyst for widespread settlement was the arrival of the entertainment and aerospace industries, both of which became major employment centers for residents of the Community Plan area. As Hollywood’s entertainment industry expanded, the undeveloped terrain and relatively inexpensive real estate of the San Fernando Valley provided ideal locations for new studios and production facilities. The first step toward establishing what was colloquially

<sup>20</sup> History of the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area excerpted and adapted from City of Los Angeles, Department of City Planning, *Historic Resources Survey Report: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area*, prepared by Historic Resources Group, January 2013.



referred to as “Valleywood” came in 1912, when a nascent Universal Studios moved to an area near the mouth of Cahuenga Pass, just outside the Community Plan Area. Headed by German-born film distributor Carl Laemmle, Sr., Universal Studios expanded quickly, becoming a stand-alone municipality and major employer in the area.

A decade later, two other studios turned their attention toward the San Fernando Valley. In 1926, First National Studios (which merged with Warner Brothers) was established in southwestern Burbank, near the border of the Community Plan area. That same year, construction began on Mascot Studios (later Republic Studios, now the CBS Studio Center) on Ventura Boulevard near Radford Avenue in Studio City. Mascot Studios was founded by Mack Sennett, actor, Keystone-comedy producer, and early Studio City developer and booster. In order to spur settlement in Studio City, Sennett established the Central Motion Picture District, Inc., a consortium founded along with producer Al Christie and real estate professionals to support economic growth and residential development in the area. The Central Motion Picture District, Inc. subdivided tracts for residential and commercial development, including along Agnes Avenue (subdivided in 1927) and a portion of the commercial area now known as Tujunga Village (also subdivided in 1927). With the establishment of Mascot Studios, settlement in the adjacent Laurel Terrace neighborhood, one of Studio City’s earliest neighborhoods, accelerated significantly in the late 1920s and 1930s.

Expansion of “Valleywood” continued in the 1930s with the founding of a Columbia Pictures’ location ranch and Disney Studios, both in Burbank. The Community Plan Area’s emerging neighborhoods became home to many prominent early actors, directors, producers, screenwriters, and other studio employees and tradespeople. The presence of many stars and “picture people” figured prominently in marketing and press about these neighborhoods, including Toluca Lake Park in Toluca Lake and Laurel Terrace in Studio City.

By the 1930s, the San Fernando Valley had also become one of the fastest growing centers for the aviation industry in the United States, one of the major employers in the San Fernando Valley. The San Fernando Valley boasted three airports by 1930: the Los Angeles Metropolitan Airport in Van Nuys, dedicated in 1928; Glendale’s Grand Central Airport, in 1929; and United Field in Burbank, established under the auspices of Boeing, in 1930. In September 1929, the *Los Angeles Times* reported that in five years, the total assessed real estate valuation for the San Fernando Valley had doubled, indicating “the influence of the extensive aircraft developments” in the area. According to the article, “a total of \$7,500,000 invested in three major airport

developments...plus \$5,000,000 in street improvement projects, are said to be the largest contributing factors” behind this expansion.<sup>21</sup>

Between 1930 and 1940, the population of the San Fernando Valley more than doubled, climbing from 51,000 in 1930 to 112,000 by 1940. The strength of the San Fernando Valley’s aerospace industry meant that, with the federally-financed expansion of aviation and defense-related manufacturing in the early 1940s, the San Fernando Valley also experienced a wartime boom. Between 1940 and 1945, the population expanded another 50 percent, to 176,000.

The demand for housing following World War II was central to the development of the Community Plan Area. Anticipating postwar growth, the City initially planned for the development of the San Fernando Valley to follow prevailing regional planning principles, with small urban employment centers and residential subdivisions surrounded by agricultural land. However, due to the area’s exponential growth and unprecedented demand for housing, agricultural land was quickly converted into residential subdivisions.

The strength of the San Fernando Valley’s employment centers, and abundance of land contributed to a dramatic post-World War II construction and population boom, similar to that experienced throughout Southern California. By 1950, the population had again more than doubled, to 402,000. This increase was facilitated by improvements to transportation arteries serving the Community Plan Area, which would later include the construction of the Ventura and Hollywood Freeways.

The 1950s and 1960s brought new subdivisions and an increase in new construction throughout the Community Plan Area, with concentrations of new buildings added in the areas south of Ventura Boulevard near Vineland Avenue, extending toward Mulholland Drive, as well as the hillside communities throughout the Cahuenga Pass, Studio City, and Sherman Oaks.

### **Studio City Golf and Tennis Club/Weddington Golf & Tennis**

Like much of the San Fernando Valley, the land comprising the Project Site was historically agricultural in character. Initially part of a land grant made to Isaac Lankershim in 1869 by Pio Pico, by the 1890s, it was part of Wilson Weddington’s ranch. Weddington established a sheep farm on his land in the 19<sup>th</sup> century, but quickly thereafter began to grow wheat and casaba melons before abandoning agricultural pursuits as Studio City developed.<sup>22</sup>

<sup>21</sup> “Property Valuation Reported, San Fernando Valley Area Declared to Have Doubled in Five Years,” *Los Angeles Times*, September 8, 1929.

<sup>22</sup> Planning Associates, Inc., “Weddington Golf & Tennis Club: Historic Resources Assessment Report,” prepared by Architectural Resources Group, January 30, 2012.

In 1931, the Project Site became the DuBrock Riding Academy. The Academy, which was previously located two blocks to the east, was noted as the “largest in the United States.”<sup>23</sup> In 1939, the Academy moved from Whitsett Avenue to a location “adjacent to Griffith Park.”<sup>24</sup>

In the 1950s, the Weddingtons entered into a 50-year lease agreement with Joe Kirkwood, Jr., who established his Golf & Sporting Center on the property in 1955 and designed the course. Kirkwood’s initial plans for the Center, slated to cost \$1.25 million, including \$65,000 for a golf clubhouse, included an 18-hole golf course and driving range, “a gigantic bowling center, championship swimming pool and a big ice rink [...as well as], to be designed by architect William Bray,<sup>25</sup> and a drive-in restaurant.”<sup>26</sup> A later version of the project planned for “a swimming pool, bowling alley, tennis courts, badminton courts and an ice-skating rink,”<sup>27</sup> in addition to a nine-hole golf course and driving range.

Ultimately, the Joe Kirkwood Golf & Sporting Center included a nine-hole golf course, driving range, putting green, and golf clubhouse. Every hole in the golf course was “an exact duplicate of a famous hole in a golf course elsewhere in the world.”<sup>28</sup> The driving range opened to the public on January 5, 1956; the golf course followed in mid-May of that year.<sup>29</sup> During the Center’s first two weeks of business, it attracted 21,000 golfers. In June 1956, a permit was taken out for a Ranch-style golf shop and clubhouse designed by Bray.<sup>30</sup> By August 1956, it had “been averaging 750 players a week using the nine-hole golf course and approximately 2,500 people a week using the practice range.”<sup>31</sup> With its association with Joe Kirkwood, Jr., and its proximity to movie studios, the club attracted numerous studio executives and movie stars throughout its history, including Bob Hope, Clint Eastwood, and Don Cornelius.<sup>32</sup>

In January 1957, Raul Smith and business partners George McCallister and Arthur Anderson were “negotiating to buy Joe Kirkwood’s interest in the Joe Kirkwood Golf Center.”<sup>33</sup> Smith, McCallister, and Anderson held fifty percent of the lease, and wanted to purchase Kirkwood’s half of the agreement.<sup>34</sup> By May 1957, Kirkwood was no longer financially associated with the

<sup>23</sup> “Popular Southland Riding Terminal,” *Illustrated Daily News*, August 29, 1931.

<sup>24</sup> “Young Socialites Prepare Appeal to Superior Court,” *California Eagle*, September 21, 1939.

<sup>25</sup> “21,000 Play on Fairways of Kirkwood,” *Valley Times*, January 23, 1956.

<sup>26</sup> Pete Kokon, “What’s Cookin’ With Kokon,” *Valley Times*, July 6, 1955.

<sup>27</sup> Charles Curtis, “Golfgraphs: Littler Defends Montebello Title,” *Los Angeles Times*, December 11, 1955. These additional facilities were never constructed; George McCallister and Arthur Anderson added the first tennis courts to the site in 1973.

<sup>28</sup> “Kirkwood Course in May 13 Bow,” *Valley Times*, April 12, 1956.

<sup>29</sup> Advertisement, *Valley Times*, January 3, 1956; “Kirkwood Course in May 13 Bow,” *Valley Times*, April 12, 1956.

<sup>30</sup> City of Los Angeles Department of Building and Safety building permit VN06384, June 30, 1955.

<sup>31</sup> “First Ace Recorded on Kirkwood Links,” *Valley Times*, August 29, 1956.

<sup>32</sup> Jeff Meyers, “The Main Course: Studio City Club a Star Attraction for Those With Taste for Golf,” *Los Angeles Times*, November 26, 1987; Michael Ventre, “Peace, Love & Soul: The Legacy and Final Sign-Off of Don Cornelius,” *Ventura Blvd*, <https://venturablvd.goldenstate.is/peace-love-soul-the-legacy-and-final-sign-off-of-don-cornelius/> (accessed December 16, 2020).

<sup>33</sup> Pete Kokon, “What’s Cookin’ with Kokon,” *Valley Times*, January 9, 1957.

<sup>34</sup> Pete Kokon, “What’s Cookin’ with Kokon,” *Valley Times*, January 9, 1957.

club.<sup>35</sup> The course's name was changed to the Studio City Golf Course the following year.<sup>36</sup> Raul Smith later left the partnership, leaving McCallister and Anderson the sole owners of the golf course.

During their ownership, McCallister and Anderson made continuous improvements to the property. McCallister redesigned the course to make play easier, filling in the water and sand traps, and rebuilding the greens.<sup>37</sup> In the 1960s, McCallister aspired to open a nursery, and planted small palm trees in pots on the Project Site that he intended to sell. This idea did not come to fruition, and the palm trees were eventually planted on the course grounds.<sup>38</sup> McCallister also presided over the installation of an irrigation system and the addition of fir and citrus trees and "hundreds of rose bushes" on the course grounds.<sup>39</sup> Among other changes to the club, McCallister and Anderson began offering lessons "to anybody who could hold a club," at cut-rate prices. The women's lessons, offered on Monday mornings, proved particularly popular, with attendance increasing each week.<sup>40</sup> McCallister's son John, who became manager of the club in 1978, developed his own instruction method, the "JM Concept," and "like an assembly line, [created] new golfers who return often to play the course."<sup>41</sup>

In 1966, McCallister built an enclosure at the driving range, creating ten sheltered tees. In 1973, the fifth and sixth tees were shortened and repositioned to accommodate the addition of five tennis courts to the Project Site, spurred by Anderson's love of the game.<sup>42</sup> Four more were added the following year.<sup>43</sup> At this time, the Project Site became known as the Studio City Golf and Tennis Club. Later, the driving range was reduced in width to accommodate another eleven tennis courts. Four tennis courts were removed in 2006 to accommodate the construction of

<sup>35</sup> Pete Kokon, "What's Cookin' with Kokon," *Valley Times*, May 4, 1957.

<sup>36</sup> "Studio City Golf Course, Inc.," Open Corporates, [https://opencorporates.com/companies/us\\_ca/C0350782](https://opencorporates.com/companies/us_ca/C0350782) (accessed December 15, 2020).

<sup>37</sup> Planning Associates, Inc., "Weddington Golf & Tennis Club: Historic Resources Assessment Report," prepared by Architectural Resources Group, January 30, 2012.

<sup>38</sup> Planning Associates, Inc., "Weddington Golf & Tennis Club: Historic Resources Assessment Report," prepared by Architectural Resources Group, January 30, 2012.

<sup>39</sup> Jeff Meyers, "The Main Course: Studio City Club a Star Attraction for Those With Taste for Golf," *Los Angeles Times*, November 26, 1987.

<sup>40</sup> Jeff Meyers, "The Main Course: Studio City Club a Star Attraction for Those With Taste for Golf," *Los Angeles Times*, November 26, 1987.

<sup>41</sup> Jeff Meyers, "The Main Course: Studio City Club a Star Attraction for Those With Taste for Golf," *Los Angeles Times*, November 26, 1987.

<sup>42</sup> City of Los Angeles Department of Building and Safety building permit VN01709, August 22, 1973; Planning Associates, Inc., "Weddington Golf & Tennis Club: Historic Resources Assessment Report," prepared by Architectural Resources Group, January 30, 2012.

<sup>43</sup> "Give Conditional Approval for 4 Tennis Courts," *Valley News*, October 17, 1974.

the adjacent Los Angeles City Fire Station. The Studio City Golf and Tennis Club became Weddington Golf & Tennis in 2007.<sup>44</sup>

### **Golf Course Design<sup>45</sup>**

Joe Kirkwood Jr. designed the original golf course on the Property in 1956, which consisted of replicas of famous holes in golf courses around the world.<sup>46</sup> In 1957, the golf course was redesigned, filling in water and sand traps and rebuilding the greens.<sup>47</sup>

Golf courses vary widely in layout and topographic characteristics, but there are certain constant components. The primary resource is the landscape. By the mid-20<sup>th</sup> century, a regulation course was understood to have 18 holes with a total length of between 5,000 to 7,000 yards (the total measurement from the tee to the putting green hole of all 18 holes). Each hole consists of three distinctive primary sections: the teeing ground, the fairway (containing the putting green), and the rough. On the teeing ground, where the player hits the golf ball into play, the grass is maintained at a lower cut and the surface is even. The fairway is the long section between the teeing ground and the putting green, where the grass is usually at moderate length. At the putting green, the 4.25-inch diameter hole is cut as the eventual target for the player. Putting green grass is low and very fine in order to offer better ball rolling characteristics. Around the tee, fairway, and putting green are areas referred to as the rough, which usually include less carefully maintained grass, shrubs, and trees.

Each hole will have characteristics that make it more or less challenging. Hazards, or obstacles that challenge the player, take several forms. Bunkers and water features are the most common hazards. The bunker is a recess or hole, typically containing sand, and water hazards may be a brook, a stream, a natural marsh, a natural seaside, or a lake inlet. Dramatic or subtle shifts in the levels and planes of the land are common; swales and mounding can add to the difficulty of a course. The visual line of play can also offer challenges. Strategically-sited trees and other natural plantings form visual barriers and sometimes holes are laid out in dogleg form with a right or left jog in the fairway before it gives way to the putting green. Other minor features that may be found on golf courses include practice putting greens, most often located near the clubhouse and driving ranges.

<sup>44</sup> The Property was referred to in newspaper articles and announcements as "Studio City Golf & Tennis" as late as 2007.

However, that same year, the name "Weddington Golf & Tennis" begins to appear in newspaper articles. Google Street View photography of the golf club from 2007 shows that the sign said "WEDDINGTON GOLF & TENNIS" at that time.

<sup>45</sup> Description of golf course design excerpted and adapted from Susan E. Smead and Marc C. Wagner, "Assessing Golf Courses as Cultural Resources," *Cultural Resource Management* 23 no. 10 (2000): 17-19.

<sup>46</sup> Charles Curtis, "Golfagraphs: Littler Defends Montebello Title," *Los Angeles Times*, December 11, 1955.

<sup>47</sup> Planning Associates, Inc., "Weddington Golf & Tennis Club: Historic Resources Assessment Report," prepared by Architectural Resources Group, January 30, 2012.

A major component of most golf courses is the clubhouse. While some of the most celebrated courses in the United States have large architect-designed clubhouses or building complexes, many have more modest buildings and some of the early clubs never expanded into multi-service complexes with other facilities such as swimming pools and tennis courts. Occasionally, the clubhouse may have been a pre-existing residence. Because golf courses were often located in rural areas, surviving farm buildings sometimes became golf course service buildings; barns and equipment sheds were often retained to house maintenance equipment or golf carts.

Secondary features that are often included on golf courses are storm shelters, water fountains, ball cleaning stands, benches, maintenance buildings (usually on remote parts of the course), walls, bridges, and fences. In elaborate, often architect-designed complexes, there are usually other sports facilities, such as pool houses, stables, tennis courts, residential facilities, or a grounds keeper's complex. In the 1950s, one of the significant evolutions of the game occurred when golf carts were introduced. Within several years, new networks of paved roads were built to facilitate vehicular travel, which subtly changed the overall design of the course.

### **Ranch Style Architecture<sup>48</sup>**

Architect William Bray designed the clubhouse on the Property in the Ranch architectural style. As a style, Ranch architecture refers to a distinctive aesthetic that is defined by a number of essential physical characteristics: informality and asymmetry, low-pitched roofs, a variety of façade treatments that typically includes wood board-and-batten siding, picture windows, and the application of historicist or modern ornament and details.

The Traditional Ranch style draws heavily upon the plainspoken architecture of nineteenth century working ranches. The Traditional Ranch style was immensely popular and appeared in many popular magazines and architectural pattern books. It is distinguished by its rusticated aesthetic and incorporation of ornament that pays homage to the Ranch house's vernacular antecedents. The style was primarily applied to both custom and mass-produced houses, although it is also seen on some commercial and institutional properties.

The Ranch house emerged in the post-World War II era as the architecture of choice within new suburban housing developments, including subdivisions and neighborhoods throughout the San Fernando Valley. A housing industry report issued in 1945 asserted that "a California-styled house – like the ranch type – built in a carefully planned neighborhood or community with all the essentials for good living is your best bet for the post-war." "By the 1950s, the Ranch house had become the predominant choice for detached, single-family residences, a position it held

<sup>48</sup> Discussion of the Ranch style excerpted from City of Los Angeles, Department of City Planning, Office of Historic Resources, "Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975," *Los Angeles Citywide Historic Context Statement*, December 2015.

well into the 1960s.” By some accounts, it is estimated that eight of every ten new houses built in the 1950s embodied the Ranch aesthetic in one way or another.

The Ranch style transcended the single-family house and was applied to other property types in the postwar era. In the 1950s and 1960s, it was not uncommon for apartment buildings and other types of multi-family residences to also exhibit the low-to-the-ground profile, horizontal massing, board-and-batten siding, and rusticated details that typified the single-family Ranch house. In 1960, the Shell Oil Company pioneered the concept of the Ranch style service station in Millbrae, California, in response to a local planning commission’s request that the station be compatible with an adjacent housing tract. Shell responded by designing a prototype that resembled the houses within the tract and eventually came to operate thousands of these Ranch style gas stations nationwide. Other commercial developers followed suit, designing commercial complexes and buildings that resembled Ranch houses and thus blended into the suburban environments in which they were constructed. A handful of public and private institutional properties were designed in the same vein.



**Historical Resources Assessment (2012)**

In 2012, Architectural Resources Group (ARG) was hired by Planning Associates, Inc., to complete a historic resources assessment of Weddington Golf & Tennis. The report found that the property “appears eligible for the California Register of Historical Resources, with the exclusion of the tennis facilities.”<sup>49</sup> ARG found the property eligible for listing in the California Register of Historical Resources as a community recreation center from the 1950s and 1960s in the San Fernando Valley; and for representing the essential characteristics of a community golf course in the mid-1950s, with high associative value. No period of significance was defined. The report identified character-defining features of Weddington Golf & Tennis, including the 9-hole golf course, the park-like setting on the property, the clubhouse (including board-and-batten siding, shake roof with rectangular cut-outs at planters, brick fireplace and chimney, knotty-pine interior paneling, and lunch counter), the driving range with shed-roof canopy, the putting green, and the golf ball-shaped light standards. The report was prepared as part of environmental review of a proposed project and evaluated Weddington Golf & Tennis “against the criteria of the California Register of Historical Resources, as is required by CEQA. It was not evaluated for national (National Register) or local (Los Angeles Historic-Cultural Monument) landmark eligibility.”<sup>50</sup>

**SurveyLA**

SurveyLA is a Citywide survey that identifies and documents potentially significant historical resources representing important themes in the City’s history. The survey and resource evaluations were completed by consultant teams under contract to the City and under the supervision of the Department of City Planning’s Office of Historic Resources (OHR). The program was managed by OHR, which maintains a website for SurveyLA. The field surveys cumulatively covered broad periods of significance, from approximately 1850 to 1980 depending on the location, and included individual resources such as buildings, structures, objects, natural features and cultural landscapes as well as areas and districts (archaeological resources are planned to be included in future survey phases). The survey identified a wide variety of potentially significant resources that reflect important themes in the City’s growth and development in various areas including architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, entertainment, and others. Field surveys, conducted from 2010-2017, were completed in three phases by Community Plan area. However, SurveyLA did not survey areas already designated as HPOZs or areas already surveyed by the

<sup>49</sup> Planning Associates, Inc., “Weddington Golf & Tennis Club: Historic Resources Assessment Report,” prepared by Architectural Resources Group, January 30, 2012, 1.

<sup>50</sup> Planning Associates, Inc., “Weddington Golf & Tennis Club: Historic Resources Assessment Report,” prepared by Architectural Resources Group, January 30, 2012, 27.



Community Redevelopment Agency of the City of Los Angeles. All tools, methods, and criteria developed for SurveyLA were created to meet state and federal professional standards for survey work.

The Project Site is located in the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area, the survey of which was completed in January 2013. SurveyLA evaluated the Studio City Golf and Tennis Club (now Weddington Golf & Tennis) as follows:

**Description:** Private recreational facility consisting of a golf course, driving range, tennis courts, tennis clubhouse, and golf clubhouse. Site includes brick wall, mature trees and other landscaping, and light standards designed to look like golf balls.

**Significance:** Excellent and rare example of a 1950s recreational facility (golf and tennis club) in Studio City. Built on the former sheep ranch of San Fernando Valley pioneer Wilson C. Weddington. In 1955, Weddington's son Fred, a real estate developer, leased the property to actor Joe Kirkwood, who built the golf course. The tennis courts were added in the 1970s. This property is a rare remaining example of a recreational landscape in Studio City from this period. The property appears to meet the eligibility standards; however, because it is not fully visible from the public right-of-way the evaluation could not be completed.<sup>51</sup>

As noted in the significance statement, because it is not fully visible from the public right-of-way, the Studio City Golf and Tennis Club (now Weddington Golf & Tennis) was unable to be fully evaluated during SurveyLA, and therefore, the status codes assigned during SurveyLA are considered provisional in nature, that is, the survey results are only preliminary findings based on limited information.

#### **City of Los Angeles Historic-Cultural Monument Designation**

In 2021, the Property and a portion of the Leased Property were designated an HCM under the name Studio City Golf and Tennis Club:

- Studio City Golf and Tennis Club “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as an excellent example of a 1950s private recreational facility open for public use in Studio City. [Criterion 1]
- Studio City Golf and Tennis Club “embodies the distinctive characteristics of a style, type, period, or method of construction,” including the

<sup>51</sup> “Historic Districts, Planning Districts and Multi-Property Resources,” City of Los Angeles, Department of City Planning, *Historic Resources Survey Report: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area*, prepared by Historic Resources Group, January 2013, p. 189-190.

clubhouse, golf ball light standards, putting green, and brick wall with weeping mortar surrounding the front lawn at the northeast edge of the property, as an excellent example of a 1950s community recreational facility. [Criterion 3]<sup>52</sup>

### **Built Environment Resource Directory**

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory (BERD), a database of previously evaluated resources throughout the state. The BERD contains information only for cultural resources that have been processed through OHP. This includes resources reviewed for eligibility for the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. Neither the Property as a whole or any individual buildings or site features are listed in the BERD.<sup>53</sup>

### **South Central Coastal Information Center**

A records search was conducted at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) housed at the California State University, Fullerton. The records search included a review of all previous cultural resource studies and previously documented historic or architectural resources on the Project Site. No information related to the Project Site was located as part of the records search.

<sup>52</sup> Studio City Golf and Tennis Club Historic-Cultural Monument Application, Council File: 21-0470, adopted by City Council, September 29, 2021. A portion of the golf course is located on the Leased Property, and therefore is included within the boundary of the HCM designation.

<sup>53</sup> California Office of Historic Preservation, "Built Environment Resource Directory," 2020, <https://ohp.parks.ca.gov/pages/1068/files/Los%20Angeles.csv> (accessed April 2020).

**Current Setting**

The former Studio City Golf and Tennis Club, now Weddington Golf & Tennis, at 4141 N. Whitsett Avenue occupies a sloping, irregularly shaped parcel, bounded by Bellaire Avenue to the west, Valley Spring Lane to the north, the Los Angeles River to the south, and Whitsett Avenue to the east occupies the majority of the Project Site, as described above. It is situated on the west side of Whitsett Avenue, north of the intersection of Whitsett Avenue and Valleyheart Drive. The Project Site is flanked to the north, east, and west by one- to four-story single- and multi-family residences, and to the south by the Los Angeles River, Valleyheart Drive, and Los Angeles Fire Department Station 78. Current condition photographs of the Project Site are included below, with corresponding photo numbers referenced in the narrative.

**Studio City Golf and Tennis Club/Weddington Golf & Tennis**

The Project Site (overview shown in Photos 1-3) is currently occupied by Weddington Golf & Tennis. The Property contains a nine-hole golf course, a twenty-five-stall driving range, a putting green surrounded by a low brick wall with weeping mortar, sixteen tennis courts, a tennis shack, a clubhouse, six golf ball-shaped light standards, and a surface parking area. There are numerous mature trees on the Project Site, including cedar, olive, palm, pine and gum trees among others.

The clubhouse (Photos 4, 6-8) is located at the northeast corner of the Project Site. It is situated at an angle, facing the corner of Whitsett Avenue and Valley Spring Lane, and is deeply set back behind the putting green, which acts as a front lawn for the clubhouse. The putting green (Photo 5) is surrounded by a low combed brick wall with weeping mortar (Photo 4). Mature trees and shrubs in raised brick planters surround the clubhouse and putting green. The golf course and driving range act as a rear lawn for the clubhouse. The surface parking area, paved in asphaltic concrete and surrounded by a low fence covered with ivy, extends south from the clubhouse along the west property line. Six golf ball-shaped light standards line the Property to the west of the surface parking area.

The nine-hole golf course (Photos 13, 16), landscaped with wide expanses of grass and stands of mature trees, occupies much of the Project Site, extending along the north, west, and south property lines, and surrounding the driving range to the north, west, and south. The course is surrounded by high chain link fence and is accessed via the clubhouse and a concrete path with a low wood fence. A row of mature eucalyptus trees buffers the second fairway from the property line to the north.<sup>54</sup>

<sup>54</sup> Planning Associates, Inc., "Weddington Golf & Tennis Club: Historic Resources Assessment Report," prepared by Architectural Resources Group, January 30, 2012, 5.

The twenty-five-stall driving range (Photos 14-15), landscaped with a wide expanse of grass and surrounded by a high chain link fence and netting, extends westward from the surface parking lot to the center of the property. The stalls are situated on a concrete pad and separated by low metal railings with metal mesh. Accessed by an asphaltic concrete pathway, the stalls are sheltered by a shed roofed structure supported by square wood posts, with a metal roofed extension supported by slender metal posts. There are built-in golf bag stands at the rear of each stall.

The sixteen tennis courts (Photo 17) are clustered at the southeast corner of the property, each surrounded by chain link fencing and accessed via a concrete pathway from the surface parking area.

The tennis shack (Photo 18) is located at the southwest corner of the parking lot. The one-story, Ranch style building is rectangular in plan, with simple massing and asymmetrical composition. There is a front gabled roof with composition shingles and wide overhanging eaves. Exterior walls are clad in board-and-batten siding. Fenestration consists primarily of wood frame fixed and aluminum frame sliding windows with simple wood surrounds; there are clerestory windows at the gable end of the east façade. The primary entrance is asymmetrically located on the east façade and consists of a partially glazed paneled wood door, accessed from the parking lot via three concrete steps and a concrete stoop surrounded by a wood picket fence and low brick planters with mature trees and landscaping. There is a secondary entrance at the north façade, consisting of a partially glazed paneled wood door, accessed directly from the parking lot.

The following features of the Project Site have been identified as character-defining in the HCM designation:<sup>55</sup>

- Private recreational facility open for public use
- Clubhouse
- Golf ball light standards
- Putting green
- Brick wall with weeping mortar surrounding the front lawn at the northeast edge of the property

<sup>55</sup> Studio City Golf and Tennis Club Historic-Cultural Monument Application, Council File: 21-0470, adopted by City Council, September 29, 2021.



Top: Joe Kirkwood, Jr. Golf & Sporting Center, c. 1956. Source: Golf Historical Society

(<http://golfhistoricalsociety.com/kirkwood/index.html>).

Bottom: Weddington Golf & Tennis, Historic Resources Group, 2019.

The one-story, Ranch style clubhouse (Photos 4, 6-8) is rectangular in plan, with low, horizontal massing and asymmetrical composition. It is set at an angle, facing the corner of Whitsett Avenue and Valley Spring Lane. There is a moderately-pitched side gable roof with nested gables, wood shingles, and wide overhanging rakes and eaves with exposed rafter tails. There is an interior brick masonry chimney. There is a wide, partial-width porch with exposed rafters supported by square wood posts and a square wood beam and a decorative metal pendant light fixture at the east (primary) façade, and a wide, projecting, full-width porch with exposed rafters supported on wood beam and metal posts at the west (rear) façade. Exterior walls are clad in board-and-batten siding. Fenestration consists primarily of wood sash fixed and sliding windows with projecting wood sills; there are full-height wood frame plate glass windows at the primary façade. Several windows at the south façade have metal grills. The primary entrance is recessed beneath the partial-width porch on the east façade and consists of a pair of fully glazed aluminum frame storefront doors, accessed from the parking lot via a curvilinear path paved in asphaltic concrete. There is a low brick planter to the south of the primary entrance, and a cutout in the roof above.

A secondary entrance is asymmetrically located on the west façade and consists of a pair of fully glazed aluminum storefront doors recessed beneath the wide overhang.

The interior of the clubhouse (Photos 9-12) is divided into a lobby, a golf shop, office spaces, restrooms, and a café/lunchroom area. There is a prominent brick masonry fireplace with a raised hearth and mantel in the lobby. The ceiling is composed of exposed rafters, a ridge beam, and diagonal sheathing; walls are clad in knotty pine wall paneling with a corbeled plate rail. There are decorative wrought iron chandeliers at the lobby and golf shop.

A summary of available building permits for the Project Site is included in Appendix A.





Photo 1. Overview of Project Site, view facing southwest.



Photo 2. Overview of Project Site, view facing southwest.

HISTORICAL RESOURCES TECHNICAL REPORT

**4141 N. Whitsett Avenue, Los Angeles**

HISTORIC RESOURCES GROUP



Photo 3. Overview of Project Site, view facing northwest.



Photo 4. Clubhouse, putting green, and low brick wall with weeping mortar, view facing southwest.

**HISTORICAL RESOURCES TECHNICAL REPORT**

## **4141 N. Whitsett Avenue, Los Angeles**

**HISTORIC RESOURCES GROUP**





Photo 5. Putting green, view facing northeast.



Photo 6. Clubhouse, east (primary) and south façades, view facing northwest.

HISTORICAL RESOURCES TECHNICAL REPORT

## 4141 N. Whitsett Avenue, Los Angeles

HISTORIC RESOURCES GROUP





Photo 7. Clubhouse, north and west façades, view facing southeast.



Photo 8. Clubhouse, view facing east.

HISTORICAL RESOURCES TECHNICAL REPORT

4141 N. Whitsett Avenue, Los Angeles

HISTORIC RESOURCES GROUP





Photo 9. Lobby, view facing southwest.



Photo 10. Lobby and pro shop, view facing north.

HISTORICAL RESOURCES TECHNICAL REPORT

4141 N. Whitsett Avenue, Los Angeles

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Photo 11. Lobby and café, view facing southwest.



Photo 12. Lobby ceiling and chandelier, view facing southwest.

HISTORICAL RESOURCES TECHNICAL REPORT

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Photo 13. Pathway to golf course, view facing southwest.



Photo 14. Driving range, view facing west.

**HISTORICAL RESOURCES TECHNICAL REPORT**

**4141 N. Whitsett Avenue, Los Angeles**

**HISTORIC RESOURCES GROUP**





Photo 15. Driving range, view facing north.



Photo 16. Golf course, hole 1, view facing west. Source: Gerald G, Yelp.com, 2015.

HISTORICAL RESOURCES TECHNICAL REPORT

# 4141 N. Whitsett Avenue, Los Angeles

HISTORIC RESOURCES GROUP





Photo 17. Tennis court, view facing northeast. Source: Weddington Golf and Tennis Club.



Photo 18. Tennis shack, view facing southwest. Source: Google StreetView.

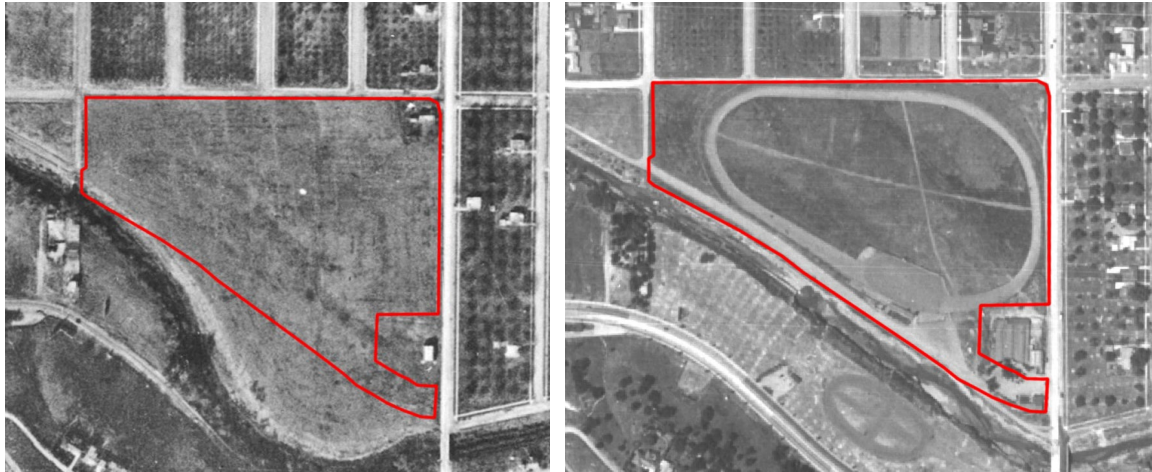
HISTORICAL RESOURCES TECHNICAL REPORT

**4141 N. Whitsett Avenue, Los Angeles**

HISTORIC RESOURCES GROUP

### Construction History<sup>56</sup>

The Project Site was part of a land grant made to Isaac Lankershim in 1869 by Pio Pico. By the 1890s, it was part of Wilson Weddington's ranch. Weddington established a sheep farm on his land in the 19<sup>th</sup> century, but quickly thereafter began to grow wheat and casaba melons before abandoning agricultural pursuits as Studio City developed.<sup>57</sup> In 1927, the river running alongside the Project Site was dedicated to Municipal Improvement District #61 for the development of a flood control system.<sup>58</sup> The river was realigned between 1928 and 1938.<sup>59</sup> Between 1931 and 1939, the Property was occupied by a horse-riding academy.<sup>60</sup>



Left: 1928 aerial photograph. Right: 1938 aerial photograph. Project Site outlined in red.

In the 1950s, the Weddingtons entered into a 50-year lease agreement with Joe Kirkwood, Jr. The first permits were pulled in 1955, and the resulting Joe Kirkwood Jr. Golf & Sporting Center (now Weddington Golf & Tennis) was opened in 1956. It was originally a par 3 golf course with driving range (Historic Images 4-5) and putting green surrounded by a split rail fence.<sup>61</sup> Kirkwood designed the course, which consisted of replicas of famous holes in golf courses around the

<sup>56</sup> A summary of available building permits is included in Appendix A. Historic images are in Appendix B. Historic aerial photographs are in Appendix C. Historic Images referenced in the narrative correspond to the images in Appendix B.

<sup>57</sup> Planning Associates, Inc., "Weddington Golf & Tennis Club: Historic Resources Assessment Report," prepared by Architectural Resources Group, January 30, 2012.

<sup>58</sup> Planning Associates, Inc., "Weddington Golf & Tennis Club: Historic Resources Assessment Report," prepared by Architectural Resources Group, January 30, 2012.

<sup>59</sup> Historic aerial photographs, 1928 and 1938.

<sup>60</sup> "Popular Southland Riding Terminal," *Illustrated Daily News*, August 29, 1931.

<sup>61</sup> Planning Associates, Inc., "Weddington Golf & Tennis Club: Historic Resources Assessment Report," prepared by Architectural Resources Group, January 30, 2012. A 9-hole par-3 course has a total par of 27. An expert golfer is expected to only need three strokes to finish a par-3 hole.



world (Historic Image 6).<sup>62</sup> In 1955, a permit was pulled for the construction of clubhouse (which also contained a golf shop) designed by William M. Bray, AIA (Historic Images 1-2).<sup>63</sup> Later in 1955, a permit was pulled to add a partition around the snack bar inside the clubhouse.<sup>64</sup> The Ranch-style clubhouse was completed by the time the course opened in 1956. A 1956 photograph (Historic Image 3) shows that the golf ball-shaped light standards were in place at that time, and there was a split rail fence surrounding the putting green in front of the clubhouse. In 1957, the golf course was redesigned, filling in water and sand traps and rebuilding the greens.<sup>65</sup> At an unknown date, the split rail fence surrounding the putting green was replaced by a low combed brick wall with weeping mortar.<sup>66</sup> An irrigation system, fir and citrus trees, and “hundreds of rose bushes” were added to the course grounds over time.<sup>67</sup>

In 1962, there was an addition to the clubhouse for a “food storage room.”<sup>68</sup> Based on visual observation, other alterations to the clubhouse include the replacement of entry doors with fully-glazed aluminum frame storefront doors, the replacement of wood posts at the west façade with metal posts, and replacement of some interior finishes including the carpet and tile flooring.

In 1966, an enclosure was built at the driving range, creating ten sheltered tees.<sup>69</sup> In 1973, the fifth and sixth tees were shortened and repositioned to accommodate the addition of five tennis courts to the property.<sup>70</sup> The same year, a 20' x 25' tennis shack was added to the property.<sup>71</sup> Another four tennis courts were added to the property in 1974.<sup>72</sup> In 1976, the driving range was reduced in width to accommodate another six tennis courts.<sup>73</sup> The driving range was reduced in width again by 1980 to accommodate the addition of five more tennis courts.<sup>74</sup> The driving range shelter was extended to the north and south in 2004.<sup>75</sup> Four tennis courts were removed in 2006 to accommodate the construction of the adjacent Los Angeles City Fire Station at 4041

<sup>62</sup> Charles Curtis, “Golfgraphs: Littler Defends Montebello Title,” *Los Angeles Times*, December 11, 1955.

<sup>63</sup> City of Los Angeles Department of Building and Safety building permit VN06384, June 30, 1955.

<sup>64</sup> City of Los Angeles Department of Building and Safety building permit VN12087, November 8, 1955.

<sup>65</sup> Planning Associates, Inc., “Weddington Golf & Tennis Club: Historic Resources Assessment Report,” prepared by Architectural Resources Group, January 30, 2012.

<sup>66</sup> No building permits were found for the golf ball-shaped light standards; however, they appear in a photograph dated 1956. The split rail fence is shown in the same 1956 photo. There is no permit or photo documentation available that confirms when the split rail fence was replaced by the low brick wall. However, based on the construction technique, the low brick wall appears to be an early feature of the Property. This type of masonry with weeping mortar is a typical feature of Ranch-style properties dating from the 1930s through the 1960s.

<sup>67</sup> Jeff Meyers, “The Main Course: Studio City Club a Star Attraction for Those With Taste for Golf,” *Los Angeles Times*, November 26, 1987. No dates are provided as to when these improvements were completed.

<sup>68</sup> City of Los Angeles Department of Building and Safety building permit LA19339, September 4, 1962.

<sup>69</sup> City of Los Angeles Department of Building and Safety building permit LA33636, September 27, 1966.

<sup>70</sup> City of Los Angeles Department of Building and Safety building permit VN01709, August 22, 1973; Planning Associates, Inc., “Weddington Golf & Tennis Club: Historic Resources Assessment Report,” prepared by Architectural Resources Group, January 30, 2012.

<sup>71</sup> City of Los Angeles Department of Building and Safety building permit VN04337, November 15, 1973.

<sup>72</sup> “Give Conditional Approval for 4 Tennis Courts,” *Valley News*, October 17, 1974.

<sup>73</sup> No building permit was found for these alterations; approximate date of construction derived from historic aerial photographs.

<sup>74</sup> No building permit was found for these alterations; approximate date of construction derived from historic aerial photographs.

<sup>75</sup> No building permit was found for this alteration; approximate date of construction derived from historic aerial photographs.

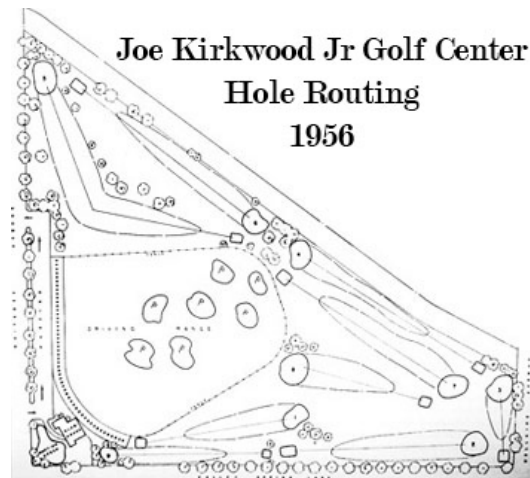
N. Whitsett Avenue.<sup>76</sup> In 2018, the golf course was altered: hole 4 was realigned and shortened by approximately 30 yards, and hole 7 was shortened by approximately 20 yards.<sup>77</sup> Six tennis courts have been resurfaced.<sup>78</sup> The aerial photographs below document the Property's appearance in 1956, as originally designed, and in 2019, following numerous changes to the golf course and the addition of tennis courts. Joe Kirkwood's original routing for the holes is depicted below, alongside Table 2, which documents the distance between holes in 1956 and



Left: 1956 aerial photograph. Right: 2019 aerial photograph. Project Site outlined in red.

TABLE 2. YARDAGE COMPARISON<sup>79</sup>

HOLE NUMBER	ORIGINAL YARDAGE	CURRENT YARDAGE
1	150	105
2	229	130
3	91	75
4	219	95
5	310	115
6	291	105
7	125	91
8	149	135
9	140	90



Joe Kirkwood Jr. Golf Center site plan, 1956. Los Angeles River (south of Subject Property) is at top. Source: Harvard-Westlake School.

<sup>76</sup> City of Los Angeles Department of Building and Safety building permit 05010-10000-01485, August 24, 2006.

<sup>77</sup> Information provided by property owner. These alterations were required by the County of Los Angeles in conjunction with the County's development of the Zev Greenway.

<sup>78</sup> Information provided by property owner.

<sup>79</sup> Information provided by property owner.

### Related Architects/Builders<sup>80</sup>

#### William M. Bray, AIA

William M. Bray designed the golf clubhouse at the northeast corner of the Project Site in 1956.

William Melvin Bray (1905-1998) was born in Anaconda, Montana, on December 28, 1905.<sup>81</sup> He attended Oakland Technical High School, graduating in 1924, and went on to receive his Bachelor of Arts degree from the University of California, Berkeley, in 1928. He worked in the office of Theodore R. Jacobs from 1930 to 1932, Vern Houghton from 1932 to 1934, Arlos R. Sedgley from 1934 to 1937, Mott Montgomery from 1937 to 1939, Harry Haydn Whitely from 1939 to 1942, and Wurdeman & Becket in 1942 and 1945. Bray passed the California State Board examination in 1949 and received his architect's license. He established a solo practice the same year, and incorporated as William M. Bray, AIA, Architect and Associates, Inc., in 1953.<sup>82</sup> The firm designed "dozens of fine commercial buildings, golf courses, custom homes and master-planned communities."<sup>83</sup> Though he designed buildings of all types, Bray was most prolific in residential commissions. He designed several homes in the Royal Oaks and Royal Woods subdivisions in Encino and served as the architect for several subdivisions in Southern California, including Laurel Park (Whittier), Hathaway Manor (Van Nuys), and Gallatin Ranchos (near Downey).<sup>84</sup> As a result, it is estimated that over the course of his career, Bray "designed more than 40,000 housing units in California, as well as hundreds of institutional and commercial buildings."<sup>85</sup> Bray's residential designs were typically in the Ranch style, with occasional Colonial influences. In 1994, Bray was awarded a lifetime achievement award from the San Fernando Valley chapter of the American Institute of Architects (AIA).<sup>86</sup> Bray died in 1998, at the age of 93.

<sup>80</sup> The designer of the golf course was the original owner, Joe Kirkwood, Jr. His biography is included in the "Ownership" section below.

<sup>81</sup> Biographical information about William M. Bray, AIA, largely adapted from his AIA membership file <http://content.aia.org/sites/default/files/2018-09/BrayWilliamM.pdf> (accessed April 2020).

<sup>82</sup> "Bray Architects Legacy," <https://brayarchitects.com/legacy.html> (accessed April 2020).

<sup>83</sup> "Bray Architects Legacy," <https://brayarchitects.com/legacy.html> (accessed April 2020).

<sup>84</sup> "New Tract Unit Wins Approval," *Los Angeles Times*, October 29, 1950; "Work Progresses on 168-Home Development Near Downey," *Los Angeles Times*, April 8, 1951.

<sup>85</sup> "Encino Architect Awarded AIA Presidential Citation," *Los Angeles Times*, July 15, 1997.

<sup>86</sup> Kay Hwangbo, "ENCINO: Architect Bray to Be Cited for Achievements," *Los Angeles Times*, January 15, 1994.

### Ownership/Occupant and Use Summary

Building permits and newspaper articles were consulted in order to compile a list of uses and owners of the Property.

**TABLE 3: SUMMARY OF OWNERS/OCCUPANTS**

DATE	OWNER/OCCUPANT	USE
c. 1890-2017	Wilson Weddington/Weddington family (owner)	Agriculture
1955-1957	Joe Kirkwood, Jr. (with Raul Smith, George McCallister, and Arthur Anderson)	Golf club
1957-2017	George McCallister and Arthur Anderson (with Raul Smith)	Golf club and tennis courts
2017-present	Harvard-Westlake School (owner)	Golf club and tennis courts

#### Wilson Weddington/Weddington Family

The Weddington family originally owned the property on which Weddington Golf & Tennis was developed in 1955.

Wilson C. Weddington (1847-1923) moved to present-day North Hollywood from Iowa with his family in 1890, following his sister, Mollie, who had moved to the area four years prior.<sup>87</sup> In 1893, Weddington was appointed the first postmaster of the town of Toluca, and held that position for 22 years. Residents later successfully petitioned to rename the area Lankershim. Soon after, Weddington purchased a general store and renamed it Weddington Bros., drawing customers from across the San Fernando Valley. In 1911, Weddington helped drive the gold spike that marked the arrival of the Red Car to the San Fernando Valley. He died in 1923 at the age of 75.

Weddington's sons also grew to be pillars of North Hollywood's business community. In approximately 1907, Guy (1875-1941), Weddington's older son, purchased Bonner Fruit Company, a major canning operation, and upon Wilson's death, became president of Weddington Investment Co., a family partnership that remains in operation today. In 1927, Guy Weddington headed a petition to change the town's name from Lankershim to North Hollywood. Weddington's younger son, Fred (1878-1967), served as the area's first constable in

<sup>87</sup> History of the Weddington family largely adapted from Stephanie Stassel, "Toluca/Lankershim Postmaster Left Stamp," *Los Angeles Times*, August 28, 1997.

1903, and was president of the Bank of Lankershim, which the family established in 1910. He later served as vice president of North Hollywood's Security Pacific Bank until his retirement in the late 1940s. Guy died in 1941 at the age of 65; Fred died in 1967 at the age of 88.

### Joe Kirkwood, Jr.

Reginald Thomas "Joe Jr." Kirkwood founded Weddington Golf & Tennis as the Joe Kirkwood, Jr. Golf & Sporting Center in 1955, and designed the original golf course on the Property.

Reginald Thomas Kirkwood (1920-2006) was born in Camberwell, Australia, in 1920.<sup>88</sup> In 1927, Kirkwood emigrated to the United States with his family. Kirkwood's father, Joe Kirkwood Sr., was a professional golf trick shot artist acknowledged to have put Australian golf on the world map. As a child, Kirkwood, Jr., attended a military academy in Georgia, where he excelled in sports, including golf, tennis, swimming, and boxing. As Kirkwood began to win sports tournaments at school, he began to refer to himself as Joe Kirkwood, Jr. in honor of his father.<sup>89</sup>

Kirkwood's film career began in 1945 when he was signed by Warner Brothers after director David Butler spotted him at a golf tournament in Los Angeles. After a few uncredited parts, Kirkwood was released. The following year, Kirkwood was invited by Monogram Pictures to do a screen test for the role of boxer Joe Palooka, a popular comic book character. He got the part and went on to star in eleven *Joe Palooka* films through 1951. In 1954, he returned to the role with the television series *The Joe Palooka Story*. By the late 1950s, Kirkwood was one of the reporters on the NBC Radio program *Monitor*. His final film role came in 1961, when he played Henry 'Doc' Granger in *The Marriage-Go-Round*.<sup>90</sup> Kirkwood has a star on the Hollywood Walk of Fame at 1620 Vine Street.

In addition to his successful acting career, Joe Kirkwood, Jr. was also a professional golfer. In 1948, both Joe Kirkwood Jr. and Sr. made the cut at the U.S. Open, becoming the first father-son duo to do so. Kirkwood Jr. went on to win the 1949 Philadelphia Inquirer Open, as well as the Ozark Open in 1950 and the Blue Ribbon Open in 1951.<sup>91</sup> He continued to golf throughout the rest of his life.

In 1955, Kirkwood established the Joe Kirkwood Jr. Golf & Sporting Center in Studio City on land leased from the Weddington family. Two years later, a group of investors including George McCallister and Arthur Anderson bought out Kirkwood's half of the lease. Kirkwood went on

<sup>88</sup> "Reginald Thomas Kirkwood (aka Joe Kirkwood, Jr.)," Petition for Naturalization, Federal Naturalization Records, California, January 26, 1950.

<sup>89</sup> Gary Brumburgh, "Joe Kirkwood, Jr. Biography," Internet Movie Database, <https://www.imdb.com/name/nm0456789/bio> (accessed May 2020).

<sup>90</sup> Gary Brumburgh, "Joe Kirkwood, Jr. Biography," Internet Movie Database, <https://www.imdb.com/name/nm0456789/bio> (accessed May 2020).

<sup>91</sup> "Reginald Thomas 'Joe Jr.' Kirkwood," Find A Grave, <https://www.findagrave.com/memorial/154775353/reginald-thomas-kirkwood> (accessed May 2020).



to open a bowling center near the intersection of Whitsett Avenue and Ventura Boulevard in 1958, along with another bowling center in Canoga Park later that year.<sup>92</sup>

Joe Kirkwood, Jr., died in 2006, at the age of 86.

### George McCallister

George McCallister, along with his business partners Arthur Anderson and Raul Smith, purchased the golf club from Joe Kirkwood, Jr. in 1957.

George Lee McCallister (1910-1990) was born and raised in Carmi, Illinois, and moved to Florida as a teenager to play football and basketball at Lakeland High School.<sup>93</sup> His brother, Don, the school's football coach, promised to teach him how to play golf if he joined the team. By the early 1940s, McCallister was an amateur golf champion. After a year on the PGA tour in 1945, McCallister regained his amateur status in 1946 and continued to play in tournaments. During the 1950s, he was the low-gross champion at the Wilshire Macbeth tournament twice, and five-time club champion at the Wilshire Country Club. McCallister rejoined the PGA in the early 1960s and remained a member throughout the rest of his life.

In 1946, McCallister, then an insurance salesman, moved to California and joined the Wilshire Country Club, where he met Art Anderson. In December 1957, McCallister and Anderson bought the Studio City Golf Club, a 9-hole, par-3 golf course with an associated clubhouse, driving range, and putting green. The club remained in the McCallister and Anderson families through the early 2000s.

McCallister died in 1990, at the age of 80.

<sup>92</sup> Reiny Preimesberger, "Valley Bowling Notes," *Van Nuys News*, August 26, 1958.

<sup>93</sup> Biographical information about George McCallister adapted from Stephanie Stassel, "McCallister, Co-Owner of Athletic Club, Dies," *Los Angeles Times*, September 13, 1990.

As noted above, the Studio City Golf and Tennis Club (now Weddington Golf & Tennis) was designated an HCM in 2021. The following features have been identified as character-defining as part of the HCM designation:

- Private recreational facility open for public use
- Clubhouse
- Golf ball light standards
- Putting green
- Brick wall with weeping mortar surrounding the front lawn at the northeast edge of the property

Therefore, Studio City Golf and Tennis Club (now Weddington Golf & Tennis) is a historical resource for purposes of CEQA and potential impacts to these character-defining features are considered as part of the analysis of the Project.

The Project Site is located in the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan Area of Los Angeles. The neighborhood surrounding the Project Site was initially agricultural in character. After the City of Los Angeles annexed the San Fernando Valley in 1915, the area began to draw new residents. As with other Southern California towns during the 1920s, large swaths of the Community Plan Area, including those surrounding the Property, were subdivided for residential settlement and commercial development. The entertainment industry, which continued to expand in and around Studio City, also spurred residential and commercial development in the area. Another wave of development and exponential population growth occurred in the years following the conclusion of World War II, drawn by the Valley's employment centers and abundance of land.

As a result of its location in Studio City, there are a number of designated and identified historical resources in the Project vicinity. In order to take a conservative approach to the analysis, historical resources within a one-mile radius of the Project Site are identified. These include nine designated Historic-Cultural Monuments (HCMs) and 43 potential historical resources identified by SurveyLA, including both potential individual historical resources and potential historic districts.<sup>94</sup> These properties are therefore considered historical resources as defined by CEQA. They are identified in Table 4 and indicated in the map in Figure 3. As seen in the map in Figure 3, with the exception of the Thirty Sixth Church of Christ, Scientist (Map #10), the identified historical resources in the Project vicinity are separated from the Project Site by several blocks or more. All historical resources located in the Project vicinity are separated from the Project Site by other buildings or streets.

<sup>94</sup> All properties identified in the table are either designated or were identified as potential historical resources by SurveyLA. Historical Resource Status Codes included in the table are from the SurveyLA findings. 3S is defined as "appears eligible for National Register as an individual property through survey evaluation;" 3CS is defined as "appears eligible for California Register as an individual property through survey evaluation;" and 5S3 is defined as "appears to be individually eligible for local listing or designation through survey evaluation."



TABLE 4. HISTORICAL RESOURCES IN THE PROJECT VICINITY

MAP NO.	RESOURCE NAME	ADDRESS	DATE OF CONSTRUCTION	DESIGNATION/SURVEY FINDING
1	Saint Saviour's Chapel Harvard School	3700-3946 Coldwater Canyon Avenue	1914-1915; 1937 (relocated)	HCM #32
2	Laurel Terrace Street Trees	Cantura Street from Vantage to Rhodes Avenues; Rhodes Avenue from Ventura Boulevard to Laurel Terrace	c. 1920	HCM #1082
3	Presburger House	4255 Agnes Avenue	1947	HCM #1076
4	Willard Bell Residence	4233 Agnes Avenue	1937	HCM #1200
5	Arthur and Nina Zwebell Residence	4227 Agnes Avenue	1937	HCM #1199
6	Albert R. Bell Residence	4227 Agnes Avenue	1937	HCM #1159
7	Laurelwood Apartments	11833-11847 Laurelwood Drive	1949	HCM #228
8	Lydecker Hilltop House	3820 Buena Park Drive	1940	HCM #918
9	Harry J. Woolf House	4000 N. Sunnyslope Avenue	1938	HCM #828
10	Thirty Sixth Church of Christ, Scientist	4052 N. Whitsett Avenue	1951	3S/3CS/5S3 Excellent example of American Colonial Revival institutional architecture in Studio City.
11		12433 W. Ventura Boulevard	1948	3S/3CS/5S3 Excellent example of Late American Colonial Revival commercial architecture in Studio City.

MAP NO.	RESOURCE NAME	ADDRESS	DATE OF CONSTRUCTION	DESIGNATION/ SURVEY FINDING
12		12420-12424 W. Ventura Boulevard	1947	3S/3CS/5S3 Excellent example of Late American Colonial Revival commercial architecture in Studio City.
13		12360 W. Ventura Boulevard	1939	3S/3CS/5S3 Excellent example of Late American Colonial Revival commercial architecture in Studio City.
14		12326 W. Ventura Boulevard	1941	3S/3CS/5S3 Excellent example of Late American Colonial Revival commercial architecture in Studio City.
15	Art's Delicatessen	12224 W. Ventura Boulevard	1939	3S/3CS/5S3 Long-time restaurant in Studio City and gathering spot for people working in the entertainment industry.
16	Studio City Theater	12316 W. Ventura Boulevard	1938	3S/3CS/5S3 Excellent example of a 1930s neighborhood movie theater, originally built for Fox Studios; designed by well-known theater architect Clifford A. Balch.

MAP NO.	RESOURCE NAME	ADDRESS	DATE OF CONSTRUCTION	DESIGNATION/ SURVEY FINDING
17	Kit Kraft Hobbies	12109 W. Ventura Place	1937	3S/3CS/5S3 Long-term home of Kit Kraft Hobbies.
18		12103 W. Ventura Place	1949	3S/3CS/5S3 Excellent example of Late American Colonial Revival commercial architecture in Studio City.
19	Home Savings and Loan	12051 W. Ventura Boulevard	1968	3CS/5S3 Excellent example of post-World War II branch bank and of Late Modern commercial architecture in Studio City. Less than 50 years old at time of survey, therefore, it was not identified as eligible for the National Register at that time.
20	Du-Par's Restaurant	12036 W. Ventura Boulevard	1948	3CS/5S3 Long-time restaurant in Studio City. Due to alterations, does not retain sufficient integrity to be eligible for National Register.
21	Gold House	3758 N. Reklaw Drive	1946	3S/3CS/5S3 Excellent example of Mid-century Modern residential architecture in Studio City; work of master architect R.M. Schindler.

MAP NO.	RESOURCE NAME	ADDRESS	DATE OF CONSTRUCTION	DESIGNATION/ SURVEY FINDING
22	Roth House	3624 N. Buena Park Drive	1946	3S/3CS/5S3 Excellent example of Mid-century Modern residential architecture in Studio City; work of master architect R.M. Schindler.
23	Frank Fletcher Hill Residence	12334 W. Viewcrest Road	1937	3S/3CS/5S3 Home of Frank Fletcher Hill, director of production for Union Oil Company and pioneer of many modern drilling techniques.
24	Department of Water and Power Coldwater Canyon Pumping Plant	3450 Oeste Avenue	c. 1930	3S/3CS/5S3 Department of Water and Power water pumping plant; excellent and rare example of a 1930s water pumping plant in Studio City.
25	St. Michael and All Angels Episcopal Church	3650 N. Coldwater Canyon Avenue	1962	3S/3CS/5S3 Excellent example of Mid-century Modern institutional architecture in Studio City; work of master architects Jones and Emmons.
26		3931 N. Sunswept Drive	1926	3S/3CS/5S3 Excellent example of French Revival residential architecture in Studio City.

MAP NO.	RESOURCE NAME	ADDRESS	DATE OF CONSTRUCTION	DESIGNATION/SURVEY FINDING
27		12744 W. Ventura Boulevard	1923	3S/3CS/5S3 Rare example of early development along Ventura Boulevard in Studio City.
28	Hughes Market	12842 W. Ventura Boulevard	1972	3CS/5S3 Excellent example of Late Modern supermarket architecture in Studio City. Less than 50 years old at time of survey; therefore, it was not identified as eligible for the National Register at that time.
29	Denny's	12907 W. Ventura Boulevard	1960	3CS/5S3 Excellent example of Googie coffee shop architecture in Sherman Oaks based on the Denny's corporate prototype by noted architects Armet and Davis. Due to alteration of roof material, does not retain sufficient integrity to be eligible for National Register.
30	Valli-Royale	13018 W. Valleyheart Drive	1961	3S/3CS/5S3 Excellent example of a stucco box/Dingbat apartment in Studio City.

MAP NO.	RESOURCE NAME	ADDRESS	DATE OF CONSTRUCTION	DESIGNATION/SURVEY FINDING
31	The Fountainhill	4216 N. Mary Ellen Avenue	1958	3S/3CS/5S3 Excellent example of a stucco box/Dingbat in Sherman Oaks.
32	Casa Vega	13301 W. Ventura Boulevard	1935	3S/3CS/5S3 Long-term home of Casa Vega.
33	Saint Francis de Sales Church	13370 W. Valleyheart Drive	1959	3S/3CS/5S3 Excellent example of Mid-century Modern institutional architecture in Sherman Oaks.
34		4330 N. Fulton Avenue	1952	3S/3CS/5S3 Excellent example of a low-rise commercial office building in Sherman Oaks.
35		13012-13020 W. Moorpark Street	1948	3S/3CS/5S3 Excellent example of a 1940s courtyard apartment in Sherman Oaks.
36		12915 W. Bloomfield Street	1960	3S/3CS/5S3 Excellent example of a Dingbat in Sherman Oaks.
37	M&M Market	12905 W. Moorpark Street	1950	3S/3CS/5S3 Excellent example of a 1950s neighborhood market in Sherman Oaks.

MAP NO.	RESOURCE NAME	ADDRESS	DATE OF CONSTRUCTION	DESIGNATION/ SURVEY FINDING
38	The Little Brown Church	4418 N. Coldwater Canyon Avenue	1939, 1941	3S/3CS/5S3 Excellent example of early institutional development in Studio City; site of the wedding of Ronald and Nancy Reagan in 1952.
39	Mazzarino's	12920 1/2 W. Riverside Drive	1946, 1948	5S3 Long-term location of Mazzarino's restaurant. 3S/3CS/5S3 Rare intact example of a 1940s one-story commercial strip in Sherman Oaks.
40	Johnson Folk Art House	4233 N. Rhodes Avenue	1936	3CS/5S3 Excellent and rare example of residential folk art in Studio City. Less than 50 years old at time of survey; therefore, it was not identified as eligible for the National Register at that time.

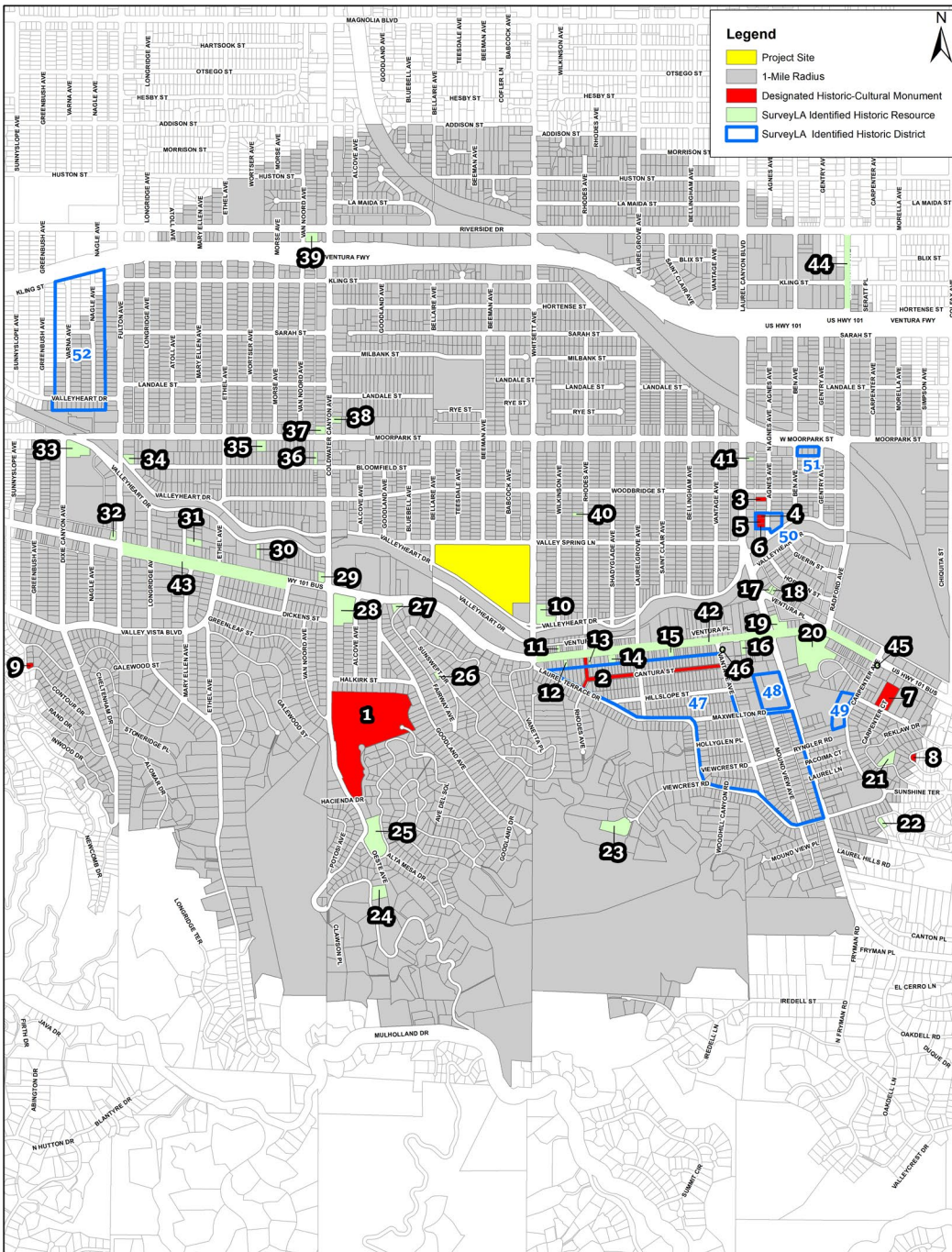
MAP NO.	RESOURCE NAME	ADDRESS	DATE OF CONSTRUCTION	DESIGNATION/SURVEY FINDING
41	Virzintas Penthouse	4338 N. Laurel Canyon Boulevard	1949	3CS/5S3 Excellent example of Mid-century Modern multi-family residential architecture in Studio City; work of master architect Richard Neutra. Less than 50 years old at time of survey; therefore, it was not identified as eligible for the National Register at that time.
42	Studio City Palm Trees	Ventura Boulevard between Whitsett and Carpenter Avenues	1959	3S/3CS/5S3 Highly visible landmarks that define Studio City's primary linear commercial district.
43	Ventura Boulevard Oak Trees	Ventura Boulevard between Fulton and Van Noord Avenues	1938	3S/3CS/5S3 Excellent example of a suburban tract feature associated with residential development in Sherman Oaks.
44	Radford Avenue Evergreen Median	Radford Avenue between Riverside Drive and Hortense Street	c. 1950	5S3 Significant concentration of evergreen trees along a landscaped median in Valley Village; a remnant of a civic improvement from the time when Radford Avenue was a more prominent north-south thoroughfare.



MAP NO.	RESOURCE NAME	ADDRESS	DATE OF CONSTRUCTION	DESIGNATION/SURVEY FINDING
45	Air Raid Siren No. 203	Southeast corner Ventura Boulevard and Carpenter Avenue	c. 1940	3S/3CS/5S3 Air raid siren, associated with World War II and Cold War military infrastructure.
46	Air Raid Siren No. 126	Vantage Avenue south of Ventura Boulevard	c. 1940	3S/3CS/5S3 Air raid siren, associated with World War II and Cold War military infrastructure.
47	Laurel Terrace Residential Historic District	Bounded by Vantage Avenue and Laurel Canyon Boulevard on the east, Laurel Terrace Drive on the south and west, and Ventura Boulevard on the north	1923-1953	3CS/5S3 Excellent example of automobile suburbanization in Studio City and of entertainment industry-related residential development in Studio City. Due to relatively low percentage of contributors, does not appear eligible for the National Register.
48	Corvallis High School	3921-3925 N. Laurel Canyon Boulevard	1947	3S/3CS/5S3 Rare example of an early Catholic high school in the San Fernando Valley.

MAP NO.	RESOURCE NAME	ADDRESS	DATE OF CONSTRUCTION	DESIGNATION/SURVEY FINDING
49	Carpenter Community Charter School	3842 N. Laurel Canyon Boulevard	1938	3S/3CS/5S3 Excellent example of an LAUSD elementary school representing the post-1933 Long Beach Earthquake period of school construction.
50	Agnes Avenue Residential Historic District	Agnes Avenue between Woodbridge Street and Valleyheart Drive	1937-1938	3S/3CS/5S3 Excellent collection of American Colonial Revival residential architecture in Studio City; excellent example of entertainment industry-related residential development in Studio City.
51	Moorpark Street Apartments	11954-11974 Moorpark Street	1953	3S/3CS/5S3 Excellent example of a 1950s garden apartment in Studio City
52	Nagle-Varna-Sarah Residential Historic District	Bounded roughly by Nagle Avenue on the east, Valleyheart Drive on the south, Varna Avenue on the west, and Kling Street and the Ventura Freeway on the north	1946-1954	3S/3CS/5S3 Excellent example of post-World War II residential suburbanization in Sherman Oaks.

FIGURE 3. MAP OF HISTORICAL RESOURCES WITHIN ONE-MILE RADIUS OF PROJECT SITE



HISTORICAL RESOURCES TECHNICAL REPORT

4141 N. Whittett Avenue, Los Angeles

HISTORIC RESOURCES GROUP

#### 11.0 EVALUATION OF POTENTIAL IMPACTS

A significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5(a). Substantial adverse change is defined as “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.”<sup>95</sup> According to CEQA Guidelines Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

- A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- B. Account for its inclusion in a local register of historical resources pursuant to PRC Section 5020.1(k) or its identification in a historical resources survey meeting the requirements of PRC Section 5024.1(g) Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

This section examines potential impacts to historical resources on the Project Site and in the Project vicinity as a result of the Project. For the purposes of this study, impacts analysis focuses on those resources that could be subject to the following potential impacts:

**Direct Impacts** involve the demolition, material alteration, relocation or conversion of a historical resource and/or important character-defining features.

**Indirect Impacts** involve alteration to the surroundings of an historical resource that could remove part or all of the associated setting of an historical resource, remove historic features or spaces surrounding the historical resource, or substantially impair or obscure the ability of the resource to convey its historical significance.

The written Project description, plans, elevation drawings, and renderings were used to analyze potential impacts to historical resources.

<sup>95</sup> State CEQA Guidelines, Section 15064.5(b)(1).

### **Potential Impacts to Historical Resources on the Project Site**

A substantial portion of the Project Site is located on a parcel currently occupied by the former Studio City Golf and Tennis Club (now Weddington Golf & Tennis), which is a designated HCM with the following character-defining features:

- Private recreational facility open for public use
- Clubhouse
- Golf ball light standards
- Putting green
- Brick wall with weeping mortar surrounding the front lawn at the northeast edge of the property

### Potential Impacts as a Result of Construction Activity

All of the character-defining features of the Project Site as identified in the HCM designation would be protected as needed during all construction activities. This may include the erection of a physical barrier (e.g., exclusion or cyclone fencing) to separate and protect the identified character-defining features during construction, as needed. The Project team would include a historic architect or qualified historic preservation consultant who meets the relevant Secretary of the Interior's Professional Qualifications Standards, to ensure the appropriate treatment of all character-defining features of the Project Site as identified in the HCM designation during construction, and to ensure that the relocation of the six golf ball-shaped light standards is handled appropriately to avoid damage during the relocation and reinstallation.

### Compliance with the Standards

The City of Los Angeles Cultural Heritage Ordinance requires compliance with the Secretary of the Interior's Standards for Rehabilitation (the Standards) for properties that are designated HCMs (Los Angeles Administrative Code, Section 22.171.14). As noted above, the Standards are not intended to be prescriptive but, instead, provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible. Not every Standard necessarily applies to every aspect of a project, and it is not necessary for a project to comply with every Standard to achieve compliance. Therefore, this analysis discusses the Project's compliance with the relevant Standards.

The recommended Project Design Features, outlined in the section below, further provide for the appropriate treatment of the character-defining features of the Project Site as identified in the HCM designation. This includes a historic architect or qualified historic preservation consultant who meets the relevant Secretary of the Interior's Professional Qualifications Standards as part of the Project team, and the development of a Rehabilitation Plan which would

be submitted for review and approval by the Department of City Planning, Office of Historic Resources.

**Standard 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.

The Project would repurpose the existing private golf course, putting green, and tennis facility for use as an athletic and recreational facility for Harvard-Westlake School and the public. The Project therefore proposes a compatible new use for the Project Site that is consistent with the historic character of the Studio City Golf and Tennis Club (now Weddington Golf & Tennis) as a post-World War II recreational facility. With the implementation of the Project, the Project Site would continue to be used for recreational purposes and would maintain its historic association as a recreational amenity for the community.

To facilitate public uses of the Project Site, the clubhouse would be adaptively re-used as the visitors' center. The visitors' center would include check-in services for the public, a Café, and information and archival photographs related to the history of the Studio City Golf and Tennis Club (now Weddington Golf & Tennis). Minor interior alterations would be undertaken to the clubhouse to increase restroom capacity, expand the Café, and comply with current accessibility requirements. The new use is consistent with the historic use of the clubhouse and would allow for the retention of its distinctive historic features.

The clubhouse, and the adjacent putting green surrounded by the low brick wall with weeping mortar, serve as the main public face of the Project Site. Beyond the clubhouse are a series of non-character-defining recreational features, including the golf course, driving range, and tennis courts; along with open space and mature landscaping. The clubhouse and putting green would be maintained as the public face of the Project Site. The non-character-defining recreational features would be replaced by new recreational features on the Project Site. The Project would allow for the continued recreational use of the Project Site, would maintain the progression from the public-facing clubhouse to a series of recreational features within the interior of the Project Site, and would retain open space and landscape features. Therefore, the Project would allow for minimal change to the distinctive spaces and spatial relationships as identified in the HCM designation.

The Project complies with Standard 1.

**Standard 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.

The historic character of the Project Site as a recreational facility would be maintained through its continued athletic and recreational uses. The Project would retain the distinctive materials,



features, spaces and spatial relationships of the Project Site. This includes retaining all of the character-defining features of the Project Site as identified in the HCM designation: the clubhouse, golf ball-shaped light standards, putting green, and brick wall with weeping mortar surrounding the front lawn at the northeast edge of the property.

The Project would maintain the significant characteristics of the clubhouse's original Ranch-style architecture, and the historic relationship of the building with the overall Project Site and the surrounding neighborhood. This includes retaining the clubhouse in its historic location and maintaining the significant features of the clubhouse that have collectively served as the public face of the Property since the 1950s, including: the clubhouse's angled position facing Whitsett Avenue and Valley Spring Lane; the existing setback; and the relationship between the clubhouse and the putting green, the mature trees, and the low brick wall. Distinctive historic features of the exterior of the clubhouse would be retained and rehabilitated, including its original Ranch-style plan, massing, and architectural details.

The putting green and low brick wall would be retained in place in their original configuration. The golf ball-shaped light standards would be retained and relocated to the northeastern portion of the Project Site to accommodate development of Project recreational facilities, in proximity to the clubhouse and putting green. Following their relocation on the Project Site, the golf ball-shaped light standards would remain visible from the public right-of-way and would continue to collectively convey their programmatic association with the history of the Project Site. The golf ball-shaped light standards, along with the clubhouse, putting green, and low brick wall, comprise the primary features that have historically been visible from the public right-of-way. Studio City Golf and Tennis Club (now Weddington Golf & Tennis) would therefore retain much of its historic outward appearance, and would maintain the same relationship with the surrounding neighborhood as it did historically when it was established as a recreational facility to serve the growing population in the San Fernando Valley after World War II.

The Project would maintain significant open space on the Project Site, including ample greenspace and mature landscaping and trees. Although no specific trees have been identified as character-defining, the large number of mature trees contributes to the character of the Project Site. This character would be maintained as a result of the Project. While the Project would remove 240 of the 421 inventoried trees within the overall on- and off-site areas, the Project would add 393 new California native trees resulting in a net increase of 153 trees beyond existing conditions. A majority of trees within the on- and off-site areas contemplated for Project improvements are proposed for removal. Exceptions to the removal include the eucalyptus along Valley Spring Lane, the Aleppo and Canary Island pines along Bellaire Avenue, and the mature trees within the vicinity of the existing clubhouse, which would be retained. It is also acknowledged that all "significant" trees would be replaced at a minimum of a 1:1 ratio. Significant trees are those with a trunk diameter of eight inches or greater or are located within



the public right-of-way. Removed non-protected “significant” trees would be replaced at a 1:1 ratio with RIO District-compliant trees, and removed public street trees from the right-of-way would be replaced at a 2:1 ratio. The new trees would be both in keeping with the existing character, and appropriate for the local environment. The Project proposes new athletic fields and dedicates approximately 5.4 acres for a network of trails and plazas, water features, wooded areas, and natural open space that would be accessible to the public, maintaining the low density and open space that are consistent with the historic character; providing enhanced public access; and opening the Project Site to a broader range of recreational uses. Therefore, the overall space and spatial relationships on the Project Site would be maintained.

The features that are proposed for removal, including the nine-hole golf course, twenty-five-stall driving range and canopy, sixteen tennis courts, tennis shack, and trees (as discussed above) and landscaping, were not identified as character-defining features in the HCM designation. These features would be replaced with compatible new recreational facilities, including eight new tennis courts, a courtyard, two athletic fields, a swimming pool, a gymnasium, an outer perimeter fence, an interior fence/wall on the Project Site, as well as associated field and pool buildings and seating, new trees and landscaped areas, security kiosks, below grade parking, lighting, walking paths, and improvements to Valleyheart Drive.

Therefore, the historic character of the Project Site will be retained and preserved following completion of the Project. The Project complies with Standard 2.

**Standard 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.

No conjectural elements are proposed as part of the Project, and none of the proposed changes would create a false sense of historical development. Further, the Project Site would remain a private recreational facility open for public use in Studio City, and the character-defining features as identified in the HCM designation, specifically the clubhouse, putting green, golf ball-shaped light standards, and brick wall with weeping mortar, would all be retained such that the Project Site would retain its historic integrity and continue to convey its significance as a 1950s community recreational facility. The Project complies with Standard 3.

**Standard 4.** Changes to a property that have acquired significance in their own right will be retained and preserved.

The HCM designation identified the following features as character-defining: the use of the Project Site as a private recreational facility open to the public, the clubhouse, golf ball-shaped light standards, putting green, and brick wall with weeping mortar surrounding the front lawn at the northeast edge of the property. These character-defining features would all be retained as

part of the Project. There are no additional features or changes to the Property that have acquired significance in their own right. The Project complies with Standard 4.

**Standard 5.** Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The Project would retain the distinctive materials, features, finishes, and construction techniques/craftsmanship of the Project Site. This includes retaining the materials and features of each of the character-defining features of the Project Site as identified in the HCM designation: the clubhouse, golf ball-shaped light standards, putting green, and brick wall with weeping mortar surrounding the front lawn at the northeast edge of the property. The distinctive features of the clubhouse's original Ranch-style design would be retained and rehabilitated as part of the Project, including the board-and-batten siding, wide overhanging eaves with exposed rafter tails, the partial-width porch, and the low brick planter. Distinctive interior features of the clubhouse would be retained, including the prominent brick masonry fireplace, the ceiling's exposed rafters and ridge beam, and the knotty pine wall paneling. The Project complies with Standard 5.

**Standard 6.** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

A Rehabilitation Plan would be prepared as part of the Project, which would identify deteriorated features and recommend the appropriate treatment. This includes identifying any areas where the weeping mortar on the low brick wall may need to be repaired; ensuring the appropriate treatment of the golf ball-shaped light standards during relocation and reinstallation on the Project Site; and evaluating the condition of the distinctive features of the clubhouse and recommending the appropriate repair or treatment methodology. Only those features that are severely deteriorated would be replaced, and any replacements would match the original as closely as possible. The Project complies with Standard 6.

**Standard 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.

Any proposed chemical or physical treatments would be undertaken using the gentlest means possible, as identified in the Rehabilitation Plan and overseen by the historic architect or qualified historic preservation consultant on the Project team. The Project complies with Standard 7.

**Standard 8.** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

There are no known archaeological resources on the property. While development of the Project has the potential to encounter buried archaeological resources, the City has a standard condition of approval to mitigate damage due to inadvertent discovery of archaeological resources. Accordingly, there would not be a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines. The Project complies with Standard 8.

**Standard 9.** 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.

The Project is proposing related new construction on the Project Site. However, consistent with the ongoing use of the Project Site as a recreational facility, the Project is not proposing significant density on the Project Site, or the addition of substantial new height and massing. New construction would include eight new tennis courts, relocated and reconfigured as compared to the existing courts, but consistent with uses and physical characteristics that have been present on the Project Site since the 1970s. The tennis courts would be located in the northeastern portion of the Property, adjacent to the clubhouse. This would maintain visibility of the clubhouse from within the Property and would provide separation between the clubhouse and proposed new buildings on the Project Site. The Project includes the addition of two athletic fields with associated ancillary structures such as bleacher seating, restrooms, locker/meeting rooms and field/maintenance sheds. The fields would also include associated lighting. The athletic fields, in conjunction with the 5.4 acres of open space, results in the retention of significant open space on the Property, consistent with its historic character and association with recreational uses.

There would be a new pool and associated facilities including a team meeting space and locker rooms located immediately to the west of the new tennis courts, at the north-central sector of the Project Site. These small buildings would be one-story in height with simple exterior materials including concrete, high pressure compact laminate, aluminum frame windows, and stacked stone planter walls. The new facilities associated with the pool would be clearly differentiated from the Ranch-style architecture of the clubhouse, but would be compatible in size, scale, proportion, and massing. They would maintain the low-density nature of the Project Site, and would not destroy historic spaces or spatial relationships.

There would be a new multi-purpose gymnasium at the center of the Property, located along the Zev Greenway. The gymnasium would be two stories in height, with simple, rectilinear massing, horizontal emphasis, and a flat roof. Exterior materials would include slate exterior wall cladding, porcelain tile accents, and glass curtain wall with anodized aluminum metal frames. The low scale, horizontal massing, simple forms, and introduction of natural materials is generally consistent with the low-density recreational use and character of the Project Site. Although the

two-story gymnasium exceeds both the footprint and the height of the one-story clubhouse, it is only one element of the Project Site, and it would not fundamentally alter the character of the Project Site overall. It is separated from the clubhouse by over 450 feet such that it would not impact the immediate setting of the clubhouse, it would not alter or obscure any of the clubhouse's distinctive features, and it would not impact spatial relationships between the clubhouse and the other historic features of the Project Site.

Although the Project is introducing new facilities into what was historically open space, the Project Site overall would maintain its historic character as a publicly accessible recreational facility. Additionally, the location of the pool and gymnasium within the interior of the Property, the retention of mature trees around the perimeter of the Project Site, and the introduction of privacy walls and fences, means that these new features would be only minimally visible from the public right-of-way and the surrounding residential neighborhood. The Project would therefore not alter the setting or immediate environs of the adjacent residential neighborhoods and the relationship between the Project Site and wider setting of Studio City would be maintained.

The Project complies with Standard 9.

**Standard 10.** 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.

The proposed new construction could be removed in the future such that the essential form and integrity of the Project Site would be unimpaired. The Project complies with Standard 10.

#### Summary of Potential Impacts to Historical Resources on the Project Site

The City of Los Angeles Cultural Heritage Ordinance requires compliance with the Standards for properties that are designated HCMs (Los Angeles Administrative Code, Section 22.171.14). According to guidance from the National Park Service, "a project meets the Standards when the overall effect of all work is consistent with the property's historic character."<sup>96</sup> Determination that a Project meets the Standards is based on the cumulative effect of all the proposed work in the context of the specific existing conditions.

Following implementation of the Project, the Studio City Golf and Tennis Club (now Weddington Golf & Tennis) would maintain its historic use and overall character as a recreational site. All of the character-defining features of the Project Site as identified in the HCM designation would be retained, including public accessibility, the clubhouse, putting green, golf ball-shaped

<sup>96</sup> U.S. Department of the Interior, National Park Service, "Technical Preservation Services: Cumulative Effect and Historic Character," <https://www.nps.gov/tps/standards/applying-rehabilitation/cumulative-effect.htm> (accessed February 2022).

light standards, and low brick wall with weeping mortar. The clubhouse would be rehabilitated and would retain its historic function as the primary entrance to the Project Site as the visitors' center. New construction proposed for the Project Site would be low-scale and sited to be minimally visible from the surrounding neighborhood. The Project is not proposing significant density on the Project Site and would maintain significant open space and mature landscaping, as described under the heading Project Overview, in Chapter 2, Project Summary, of this report.

The Studio City Golf and Tennis Club (now Weddington Golf & Tennis) would continue to convey its historic significance as a post-World War II recreational facility. The Project overall is consistent with the Standards, based on an evaluation of the cumulative effect of the proposed work in the context of the specific features that contribute to the Project Site's significance as a 1950s recreational facility. Therefore, the Project would not result in a substantial adverse change in the significance of a historical resource on the Project Site.

### **Potential Impacts to Historical Resources in the Project Vicinity**

To provide a conservative approach to potential impacts to historical resources in the Project vicinity, historical resources within a one-mile radius of the Project Site have been identified for purposes of this analysis. Historical resources that border the Project Site are more likely to be adversely impacted, specifically by construction activities that have the potential to de-stabilize adjacent properties or by alteration to the immediate setting of the resources in the vicinity. Resources physically separated from the Project Site by other buildings or streets, or by additional distance, are less likely to be adversely impacted due to this spatial separation.

Although there are 52 designated and identified potential historical resources within a one-mile radius of the Project Site, most are located several blocks or more from the Project Site. All historical resources located in the Project vicinity are separated from the Project Site by other buildings or streets. Therefore, due to the nature of the Project and the separation between the Project Site and the nearby historical resources, there is no potential for significant impacts to historical resources in the Project vicinity as a result of construction activity on the Project Site.

Further, the Project is not proposing the demolition; relocation; conversion, rehabilitation, or alteration; or construction that reduces the integrity or significance of any historical resources in the Project vicinity. With the exception of the Thirty Sixth Church of Christ, Scientist located at 4052 N. Whitsett Avenue, historical resources in the Project Site's vicinity are not located in close visual proximity such that they would be indirectly impacted by changes in the historic setting of the area associated with the Project, including demolition of improvements associated with Studio City Golf and Tennis Club (now Weddington Golf & Tennis), and new construction. Although the Project Site is visible from the Thirty Sixth Church of Christ, Scientist, the Project is not proposing significant height or density on the Project Site that would create significant shadows or otherwise indirectly impact the setting or other characteristics of historical resources

in the vicinity. The Project would retain a recreational use, and its open, park-like setting, as well as character-defining features visible from the public right-of-way, such as the clubhouse, putting green, golf ball-shaped light standards, and low brick wall. The Project Site would maintain the same relationship with the surrounding neighborhood as it did historically when it was established after World War II. Therefore, there would be no adverse effects to off-site historical resources; because the Project would not affect the eligibility of historical resources in the vicinity for listing at the federal, State, or local levels, indirect impacts to off-site historical resources would be less than significant.

#### 12.0 PROJECT DESIGN FEATURES

As outlined above, the Project as contemplated does not constitute an adverse change to the significance of a historical resource as defined by CEQA. However, in order ensure compliance with the Standards, confirm the appropriate treatment of all identified character-defining features on the Project Site, recognize the history of the Project Site, and document its current condition, the following Project Design Features are recommended:

1. **Rehabilitation Plan.** A Rehabilitation Plan will be prepared as part of the Project to ensure appropriate treatment and protection of the identified character-defining features on the Project Site. This includes the appropriate treatment of the golf ball-shaped light standards during relocation, and documentation that the rehabilitation of the clubhouse, putting green, and low brick wall with weeping mortar complies with the Standards. Standards compliance is required by the City of Los Angeles Cultural Heritage Ordinance for properties that are designated Historic-Cultural Monuments (Los Angeles Administrative Code, Section 22.171.14). The Project team will include a historic architect or qualified historic preservation consultant who meets the Secretary of the Interior's Professional Standards in Architectural History or Historic Architecture. The Rehabilitation Plan will be submitted for review and approval by the Department of City Planning, Office of Historic Resources. At a minimum, the Rehabilitation Plan will address the following:
  - Appropriate measures for the relocation of the golf ball-shaped light standards.
  - Appropriate measures for protecting all identified character-defining features of the Project Site during construction activity. If necessary, a physical barrier (e.g., exclusion or cyclone fencing) will be erected to separate and protect the clubhouse, and other features, as needed, during construction.
  - Retention and appropriate treatment of the significant characteristics of the original Ranch-style architecture and the relationship of the clubhouse within the context of the Project Site overall and its relationship to other character-defining features on the Project Site and in the surrounding neighborhood. This includes retaining the

- clubhouse in its historic location and maintaining the significant features that have collectively served as the public face of the Project Site since the 1950s, including: the clubhouse's angled position facing Whitsett Avenue and Valley Spring Lane; the existing setback; the relationship of the clubhouse and the putting green; the mature trees; the golf ball-shaped light standards; and the low brick wall.
- Retention and rehabilitation of the distinctive features of the exterior of the clubhouse, including its original Ranch-style plan, massing, and original architectural details. The Project is not proposing significant additions to the clubhouse, or alterations to the building that would obscure or remove important exterior features.
  - Retention and rehabilitation of the distinctive original features of the interior of the clubhouse.
2. **Documentation.** In order to memorialize the extant features of the Project Site prior to implementation of the Project, the Studio City Golf and Tennis Club (now Weddington Golf & Tennis) will be documented according to Historic American Buildings Survey (HABS) Level III standards to include: sketch plan; a maximum of 40 photographs with large-format negatives that documents the recreational facility overall and the relationship of the features on the Project Site, exterior and significant interior spaces of the clubhouse, and views of the associated putting green, low brick wall, and golf ball-shaped light standards; and short form historical report. The documentation will be reviewed and approved by the Department of City Planning, Office of Historic Resources. The documentation will be retained on-site, and digital copies will be offered to the following repositories: Los Angeles Public Library, Department of City Planning, Office of Historic Resources, and San Fernando Valley Historical Society.
  3. **Interpretation:** The Applicant will prepare interpretation of the history of the Studio City Golf and Tennis Club (now Weddington Golf & Tennis) to be housed on-site. The interpretive program may be housed in the clubhouse and may include historic photographs or other ephemeral materials documenting the history of the Weddington family, the development of the San Fernando Valley, and the history of the Project Site as a postwar recreational facility. A digital copy of the interpretive materials will be provided to the Department of City Planning, Office of Historic Resources and may also be made available to interested parties.



The Project was evaluated for potential impacts to the former Studio City Golf and Tennis Club (now Weddington Golf & Tennis) at 4141 N. Whitsett Avenue in Los Angeles, which is a designated HCM. All character-defining features of the Project Site as identified in the HCM designation would be retained, including remaining a private recreational facility open for public use, the clubhouse, putting green, golf ball-shaped light standards, and low brick wall with weeping mortar. The clubhouse would be retained and rehabilitated according to the Standards. The Project would demolish non-character-defining features of the Project Site and replace them with new recreational facilities, consistent with the historic use. Therefore, the Project Site would retain all of the identified character-defining features in the HCM designation as adopted by City Council in 2021 and would retain sufficient historic integrity to convey its significance as a post-World War II recreational facility.

Further, either due to the distance between the Project and the historical resources or due to the Project not adding significant height or density on the Project Site that would create significant shadows or otherwise indirectly impact the setting or other characteristics of historical resources in the vicinity, the Project would not result in significant impacts to historical resources in the Project vicinity.

Therefore, the Project would not result in a substantial adverse change in the significance of a historical resource and would not have a significant effect on the environment as defined by CEQA.

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**APPENDIX A – PERMIT HISTORY**

<b>DATE</b>	<b>PERMIT NO.</b>	<b>DESCRIPTION OF WORK</b>	<b>ARCHITECT/CONTRACTOR</b>	<b>OWNER</b>
6/30/1955	VN06384	New 86.5' x 58.5' golf shop and club house	Wm. M. Bray, A.I.A./Colonial Construction Co.	Joe Kirkwood, Jr.
9/12/1955	VN08062	Move storage bldg. on lot	None/Owner	Joe Kirkwood, Jr.
11/8/1955	VN12087	Add partition around snack bar	Wm. M. Bray A.I.A./Colonial Const. Co.	Joe Kirkwood, Jr.
11/5/1956	VN15796	Use of land – golf course and parking area	Wm. M. Bray A.I.A./Colonial Const. Co.	Joe Kirkwood, Jr.
9/4/1962	LA19339	Add 7'6" x 10'6" food storage room to club house	None/Owner	Studio City Golf Course
9/27/1966	LA33635	New 38' x 52' maintenance building	Miller & Miller Assoc./Mandavich Bros.	George McCallister
9/27/1966	LA33636	26' x 80' roof shelter with shake roof	Miller & Miller Assoc./Mandavich Bros.	George McCallister
8/22/1973	VN01709	Cut and fill for tennis court sites	David McCallister/Gregory J. Merante	Studio City Golf Course
11/15/1973	VN04337	New 20' x 25' tennis shop with wood roof	Gregory J. Merante	Studio City Golf Course
11/23/1973	VN04338	Tennis court fence (1600 LF)	Gregory J. Merante	Studio City Golf Course
12/20/1973	VN05422	Revised parking layout VN73/04337	Gregory J. Merante	Studio City Golf Course
12/12/1974	VN18229	12' cyclone tennis court fence	Owner	Studio City Golf & Tennis
10/10/1975	VN29551	12' fence w/lights	Owner	Studio City Golf
10/29/1984	VN79019	Reroof shop with GPC class "B"-rated shakes (48 sq.)	Owner/Bldr.	George McCallister

**APPENDIX B – HISTORIC PHOTOGRAPHS AND MAP**



Historic Image 1. East façade of clubhouse, view facing southwest, c. 1956. Source: John Jones, “The Joe Kirkwood Jr Golf Center,” Golf Historical Society, <http://golfhistoricalsociety.com/kirkwood/index.html> (accessed July 2020).



Historic Image 2. West façade of clubhouse, view facing southeast, c. 1956. Source: Weddington Golf & Tennis Club.

**HISTORICAL RESOURCES TECHNICAL REPORT**

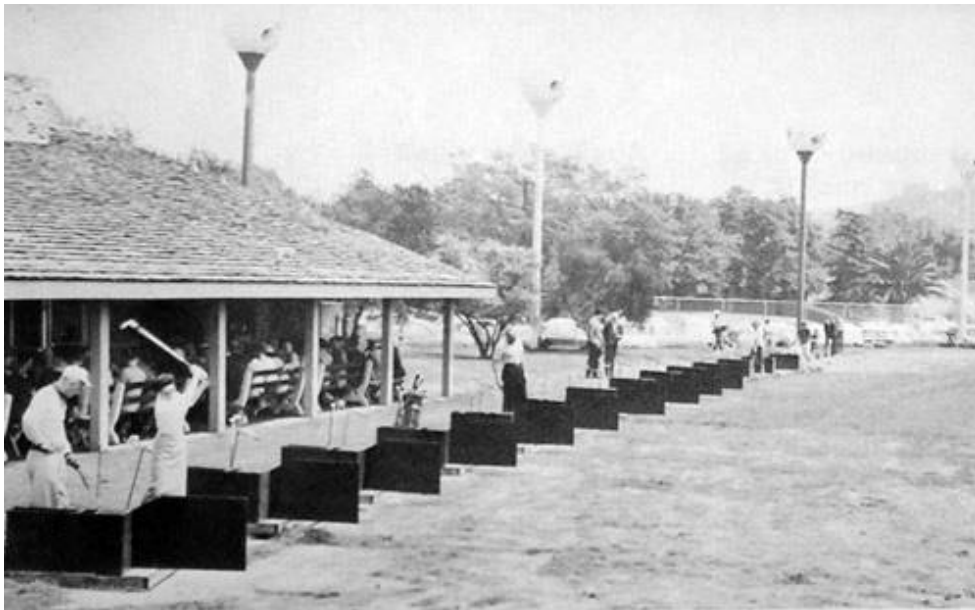
**4141 N. Whitsett Avenue, Los Angeles**

**HISTORIC RESOURCES GROUP**





Historic Image 3. Parking area, driving range, and south façade of golf clubhouse, view facing northwest, c. 1960. Source: Weddington Golf and Tennis Club.



Historic Image 4. Driving range and west façade of golf clubhouse, view facing southeast, c. 1960. Source: Weddington Golf and Tennis Club.

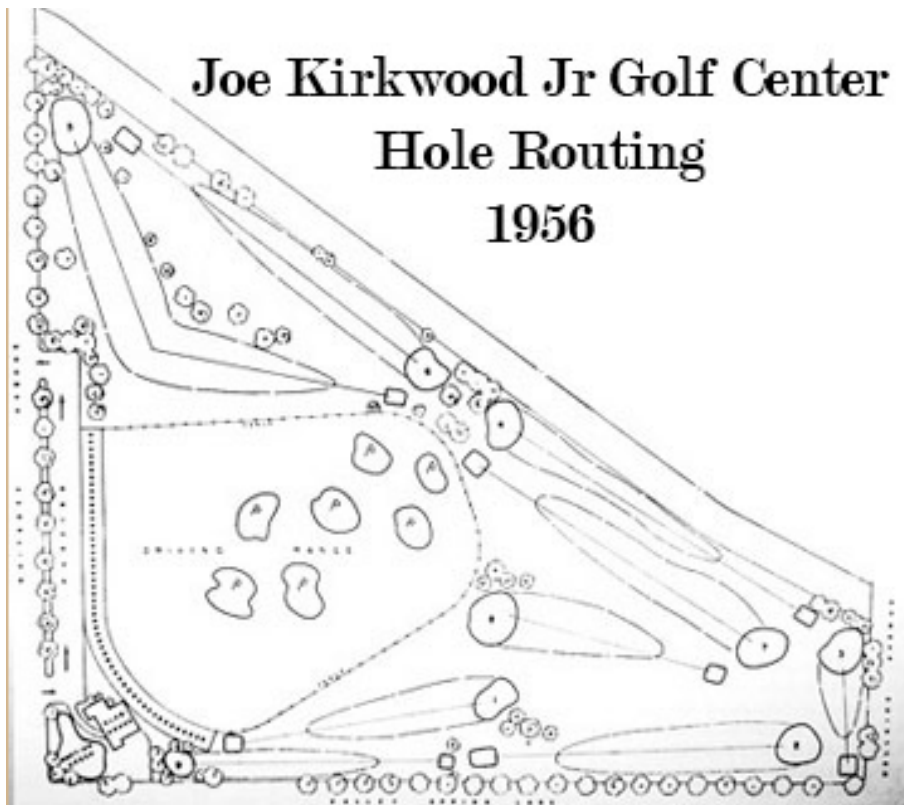
**HISTORICAL RESOURCES TECHNICAL REPORT**

**4141 N. Whitsett Avenue, Los Angeles**

**HISTORIC RESOURCES GROUP**



## Joe Kirkwood Jr Golf Center Hole Routing 1956



Historic Image 5. Joe Kirkwood Jr. Golf Center site plan, 1956. Los Angeles River (south of Subject Property) is at top. Source: Harvard-Westlake School.

COFFEE SHOP OPEN 8AM-10PM  
BREAKFAST LUNCH DINNER  
SPECIAL STEAKS  
APPLICATIONS AVAILABLE FOR  
MEMBERSHIP IN  
THE JOE KIRKWOOD JR GOLF CLUB

HOLE	DESIGNED AFTER-	YDS
1ST	13TH HURONA JAPAN	150
2	5TH AUGUSTA MASTERS	229
3	14TH QUEENS COURSE SCOTLAND	91
4	2ND ST LOUIS C CLUB	219
5	3RD AUGUSTA MASTERS	310
6	8TH AUGUSTA MASTERS	291
7	7TH ROYAL SYDNEY AUSTRALIA	125
8	5TH SEA ISLAND GEORGIA	149
9	18TH TAM O SHANTER CHICAGO	140

Historic Image 6. List of holes at the Joe Kirkwood Jr. Golf Club, noting length and inspiration, c. 1956.

Source: John Jones, "The Joe Kirkwood Jr Golf Center," Golf Historical Society, <http://golfhistoricalsociety.com/kirkwood/index.html> (accessed July 2020).

HISTORICAL RESOURCES TECHNICAL REPORT

**4141 N. Whittett Avenue, Los Angeles**

HISTORIC RESOURCES GROUP

## APPENDIX C – HISTORIC AERIAL PHOTOGRAPHS



1928 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys California Office, Frame K-17, 1:18,000, C-300. University of California Santa Barbara Aerial Photography Collection.



1938 aerial photograph. Project Site outlined in red. Source: USDA, Agricultural Adjustment Administration, flown by Laval Company Inc., Frame 24-70, 1:20,000, AXJ-1938. University of California Santa Barbara Aerial Photography Collection.

### HISTORICAL RESOURCES TECHNICAL REPORT

## 4141 N. Whittett Avenue, Los Angeles

HISTORIC RESOURCES GROUP



1952 aerial photograph. Project Site outlined in red. Source: USDA, Production and Marketing Administration, flown by Pacific Air Industries, Frame 14K-56, 1:20,000, AXJ-1952. University of California Santa Barbara Aerial Photography Collection.



1956 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys California Office, Frame 10-19, 1:14,400, C-22555. University of California Santa Barbara Aerial Photography Collection.

**HISTORICAL RESOURCES TECHNICAL REPORT**

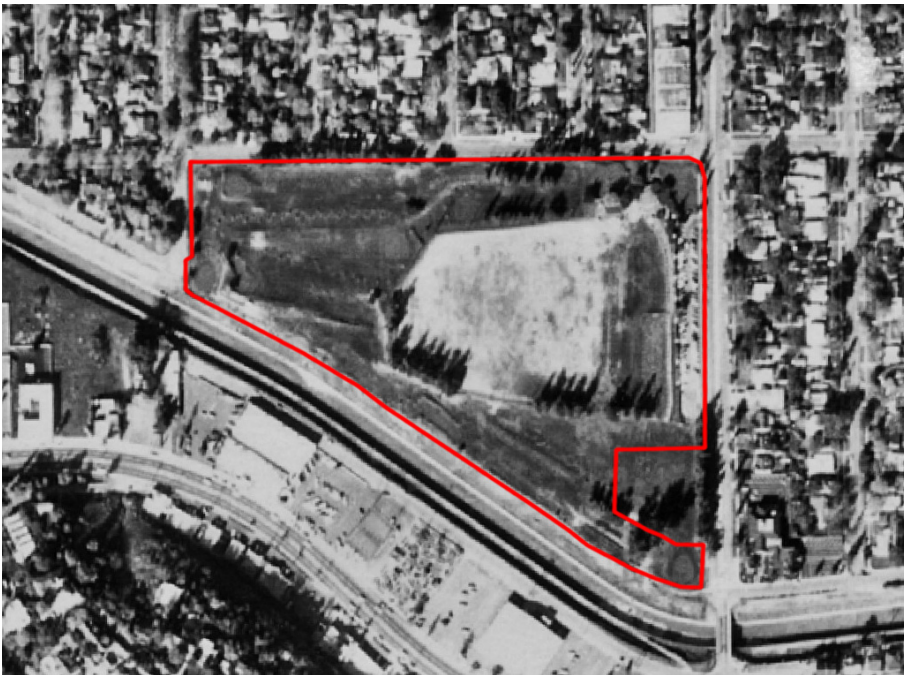
## **4141 N. Whitsett Avenue, Los Angeles**

**HISTORIC RESOURCES GROUP**





1960 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys California Office, Frame 1512, 1:14,400, C-23870. University of California Santa Barbara Aerial Photography Collection.



1965 aerial photograph. Project Site outlined in red. Source: Fairchild Aerial Surveys California Office, Frame 36, 1:24,000, C-25019. University of California Santa Barbara Aerial Photography Collection.

**HISTORICAL RESOURCES TECHNICAL REPORT**

## **4141 N. Whitsett Avenue, Los Angeles**

**HISTORIC RESOURCES GROUP**



1969 aerial photograph. Project Site outlined in red. Source: Aerial Map Industries, Frame 4929, 1:36,000, AMI-LA-69. University of California Santa Barbara Aerial Photography Collection.



1971 aerial photograph. Project Site outlined in red. Source: Teledyne Geotronics, Frame 24-24, 1:10,440, TG-2755. University of California Santa Barbara Aerial Photography Collection.

**HISTORICAL RESOURCES TECHNICAL REPORT**

# 4141 N. Whitsett Avenue, Los Angeles

**HISTORIC RESOURCES GROUP**





1976 aerial photograph. Project Site outlined in red. Source: Teledyne Geotronics, Frame 13-32, 1:24,000, TG-7600. University of California Santa Barbara Aerial Photography Collection.



1980 aerial photograph. Project Site outlined in red. Source: Aerial Map Industries, Frame 10379, 1:36,000, AMI-LA-80A. University of California Santa Barbara Aerial Photography Collection.

**HISTORICAL RESOURCES TECHNICAL REPORT**

## **4141 N. Whittett Avenue, Los Angeles**

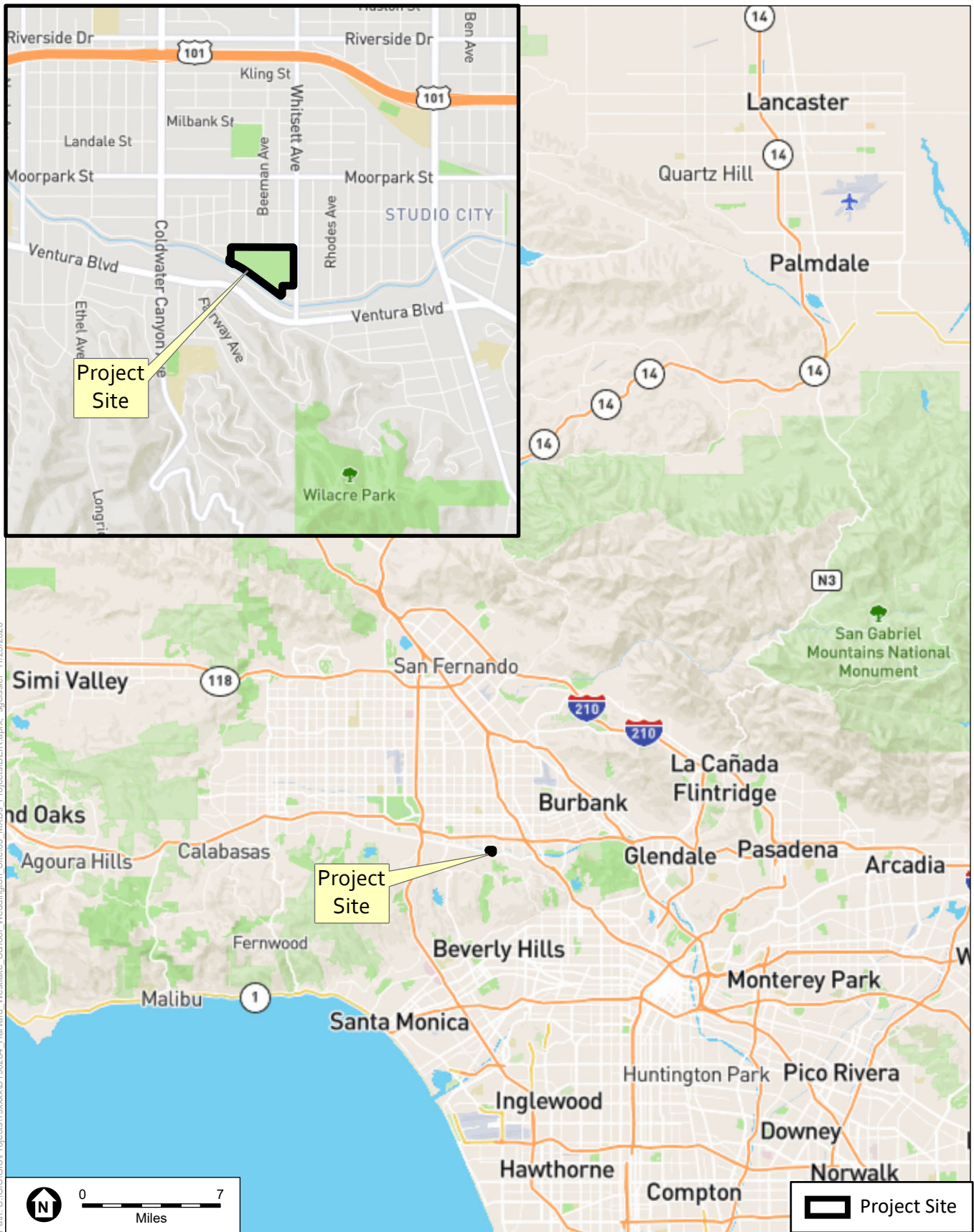
**HISTORIC RESOURCES GROUP**

**APPENDIX D – PROJECT DETAILS**

**HISTORICAL RESOURCES TECHNICAL REPORT**

**4141 N. Whitsett Avenue, Los Angeles**

**HISTORIC RESOURCES GROUP**

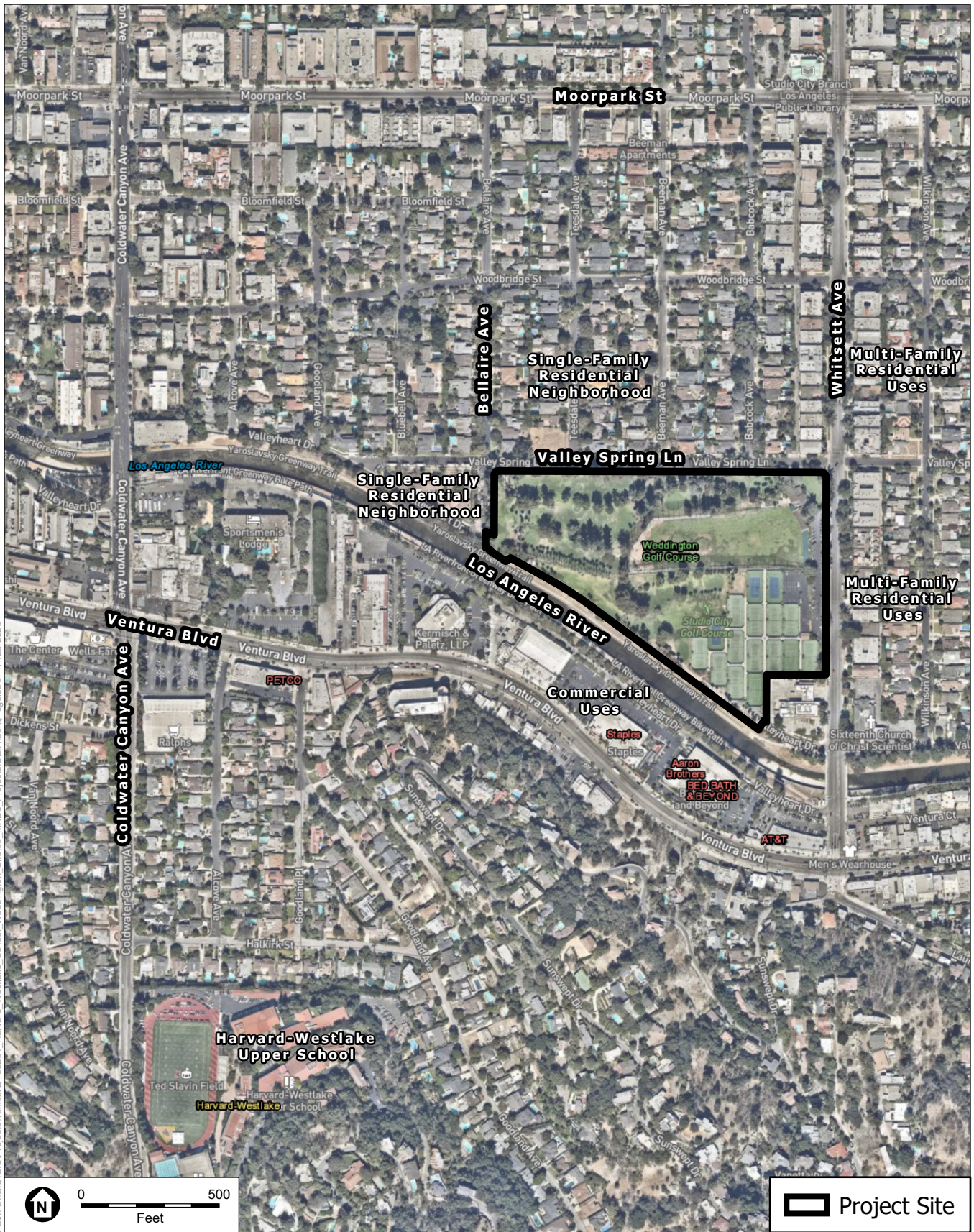


SOURCE: Open Street Map; ESA, 2020.

Harvard-Westlake River Park Project

**Figure II-1**  
Regional and Local Map





Path: U:\GIS\GIS\Projects\19xxxx\1902284\_Harvard\_Westlake\_School\_Weddington\_Site\03\_MXDs\_Projects\DER.aprx\_sgetstier\_11/25/2020

SOURCE: ESA, 2020.

Harvard-Westlake River Park Project

**Figure II-2**  
Project Vicinity Map





SOURCE: ESA, 2020.

Harvard-Westlake River Park Project

**Figure II-3**  
Existing Project Site





PHOTOGRAPH 1: South-facing view of the existing Weddington Golf & Tennis property from the intersection of Whitsett Avenue and Valley Spring Lane



PHOTOGRAPH 2: West-facing view along Valley Spring Lane. The existing Weddington Golf & Tennis property is visible at the fence line in the right of the photograph.



PHOTOGRAPH 3: North-facing view from the intersection of Bellaire Avenue and Valley Spring Lane. The existing Weddington Golf & Tennis property is visible in the left of the photograph and single-family homes are visible in the right of the photograph.



PHOTOGRAPH 4: West-facing view along the Zev Yaroslavsky Greenway. The Los Angeles river is visible in the left and the existing Weddington Golf & Tennis property is visible in the right of the photograph.

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SOURCE: ESA 2020

Harvard-Westlake River Park Project

**Figure II-4**  
Views of the Existing Project Site from Surrounding Streets and Zev Yaroslavsky Greenway





PHOTOGRAPH 1: The existing Weddington Golf & Tennis Clubhouse, which will remain as part of the River Park Project.



PHOTOGRAPH 2: Existing Weddington Golf & Tennis parking lot, with "golf-ball" light fixtures and netting for the driving range visible in the right of the photograph.



PHOTOGRAPH 3: Existing tennis check-in building. Tennis court fencing is visible in the right of the photograph.



PHOTOGRAPH 4: Segment of Old Valleyheart Road along the south edge of the Weddington Golf & Tennis property. Existing tennis court fencing and light are visible in the right of the photograph.

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SOURCE: ESA, 2020

Harvard-Westlake River Park Project

**Figure II-5**  
Views within the Project Site

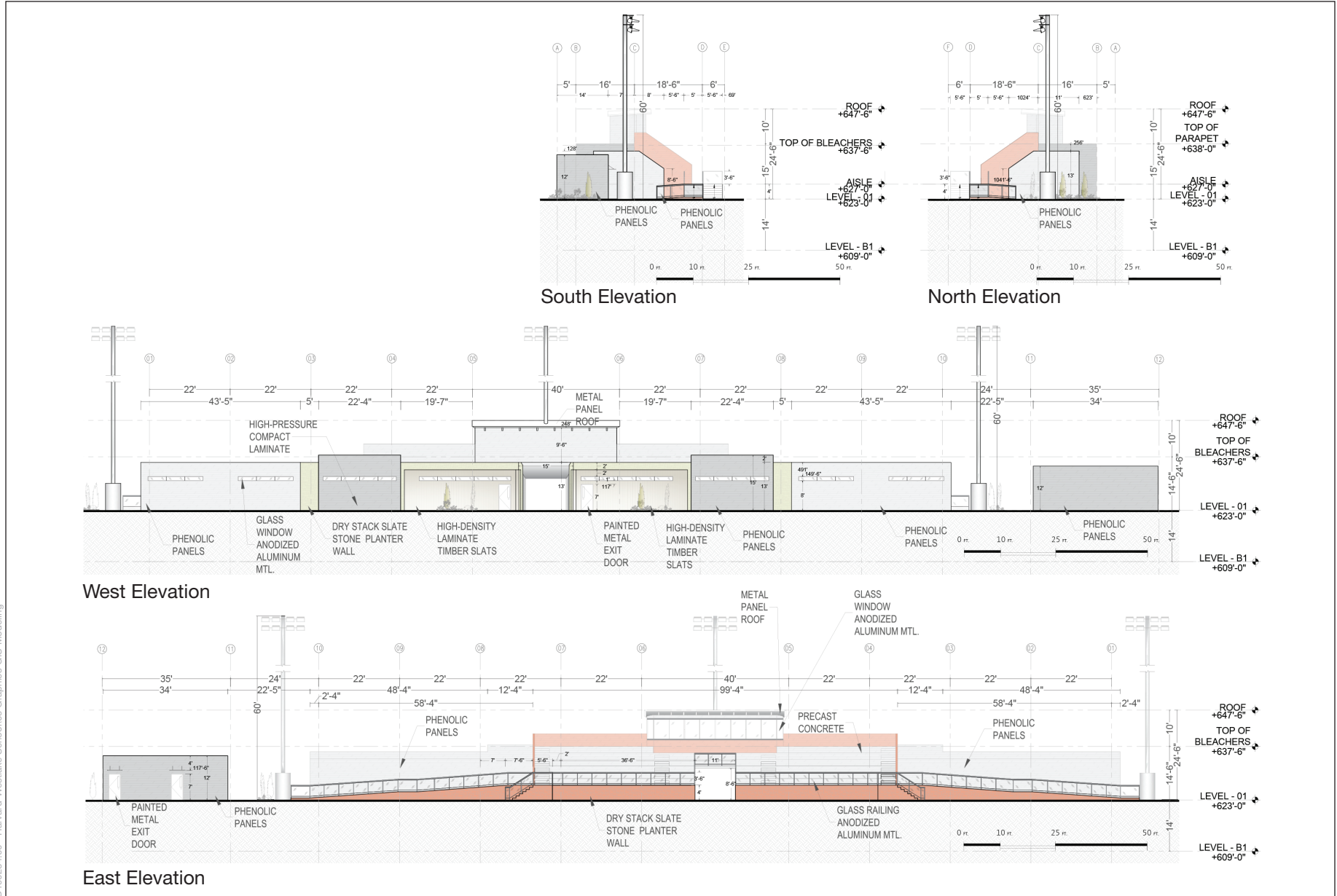




SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

**Figure II-6**  
Harvard-Westlake School Athletic and Recreational Facilities Conceptual Site Plan



SOURCE: Gensler, 2020

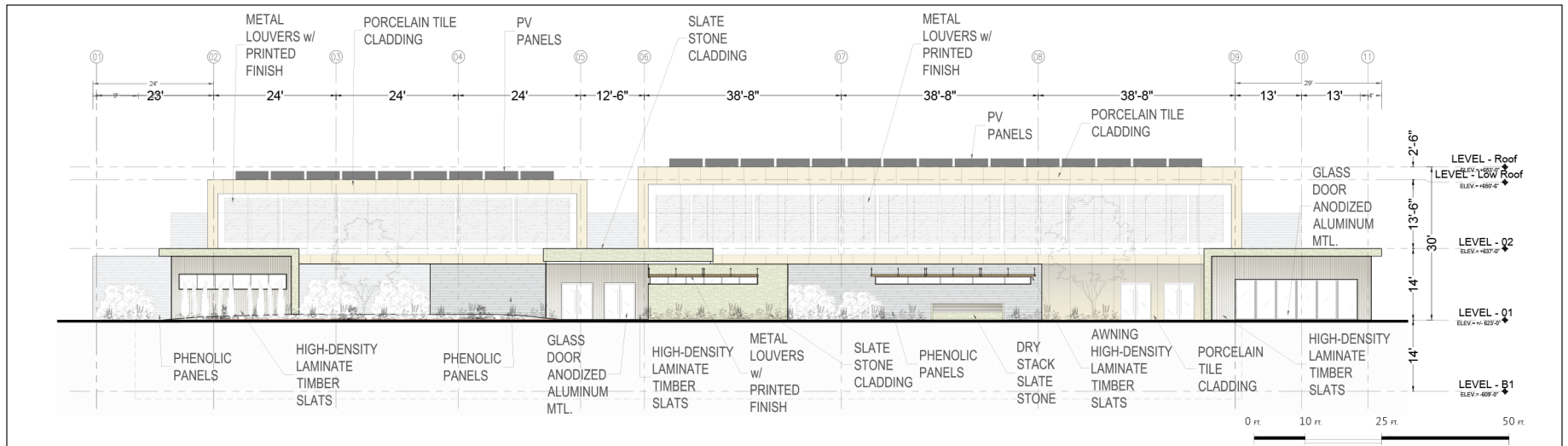
NOTES:

1. Phenolic panels: Exterior ventilated facade cladding system.
2. High-density laminate timber slats: Exterior composite panel wood-look slat cladding.
3. High-pressure compact laminate: Exterior cladding that offers moisture protection and an integral colored surface.

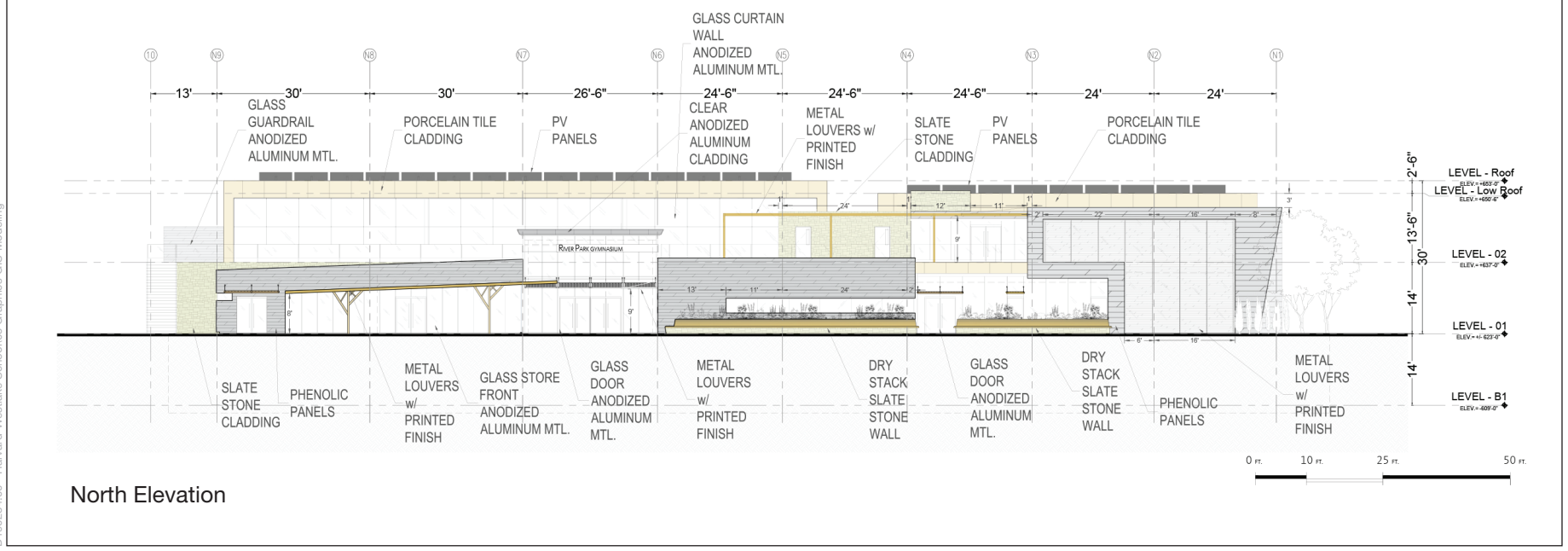
Harvard-Westlake River Park Project

**Figure II-7**  
Playing Field A Elevations – North, South, East and West Views





South Elevation



North Elevation

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SOURCE: Gensler, 2020

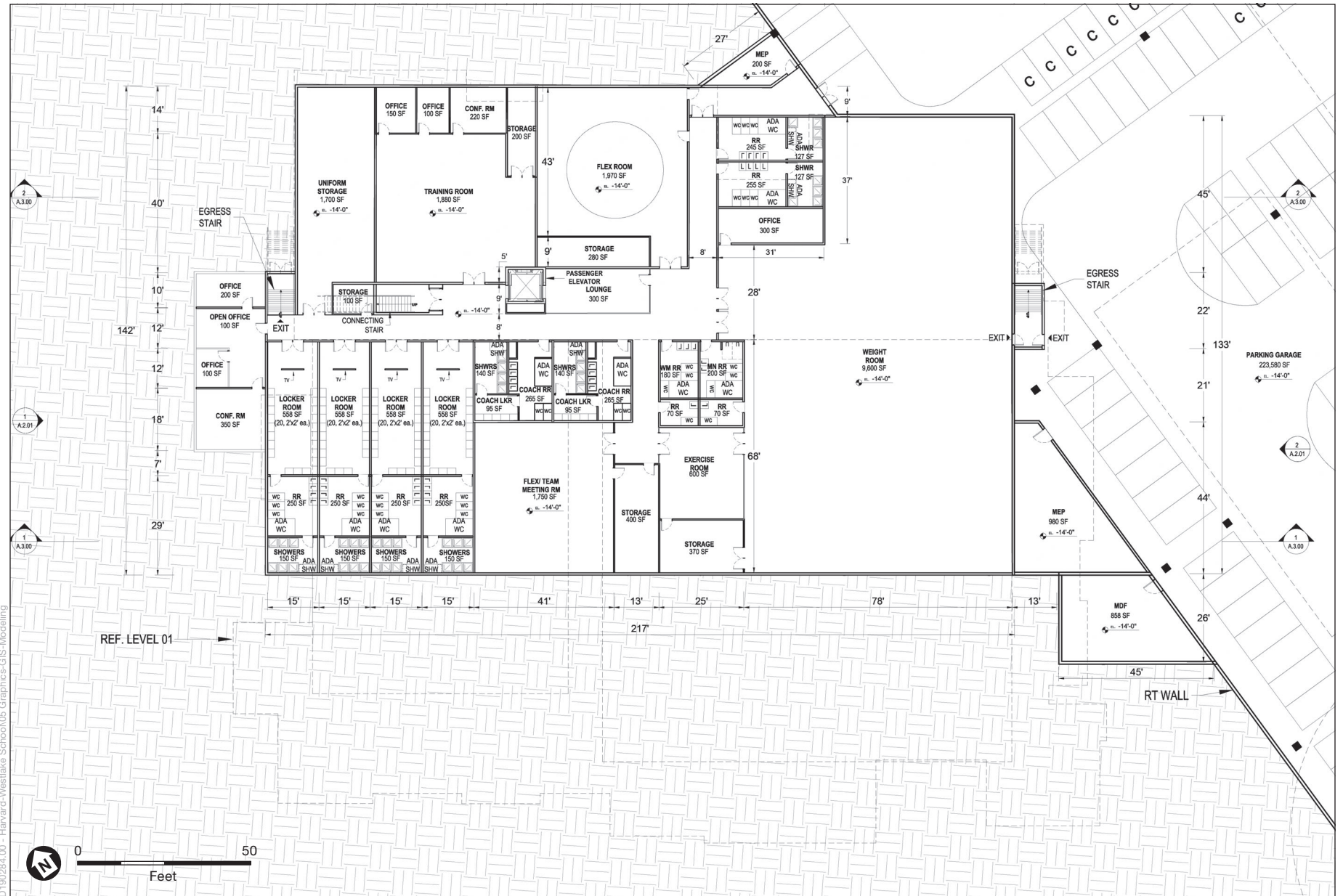
NOTES:

1. Phenolic panels: Exterior ventilated facade cladding system.
2. High-density laminate timber slats: Exterior composite panel wood-look slat cladding.

Harvard-Westlake River Park Project

**Figure II-8**  
Gymnasium Elevations – North and South Views

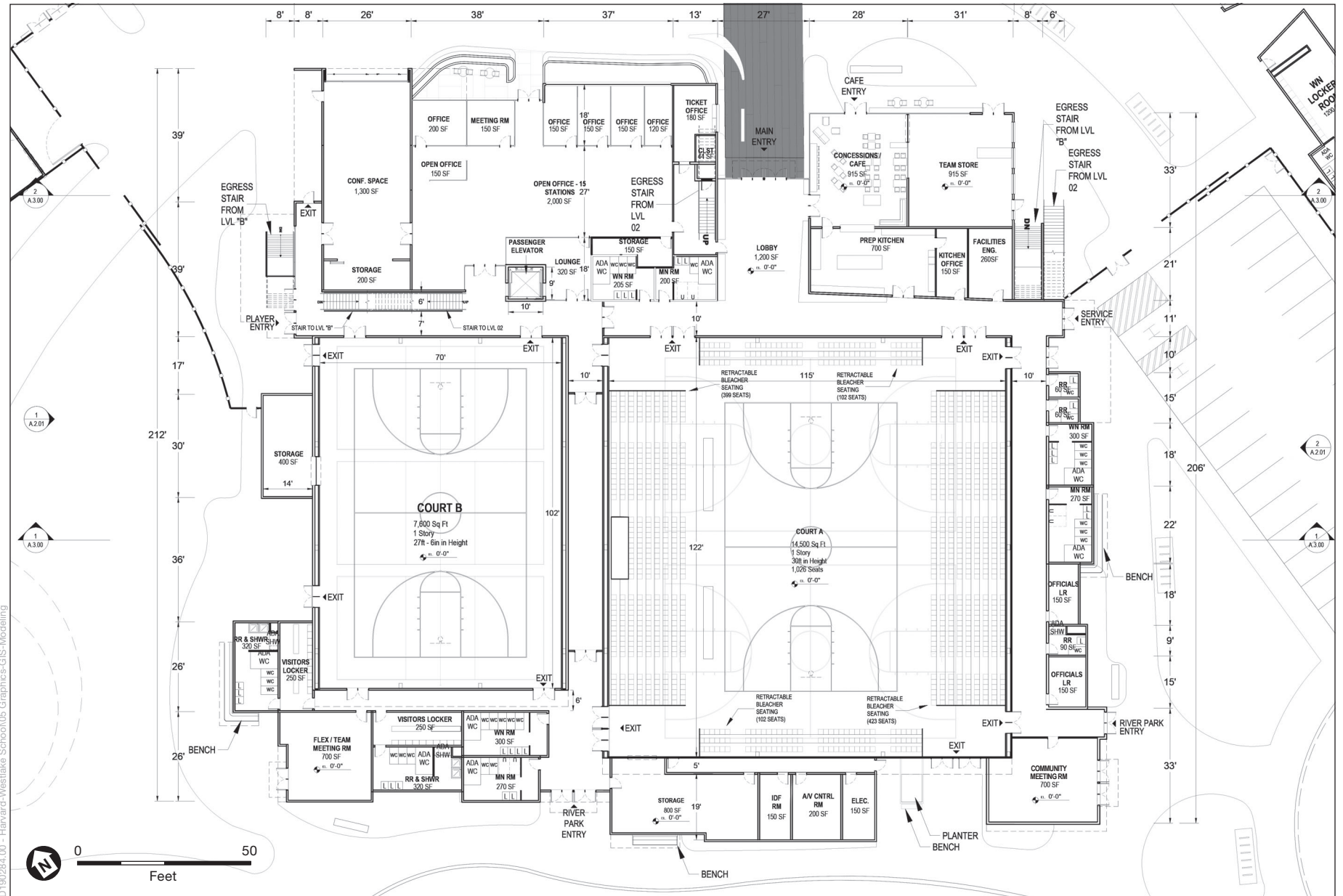




SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

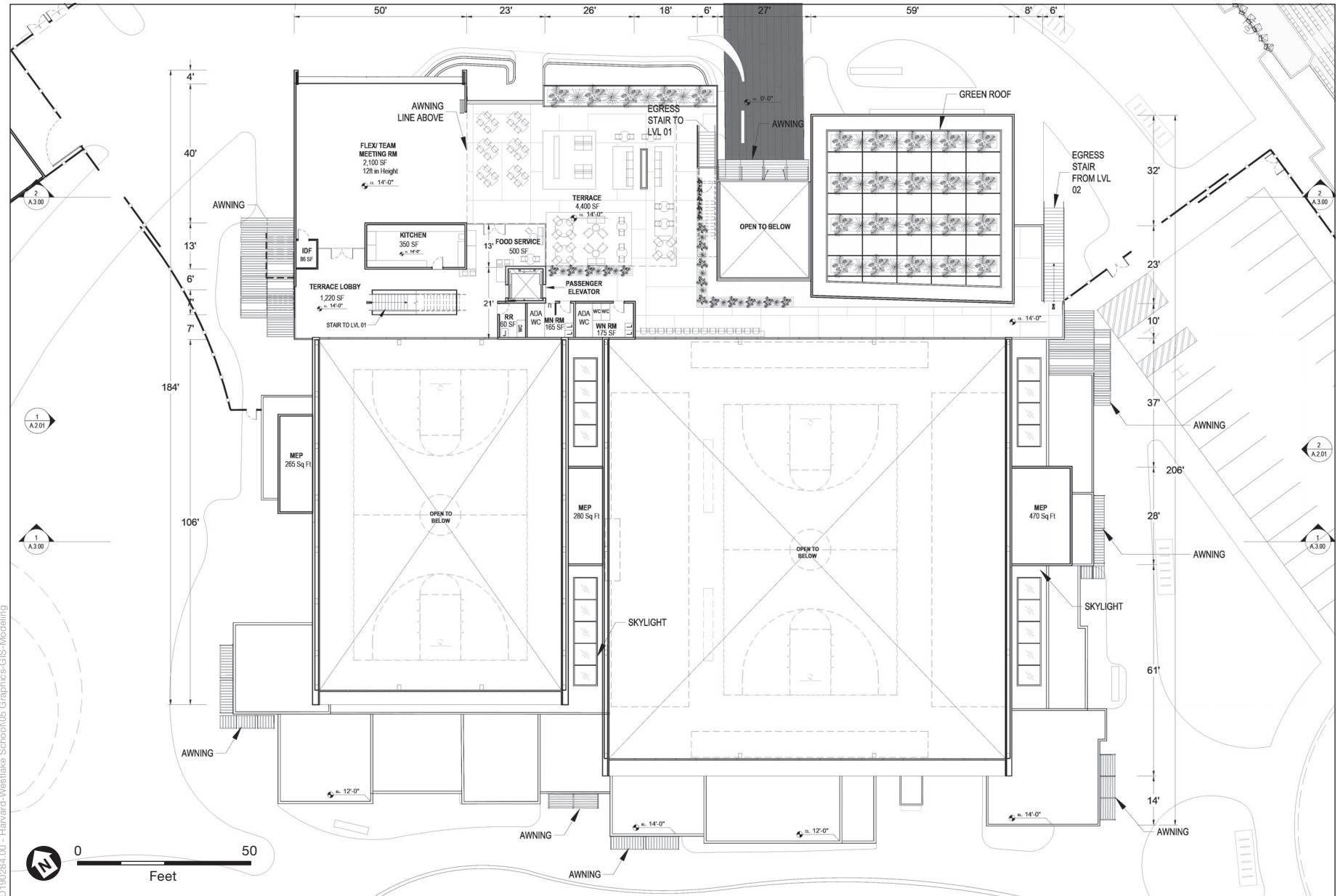
**Figure II-9**  
Gymnasium Basement Level



SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

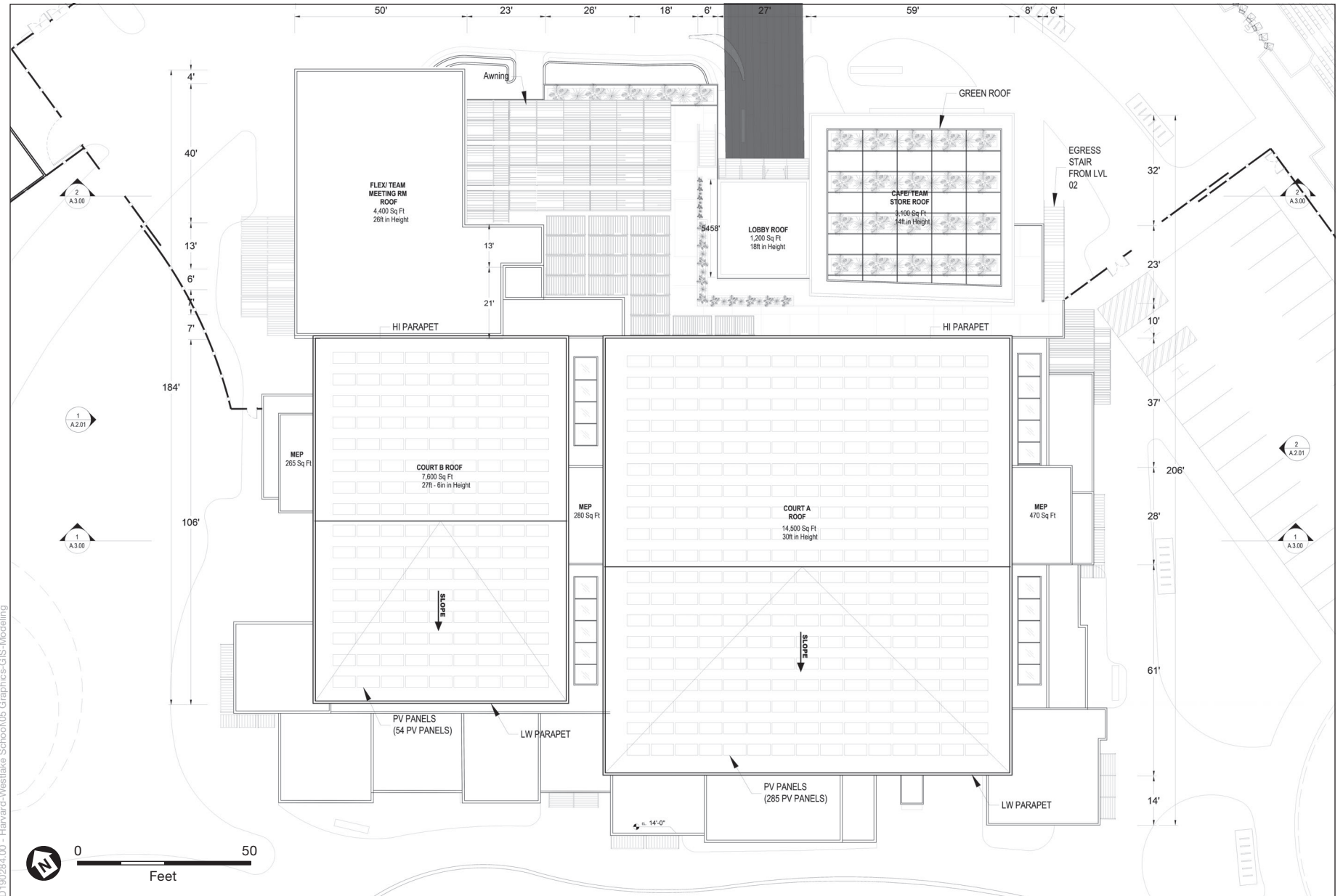
**Figure II-10**  
Gymnasium Level 1



SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

**Figure II-11**  
Gymnasium Level 2

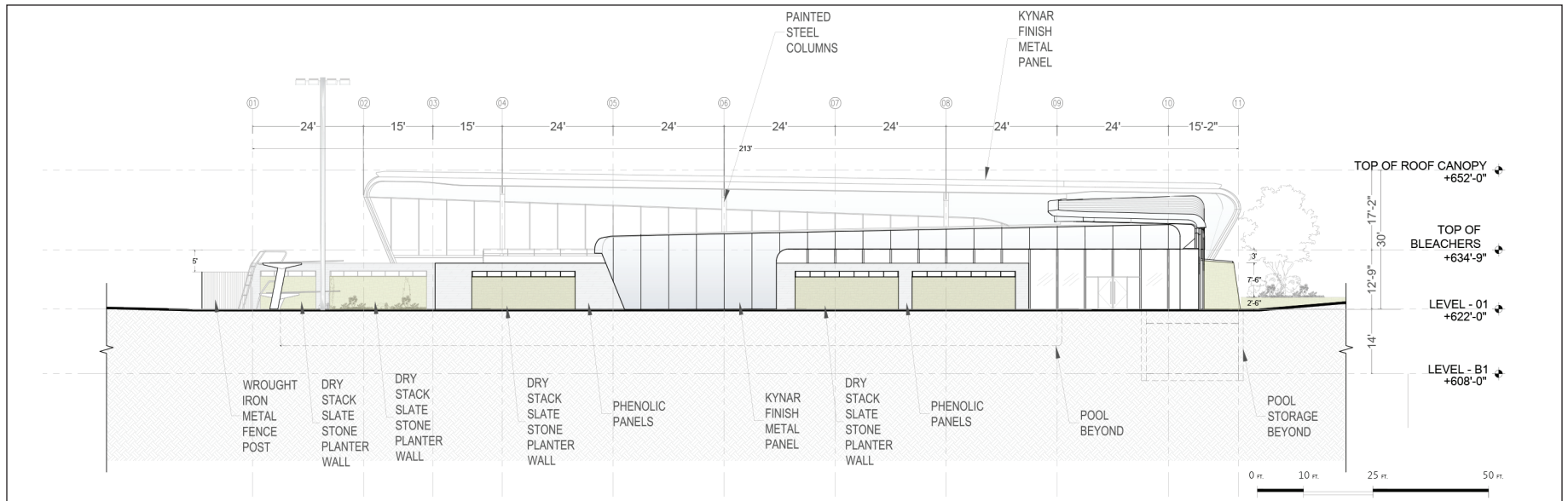


SOURCE: Gensler, 2020

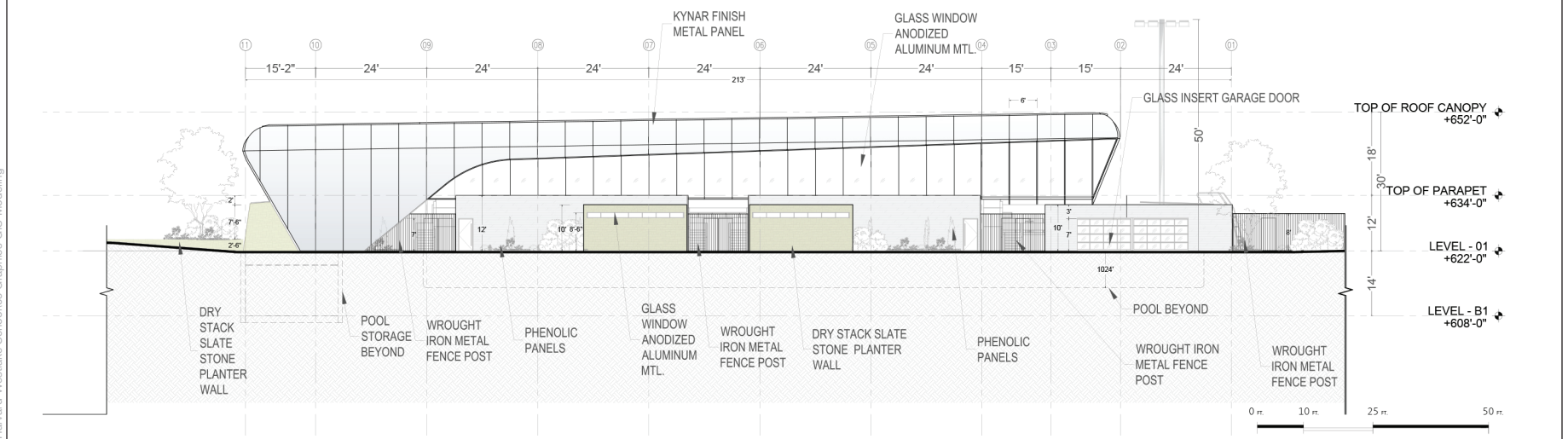
Harvard-Westlake River Park Project

**Figure II-12**  
Gymnasium – Roof Plan





East Elevation



West Elevation

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

- NOTES:
1. Phenolic panels: Exterior ventilated facade cladding system.
  2. Kynar finish: A durable, UV resistant finish for metal mullions between glass panels.

**Figure II-13**  
Swimming Pool Elevations – East and West Views

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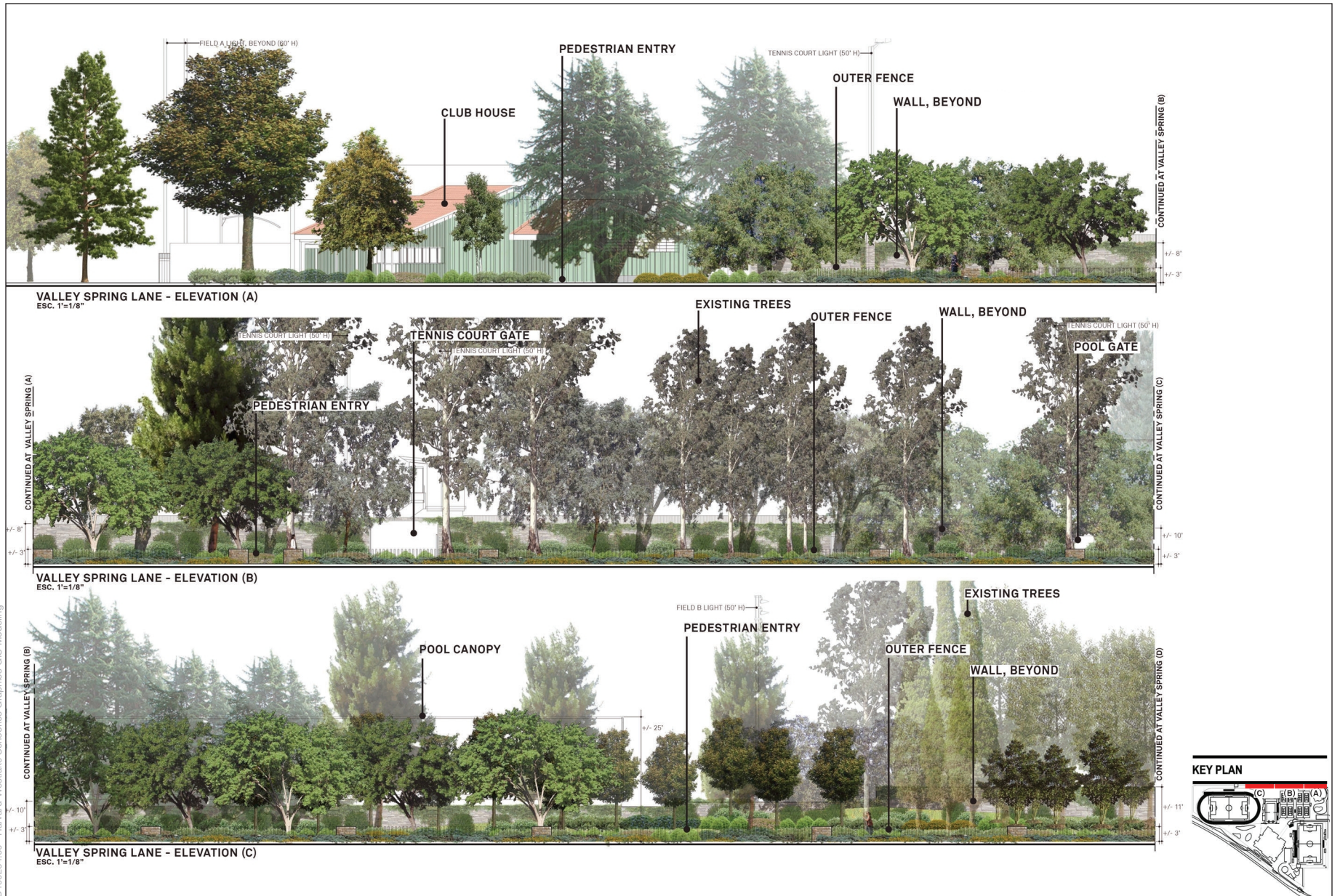


SOURCE: Google Earth, 2019; ESA, 2020

Harvard-Westlake River Park Project

**Figure II-14**  
Existing Structures/Elements to be Retained





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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

**Figure II-15**  
Valley Spring Lane Elevations





SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

**Figure II-16**  
Valley Spring Lane and Whitsett Avenue Elevations





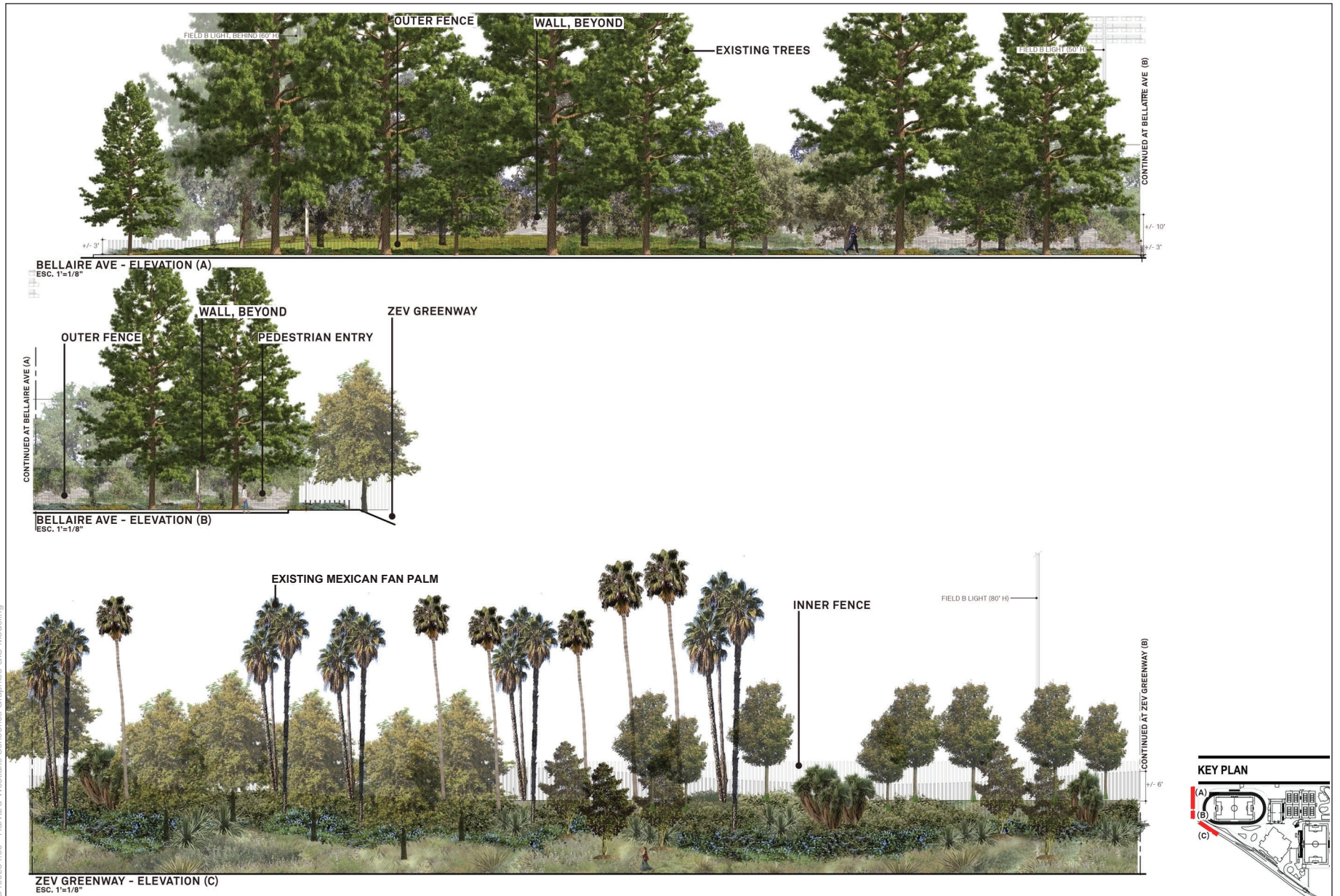
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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

**Figure II-17**  
Whitsett Avenue Elevations





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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

**Figure II-18**  
Bellaire Avenue and Zev Yaroslavsky Greenway Elevations





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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

**Figure II-19**  
Zev Yaroslavy Greenway Elevations





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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

**Figure II-20**  
Rendering - View of Project Site Entrance at Whitsett Avenue





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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

**Figure II-21**  
Rendering - View of Project Site from Whitsett Avenue at Valley Spring Lane





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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

**Figure II-22**  
Rendering - View of Project Site from Valley Spring Lane





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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

**Figure II-23**  
Rendering - North-Facing View from Field B





D:\190224\_00 - Harvard-Westlake School\05 Graphics-GIS-Modeling

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

**Figure II-24**  
Rendering - View of the Project Site and Zev Yaroslavsky Greenway from the Southwest





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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

**Figure II-25**  
Rendering of the Southwestern Corner of the Gymnasium and Community Room









**APPENDIX E – RESUMES OF AUTHORS/CONTRIBUTORS**

**HISTORICAL RESOURCES TECHNICAL REPORT**

**4141 N. Whitsett Avenue, Los Angeles**

**HISTORIC RESOURCES GROUP**

# HISTORIC RESOURCES GROUP

**Years of Experience: 18**

## Education

Master of Heritage Conservation,  
University of Southern California,  
Los Angeles

Bachelor of Arts Degree with High  
Distinction, Art History, The  
Pennsylvania State University,  
State College, PA, Phi Beta Kappa

## Speaking Engagements

California Preservation Foundation

- Topics: CEQA, Historic  
Resource Surveys, Context  
Statements

University of Southern California

- Lecturer, Heritage  
Conservation Summer  
Course

## Professional Affiliations

California Preservation Foundation

- Board of Trustees, 2016-  
Present, Current President
- Education Committee Co-  
Chair, 2015-2018

DOCOMOMO Southern  
California

- Founding & Current Vice-  
President

Los Angeles Conservancy

National Trust for Historic  
Preservation

Society of Architectural Historians

## CHRISTINE LAZZARETTO MANAGING PRINCIPAL



## Experience Profile

Christine Lazzaretto is an Architectural Historian who has been working in historic preservation in Southern California since 2003 and at Historic Resources Group since 2008. At HRG, Christine works on environmental review, policy development, historic resources surveys, historic context statements, and federal tax credit projects. She has worked on numerous large-scale historic resources surveys, authored a wide range of historic context statements and successful National Register nominations. Her deep understanding of CEQA principles, significance, context and environmental impacts make her a leading expert in cultural resources analysis for environmental review and she is a frequent guest speaker at USC on CEQA. Christine also manages teams of professional colleagues on large-scale planning and mitigation efforts.

Christine Lazzaretto meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

## Selected Projects

### Studio City Recreation Center Gym, City of Los Angeles Department of Public Works, Bureau of Engineering, Los Angeles, CA

2017/Project Manager/HRG

Historic Resources Group evaluated the Studio City Recreation Center Gym building at 12621 Rye Street, in the Studio City neighborhood of Los Angeles for eligibility for listing in the California Register of Historical Resources, or for designation as a Los Angeles Historic-Cultural Monument. HRG coordinated additional archaeological investigation using a subconsultant.

### SurveyLA, City of Los Angeles Office of Historic Resources, Los Angeles, CA

2009-2019/Architectural Historian/Project Manager/HRG

Christine was involved in all phases of the SurveyLA effort, taking responsibility for portions of the historic context that provides the basis for the survey, and helping to develop eligibility standards to aid in the evaluation of properties. She participated in and oversaw pilot surveys to test the field guide methodology and proprietary technology, and spearheaded public outreach efforts that included the development of a web-based guide to public participation. HRG conducted surveys in Hollywood, significant portions of the

San Fernando Valley, West Los Angeles, San Pedro, Brentwood, Pacific Palisades, Westlake, Westwood, and Venice.

**Paramount Pictures Master Plan, Paramount Pictures, Los Angeles, CA**

2010-2020/Architectural Historian/Project Manager/HRG

Historic Resources Group was part of the project team to develop a 25-year Master Plan for Paramount Pictures. Tasks included conducting an inventory of studio buildings and structures, identifying the boundaries of a historic district, and assisting in the creation of design guidelines for future construction on the lot. HRG drafted the Cultural Resources Technical Report, consulted on entitlement strategies, and assisted with community outreach. Motion picture studios by their nature include numerous examples of obsolete property types, so an important part of planning efforts for these resources includes adaptive reuse and analysis of appropriate alterations to historic buildings.

**University of Southern California Master Plan and AMMA, University of Southern California, Los Angeles, CA**

2010-present/Architectural Historian/Project Manager/HRG

Christine provided historic preservation consulting services during the creation of USC's most recent master plan that will guide future campus development for the next 30 years. Services included CEQA environmental review and assistance during the entitlement process. The project included the development of a new approach for the management of historic resources in large projects. The Adaptive Mitigation Management Approach (or AMMA) provides guidance for future growth under the master plan, and includes the identification of historic resources, design guidelines, and recommendations for maintenance and rehabilitation for all historically significant buildings on the USC campus.

**Windward School Pedestrian Bridge Section 106, Windward School, Los Angeles, CA**

2019/Project Manager/HRG

Historic Resources Group was retained by Windward School to complete a historic resources study for a proposed master plan for the campus that includes the demolition of an existing wood bridge and construction of a new precast concrete bridge over the National Boulevard-Charnock Road reach of the Sawtelle-Westwood Flood Control Channel. HRG's work product was to determine whether the Project would result in an adverse effect to a civil works project under Section 408 of Title 33 of the United States Code.



# HISTORIC RESOURCES GROUP

**Years of Experience: 28**

## Professional License

California Architect C24223

## Education

Master's Degree, Historic Preservation, University of Southern California

Bachelor of Architecture, University of Southern California

## Honors and Awards

Los Angeles Conservancy Preservation Award

- Grand Central Air Terminal, 2017
- CBS Columbia Square, 2016
- 28<sup>th</sup> Street YMCA, 2013

California Preservation Foundation Preservation Design Award

- CBS Columbia Square, 2017
- Grand Central Air Terminal, 2016
- 28<sup>th</sup> Street YMCA, 2013

City of Pasadena Historic Preservation Award, Constance Hotel, 2015

AIA Institute Honor Award, 28<sup>th</sup> Street YMCA, 2015

## Professional Affiliations

American Institute of Architects  
Glendale Historical Society

- President, 2008-2011

## JOHN LOCASCIO, AIA PRINCIPAL



## Experience Profile

A licensed, practicing architect since 1993, John has been involved with historic preservation since 2002 and working at HRG since 2011.

John's areas of focus at HRG include historic architecture and technology, building conservation, historic structure reports and federal historic rehabilitation tax credit projects. He provides technical assistance for construction documents, advises on compliance with the Secretary of the Interior's Standards and the use of the State Historic Building Code, provides construction monitoring, and paint and materials sampling and analysis services.

John has worked on a wide variety of projects involving historic buildings and structures in California as well as in other states. He is currently advising on historic tax credit projects in Los Angeles, the San Francisco Bay area and Washington State. In addition, John regularly provides historic architecture consultation for numerous LAUSD campus modernization projects.

Prior to joining HRG, John served as Executive Director of Claremont Heritage, including reviewing environmental documents and advising the City of Claremont on planning and design issues. John also worked for 14 years as a project architect in private practice, specializing in custom residential projects.

John LoCascio meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture and Historic Architecture.

## Selected Projects

28<sup>th</sup> Street YMCA Rehabilitation and Adaptive Reuse, Los Angeles  
Academy Museum of Motion Pictures Rehabilitation, Hollywood  
CBS Columbia Square Rehabilitation and Adaptive Reuse, Hollywood  
Constance Hotel Historic Tax Credit Project, Pasadena  
Grand Central Air Terminal Rehabilitation and Adaptive Reuse, Glendale  
Forum Rehabilitation and Historic Tax Credit Project, Inglewood  
Los Angeles International Airport Preservation Plan and HSRs  
Painted Desert Visitors' Center Rehabilitation, Arizona  
University of Southern California Architectural Consultation  
Venice High School Comprehensive Modernization, Los Angeles

# HISTORIC RESOURCES GROUP

**Years of Experience: 7**

## Education

Master of Arts, Historic Preservation,  
University of Delaware  
Bachelor of Arts, History  
Bachelor of Music, Instrumental Performance,  
Chapman University, Orange, CA  
Certificate, Photography,  
Glendale Community College

## Professional Affiliations

Los Angeles Conservancy  
National Trust for Historic Preservation  
Preserve Orange County  
Vernacular Architecture Forum  
U.S. Green Building Council  
California Preservation Foundation, Guest Speaker

## MOLLY IKER-JOHNSON ARCHITECTURAL HISTORIAN STAFF PHOTOGRAPHER



## Experience Profile

Molly Iker-Johnson joined Historic Resources Group in 2014. She holds a Master of Arts in Historic Preservation from the University of Delaware, a Bachelor of Arts in History and a Bachelor of Music in Instrumental Performance from Chapman University, and a Certificate in Photography from Glendale Community College.

At Historic Resources Group, Molly works on historic resources surveys, historic context statements, historic resource assessments, historic resources technical reports, National Register nominations, Historic American Building Survey documentation, and landmark photography.

Prior to joining HRG, Molly worked at the Center for Historic Architecture and Design, a historic preservation organization located at the University of Delaware, as a Graduate Research Assistant. Her responsibilities included assisting with large format re-photography of early 20<sup>th</sup> century glass plate photographs taken by Delaware seed analyst Roydon Hammond, aiding in the compilation of inventories of historically significant sites along Delaware's Byways, and creating photographic databases of historic sites along Delaware's Byways and Newark, Delaware's Main Street.

Molly Iker-Johnson meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History.

## Selected Projects

The Archer School for Girls National Register Nomination  
City of Goleta Historic Context Statement, Citywide Survey, & Ordinance  
City of Palm Springs Citywide Survey  
City of Santa Monica Citywide Survey Update  
City of South Pasadena Citywide Survey Update  
Chapman University VPOA Packing House Adaptive Reuse  
South Glendale Historic Context Statement & Historic Resources Survey  
Peter Drucker House National Register Nomination  
Lydia D. Killefer School National Register Nomination  
Frank Thomas House National Register Nomination  
Hulett C. Merritt Mansion Pasadena Landmark Nomination  
W. Parker Lyon House Pasadena Landmark Nomination  
Venice High School Comprehensive Modernization

## **E-2 Phase I Archeological Resources Assessment Report**





**Public Version**

# **Harvard-Westlake River Park Project, Studio City, Los Angeles California**

Phase I Archaeological Resources Assessment Report

Prepared for

Harvard-Westlake School  
3700 North Coldwater Canyon Avenue  
Studio City, CA 91604

January 2022







## Public Version

# Harvard-Westlake River Park Project, Studio City, Los Angeles California

## Phase I Archaeological Resources Assessment Report

### Prepared for:

Harvard-Westlake School  
3700 North Coldwater Canyon Avenue  
Studio City, CA 91604

January 2022

### Prepared by:

ESA  
626 Wilshire Blvd. Suite 1100  
Los Angeles, CA 90017

### Principal Investigator:

Monica Strauss, M.A., RPA

### Report Authors:

Michael Vader, B.A.  
Chris Lockwood, Ph.D., RPA

### Project Location:

Van Nuys (CA) USGS 7.5-minute Topographic Quad  
Township 1 North, Range 15 West, Unsectioned

**Acreage:** Approx. 17.2 acres

**Assessor Parcel Numbers:** 2375-018-020  
and Portion of APN 2375-018-903 Los  
Angeles River Parcel 276

626 Wilshire Boulevard  
Suite 1100  
Los Angeles, CA 90017  
213.599.4300  
www.esassoc.com



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# EXECUTIVE SUMMARY

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## Harvard-Westlake River Park Project – Phase I Archaeological Resources Assessment Report

Harvard-Westlake School (Applicant or School) has retained Environmental Science Associates (ESA) to conduct a Phase I archaeological resources assessment for the Harvard-Westlake River Park Project (Project) in support of an Environmental Impact Report (EIR) being prepared pursuant to the California Environmental Quality Act (CEQA).

The Project proposes the redevelopment of the existing Weddington Golf & Tennis facility (Club) for use as an athletic and recreational facility for Harvard-Westlake students, employees and the general public (Project). The Project would include the construction of two athletic fields, a gym building, pool, tennis courts, trails (including a connection to the existing Los Angeles River trail), an underground parking structure, surface parking, and various landscaped and infrastructure improvements, including a below ground stormwater capture and reuse system. The City of Los Angeles (City) is the lead agency pursuant to the CEQA.

Collectively, the Project Site encompasses 17.2 acres and is currently occupied with a privately-owned nine-hole, 27-par golf course and tennis facility. The Project Site includes a 16.1-acre parcel owned by the School located at 4141 Whitsett Avenue, as well as a 1.1-acre parcel located between the Club and the Los Angeles River which the School leases from Los Angeles County (Leased Property). The Project also involves off-site improvements to Valleyheart Drive, located primarily to the south of Los Angeles Fire Department (LAFD) Fire Station 78, and to portions of the Zev Yaroslavsky Los Angeles River Greenway (Zev Greenway).

A records search was conducted on November 12, 2020 at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton, and included a review of all recorded cultural resources and previous studies within the Project Site and a 1-mile radius. Given the built nature of the Project Site and vicinity, and the relative dearth of archaeological resources in these types of settings, a 1-mile records search radius was used to capture any previously recorded archaeological resources in the records search radius as a means of predicting the types of resources that may be identified in the Project Site and its immediate vicinity. The records search results indicate 15 cultural resources studies have been conducted within a 1-mile radius of the Project Site. Approximately 10 percent of the 1-mile records search radius was included in previous cultural resources surveys. None of the 15 previous studies overlap the Project Site. Although not on file at the SCCIC, an additional study (Architectural Resources Group, 2012) was identified and includes the entirety of the Project Site. This study was solely a historic resources assessment report and did not include an archaeological resources component. As such,

the Project Site has not been previously subject to archaeological resources survey. A total of eight cultural resources have been previously recorded within a 1-mile radius of the Project Site. All of these eight resource are historic architectural resources and none are located within the Project Site. No archaeological resources have been previously documented within the Project Site or its immediate vicinity.

A desktop geoarchaeological review was conducted to assess the potential for encountering subsurface prehistoric archaeological deposits within the Project Site. The geoarchaeological review indicates sediments underlying the Project Site are Holocene (“Recent”) alluvium, meaning they were deposited during the period of human occupation of southern California. Given the Holocene-age of the alluvial parent material, there is the potential for intact subsurface archaeological deposits to underlie the Project Site. The soil profile within the Project Site is presumed to be comprised of fill material extending from the surface to a minimum depth of 2 feet followed by a C-horizon (subsurface soil parent material), which would extend from the depth of fill to a maximum depth of 6.6 feet. Given the disturbed nature of the fill material, there is no potential for it to contain intact archaeological deposits. However, the C-horizon presumed to underlie the fill material has the potential to contain intact archaeological deposits given the age of the alluvial parent material. As such, if intact subsurface archaeological deposits are present within the Project Site, they would occur within the C-horizon beyond the 2-foot minimum depth of fill material.

A cultural resources survey of the Project Site was conducted on November 24, 2020 to identify the presence of surface archaeological materials within the Project Site. All accessible portions of the Project Site with visible ground surface were surveyed in a systematic manner with transect intervals spaced no greater than 10 meters (approximately 33 feet) apart. Landscaped areas and heavily vegetated areas with poor ground surface visibility were subject to opportunistic survey wherein clearings, trails, and rodent burrows were intensively inspected for the presence of archaeological resources. Paved areas were not subject to survey given the lack of ground surface visibility.

No archaeological resources were identified within the Project Site as a result of the survey. However, this does not preclude the possibility that subsurface archaeological deposits underlie the Project Site. The geoarchaeological review indicates there is a potential to encounter subsurface archaeological deposits during Project implementation beyond depths of 2-7 feet, the depth of fill materials. Project-related ground disturbance would extend to depths of 21 feet, beyond the depths of fill and into the C-horizon where subsurface archaeological resources may be present. Therefore, Project-related ground disturbance has the potential to encounter previously unidentified archaeological resources. Although there is potential to encounter archaeological resources, the City has established a standard condition of approval to address inadvertent discovery of archaeological resources. Should such resources be inadvertently encountered, this condition of approval provides for temporary halting of construction activities near the discovery so the find can be evaluated. In accordance with the condition of approval, all activities would be conducted in accordance with regulatory requirements.



# Harvard-Westlake River Park Project

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## Phase I Archaeological Resources Assessment Report

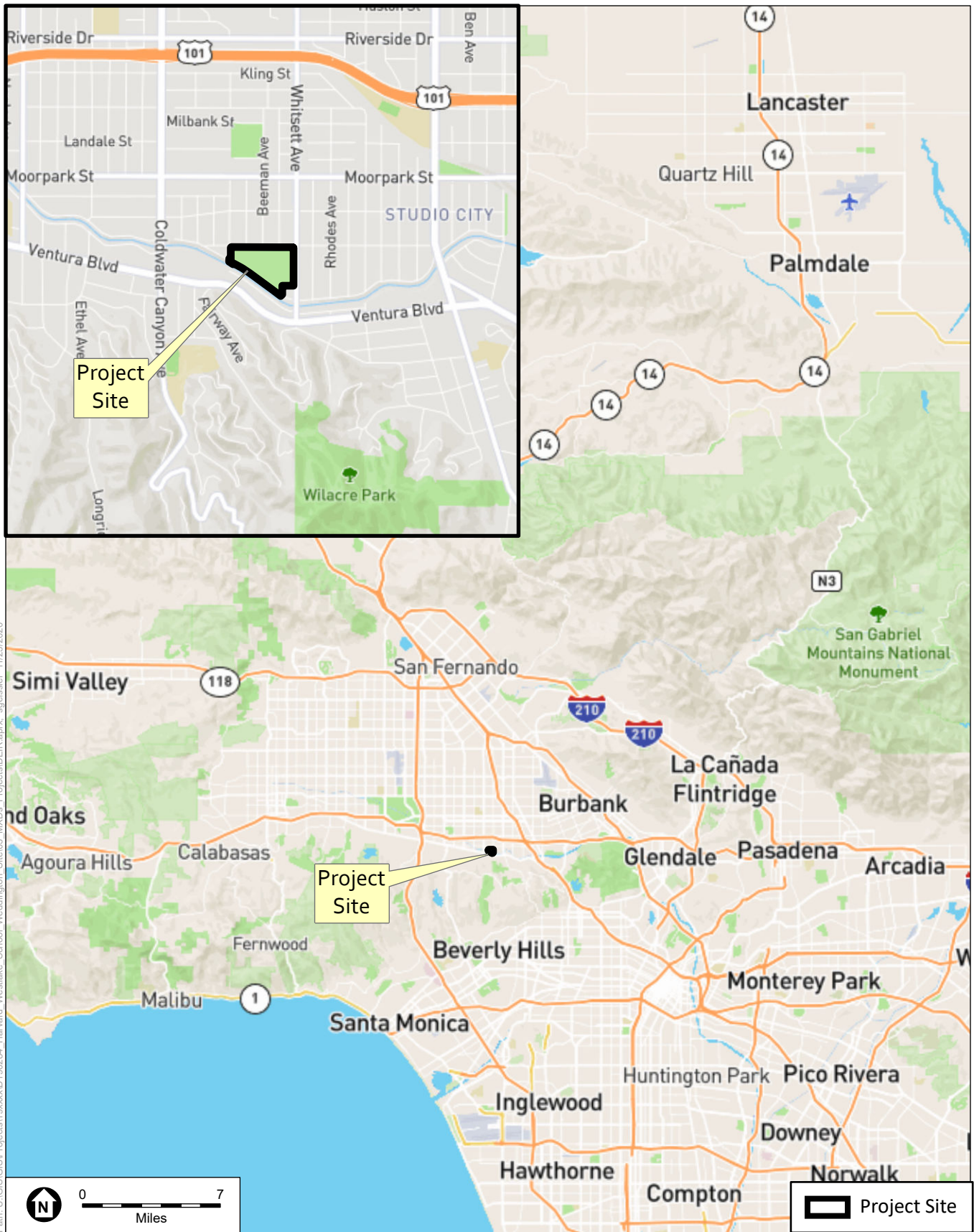
### Introduction

Harvard-Westlake School (Applicant or School) has retained Environmental Science Associates (ESA) to conduct a Phase I archaeological resources assessment for the Harvard-Westlake River Park Project (Project) in support of an Environmental Impact Report (EIR) being prepared pursuant to the California Environmental Quality Act (CEQA). The Project proposes the redevelopment of the existing Weddington Golf & Tennis facility site for use as an athletic and recreational facility for Harvard-Westlake students, employees and the general public. The Project would include the construction of two athletic fields, a gym building, pool, tennis courts, trails (including a connection to the existing Los Angeles River trail), an underground parking structure, surface parking, and various landscaped and infrastructure improvements, including a 1-million-gallon underground stormwater capture and reuse system. The City of Los Angeles (City) is the lead agency pursuant to the CEQA.

ESA personnel involved in the preparation of this report are as follows: Monica Strauss, M.A., RPA, Principal Investigator; Michael Vader, B.A, report author; Chris Lockwood, Ph.D., RPA, author of geoarchaeological review; and Mathew Gonzalez, B.A., surveyor. Resumes of key personnel are included in **Appendix A**.

### Project Location

The 17.2-acre Project Site is within the Studio City neighborhood of Los Angeles in the southern San Fernando Valley (**Figure 1**). The Project Site is located within unsectioned portions of Township 1 North, Range 15 West on the Van Nuys, CA 7.5-minute United States Geologic Survey (USGS) topographic quadrangle (**Figure 2**). Collectively, the Project Site encompasses 17.2 acres including an area developed with a privately-owned nine-hole, 27-par golf course and tennis facility situated on a 16.1-acre parcel owned by the School located at 4141 Whitsett Avenue, as well as a 1.1-acre parcel located between the Club and the Los Angeles River which the School leases from Los Angeles County (Leased Property). The 16.1-acre Property consists of one parcel in the City of Los Angeles bounded by Bellaire Avenue to the west, Valley Spring Lane to the north, the Los Angeles River to the south, and Whitsett Avenue to the east. The Project Site is within Assessor Parcel Numbers (APNs) 2375-018-020 and 2375-018-903 (**Figure 3**). The Project also involves off-site improvements to Valleyheart Drive, located primarily to the south of LAFD Fire Station 78, and to portions of the Zev Yaroslavsky Los Angeles River Greenway (Zev Greenway), an improved public trail along the north edge of the Los Angeles River.

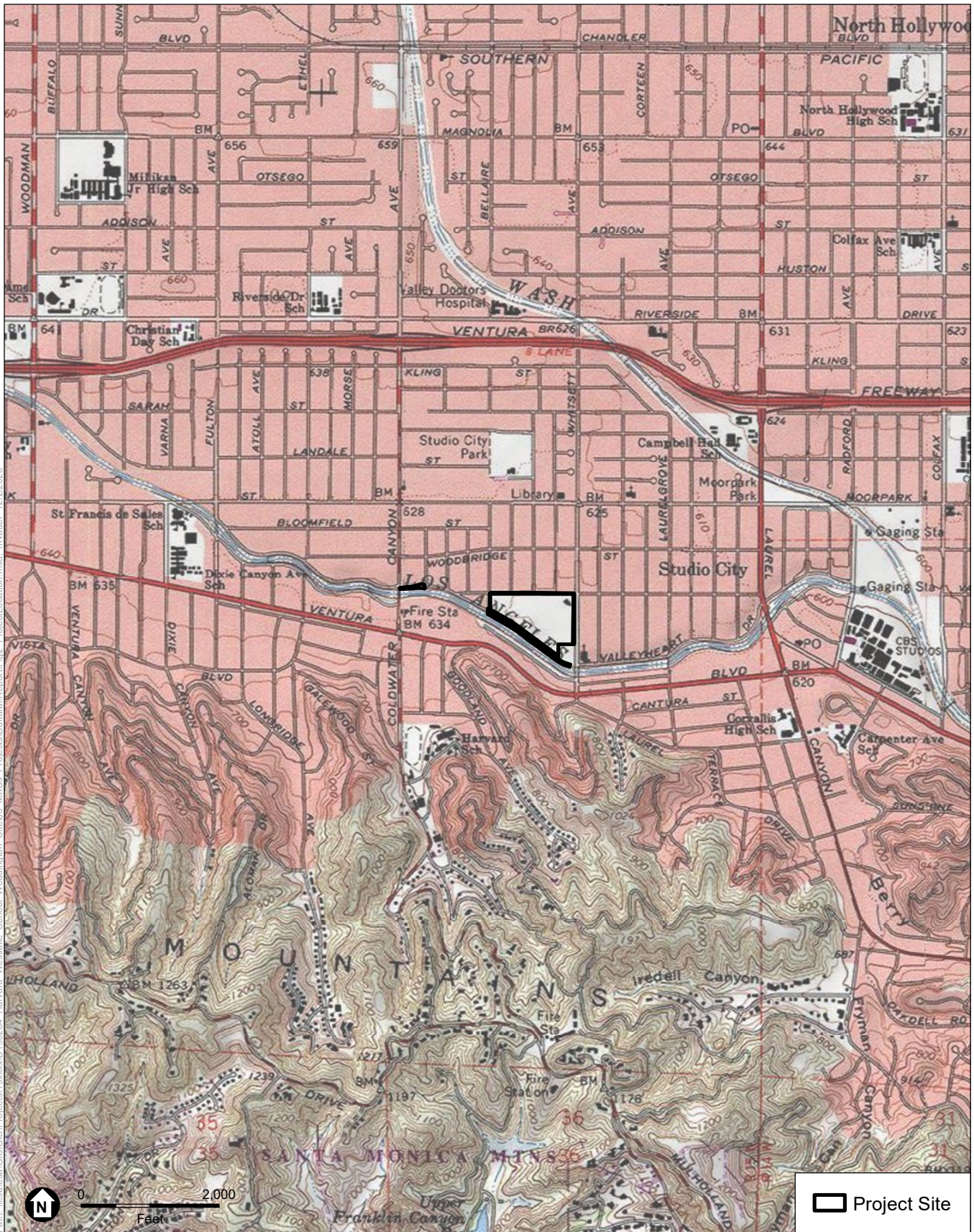


SOURCE: Open Street Map; ESA, 2020.

Harvard-Westlake River Park Project

**Figure 1**  
Regional and Local Map





TOPO QUAD: Van Nuys, CA 7.5-minute

Harvard Westlake River Park Project

**Figure 2**  
Project Location - USGS Map







SOURCE: ESA, 2020.

Harvard-Westlake River Park Project

**Figure 3**  
Existing Project Site



## Project Description

Harvard-Westlake School is proposing to repurpose a 17.2-acre Project Site for use by the School as an athletic and recreational facility, while also providing for access and recreational use by the public (**Figure 4**). The Project also involves off-site improvements to Valleyheart Drive, located primarily to the south of Fire Station 78, and to portions of the Zev Greenway. The Project would implement an extensive tree and landscaping program.

The Project includes two athletic fields, with Field A located in proximity to Whitsett Avenue in the southeast sector of the Project Site, and Field B, located in proximity to Valley Spring Lane and Bellaire Avenue, in the west sector of the Project Site. Field houses for maintenance and storage are proposed at each field.

The Project would include an 80,249-square-foot multi-purpose gymnasium, located in the south sector of the Project Site, and a 52-meter swimming pool with additional supporting locker and meeting room space. The pool would be located in the north-central sector of the Project Site to the west of eight tennis courts with seating. Other new development would include security kiosks and a below-grade parking structure (one subterranean-level) with approximately 503 automobile parking spaces. Access to the parking structure would be via a two-way driveway on Whitsett Avenue. Another point of access to the Project Site and below-grade parking structure would be via a drop-off and roundabout from Valleyheart Drive at the southeast corner of the Project Site. This vehicle entrance area would also accommodate 29 surface parking spaces. In addition, the Project would include a stormwater capture and reuse system for water conservation and treatment purposes, with 1-million-gallons of storage capacity below ground. The Project would also provide approximately 5.4 acres of publicly-accessible open space and landscaped trails connecting to the adjacent Zev Greenway and on-site landscaped areas, water features, and recreational amenities.

The original, on-site Weddington Golf & Tennis clubhouse, including its café, would remain as part of the Project and would continue to be open to the public. An existing putting green to the northeast of the clubhouse, five existing “golf ball” light fixtures and poles, and the low brick retaining wall along the northwest edge of the property would also remain.

Construction of the Project is anticipated to begin in 2022 pending Project consideration and approval, and is estimated to be completed in 2024 with construction occurring for approximately two and a half years (approximately 30 months). Construction is expected to take place in a single construction phase. Project development would disturb a majority of the Project Site (746,532 square feet) and require excavation and grading to a maximum depth of approximately 21 feet below grade for construction of the below-grade parking facility, gymnasium basement, and the stormwater capture and reuse system. Rough grading cut volumes would be approximately 251,836 cubic yards (unadjusted) and the fill volume would be approximately 1,836 cubic yards (unadjusted), for a net cut/fill volume of approximately 250,000 cubic yards (unadjusted). Because cut soils would exceed fill soils, export and disposal off-site would be required. Construction would be consistent with the allowable hours per the LAMC Chapter IV, Section 41.40.



SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

**Figure 4**  
Harvard-Westlake School Athletic and Recreational Facilities Conceptual Site Plan

# Regulatory Framework

Cultural resources fall within the jurisdiction of several levels of government. The framework for the identification and, in certain instances, protection of cultural resources is established at the federal level, while the identification, documentation, and protection of such resources are often undertaken by state and local governments. As described below, the principal State, and local laws governing and influencing the preservation of cultural resources of national, State, regional, and local significance include:

- The California Environmental Quality Act (CEQA);
- The California Register of Historical Resources (California Register);
- The California Health and Safety Code;
- The California Public Resources Code;
- The City of Los Angeles General Plan;
- The City of Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Section 22.171);

## State

### California Environmental Quality Act

The California Environmental Quality Act (CEQA) is the principal statute governing environmental review of projects occurring in the state and is codified in Public Resources Code (PRC) Section 21000 et seq. CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA Section 21084.1, 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.

CEQA Guidelines Section 15064.5 recognizes that historical resources include: (1) resources listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) resources included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any objects, buildings, structures, sites, areas, places, records, or manuscripts which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

If a lead agency determines that an archaeological site is a historical resource, the provisions of PRC Section 21084.1 and CEQA Guidelines Section 15064.5 apply. If an archaeological site does



not meet the criteria for a historical resource contained in the CEQA Guidelines, then the site may be treated in accordance with the provisions of PRC Section 21083, if it meets the criteria of a unique archaeological resource. As defined in PRC Section 21083.2, a unique archaeological resource is an archaeological 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:

- Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information;
- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

If an archaeological site meets the criteria for a unique archaeological resource as defined in PRC Section 21083.2, then the site is to be treated in accordance with the provisions of PRC Section 21083.2, which state that if the lead agency determines that a project would have a significant effect on unique archaeological resources, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place.<sup>1</sup> If preservation in place is not feasible, mitigation measures shall be required. The CEQA Guidelines note that if an archaeological resource is neither a unique archaeological nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment.<sup>2</sup>

A significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5(a). Substantial adverse change is defined as “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”.<sup>3</sup> According to CEQA Guidelines Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

- A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- B. Account for its inclusion in a local register of historical resources pursuant to PRC Section 5020.1(k) or its identification in a historical resources survey meeting the requirements of PRC Section 5024.1(g) Code, unless the public agency reviewing the

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<sup>1</sup> California Public Resources Code Section 21083.1(a), [http://leginfo.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=21083.2](http://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=21083.2). Accessed February 9, 2021.

<sup>2</sup> State CEQA Statute and Guidelines, Section 15064.5(c)(4).

<sup>3</sup> State CEQA Guidelines, Section 15064.5(b)(1).

effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

- C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

In general, a project that complies with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings is considered to have impacts that are less than significant.<sup>4</sup>

## California Register of Historical Resources

The California Register of Historical Resources (California Register) 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.”<sup>5</sup> The California Register was enacted in 1992, and its regulations became official on January 1, 1998. The California Register is administered by the California Office of Historic Preservation (OHP). The criteria for eligibility for the California Register are based upon National Register criteria.<sup>6</sup> Certain resources are determined to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register. To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, State, and/or federal level under one or more of the following four criteria:

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

A resource eligible for the California Register must meet one of the criteria of significance described above, and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible

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<sup>4</sup> State CEQA Guidelines, 15064.5(b)(3).

<sup>5</sup> California Public Resources Code, Section 5024.1[a]. [http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1). Accessed February 9, 2021.

<sup>6</sup> California Public Resources Code, Section 5024.1[b]. [http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5024.1). Accessed February 9, 2021.

that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

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

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);

Individual historical resources;

- Historic districts; and,
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

## **California Health and Safety Code**

California Health and Safety Code Sections 7050.5, 7051, and 7054 address the illegality of interference with human burial remains (except as allowed under applicable PRC Sections), and the disposition of Native American burials in archaeological sites. These regulations protect such remains from disturbance, vandalism, or inadvertent destruction, and establish procedures to be implemented if Native American skeletal remains are discovered during construction of a project, including treatment of the remains prior to, during, and after evaluation, and reburial procedures.

## **California Public Resources Code (PRC)**

California PRC Section 5097.98, as amended by Assembly Bill 2641, provides procedures in the event human remains of Native American origin are discovered during project implementation. PRC Section 5097.98 requires that no further disturbances occur in the immediate vicinity of the discovery, that the discovery is adequately protected according to generally accepted cultural and archaeological standards, and that further activities take into account the possibility of multiple burials. PRC Section 5097.98 further requires the Native American Heritage Commission (NAHC), upon notification by a County Coroner, designate and notify a Most Likely Descendant



(MLD) regarding the discovery of Native American human remains. Once the MLD has been granted access to the site by the landowner and inspected the discovery, the MLD then has 48 hours to provide recommendations to the landowner for the treatment of the human remains and any associated grave goods. In the event that no descendant is identified, or the descendant fails to make a recommendation for disposition, or if the land owner rejects the recommendation of the descendant, the landowner may, with appropriate dignity, reinter the remains and burial items on the property in a location that will not be subject to further disturbance.

## Local

### **City of Los Angeles General Plan**

#### ***Conservation Element***

The City of Los Angeles General Plan includes a Conservation Element. Section 3 of the Conservation Element, adopted in September 2001, includes policies for the protection of archaeological resources. As stated therein, it is the City's policy that archaeological resources be protected for research and/or educational purposes. Section 5 of the Conservation Element recognizes the City's responsibility for identifying and protecting its cultural and historical heritage. The Conservation Element establishes the policy to continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition, or property modification activities, with the related objective to protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes.<sup>7</sup>

In addition to the National Register and the California Register, two additional types of historic designations may apply at a local level:

1. Historic-Cultural Monument (HCM)
2. Classification by the City Council as a Historic Preservation Overlay Zone (HPOZ)

## **Setting**

### Natural Setting

The Project Site is situated in the southern San Fernando Valley region of Los Angeles County. The San Fernando Valley is a 160-square-mile basin bounded by the San Gabriel and Santa Susana mountains on the north and west, the Santa Monica Mountains and Cahuenga Peak on the south, and the Verdugo Mountains on the east (Gumprecht, 2001). Although presently a densely populated metropolitan area, historically the San Fernando Valley consisted of relatively flat prairie land bordered by foothills at the bases of the surrounding mountains. The valley floor ranges in elevation from 500 feet above mean sea level (amsl) in the southeastern portion of the valley to 1,000 feet amsl in the west. A series of passes through the foothills are located along the

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<sup>7</sup> City of Los Angeles, Conservation Element of the General Plan, pages II-3 to II-5. [https://planning.lacity.org/odocument/28af7e21-ffdd-4f26-84e6-dfa967b2a1ee/Conservation\\_Element.pdf](https://planning.lacity.org/odocument/28af7e21-ffdd-4f26-84e6-dfa967b2a1ee/Conservation_Element.pdf). Accessed February 9, 2021.

southeastern edge of the valley providing access to downtown Los Angeles and the San Gabriel Valley (McCawley, 1996).

A large natural subterranean reservoir lies under the porous surface of the San Fernando Valley floor. Fed by runoff, primarily from the Big Tujunga, Little Tujunga, and Pacoima Creeks, the reservoir holds 302 million acre feet of water, or roughly one trillion gallons (Gumprecht, 2001). Historically, the Los Angeles River originated from a spring, near present-day Encino, located approximately 6.5 miles west of the Project Site, where the underground reservoir overflowed. The river flowed eastward from Encino through the southern portion of the valley near the foot of the Santa Monica Mountains, through present-day Universal City and Burbank, before turning southeast at Griffith Park (Gumprecht, 2001). In its natural state, the river's flow meandered dramatically, narrowed and widened intermittently, and even returned underground completely in certain locations. The area surrounding it was a marshy environment of thick sycamores and tule patches supporting a plethora of wildlife (Gumprecht, 2001).

## Prehistoric Setting

The chronology of Southern California is typically divided into three general time periods: the Early Holocene (9,600 cal B.C. to 5,600 cal B.C.), the Middle Holocene (5,600 cal B.C. to 1,650 cal B.C.), and the Late Holocene (1,650 cal B.C. to cal A.D. 1769). This chronology is manifested in the archaeological record by particular artifacts and burial practices that indicate specific technologies, economic systems, trade networks, and other aspects of culture.

While it is not certain when humans first came to California, their presence in Southern California by about 9,600 cal B.C. has been well documented. At Daisy Cave, on San Miguel Island, cultural remains have been radiocarbon dated to between 9,150 and 9,000 cal B.C. (Byrd and Raab, 2007). During the Early Holocene (9,600 cal B.C. to 5,600 cal B.C.), the climate of Southern California became warmer and more arid and the human populations, who were represented by small hunter gathers until this point and resided mainly in coastal or inland desert areas, began exploiting a wider range of plant and animal resources (Byrd and Raab, 2007).

During the Late Holocene (1,650 cal B.C. to cal A.D. 1769), many aspects of Millingstone culture persisted, but a number of socioeconomic changes occurred (Erlandson, 1994; Wallace 1955; Warren, 1968). The native populations of Southern California were becoming less mobile and populations began to gather in small sedentary villages with satellite resource-gathering camps. Increasing population size necessitated the intensified use of existing terrestrial and marine resources (Erlandson, 1994). Evidence indicates that the overexploitation of larger, high-ranked food resources may have led to a shift in subsistence, towards a focus on acquiring greater amounts of smaller resources, such as shellfish and small-seeded plants (Byrd and Raab, 2007). Between about A.D. 800 and A.D. 1350, there was an episode of sustained drought, known as the Medieval Climatic Anomaly (MCA) (Jones et al., 1999). While this climatic event did not appear to reduce the human population, it did lead to a change in subsistence strategies in order to deal with the substantial stress on resources.

Given the increasing sedentism and growing populations during the Late Holocene, territorial conscription and competition became acute. Primary settlements or village sites were typically

established in areas with available freshwater, and where two or more ecological zones intersected (McCawley, 1996). This strategic placement of living space provided a degree of security in that when subsistence resources associated with one ecological zone failed, the resources of another could be exploited (McCawley, 1996). Villages typically claimed and carefully defended fixed territories that may have averaged 30-square miles in size encompassing a variety of ecological zones that could be exploited for subsistence resources (McCawley, 1996).

The Late Holocene marks a period in which specialization in labor emerged, trading networks became an increasingly important means by which both utilitarian and non-utilitarian materials were acquired, and travel routes were extended. Trade during this period reached its zenith as asphaltum (tar), seashells, and steatite were traded from Catalina Island (*Pimu* or *Pimugna*) and coastal Southern California to the Great Basin. Major technological changes appeared as well, particularly with the advent of the bow and arrow sometime after cal A.D. 500, which largely replaced the use of the dart and atlatl (Byrd and Raab, 2007).

## Ethnographic Setting

The Project Site is located in a region traditionally occupied by the Gabrielino. The term “Gabrielino” is a general term that refers to those Native Americans who were administered by the Spanish at the Mission San Gabriel Arcángel. Prior to European colonization, the Gabrielino occupied a diverse area that included: the watersheds of the Los Angeles, San Gabriel, and Santa Ana rivers; the Los Angeles basin; and the islands of San Clemente, San Nicolas, and Santa Catalina (Kroeber, 1925). Their neighbors included the Chumash and Tataviam to the north, the Juañeno to the south, and the Serrano and Cahuilla to the east. The Gabrielino are reported to have been second only to the Chumash in terms of population size and regional influence (Bean and Smith, 1978). The Gabrielino language was part of the Takic branch of the Uto-Aztecan language family.

The Gabrielino Indians were hunter-gatherers and lived in permanent communities located near the presence of a stable food supply. Subsistence consisted of hunting, fishing, and gathering. Small terrestrial game was hunted with deadfalls, rabbit drives, and by burning undergrowth, while larger game such as deer were hunted using bows and arrows. Fish were taken by hook and line, nets, traps, spears, and poison (Bean and Smith, 1978). The primary plant resources were the acorn, gathered in the fall and processed in mortars and pestles, and various seeds that were harvested in late spring and summer and ground with manos and metates. The seeds included chia and other sages, various grasses, and islay or holly-leaved cherry. Community populations generally ranged from 50 to 100 inhabitants, although larger settlements may have existed. The Gabrielino are estimated to have had a population numbering around 5,000 in the pre-contact period (Kroeber, 1925).

The Late Prehistoric period, spanning from approximately 1,500 years B.P. to the mission era, is the period associated with the florescence of the Gabrielino (Wallace, 1955). Coming ashore near Malibu Lagoon or Mugu Lagoon in October of 1542, Juan Rodriguez Cabrillo was the first European to make contact with the Gabrielino Indians. The Gabrielino are reported to have been second only to their Chumash neighbors in terms of population size, regional influence, and degree of sedentism (Bean and Smith, 1978).



Maps produced by early explorers indicate that at least 26 Gabrielino villages were within proximity to known Los Angeles River courses, while an additional 18 villages were reasonably close to the river (Gumprecht, 2001). The closest villages to the Project Site were the village of *Kaweenga*, located in what is present-day Universal City approximately 3 miles east of the Project Site, and the village of *Siutcanga* located in what is present-day Encino approximately 6 miles west of the Project Site. (McCawley, 1996). The Kirkman-Harriman Pictorial and Historical Map of Los Angeles County (Los Angeles Public Library, 1938) depicts two villages in the vicinity of the Project approximately 6 miles east and 6 miles west of the Project Site, respectively.

## Historic Setting

### Spanish Period (1769–1821)

Although Spanish explorers made brief visits to the region in 1542 and 1602, sustained European exploration of southern California began in 1769, when Gaspar de Portolá and a small Spanish contingent began their exploratory journey along the California coast from San Diego to Monterey. This was followed in 1776 by the expedition of Father Francisco Garcés (Johnson and Earle, 1990). In the late 18th century, the Spanish began establishing missions in California and forcibly relocating and converting native peoples. In 1797, Father Fermín Francisco de Lasuén founded the Mission San Fernando Rey de España, located approximately 9 miles north of the Project Site (California Missions Resource Center, 2018). Disease and hard labor took a toll on the native population in California; by 1900, the Native Californian population had declined by as much as 90 percent (Cook, 1978). In addition, native economies were disrupted, trade routes were interrupted, and native ways of life were significantly altered.

In an effort to promote Spanish settlement of Alta California, Spain granted several large land concessions from 1784 to 1821. At this time, unless certain requirements were met, Spain retained title to the land (State Lands Commission, 1982).

### Mexican Period (1821–1846)

The Mexican Period began when Mexico won its independence from Spain in 1821. Mexico continued to promote settlement of California with the issuance of land grants. In 1833, Mexico began the process of secularizing the missions, reclaiming the majority of mission lands and redistributing them as land grants. According to the terms of the Secularization Law of 1833 and Regulations of 1834, at least a portion of the lands would be returned to the Native populations, but this did not always occur (Milliken et al., 2009).

Many ranchos continued to be used for cattle grazing by settlers during the Mexican Period. Hides and tallow from cattle became a major export for Californios, many of whom became wealthy and prominent members of society. The Californios led generally easy lives, leaving the hard work to vaqueros and Indian laborers (Pitt, 1994; Starr, 2007).

## American Period (1846–present)

In 1846, the Mexican-American War broke out. Mexican forces were eventually defeated in 1847 and Mexico ceded California to the United States as part of the Treaty of Guadalupe Hildalgo in 1848. California officially became one of the United States in 1850. While the treaty recognized right of Mexican citizens to retain ownership of land granted to them by Spanish or Mexican authorities, the claimant was required to prove their right to the land before a patent was given. The process was lengthy, and generally resulted in the claimant losing at least a portion of their land to attorney's fees and other costs associated with proving ownership (Starr, 2007).

When the discovery of gold in northern California was announced in 1848, a huge influx of people from other parts of North America flooded into California. The increased population provided an additional outlet for the Californios' cattle. As demand increased, the price of beef skyrocketed and Californios reaped the benefits. However, a devastating flood in 1861, followed by droughts in 1862 and 1864, led to a rapid decline of the cattle industry; over 70 percent of cattle perished during these droughts (McWilliams, 1946; Dinkelspiel, 2008). This event, coupled with the burden of proving ownership of their lands, caused many Californios to lose their lands during this period (McWilliams, 1946). Former ranchos were subsequently subdivided and sold for agriculture and residential settlement.

The first transcontinental railroad was completed in 1869, connecting San Francisco with the eastern United States. Newcomers poured into northern California. Southern California experienced a trickle-down effect, as many of these newcomers made their way south. The Southern Pacific Railroad extended this line from San Francisco to Los Angeles in 1876. The second transcontinental line, the Santa Fe, was completed in 1886 and caused a fare war, driving fares to an unprecedented low. Settlers flooded into the region and the demand for real estate skyrocketed. As real estate prices soared, land that had been farmed for decades outlived its agricultural value and was sold to become residential communities. The subdivision of the large ranchos took place during this time (Meyer, 1981; McWilliams, 1946).

Between 1908 and 1913 the Los Angeles Aqueduct was constructed from the Owens Valley to the Los Angeles Basin to provide a reliable water source to Los Angeles's ever-growing population. In order to gain access to this new water supply, many communities, including those in the San Fernando Valley, sought annexation with the City of Los Angeles. Practically overnight, the city limits of Los Angeles doubled. In 1902, the City of Los Angeles encompassed approximately 28,170 acres, but only eight years later that area had doubled. By 1930, the City covered 281,700 acres and contained 1.2 million residents (McCoy and Thomas, 1987; Starr, 1996). With a steady and plentiful supply of water, the San Fernando Valley (annexed in 1915) transformed from a "grain raising community dependent on intermittent rainfall to an empire of truck gardens and orchards, one of the richest agricultural communities in the nation" (McCoy and Thomas, 1987).

## History of the Project Site

The Project Site is located along the southern margin of the San Fernando Valley and was part of the 116,858-acre Mexican-era Rancho Ex-Mission de San Fernando land grant, the southern half of which was granted to Andres Pico by his brother, Governor Pio Pico in 1845 (San Fernando Valley Historical Society, 2012). In 1869, the San Fernando Valley Homestead Association, headed by Isaac Lankershim and Isaac Newton Van Nuys, acquired the southern half of the valley from Pico for \$115,000. In 1888, Isaac Lankershim established the Lankershim Ranch Land and Water Company on 12,000 acres of the Valley (W&S Consultants, 2000). With his son, J.B., Lankershim divided the land into small farms and ranches to be sold for \$5 to \$55 an acre.

In 1926, a real estate syndicate known as Central Motion Picture District Incorporated, purchased 503 acres of Lankershim Ranch Land and Water Company land. The syndicate was formed by motion picture executives Harry Merrick, B.P. Schulberg, and Milton E. Hoffman, as well as the actor Noah Beery, to provide a central district for all the movie studios, which were spread out across Los Angeles at that time (Meares, 2017). The real estate syndicate gifted 20 acres of the land to Max Sennett as an incentive to build the first studio within the district. Sennett was a Canadian-born actor, director, and producer generating slap stick films such as *Keystone Cops* since 1912 during the silent film era (Meares, 2017).

The real estate syndicate named their new district Studio City for all of the studios that would be built. The syndicate's ambitions were greater than just a collection of studios, and a master-planned community was also envisioned to house the thousands of studio workers. While Max Stennett was building his modern \$800,000 movie studio on the south side of the Los Angeles River, single-family homes and apartment houses were being constructed on the north side of the river (Meares, 2017). Studio City was publicized as a bedroom community for Los Angeles, offering easy commutes along Riverside Drive, and families began buying up lots and establishing Craftsman-style homes along the river. Presently, Studio City continues to be a center for film and CBS Studio Center is the network's main filming facility.

## Weddington Golf and Tennis

The Weddington Golf & Tennis is named for the Weddington family who owned the land on which the facility sits from the 1890s to 2017 when it was purchased by Harvard-Westlake School. The land was originally settled by Wilson Weddington, an Iowa sheriff, with his wife, Mary, and two sons. The Weddingtons originally raised sheep but then switched to wheat and melon cultivation (Historic Resources Group, 2020). When Studio City became suburbanized with the installation of the film studios, the Weddingtons ceased their agricultural endeavors and leased the land to Joe Kirkwood Jr., who established a golf course and opened the Joe Kirkwood Golf Center in 1956. In 1957, Kirkwood, Jr. sold his half lease of the property to George McCallister, Sr., Art Andersen, and Raul Smith and the club name was changed to the Studio City Golf & Tennis Club (Historic Resources Group, 2020). In June 2007, the club's lease with the Weddington family came to an end, and business was turned over to be owned and operated by the Weddington Family who changed the name to Weddington Golf & Tennis Club.



# Archival Research

## SCCIC Records Search

A records search for the Project was conducted on November 12, 2020 at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton (**Appendix B – Confidential**). The records search included a review of all recorded cultural resources and previous studies within the Project Site and a 1-mile radius of the Project Site. Given the built nature of the Project Site and vicinity, and the relative dearth of archaeological resources in these types of settings, a 1-mile records search radius was used to capture any previously recorded archaeological resources in the records search radius as a means of predicting the types of resources that may be identified in the Project Site and its immediate vicinity.

## Previous Cultural Resources Investigations

The records search results indicate that 15 cultural resources studies have been conducted within a 1-mile radius of the Project Site (**Table 1**). Approximately 10 percent of the 1-mile records search radius has been included in previous cultural resources surveys. None of the 15 previous studies overlap the Project Site. Although not on file at the SCCIC, an additional study (Architectural Resources Group, 2012) was identified and includes the entirety of the Project Site. This study was solely a historical resources assessment report and did not include an archaeological resources component. As such, the Project Site has not been previously subject to archaeological resources survey.

## Previously Recorded Cultural Resources

The records search results indicate that eight cultural resources have been previously recorded within a 1-mile radius of the Project Site. All eight previously recorded cultural resources are historic architectural resources consisting of the following: a bridge at Moorpark Street over the West Branch of the Tujunga River (P-19-187568); another bridge located at Moorpark Street over the Los Angeles River (P-19-187570); four transmission lines (P-19-192538, -192539, -192540, and -192621), one commercial building, as located at 12840 Riverside Drive (P-19-189975); and one hotel, the Sportsmen’s Lodge as located at 12833 Ventura Boulevard (P-19-190329). None of the eight resources overlap the Project Site. No archaeological resources were identified as a result of the records search.

**TABLE 1  
PREVIOUS CULTURAL RESOURCES INVESTIGATIONS**

<b>Author</b>	<b>SCCIC # (LA-)</b>	<b>Title</b>	<b>Date</b>
Architectural Resources Group*	-	<i>Wedding Golf &amp; Tennis Club Historic Resources Assessment Report</i>	2012
Bente, Vance G.	00073	<i>Archaeological Impact Report</i>	Not provided
Bonner, Wayne	11968	<i>Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV00127A (LA127 Riverside Drive), 12840 Riverside Drive, North Hollywood, Los Angeles County, California</i>	2012
Bonner, Wayne, Williams, Sarah, and Crawford, Kathleen	12315	<i>Cultural Resource Collocation Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV00674A (LA674 Sportsman Lodge) 12825 Ventura Boulevard, Studio City, Los Angeles County, California</i>	2012
Christy, Juliet L.	05752*	<i>Cultural Resource Evaluation for Fire Station 78 in Studio City Los Angeles, California</i>	2002
Dillon, Brian D.	01165	<i>An Archaeological Resource Survey and Impact Assessment of a 58.3 Acre Parcel at 3531 Coldwater Canyon Avenue in the Sherman Oaks Community, Los Angeles County</i>	1982
Duke, Curt	04587	<i>Cultural Resource Assessment for Pacific Bell Mobile Services Facility La 674-03, County of Los Angeles, California</i>	1999
Duke, Curt	04588	<i>Cultural Resource Assessment for Pacific Bell Mobile Services Facility La 672-03, County of Los Angeles, California</i>	1999
Duke, Curt	04848	<i>Cultural Resource Assessment for AT&amp;T Fixed Wireless Services Facility Number La_443_a, County of Los Angeles, California</i>	2001
Environmental Science Associates	13417	<i>Final Sportsmen's Lodge Hotel Historical Resource Assessment Report</i>	2018
Feldman, J., Hope, A.	07430	<i>Caltrans Historic Bridges Inventory Update: Concrete Box Girder Bridges Cultural Resource Records Search and Site Survey, AT&amp;T Site LAC443, Cold Water Overlay, 12840 Riverside Drive, Studio City, Los Angeles County, California 91607</i>	2004
Loftus, Shannon	11689	<i>Cultural Resources Records Search and Literature Review Report for the City Trunk Line South Project City of Los Angeles Department of Water and Power Los Angeles County, California</i>	2011
Mason, Roger D. and Patricia A. Peterson	07777	<i>Cultural Resource Survey and Impact Assessment for the Winnviewcrest Property in Studio City, City and County of Los Angeles, California</i>	2002
Singer, Clay A.	00709	<i>Negative Archaeological Survey Report for the Beautification and Modernization Along Route 134 From the 134/170 Separation to Shoup Ave Uc, and Along Route 101 From the 101/170 Separation to Concord Street Uc</i>	1980
Sylvia, Barbara	07840	<i>Negative Archaeological Survey Report: Metal Beam Guardrail (MBGR) Along Sections of Route 101 From Route 134 to the Ventura County Line.</i>	2001

\*Indicates study overlaps Project Site

# Geoarchaeological Review

Chris Lockwood, Ph.D., RPA, conducted a geoarchaeological review for the Project to assess the potential for subsurface archaeological resources within the Project Site. Sources reviewed include geologic maps, soil maps, and geotechnical testing results.

## Geology

The Project Site is situated in a highly urbanized portion of the southern San Fernando Valley. The San Fernando Valley is a large depositional basin bounded by Santa Susana Mountains to the northwest, the Simi Hills to the west, the Santa Monica Mountains and Chalk Hills to the south, the Verdugo Mountains to the east, and the San Gabriel Mountains to the northeast. The Project Site is north of the northern flank of the Santa Monica Mountains, which are part of the Transverse Ranges of southern California. The unusual east-west orientation of the Transverse Ranges results from interaction between the Pacific Plate and the North American Plate that has resulted in tectonic compression and rotation. The mountains are rugged and are dissected by many spring fed streams incised into narrow, steep valleys or canyons.

The San Fernando Valley is filled by sediments ranging in age from the Cretaceous to Quaternary, including recent sediments (Langenheim et al. 2011). At their thickest, the sedimentary units are several thousand meters thick, but thin substantially in the vicinity of the Project Site due to its location on the valley's margin. The Project Site is situated on an alluvial fan that extends out of the Santa Monica Mountains, and is adjacent to a channelized reach of the Los Angeles River. Bedrock nearest the Project Site consists of late Miocene-age diatomaceous shale to diatomite, siliceous shale, and sandstone (Dibble and Ehrenspeck, 1991; see also Jennings and Strand, 1969, and Campbell et al. 2014). The dominant, natural geomorphic processes operating since the Late Pleistocene include extension of the alluvial fan northward out of the mountains, and the eastward transport of sediments by the Los Angeles River within the valley. Sediments underlying the Project Site are mapped as Holocene ("Recent") alluvium, which means they were deposited during the period of human occupation of southern California. Compared with older sediments deposited prior to the arrival of people in southern California, sediments underlying the Project Site would be expected to have a higher sensitivity to contain buried archaeological sites.

## Soils

Geotechnical testing conducted for the Project indicates the Project Site's stratigraphy is comprised of fill material extending from the surface to depths ranging from 2-7 feet below the ground surface, followed by alluvial deposits extending from depths of 2-7 feet to 42.5-54.6 feet below the ground surface, followed by bedrock at 42.5 feet to 56.5 feet below the ground surface (Geotechnologies, 2020).

A review of soils maps indicates soils within the Project Site include the Urban land-Palmview-Tujunga complex (NRCS 2020). A soil complex denotes a condition in which two or more soil types are arranged in a manner that makes impractical or unfeasible to map them separately. Urban land is not a genetic soil type but rather signifies that processes of urbanization, such as excavation, grading, and filling, have disturbed, removed, or otherwise obscured natural soil

profiles. This “Urban land” signifier likely reflects the presence of fill material at surface within the Project Site as indicated by the geotechnical testing conducted for the project.

The Palmview and Tujunga soils consists of very deep, well to excessively drained soils that form on alluvial fans within alluvial parent material that originates from granitic and related rock sources (NRCS 2017a and b). As indicated by the soils data, the typical soil profile consists of a thin disturbed A-horizon (top soil), which likely represents fill material, overlying a fine sandy loam soil C-horizon (subsurface soil parent material), which extends to a maximum depth of 6.6 feet. The A-horizon is unconformable with the C-horizon, meaning the two horizons do not grade into one another and are distinct, suggesting the original, natural soil surface as well as the upper portion of the C-horizon were subject to grading and replaced with fill material likely during the original construction of the Club.

In sum, the soil profile within the Project Site is presumed to include an A-horizon, which likely represents fill material, extending from the surface to a minimum depth of 2 feet followed by a truncated C-horizon that extends from the depth of the fill material to a maximum depth of 6.6 feet. The fill material has low potential to contain intact subsurface archaeological deposits, but, based on the time of deposition of the alluvial parent material, the C-horizon has the potential to contain subsurface archaeological deposits.

## **Archaeological Sensitivity**

Given the Holocene-age of the alluvial parent material, which encompasses the entirety of human occupation of the region, there is the potential for intact subsurface archaeological deposits to underlie the Project Site. The soil profile within the Project Site is assumed to be comprised of fill material extending from the surface to a minimum depth of 2 feet and a maximum depth of 7 feet (Geotechnologies, 2020) followed by a C-horizon, which would extend from the depth of fill to a maximum depth of 6.6 feet (NRCS, 2017a and b). Given the disturbed nature of the fill material, there is no potential for it to contain intact archaeological deposits. However, the C-horizon presumed to underlie the fill material has the potential to contain intact archaeological deposits given the age of its parent material. As such, if intact subsurface archaeological deposits are present within the Project Site, they would be more likely to be found within the C-horizon beyond the 2-foot minimum depth of fill material.

## Historic Maps and Aerial Photographs

Historic maps and aerial photographs were examined to provide historical information about land uses of the Project Site and to contribute to an assessment of the Project Site’s archaeological sensitivity. Available topographic maps include the 1894 Los Angeles 30-minute quadrangle, the 1902 and 1920 Santa Monica 30-minute quadrangles, and the 1953 and 1966 Van Nuys 7.5-minute quadrangles. Historic aerial photographs were available for the years 1947, 1953, 1964, 1967, 1972, 1978, 1982, 1989, 1994, 2004, and 2016 (historicaerial.com, 2020).

The 1894 and 1902 topographic maps depict the Project Site immediately north of the Los Angeles River, with no indication of development in the Project Site’s immediate vicinity. The 1920 topographic map shows a north-south oriented dirt road, which corresponds to the present-



day Whitsett Avenue, along the Project Site's eastern boundary as well as a structure in the vicinity of the Project Site's northeastern corner near the present-day intersection of Whitsett Avenue and Valley Spring Lane. The 1953 and 1966 topographic maps show a grid of north-south and east-west oriented streets surrounding the Project Site, which appears to be largely undeveloped with the exception of a structure depicted near the Project site's southeastern corner.

The 1947 and 1953 aerial photographs depict the Project Site as being used for agricultural purposes, but is surrounded by suburban development. The photographs show a structure with associated trees located just outside the Project Site's southeastern boundary. The 1964 and 1967 aerial photographs show the driving range associated with Weddington Golf & Tennis established within the east-central portion of the Project Site. The 1964 and 1967 photographs also show the structure depicted just outside the Project Site's southeastern boundary in the 1947 and 1953 photographs is no longer present. The 1972 and 1978 photographs show a parking lot along the Project's eastern margin as well as a number of fairways throughout the entirety of the Project Site. The 1982 aerial photograph depicts a number of tennis courts in the Project Site's southeastern quadrant. The 1989, 1994, 2004, and 2016 photographs largely reflect the Project Site's current configuration, depicting its present use for golf and tennis.

In sum, the historic map and aerial photograph review indicates the Project Site was likely used for agricultural purposes throughout the first half of the 20th century and was subject to minimal development during this time with the exception of a structure and associated trees located just outside the Project Site's southeastern corner. During the latter half of the 20<sup>th</sup> century, the Project Site was developed as a golf and, some decades subsequent to the golf uses, a tennis club containing a driving range, fairways, and tennis courts.

## Archaeological Resources Survey

### Survey Methods

A cultural resources survey of the Project Site was conducted on November 24, 2020 by ESA cultural resources staff, Matthew Gonzalez, B.A. The survey was aimed at identifying cultural resources within or immediately adjacent to the Project Site. Survey methodology varied based on the specific conditions within the Project Site. Flat, accessible areas with visible ground surface were subject to pedestrian survey using transect intervals spaced no more than 10 meters (approximately 30 feet) apart. These areas consisted primarily of existing dirt trails. Landscaped areas, as well as slopes greater than 30 percent and/or thick vegetation were subject to an opportunistic survey strategy wherein trails, clearings, rodent burrows, and other areas of bare earth were intensively inspected for the presence of cultural resources. Paved areas were not surveyed due to the lack of ground surface visibility. Survey coverage is depicted in **Figure 5**.

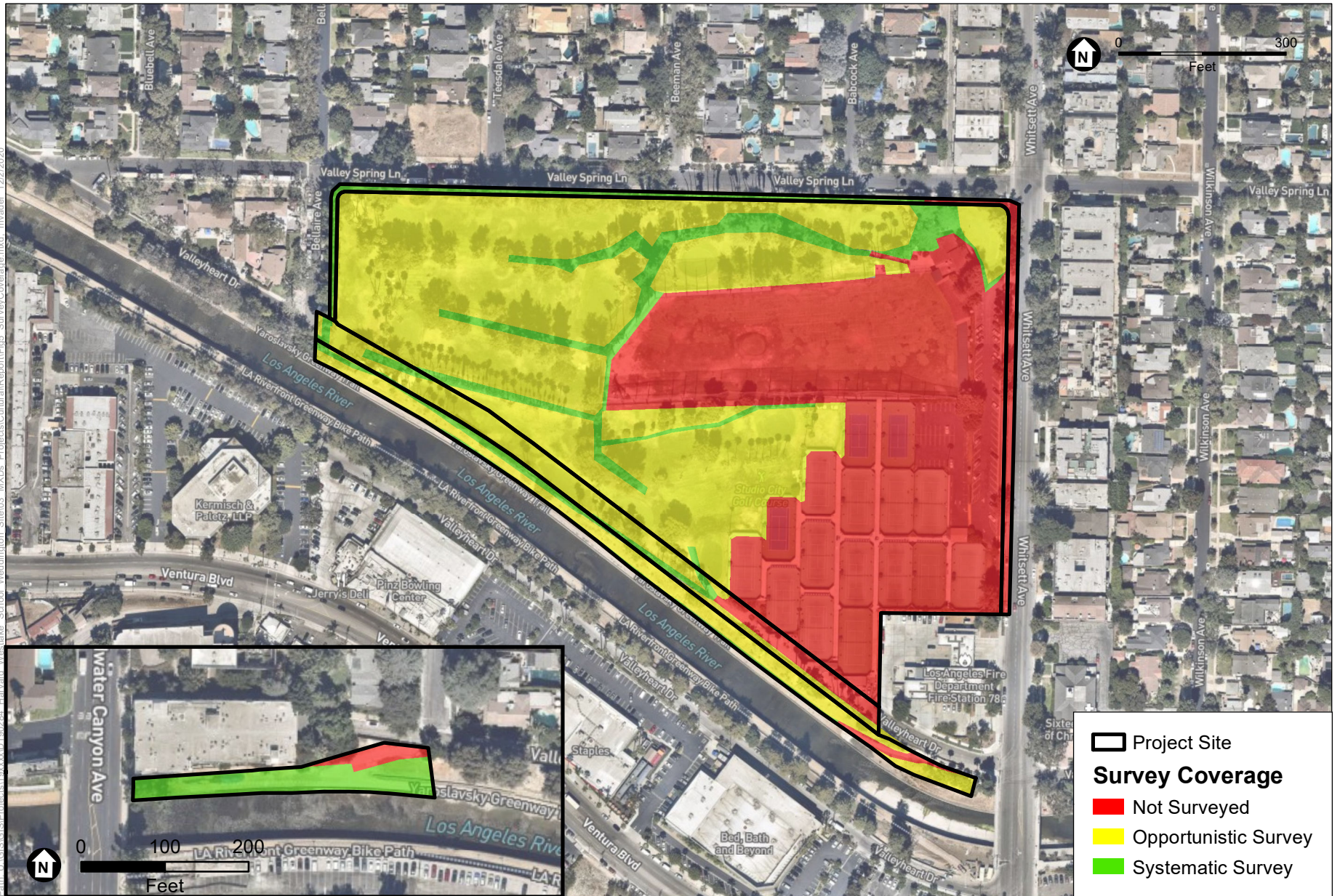
### Survey Results

The Project Site consists of landscaped and paved areas associated with its golf and tennis facilities, as well as a dirt trail and vegetated slopes associated with the Zev Greenway. The landscaping within the Project Site consists largely of grass turf, which obscured the ground surface resulting in 0-10 percent visibility (**Figure 6**). However, there were areas with visible

ground surface including dirt paths located along the Project Site's perimeter as well as relatively bare ground at the base of tree rows (Figure 6). These areas had 50-100 percent ground surface visibility. The paved areas within the club, which include parking lots and tennis courts, were not surveyed due to the lack of visible ground surface. Similarly, the driving range in the east-central portion of the club was not surveyed due to its active use and the safety challenges associated with its active use.

The Zev Greenway consists of a flat, dirt trail as well as vegetated slopes. The trail was clear of vegetation and had 100 percent ground surface visibility (**Figure 7**). The vegetated slopes were subject to an opportunistic survey where accessible areas of visible ground surface were inspected (Figure 7). These areas of ground surface had 25-50 percent visibility.

No cultural resources were identified as a result of the survey.



SOURCE: ESA, 2020

Harvard Westlake River Park Project

**Figure 5**  
Survey Coverage





Overview of landscaped areas within Weddington Golf & Tennis Club (view to west)



Overview of dirt path within Weddington Golf & Tennis Club (view to west)

SOURCE: ESA, 2020

Harvard-Westlake River Park Project

**Figure 6**  
Survey Photos





Overview of dirt path within Zev Greenway (view to NW)



Overview of vegetated slopes along Zev Greenway (view to SE)

SOURCE: ESA, 2020

Harvard-Westlake River Park Project

**Figure 7**  
Survey Photos

## Conclusions and Recommendations

As a result of the archival research and archaeological resources survey conducted for the Project, no archaeological resources have been identified within or immediately adjacent to the Project Site. Although no known archaeological resources would be impacted by the Project, the geoarchaeological review indicates the Project Site is mapped at surface as containing Holocene-age alluvium, which encompasses the entirety of the region's human occupation and therefore has the potential to contain subsurface archaeological deposits. Should intact subsurface archaeological deposits be present within the Project Site, they would likely be found within the C-horizon beyond the minimum depth of fill material, which is 2 feet. Project-related ground disturbance would extend to depths of 21 feet, beyond the depths of fill and into the C-horizon where subsurface archaeological resources may be present. Therefore, Project-related ground disturbance has the potential to encounter unidentified archaeological resources.

Although there is potential to encounter archaeological resources on the Project Site, the City has established a standard condition of approval to address inadvertent discovery of archaeological resources. Should such resources be inadvertently encountered, this condition of approval provides for temporary halting of construction activities near the discovery so the find can be evaluated. An archaeologist shall then assess the discovered material(s) and prepare report summarizing the methods and results of resources' treatment and evaluation. The Applicant shall then comply with the recommendations of the evaluating archaeologist, and a copy of the report shall be submitted to the Department of City Planning. Ground-disturbing activities may resume once the archaeologist's recommendations have been implemented to the satisfaction of the archaeologist. In accordance with the condition of approval, all activities would be conducted in accordance with regulatory requirements.

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# APPENDIX A

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## Personnel







# Monica Strauss, RPA

Director, Southern California  
Cultural Resources Group

## EDUCATION

MA, Archaeology,  
California State  
University, Northridge

BA, Anthropology,  
California State  
University, Northridge

AA, Humanities, Los  
Angeles Pierce College

## 23 YEARS OF EXPERIENCE

### SPECIALIZED EXPERIENCE

Treatment of Historic  
and Prehistoric Human  
Remains

Archaeological  
Monitoring

Complex Shell Midden  
Sites

Groundstone Analysis

### PROFESSIONAL AFFILIATIONS

Register of Professional  
Archaeologists (RPA),  
#12805

Society for California  
Archaeology (SCA)

Society for American  
Archaeology (SAA)

### QUALIFICATIONS

Exceeds Secretary of  
Interior's Qualifications  
Standards for  
Archaeology

Meets Caltrans PQS for  
Principal Investigator

CA State BLM Permitted

NV State BLM Permitted

Monica provides senior oversight to a multi-disciplinary team of cultural resources specialists throughout Southern California, including archaeologists, architectural historians, historians, and paleontologists. During her 23 years of practice, Monica has successfully directed hundreds of cultural resources projects meeting local, state, and/or federal regulatory requirements. Monica's strength lies in assisting clients in navigating complex cultural resources issues in the contexts of the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA). Monica's experience ranges from large infrastructure projects that are controversial and multi-jurisdictional to smaller development projects that are important to local agencies and stakeholders. She has excellent experience working with agencies to develop creative mitigation to address challenging cultural resources impacts. She directs a staff who conduct Phase 1 archaeological/ paleontological and historic architectural surveys, construction monitoring, Native American outreach, archaeological testing and treatment, historic resource significance evaluations, and large-scale data recovery programs. Monica is expert in the area of Assembly Bill 52 and routinely provides training to her clients as well as being a workshop content author and session presenter for the Association of Environmental Professionals on the topic.

## Relevant Experience

**Los Angeles Department of Water and Power (LADWP) Foothill Trunk Line Project. City of Los Angeles, CA.** *Cultural Resources Senior Reviewer.* ESA archaeologists have prepared a Phase I cultural resources study and EIR cultural resources section for the Los Angeles Department of Water and Power (LADWP) Trunk Line Project, located in the City of Los Angeles, CA. The proposed project includes the replacement of 16,600 feet of existing 24-inch-, 26-inch-, and 36-inch-diameter welded steel pipe and 30-inch-diameter riveted steel pipe with a 54-inch-diameter welded steel pipe along Foothill Boulevard within the districts of Pacoima and Sylmar. Monica served as the Senior Reviewer for the Phase I cultural resources study and EIR section.

**Santa Clarita Valley Sanitation District, Facilities Plan Update EIR, Los Angeles County, CA.** *Cultural Resources Senior Reviewer.* Monica is currently serving as senior reviewer for the Phase I cultural resources study for the project. The study identified 23 cultural resources within or adjacent to the project, including the historical San Fernando Road. The resources were documented and evaluated for their eligibility to the California Register in a technical report and the results were incorporated into the EIR. The project includes installation of an approximately 35-mile recycled water pipeline from the Santa Clarita Valley to east Los Angeles.

**Santa Susana Field Laboratory, Ventura County, CA.** *Cultural Resources Project Director.* The Santa Susana Field Laboratory is a former rocket engine test, nuclear, and liquid metals research facility located on a 2,849- acre portion of the Simi Hills in Simi Valley, California. The uses of hazardous substances such as trichloroethylene and other solvents, heavy metals, and radioactive material at the field laboratory have resulted in soil and/or groundwater contamination. The field laboratory is currently the focus of a comprehensive environmental investigation and cleanup program conducted by Boeing, the U.S. Department of Energy (DOE), and the National Aeronautics and Space Administration (NASA) and overseen by the Department of Toxic Substances Control (DTSC). ESA is preparing a Program EIR that will evaluate soil and groundwater remediation activities. Because there are multiple responsible parties with separate cleanup actions, the Program EIR will provide a framework for tiered environmental documents to be prepared to address the development and refinement of remediation approaches and actions. Monica is overseeing a team of specialists who are conducting a geoaerchological and archaeological district studies for use in addressing impacts to archaeological resources in the EIR. Monica provides strategic guidance to DTSC on cultural resources-related issues, including Tribal outreach, approach to the Traditional Cultural Property, resource evaluations, and treatment of cultural resources on a project and program level.

**California Department of Water Resources (DWR), Perris Dam Remediation Program, Riverside County, CA.** *Cultural Resources Project Director.* Monica managed the preparation of a Historic Resource Evaluation Report for the DWR Perris Remediation Project. The Project would provide greater seismic stability for Perris Dam and its associated outlet works, as well as adding a new emergency outlet extension channel, thereby increasing public safety in the event of a high-magnitude earthquake. The project involved the U.S. Army Corps of Engineers, requiring compliance with Section 106 of the NHPA The study concluded that the dam is not individually eligible for the National Register or California Register, but is considered a contributing element of the California Aqueduct. The project would not affect the eligibility or integrity of the California Aqueduct and a finding of no adverse effect were recommended.

**City of Los Angeles Recreation and Parks, Hansen Dam Skate Park Project, Los Angeles County, CA.** *Cultural Resources Principal Investigator.* ESA prepared a joint EA and IS/MND for the Los Angeles Department of Recreation and Parks in coordination with the U.S. Army Corps of Engineers (Corps) for a proposed skate park facility within the Hansen Dam Recreation Area. Monica managed a Phase I Cultural resources Study, coordinated with the Army Corps of Engineers and provided senior review for the EA/IS/MND cultural resources section.

**City of Los Angeles, Bielson Special Needs Ball Field IS/MND and EA/FONSI, Los Angeles, CA.** *Cultural Resources Project Director.* ESA prepared a joint EA/FONSI and IS/MND and for the U.S. Army Corps of Engineers and Los Angeles Department of Recreation and Parks, in partnership with the Los Angeles Dodgers Dream Foundation, for a proposed wheelchair accessible softball field within the Sepulveda Basin Recreation Area, Anthony C. Beilenson Park, in Los Angeles, California. The proposed action would include a 50-foot softball field with backstop, dugouts, and field fencing.



# Michael Vader

## Senior Associate

### EDUCATION

BA, Physical Anthropology, University of California, Santa Barbara

M.A., Applied Archaeology (In Progress), California State University San Bernardino

### 13 YEARS OF EXPERIENCE

### PROFESSIONAL AFFILIATIONS

Society for California Archaeology (SCA)

Society for American Archaeology (SAA)

Pacific Coast Archaeological Society (PCAS)

### SPECIALIZED EXPERIENCE

Analysis of faunal remains including fish and shellfish species

Archaeological Monitoring

Paleontological Monitoring

Environmental Compliance Monitoring

Human osteology and bioarchaeology

Michael is cultural resources specialist with experience working on survey, data recovery, and monitoring projects. Michael has experience with project management, has led crews on multiple surveys and excavations, and is familiar with environmental compliance documents. He has worked on a variety of energy and water infrastructure projects throughout California, including projects in Riverside, San Diego, Imperial, San Bernardino, Los Angeles, Orange, Santa Barbara, San Luis Obispo, Kern, Fresno, Madera, and Inyo Counties, as well as in Clark County Nevada. Michael regularly works as part of a team, coordinating with field staff and agency leads.

### Relevant Experience

**San Gabriel Coastal Spreading Grounds Levee Retrofit Project, Pico Rivera, CA. *Archaeologist.*** The Los Angeles County Department of Public Works retained ESA to prepare a cultural resources assessment for the San Gabriel Coastal Spreading Grounds (SGCSG) Levee Retrofit Project at the request of the Army Corps of Engineers in support of a 404 permit. The project will improve the stability and imperviousness of the SGCSG main levee, which is older than 50 years. ESA evaluated the levee for inclusion in the National Register and prepared an effects determination as part of the cultural resources assessment. Michael managed cultural resources staff and co-authored the cultural resources assessment.

**Ventura Water Supply Projects, Ventura County, CA. *Project Manager.*** The City of San Buenaventura (City) Water and Wastewater Department (Ventura Water) retained Environmental Science Associates to conduct a cultural resources assessment for the proposed Ventura Water Supply Projects in support of an Environmental Impact Report. The City is proposing to develop reliable potable water supplies for the population of the Ventura Water service area while at the same time complying with the Consent Decree among the City, Wishtoyo Foundation/Ventura Coastkeeper, and Heal the Bay. Michael managed cultural resources staff, led the survey, and authored the cultural resources assessment report.

**Owens River Water Trail Project - Cultural Resources Assessment, Inyo County, CA. *Field Director.*** The Water Department of Inyo County has retained Environmental Science Associates to prepare a cultural resources assessment for the Owens River Water Trail Project in support of an Environmental Impact Report. The proposed project would develop a recreational water trail along an approximately 6-mile-long stretch of the Owens River located east of Lone Pine. Michael directed the cultural resources survey, and authored the cultural resources assessment report, and the Cultural Resources and Tribal Cultural Resources sections of the EIR.

**DWR Pyramid Lake Maintenance Projects, Angeles National Forest, Los Angeles County, CA. *Archaeologist.***

ESA was retained by the California Department of Water Resources to conduct a cultural resources study for improvements and repairs at three locations within the Pyramid Lake area in the Angeles National Forest. The Project includes the installation of a warning siren north of Frenchman's Flat Day Use Area, repairs to an existing bathroom at the Emigrant Landing swim beach, and revegetation at Los Alamos Campground Loops 3 and 4. Michael coordinated the cultural resources survey and prepared the archaeological resources report.

**San Gabriel River Confluence with Cattle Canyon Improvements Project, Los Angeles National Forest, Los Angeles County, CA. *Archaeologist.***

ESA has been retained by BlueGreen Consultants to prepare a joint EIS/R for the San Gabriel River Confluence with Cattle Canyon Improvements Project. The Project consists of recreational improvements and ecological restoration opportunities to address resource management challenges resulting from high public use of a 2.5-mile reach of the East Fork of the San Gabriel River, near its confluence with Cattle Canyon Creek in the Angeles National Forest. Michael led the cultural resources survey and prepared the Phase I cultural resources study report in support of the EIS/R.

**DWR Castaic Lake Drawdown Project, Los Angeles County, CA. *Archaeologist.***

DWR has drawn down the water level at Castaic Lake from its mean level at the 1,495-foot elevation contour to the 1,380-foot elevation contour as a result of State Water Project contractors borrowing water to meet their needs. Mitigation mandates the preparation of a Phase I cultural resources investigation if contractors borrow enough water to drawdown Castaic Lake to half its capacity. As such ESA was retained by DWR to conduct a Phase I cultural resources survey for the Castaic Lake Drawdown Project. Michael led the Phase I survey of the exposed shoreline around the lake and prepared the cultural resources survey report.

**City of Los Angeles Department of Water and Power, Haskell Canyon Switching Station, Los Angeles County, CA. *Archaeologist.***

ESA has prepared a Phase I cultural resources study for the Los Angeles Department of Water and Power (LADWP) Haskell Canyon Switching Station Project, located in Los Angeles County, CA. The proposed project includes the construction of the Haskell Canyon Switching Station on LADWP owned and private property south of the Angeles National Forest. Construction of the switching station would consist of clearing and upgrading of access roads, site grading and development, and installation of electrical conduits, structures, and equipment. Michael led the cultural resources survey and assisted in the preparation of the technical report.

**Santa Clarita Valley Sanitation District, Chloride TMDL Facilities Plan Project, Santa Clarita, CA. *Archaeologist.***

ESA archaeologists have prepared a Phase I cultural resources assessment and EIR cultural resources section for the Santa Clarita Valley Sanitation District Chloride TMDL Facilities Plan Project. The proposed project includes the construction of wastewater facilities, as well as pipeline expansions and upgrades within Los Angeles and Ventura Counties. Michael conducted archival research, facilitated Native American outreach, performed an archaeological survey of the project site, and contributed to the technical report and EIR cultural resources section.





# Matthew Gonzalez

## Archaeologist

### EDUCATION

BA, Classical  
Archaeology, University  
of California, Santa  
Barbara,

UCSB Chancellor  
Scholarship Recipient,  
2000

### 13 YEARS OF EXPERIENCE

### PROFESSIONAL AFFILIATIONS

Society for California  
Archaeology (SCA)

Society for American  
Archaeology (SAA)

### SPECIALIZED TRAINING

40-Hour HAZWOPER  
Training (Update), 2018

HAZCON Certified 2016

Cultural Resources  
Protection Under CEQA  
and Other Legislative  
Mandates, UCLA  
Extension, 2008

Riverside County  
Archaeology and  
Cultural Sensitivity  
Training Program, 2007

CA State BLM Permitted

National Preservation  
Institute Section 106: An  
Introduction Seminar  
Certified (18-hour)

Compliance Monitoring

Paleontological  
Resources Monitoring

Matthew has 13 years of experience in cultural resources management in California. Matthew serves as a Project Manager and Field Director for ESA's cultural resources group. He has led numerous archaeological surveys throughout Southern California and Arizona, and has extensive experience with documentation of cultural resources, Native American outreach, archaeological testing and excavation methods, laboratory analysis, and soil analysis. Matthew possesses specialized expertise in faunal and lithic analyses. Matthew regularly prepares technical reports in support of CEQA, NEPA, and Section 106, as well as environmental compliance documents. He is skilled in the application of Geographic Information Systems (GIS)/Global Positioning Systems (GPS) to facilitate field investigations and record searches, and in the use of ArcView and Google Earth to develop field maps. Matthew is cross-trained in paleontology and has served as a paleontological surveyor and monitor on numerous projects.

### Relevant Experience

**California Department of Water Resources, Pyramid Lake Maintenance Projects, Los Angeles County, CA.** *Archaeologist.* ESA conducted a cultural resources study for improvements and repairs at three locations within the Pyramid Lake area in the Angeles National Forest, Los Angeles County, California. The projects would include the installation of a warning siren at Frenchman's Flat Campground, repairs to an existing bathroom at Emigrant Landing swim beach, and revegetation at Los Alamos Campground Loop 4, and required compliance with Section 106 of the National Historic Preservation Act. Matthew conducted the field survey for the project.

**Cogswell Reservoir Sediment Removal Project, Los Angeles County, CA.** *Archaeologist.* ESA retained by the County of Los Angeles Department of Public Works, Water Resources Division to prepare a Cultural Resources Assessment in support of the Cogswell Reservoir Sediment Removal Project. The purpose of the project is to remove debris and sediment from Cogswell Reservoir associated with the August 26, 2009 Station Fire in the Angeles National Forest. Matthew assisted with the survey for the project..

**Moorpark Desalter EIR, Moorpark, CA.** *Archaeologist.* ESA is preparing an EIR for the Desalter project located in unincorporated Ventura County, just west of the City of Moorpark, within the service area of the Ventura County Waterworks District No. 1 (VCWWD No.1). Project includes the construction of approximately 22 wells to the depth of about 250 feet to pump water for the shallow aquifer in the South Las Posas Basin. The water production rate is estimated to be 5,000 AFY or 4.5MGD. The high salt water will be treated with RO membrane process to remove the salts. The treated water pipeline will be connected to the VCWWD No. 1 potable water distribution system. The brine waste from the RO treatment

process will be discharged into the Salinity Management Pipeline under construction by the Calleguas Municipal Water District. Matthew conducted a CEQA + Phase I Cultural Resources Assessment and assisted in the preparation of the cultural resources section of the EIR.

**San Gabriel River Confluence with Cattle Canyon Improvements Project, Watershed Conservation Authority, Angeles National Forest, Los Angeles County.** *Archaeologist.* This project involves recreational improvements and ecological restoration opportunities in order to address resource management challenges resulting from high public use of a 1.5-mile reach of the East Fork San Gabriel River, near its confluence with Cattle Canyon Creek, within designated critical habitat for Santa Ana sucker. As a sub consultant to BlueGreen Consulting, ESA is providing environmental services for the project, including preparation of a joint NEPA/CEQA document, biological and cultural surveys and reports, jurisdictional assessment, conceptual geomorphology and hydrology investigation, and support of the conceptual restoration approach during the feasibility/design stages. Matthew conducted a Phase I Cultural Resources Assessment for the Project.

**Haskell Canyon Archaeological Monitoring, Los Angeles, CA.** *Archeologist.* ESA was tasked by LADWP to provide archaeological and paleontological monitoring for interim road work in Haskell Canyon. Matthew has conducted archaeological and paleontological monitoring during project construction, composed daily field logs, prepared weekly monitoring reports and coordinated with construction personal. During monitoring tasks, Matthew identified and collected numerous historic resources (refuse) and paleontological resources (marine fossils).

**Castaic Emergency Spillway Repair, Los Angeles County, CA.** *Archaeologist.* In 2011, 50 lineal feet of emergency spillway wall collapsed at the Castaic Power Plant. The proposed project would repair and reconstruct 150 feet of wall. The emergency spillway and its walls are dam safety features which are regulated by both Federal Energy Regulatory Commission and State of California Division of Safety of Dams and owned by the State of California. In order to successfully acquire approval from Army Corps of Engineers to conduct the repair, LADWP must complete the Army Corps of Engineers Nationwide Permit (NWP) 31 application. Biological and cultural resources surveys will be required to support the NWP 31. Matthew conducted a Phase I Cultural Resources Study in compliance with Section 106 of the National Historic Preservation Act.

**Chloride TMDL Facilities Plan Project, Santa Clarita, CA.** *Archaeologist.* ESA archaeologists have prepared a Phase I cultural resources assessment and EIR cultural resources section for the Santa Clarita Valley Sanitation District Chloride TMDL Facilities Plan Project. The proposed project includes the construction of wastewater facilities, as well as pipeline expansions and upgrades within Los Angeles and Ventura Counties. Matthew conducted Native American consultation, conducted an archaeological survey of the project site, and contributed to the technical report and EIR cultural resources section.

# **APPENDIX B (CONFIDENTIAL – BOUND SEPARATELY)**

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## SCCIC Records Search

