
Appendix D

Cultural Resources Technical Report

**CULTURAL RESOURCES TECHNICAL REPORT FOR
THE ALEXAN ARCADIA PROJECT
CITY OF ARCADIA, CALIFORNIA**

Prepared for:

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Executive Summary

Dudek was retained by the City of Arcadia (City) to prepare a cultural resources technical report for the proposed Alexan Arcadia Project in the City of Arcadia, California (proposed Project). This report includes the results of a California Historical Resources Information System (CHRIS) records search; pedestrian surveys of the proposed Project site by a qualified architectural historian and archaeologist; building development and archival research; development of an appropriate historic context for the proposed Project site; and recordation and evaluation of four built environment resources over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources, 21083.2 for archaeological resources, and all applicable local guidelines and regulations.

A CHRIS records search was completed by staff at the South Central Coastal Information Center (SCCIC) on May 4, 2021. The records search identified seventeen (17) previously conducted cultural resources technical investigations within the records search area. Four of these previous investigations overlap the entirety of the proposed Project site; and no cultural resources were identified within the proposed Project site as a result of the overlapping studies. Additionally, the SCCIC records indicate that sixty-three (63) previously recorded cultural resources were identified within the proposed Project's 0.5-mile buffer. These resources include one historic-era archaeological site and sixty-two (62) historic built environment resources. None of these resources are within or adjacent to the proposed Project site. It should be noted that although the entirety of the proposed Project site has been subjected to previous cultural resource investigations, these previous studies were completed after the development of the proposed Project site and therefore, the opportunity to observe any exposed native or undisturbed soils at the time these studies were conducted would not have been possible. As such, these previous surveys conducted as part of the cultural resource inventory for the proposed Project site, are less than reliable with regard to archaeological resources.

Dudek reviewed a geotechnical report that was prepared for the proposed Project site in March 2021 (Geocon West Inc. 2021). Four subsurface exploratory borings were conducted within all accessible areas of the proposed Project site, including the northwest, southwest, and southeast quadrants as well as one in the center of the Project site. According to the report, artificial fills soils were encountered between 2 to 4 feet below the existing ground surface within all four investigated areas.

An archaeological pedestrian survey of the proposed Project site was conducted on July 1, 2021. Due to the developed nature of the site (i.e., paved with extant buildings and landscaping), an intensive-level archaeological survey was not conducted. Instead, an opportunistic approach was employed, which involved spot-checking all landscape and lawn areas within the proposed Project site. No cultural material was observed within the proposed Project site.

The built environment survey was conducted on April 14, 2021. The survey was conducted on foot and involved surveying properties within or immediately adjacent to the proposed Project site and recording all buildings and structures with notes and photographs. Five (5) properties were located within or immediately adjacent to the proposed Project site. Four (4) properties over 45 years in age were identified within or immediately adjacent to the proposed Project site and evaluated for historical and architectural significance.

Evaluated

- 150 N Santa Anita Avenue (APN 5773-006-036)
- 31-33 Wheeler Avenue (APN 5773-006-005)
- 25 Wheeler Avenue (APN 5773-006-004)
- 100 N Santa Anita Avenue (APN 5773-006-029)

Not Evaluated

- 30 E Santa Clara Street (APN 5773-006-010)

One additional property within the proposed Project site, 30 E Santa Clara Street, was built in 1987 and did not meet the 45-year threshold for evaluation. After research and evaluation, none of the above properties appeared eligible under any NRHP, CRHR, or City of Arcadia landmark designation criteria due to a lack of significant historical associations, integrity, and architectural merit. Therefore, these properties are not considered historical resources for the purposes of CEQA.

No prehistoric or historic-era archaeological resources were identified within the proposed Project site as a result of the CHRIS database or archaeological survey. One historic-era archaeological site, P-19-001868, which consists of a historic-era homestead/ranch site with a refuse deposit and abandoned water ditch from early twentieth century, was identified within the proposed Project site's 0.5-mile buffer; however, this resource is approximately 500 meters (0.31 miles), outside of the proposed Project site. A review of 1938 Kirkman-Harriman historical map, commonly identified through Tribal consultation, indicates that the nearest mapped unnamed Native American village site is over 2 miles southwest of the proposed Project site and two named Native American Villages sites include "Ahup-guigna" to the northeast and "Sonayna" to the northwest, are located approximately 2.5 miles and 2.6 miles from the proposed Project site, respectively. The map also indicates that the proposed Project site is over 3 miles northwest of "Hondo (Lexington Wash)," the present day Rio Hondo River and over 2 miles west of an unnamed waterway. It is important to note that these three villages are located near the two waterways mentioned above. Moreover, it should be noted that the map is limited to a specific period of Native American history (post-contact mission history) and substantiation of the specific location and uses of the represented individual features should be verified by archaeological records and/or other primary documentation. Based on SCCIC records search results, no Native American cultural resources have been documented within or adjacent to the proposed Project site. A review of the geotechnical report prepared for the proposed Project indicated the presence of 2 to 4 feet of artificial fill at four locations investigated within the site; the report also notes that fill soils could potentially extend to greater depths within areas not directly investigated. The presence of fill soils and significant pavement procuring the ability to observe native soils results in less than reliable survey findings. In consideration of these factors, the potential to find unknown intact archaeological deposits is considered low, but possible. The following measures have been developed to ensure that any inadvertent discovery of archaeological resources will be treated appropriately and in accordance with CEQA regulations: preconstruction training, retention of an on-call archaeologist to respond to and address inadvertent discoveries, and inadvertent discovery clause implemented and included on all construction plans. These measures will ensure the potential Project impacts to archaeological resources and human remains would be less than significant.

As a result of Dudek's extensive archival research, field survey, record searches, and property significance evaluations, no historical or archaeological resources were identified within the proposed Project site, nor were any adjacent cultural resources identified that could be indirectly impacted by proposed project activities. Therefore, the proposed Project would result in a less than significant impact to historical and archaeological resources under CEQA.

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1 Introduction

Dudek was retained by The City of Arcadia Planning and Community Development department to prepare a cultural resources technical report and other technical studies for the proposed Alexan Arcadia Project in City of Arcadia, California (proposed Project). This report includes the results of a California Historical Resources Information System (CHRIS) records search; pedestrian surveys of the proposed Project site by a qualified architectural historian and archaeologist; building development and archival research; development of an appropriate historic context for the proposed Project site; and recordation and evaluation of four built environment resources over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Arcadia landmark designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources and 21083.2 for archaeological resources. The City of Arcadia (City) is the lead agency responsible for compliance with CEQA.

The proposed Project site includes four parcels that total 2.96 gross acres. The proposed Project site is currently occupied by a 2-story office building, two single-story commercial buildings, and surface parking. The proposed Project involves the demolition of existing structures, including a 2-story office building (30 E. Santa Clara Street), two single-story commercial buildings (31-33 Wheeler Avenue and 25 Wheeler Avenue), and surface parking. The proposed Project site also contains an existing eight-story office building and single-story bank drive-through within 150 N Santa Anita Avenue (APN 5773-006-036), which would remain in place. The proposed Project proposes to construct a seven-story multi-family residential building, containing a total of 319 dwelling units.

1.1 Project Location and Description

Project Location

The proposed Project site is located in the City of Arcadia at 150 N. Santa Anita Avenue and includes the following Assessor Parcel Numbers [APNs]: APN 5773-006-036, APN 5773-006-010, APN 5773-006-004, and APN 5773-006-005. The proposed Project site is bound by Santa Clara Street to the north, existing commercial uses to the east, Wheeler Avenue to the south, and Santa Anita Avenue to the west. The proposed Project site encompasses approximately 2.96 gross acres, as shown on attached Figure 1, Project Location.

Project Description

The proposed Project involves the demolition of 14,958 square feet (SF) of net building area and 267,622 SF gross building area of the existing structures on the proposed Project site, including a 2-story office building, two 1-story commercial buildings, and surface parking. The proposed Project site contains an existing 8-story office building and 1-story bank drive through within APN 5773-006-036, which would remain in place. The Tentative Parcel Map will merge four of the lots into two legal lots and a portion of the alley will be vacated to accommodate this proposed Project.

The proposed Project proposes to construct a 7-story multi-family residential building containing a total of 319 dwelling units within 2.96 gross acres. The proposed residential unit mix would consist of 64 studios, 167 one-

bedroom units, 80 two-bedroom units, and 8 live-work units. Of the 319 total units, 26 units would be dedicated for affordable housing. The residential units would be constructed within Levels 2 through 7 of the proposed 7-story building.

Residential amenities would front Santa Clara Street within Levels 1 and 2 of the building, and would include a fitness gym, mail room, leasing offices, reception, and lobbies. An outdoor plaza would be constructed between the existing 8-story office tower and the proposed residential building and would include outdoor lounge areas with benches and seating. In addition, an approximate 750 square-foot café would be constructed within the existing 8-story office building and would be a conversion from office lobby to café. The proposed Project would include above-ground parking within Levels 1 and 2 of the building, and up to 2 subterranean parking levels. The proposed Project would provide a total of 576 parking spaces. The 8 live-work units would be oriented to face Wheeler Avenue. Level 3 would include an outdoor pool area, fire pit, barbeque dining area, game lounge, and a lawn/grassy area, as well as an outdoor passive court located in the middle of the building, in addition to residential units. Levels 4, 5, and 6 would consist solely of residential units. Level 7 would contain a community room and roof deck as well as residential units. The off-site alleyway adjacent to the eastern boundary of the proposed Project site would be converted into a pedestrian paseo and auto access to facilitate connectivity between the Metro L Line (previously Gold Line) station and downtown amenities. No other off-site improvements are proposed.

This technical report examines properties over 45 years in age on or adjacent to the proposed Project site. (Figure 2. Study Area). Four (4) properties over 45 years in age were identified within or immediately adjacent to the proposed Project site and evaluated for historical and architectural significance (subject properties):

- 150 N Santa Anita Avenue (APN 5773-006-036)
- 31-33 Wheeler Avenue (APN 5773-006-005)
- 25 Wheeler Avenue (APN 5773-006-004)
- 100 N Santa Anita Avenue (APN 5773-006-029) (adjacent)

30 E Santa Clara Street (APN 5773-006-010), constructed in 1987, did not meet the 45-year age threshold and was not recorded.



SOURCE: ESRI 2014



FIGURE 1

Project Location Map

Alexan Arcadia Cultural Technical Report

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Project Boundary

Project Parcels

25 Wheeler Avenue (APN 5773-006-004) (built 1961)

31-33 Wheeler Avenue (APN 5773-006-005) (built 1959)

30 E Santa Clara Street (APN 5773-006-010) (built 1987)

150 N Santa Anita Avenue (APN 5773-006-036) (built 1972)

Adjacent Property: 100 N Santa Anita Avenue (APN 5773-006-029) (built 1972)

SOURCE: ESRI 2014



FIGURE 2

Study Area Map

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1.2 Project Personnel

Dudek Architectural Historian Kate Kaiser prepared this report and associated property significance evaluations, MSHP. Dudek Paleontologist/Archaeologist Kira Archipov, BS and Dudek Archaeologist Jennifer De Alba, BA, contributed to the report. Dudek Lead Archaeologist Linda Kry, BA, RA contributed to the report and provided management oversight and recommendations for archaeological resources. This report was reviewed for quality assurance/quality control by Dudek Senior Architectural Historian Allison Lyons, MSHP and Dudek Senior Archaeologist Heather McDaniel McDevitt MA, RPA. Resumes for all key personnel are provided in Appendix A.

1.3 Regulatory Setting

Federal

National Register of Historic Places

While there is no federal nexus for this project, the subject properties were evaluated in consideration of NRHP designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That 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. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (Andrus and Shrimpton 2002). NRHP guidance further asserts that

properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration to be considered for listing).

State

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following 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.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”

- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources 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

3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

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

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as 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:

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

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section 21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

Local

City of Arcadia Historic Preservation Ordinance (Ordinance No. 2359, Article IX, Chapter 1, Division 3, Section 9103.17)

The City of Arcadia adopted a historic preservation ordinance in April 2019, based on the City’s 2015 decision to conduct a Citywide Historic Resources Survey and consistent with the City of Arcadia General Plan elements which proposed to preserve elements of Arcadia’s physical community. Below, the applicable portions of the ordinance are excerpted:

9103.17.020 – Purpose

The Arcadia City Council acknowledges that the recognition, preservation, protection, and reuse of historic resources are required in the interests of the health, prosperity, safety, social and cultural enrichment, general

welfare, and economic well-being of the people of Arcadia. The designation and preservation of historic resources, and the regulation of alterations, additions, repairs, removal, demolition, or new construction to perpetuate the historic character of historic resources, is declared to be a public purpose of the city.

Therefore, the purposes of this Chapter include the following:

- A. Enabling informed planning decisions regarding the treatment of properties that contribute to the city's character or reflect its historical and architectural development;
- B. Establishing priorities for preservation, restoration, and rehabilitation efforts within the city;
- C. Providing City planners with baseline information about potential historic resources from which to manage new development;
- D. Safeguarding Arcadia's heritage by protecting resources that reflect elements of the city's cultural, social, economic, architectural, and archaeological history;
- E. Deterring demolition, misuse, or neglect of designated historic landmarks, designated historic districts (and their contributing resources), and potential historic landmarks, which represent important links to the past of Arcadia, California, or the nation;
- F. Providing the public with a better understanding of and appreciation for the built environment as a tangible link to Arcadia's history;
- G. Promoting the use of historic resources, especially for the education, appreciation, and general welfare of the people of Arcadia;
- H. Protecting and enhancing the city's attractiveness to residents and visitors, and supporting economic development.

9103.17.060 - Local Eligibility and Designation Criteria.

- A. Criteria for Designation.

Historic Landmark. On the recommendation of the Commission, the City Council may designate an individual resource (building, structure, object, or site) if it meets one or more of the following local eligibility criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of Arcadia's or California's history;
2. It is associated with the lives of persons important to local or California history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of master, or possesses high artistic values;
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the city or state.

Historic District. On the recommendation of the Commission, the City Council may designate a historic district if it meets one or more of the four criteria in Section 9103.17.060(A) and:

1. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
 2. A minimum of 60 percent of the buildings within the proposed historic district contribute to the district's significance.
- B. **Automatic Consideration.** Any property individually listed in the National Register of Historic Places or California Register of Historical Resources shall be automatically considered designated historic resource by the City.
- C. **Considerations for Evaluating Properties - Age.** A resource considered for listing as a local historic landmark must be at least 45 years of age, unless it can be demonstrated that the resource has achieved exceptional importance within the last 45 years.
- D. **Consideration for Evaluating Properties - Integrity.** In order for a resource to be eligible for designation as a local landmark or historic district, the resource must retain sufficient integrity. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics that existed during the time period within which the resource attained significance. Only after significance has been established should the issue of integrity be addressed. There are seven aspects of integrity, as defined by the National Register: location, design, setting, materials, workmanship, feeling, and association. Since significance thresholds associated with local listing are generally less rigid than those associated with listing at the state or national levels, a greater degree of flexibility shall be provided when evaluating the integrity of a locally eligible historic resource, as opposed to one eligible for listing in the National or California Registers. For this reason, it is possible that a historic resource may not retain sufficient integrity to be eligible for listing in the National or California Registers, but may still be eligible for listing at the local level. Integrity shall be determined with reference to the particular characteristics that support the resource's eligibility under the appropriate criteria of significance.

City of Arcadia General Plan 2010 (City of Arcadia General Plan, Section 7.0 Parks, Recreation, and Community Resources Element)

The 2010 Arcadia General Plan enumerates a series of policies designed to protect and preserve cultural resources (City of Arcadia 2010a). Though the City does not have a preservation ordinance, the General Plan recommends potential city landmarks meet the following criteria:

- It exemplifies or reflects the broad cultural, political, economic or social history of the U.S., California, or City of Arcadia.
- It has yielded or has the potential to yield information in history or prehistory.
- It is representative of one of the diverse styles and variations of residential and commercial architecture found in Arcadia, whether vernacular or a work of identifiable artisans, master craftsmen, builder, or architects important locally or with wider significance.
- It is an object of significance because of its design or pleasing appearance in a setting.
- It is a site or structure that is important to the prehistory or history of the community.

- It is a surviving site, route, or structure important to the early settlement, economic origins, or technological development of the locale.
- It is a grouping or set of structures, historic sites or features, design components, natural features and landscape architecture, or other interesting details which together create exceptionally rich history or cultural ambiance.
- It is a hillside, geologic formations, body of water, arroyo, remaining natural vegetation, or other striking or familiar physical characteristic that is important to the special character, historic identity, or aesthetic setting of the community.

The 2010 General Plan also listed specific goals for historical resources in the city.

Goal PR-8: Continued recognition and support of the diverse historical and cultural organizations that celebrate and enrich the community

Policy PR-8.1: Support programs that promote a full range of cultural activities and their appreciation among all age groups, all levels of education, and all cultural backgrounds.

Policy PR-8.2: Nurture and support local arts organizations and promote the appreciation of and involvement in the creative and performing arts.

Policy PR-8.3: Build community identity through educational, informational, and cultural art events that focus on local art, food, music, ethnic diversity, and other topics.

Goal PR-9: Retention and proper stewardship of historical and cultural resources

Policy PR-9.1: Encourage the maintenance and preservation of historically, culturally, and or/ architecturally significant structures and sites in the community.

Policy PR-9.2: Explore partnerships with local community organizations, such as the Arcadia Historical Society, to continue the preservation of historic and cultural resources.

Policy PR-9.3: Collect, preserve, and celebrate Arcadia's heritage with quality exhibits and programs.

Policy PR-9.4: Preserve Santa Anita Park's use as a live horse racing venue while economically feasible, and preserve and maintain iconic structures at the racetrack such as the grandstand.

Policy PR-9.5: Identify historic sites, structures, neighborhoods, and other resources through a Historic Resource Inventory.

Policy PR-9.6: Explore the establishment of a Cultural Heritage Ordinance.

Policy PR-9.7: Develop incentives that promote preservation and rehabilitation of historic structures, sites, and other resources.

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2 Background Research

2.1 CHRIS Records Search

On May 4, 2021, staff at the South Central Coast Information Center (SCCIC), located on the campus of California State University, Fullerton, provided the results of a CHRIS records search for the proposed Project site and a 0.5-mile radius. Due to COVID-19, the SCCIC notified researchers that they are only able to provide data for Los Angeles County that has already been digitized. As such, not all available data known to CHRIS may be provided in the records search. The CHRIS records search results provided by the SCCIC included their digitized collections of mapped prehistoric and historic archaeological resources and historic built-environment resources; Department of Parks and Recreation site records; technical reports; archival resources; and ethnographic references. Dudek reviewed the SCCIC records to determine whether the implementation of the proposed Project would have the potential to impact known and unknown cultural resources. The confidential records search results are also provided in Confidential Appendix B.

Previously Conducted Cultural Resources Studies

Results of the cultural resources records search indicate that 17 previous cultural resource studies have been conducted between 1984 and 2015 within 0.5-mile of the proposed Project site. Of these studies, four (4) overlap the proposed Project site. The entirety of the proposed Project site has been subjected to previous cultural resource investigations between 1996 and 2010. **Table 1**, below, summarizes all 17 previous cultural resources studies followed by brief summaries of the reports overlapping the proposed Project site.

Table 1. Previously Conducted Cultural Resources Studies within 0.5-Mile of the Proposed Project Site

| SCCIC Report Number (LA-) | Authors | Year | Title | Proximity to Proposed Project Site |
|---------------------------|------------------------------|------|--|------------------------------------|
| 01347 | McIntyre, Michael J. | 1984 | Cultural Resource Evaluation of the Proposed Arcadia Service Center Land Disposal, Angeles National Forest ARR. 05-01-51-22 | Outside |
| 02254 | Wessel, Richard L. | 1990 | Cultural Resource Report Arcadia Service Center | Outside |
| 03800 | Burton, Jeffery F. | 1996 | Three Farewells to Manzanar | Outside |
| 05632 | Duke, Curt and Judith Marvin | 2001 | Cultural Resource Assessment: Cingular Wireless Facility No. Vy 109-01 Los Angeles County, California | Outside |
| 06859 | LSA Associated, Inc. | 1996 | Arcadia General Plan | Overlaps |
| 07876 | Harper, Caprice D. | 2006 | Phase I Archaeological Resources Survey Report for the Proposed Shops at Santa Anita Park Specific Plan Project, City of Arcadia, Los Angeles County, California | Outside |

Table 1. Previously Conducted Cultural Resources Studies within 0.5-Mile of the Proposed Project Site

| SCCIC Report Number (LA-) | Authors | Year | Title | Proximity to Proposed Project Site |
|---------------------------|------------------------------------|------|---|------------------------------------|
| 07974 | Tang, Bai “Tom” and Josh Smallwood | 2006 | Seismic Retrofit of the Southern California Regional Rail Authority (SCRRA) Bridge Over Colorado Boulevard (State Bridge No. 53c0596), Located in the City of Arcadia, Los Angeles County | Outside |
| 09445 | Billat, Lorna | 2088 | New Castle Park: LA-2327D | Outside |
| 10597 | Chasteen, Carrie | 2010 | Cultural Resources Assessment - Arcadia County Park, 405 S. Santa Anita Avenue, Arcadia, Los Angeles County, California | Outside |
| 10629 | McKenna, Jeanette | 2010 | A Cultural Resources Overview and Architectural Evaluation of the Arcadia Education Center Complex Located at 120 S. 3rd Ave., Arcadia, Los Angeles Co., California | Outside |
| 10639 | Tang, Bai “Tom” and Michael Hogan | 2010 | Mitigative Recordation of Historical Resource LACMTA Bridge over Colorado Boulevard, CHRIS Site No. 19-187944; Caltrans Bridge No. 53C0596 City of Arcadia, Los Angeles County, California | Outside |
| 10782 | Chasteen, Carrie | 2010 | Cultural Resources Assessment - Arcadia County Park, 405 S. Santa Anita Avenue, Arcadia, Los Angeles County, California | Outside |
| 10896 | Greenwood, David | 2004 | Historic Properties Survey and Effects Report for the Gold Line Phase II Project (Pasadena to Montclair) Los Angeles and San Bernardino Counties, CA | Overlaps |
| 11762 | Supernowicz, Dana | 2012 | Architectural Evaluation Report of the Arcadia Project, AT&T Mobility Site No LAC441, 35 West Huntington Drive, Arcadia, Los Angeles County, CA | Outside |
| 12497 | Maxon, Pat | 2010 | Draft Program Environmental Impact Report, City of Arcadia, 2010 General Plan Update | Overlaps |
| 12525 | Poka, Ervin | 2003 | NHPA Section 106 Review; Metro Gold Line Phase II Extension Project | Overlaps |
| 12971 | McKenna, Jeanette A. | 2015 | A Phase I Cultural Resources Investigation and Architectural Evaluation of Two Quonset Huts Located Within the Arcadia Unified School District Maintenance Yard, 35 W. St. Joseph Street, Arcadia, Los Angeles County, California | Outside |

LA-06859

Arcadia General Plan (LSA Associates, Inc. 1996) details the general plan for the City of Arcadia and includes enumerated goals for cultural resources (see the Regulatory Setting section of this current report). The area of study for this report encompasses the entirety of the current proposed Project site. The report states that cultural resource

assessments are required for any development that may impact a known or potential site of archaeological, paleontological, or historical significance. They also state that preservation and avoidance of impact should be the primary goal, if this is not feasible then data recovery efforts will be required for resources deemed significant. Construction monitoring will also be required during any ground disturbing activities within areas of archaeological potential. Below are the conditions of approval the report states to be included on any new developments, including expanding/renovations on current developments:

“If unknown cultural resources are discovered during the project construction, all work in the area of the find shall cease, and a qualified archaeologist or paleontologist shall be retained by the project sponsor to assess the significance of the find, make recommendations on its disposition, and prepare appropriate field documentation, including verification of the completion of required mitigation. If human remains are encountered during construction, all work shall cease, and the Los Angeles County Coroner’s Office shall be contacted pursuant to procedures set forth in Section 7050.5 of the Health and Safety Code. If the remains are identified as prehistoric, a Native American representative shall be consulted to participate in the recovery and disposition of the remains.”

No further recommendations were provided.

LA-10896

Historic Properties Survey and Effects Report for the Gold Line Phase II Project (Pasadena to Montclair) Los Angeles and San Bernardino Counties, California (Greenwood 2004), documents the results of an archaeological investigation conducted to determine the effects of a proposed metro line. The investigation consists of archival research and pedestrian field efforts. The area of study for this report overlaps the entirety of the current proposed Project site. No new cultural resources were identified as a result of this study. No mitigation measures or recommendations were provided by Greenwood.

LA-12497

Draft Program Environmental Impact Report, City of Arcadia, 2010 General Plan Update (Maxon 2013), documents the results of an environmental impact report conducted on behalf of the City of Arcadia. The study consists of archival records search, tribal outreach, and paleontological literature review. The area of study for this report overlaps the entirety of the current proposed Project site. No new cultural resources were identified as a result of this study. The following mitigation measures were listed to prevent adverse impacts on cultural resources, as they relate to archaeological and historic built environment resources:

- “MM 4.5-1: Prior to the issuance of demolition permits that may affect structures 50 years of age or older, a qualified architectural historian shall conduct an assessment to determine the significance of the structure(s) and/or site(s). Project applicants/developers shall ensure that, to the maximum extent possible, direct or indirect impacts to any known properties that are deemed eligible for inclusion in the NRHP, the CRHR, or a local designation be avoided and/or preserved consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. Should avoidance and/or preservation not be a feasible option, a qualified architectural historian shall develop a mitigation program that may include, but not be limited to, formal documentation of the structure using historical narrative and photographic documentation, facade preservation, and/or monumentation. Properties are not equally significant, and

some retain more significance than others. Therefore, prior to development decisions, a qualified architectural historian shall be retained to evaluate the circumstance regarding the property and planned development and to make management decisions regarding documentation of the property.

- MM 4.5-2: Projects that would be located on undeveloped parcels or near known cultural resources shall implement the following:
 1. A Phase I study shall be undertaken to evaluate the current conditions of a project site. The study shall consist of (1) an initial records search including records, maps, and literature housed at the Archaeological Information Center located at California State University, Fullerton; (2) a Sacred Lands check with the NAHC and initial scoping with interested Indian Tribes and individuals identified by the NAHC; (3) a pedestrian field survey by a qualified Archaeologist to determine the presence or absence of surficial artifactual material and/or the potential for buried resources; and (4) a technical report describing the study and offering management recommendations for potential further investigation.
 2. If archaeological sites are discovered as a result of the Phase I study, a Phase II evaluation of the significance of any prehistoric material that is present shall be undertaken. The evaluation shall include further archival research, ethnographic research, and subsurface testing/excavation to determine the site's horizontal and vertical extent, the density and diversity of cultural material, and the site's overall integrity. The evaluation shall include a technical report describing the findings and offering management recommendations for sites determined to be significant. Non-significant resources would require no further study.
 3. If the Phase II evaluative study indicates that a significant site is present, the qualified Archaeologist shall determine appropriate actions, in cooperation with the City of Arcadia, for preservation and/or data recovery of the resource. Preservation in place is the preferred manner of mitigation, as provided in CCR Section 15126.5(b)(3). This could include (1) avoidance of resources; (2) incorporation of resources into open space; (3) capping the resource with chemically stable sediments; and/or (4) deeding the resource into a permanent conservation easement. To the extent that a resource cannot be preserved in place, a Phase III data recovery excavation shall be completed to recover the resource's scientifically consequential information. A technical report shall be completed that adheres to the OHP's Archaeological Resources Management Report (ARMR) guidelines.
 4. Monitoring of ground-disturbing activities shall be undertaken by a qualified Archaeologist as a final mitigation measure in areas that contain or are sensitive for the presence of cultural resources

No further mitigation measures or recommendations were provided by Maxon.

LA-12525

NHPA Section 106 Review; Metro Gold Line Phase II Extension Project (Poka 2003), documents the correspondence between the U.S. Department of Transportation and the State Historic Preservation Office regarding identification of Areas of Potential Effects within a proposed Metro Line. This report does not contain any information relevant to cultural resources.

Previously Recorded Cultural Resources

The CHRIS records search indicates that 63 cultural resources have been previously recorded within 0.5-mile of the proposed Project site, none of which overlap or are adjacent to the proposed Project site. Of these cultural resources, one is a historic-era archaeological site (located approximately 500 meters or 0.31 miles to the north) and the remaining 62 are historic built environment resources. All of the cultural resources within the proposed Project site are documented in **Table 2** below.

Table 2. Previously Recorded Cultural Resources Within a 0.5-Mile Radius of the Proposed Project Site

| Primary (P-19-) | Trinomial (CA-LAN-) | Resource Age and Type | Resource Description | NRHP Eligibility | Recording Events | Proximity to Proposed Project Site |
|-----------------|---------------------|----------------------------------|---|---------------------------|--|------------------------------------|
| 001868 | 001868H | Historic-era Archaeological Site | Historic-era homestead/ranch site with refuse deposit and abandoned water ditch from early twentieth century | 6Z: Found ineligible | 1990 (Richard L. Wessel, Michael J. McIntyre) | Outside |
| 179337 | — | Built Environment | Commercial building located at 29 East Huntington Drive; OHP #30026 | 6Y: Determined ineligible | 1987 (J. Triem); 2003 (Alma Carlisle) | Outside |
| 186564 | — | Built Environment | Historic District: Temporary Detention Camps for Japanese-Americans with resource P-19-189878 as an element; California Historic Landmark #934; OHP Property Number – 091575 and 091576 | 6Y: Determined ineligible | 1980 (Raymond Y. Okamura) | Outside |
| 186674 | — | Built Environment | Commercial building; Arcadia Self Storage | 6Y: Determined ineligible | 2001 (Judith Marvin); 2012 (Dana E. Supernowicz) | Outside |

Table 2. Previously Recorded Cultural Resources Within a 0.5-Mile Radius of the Proposed Project Site

| Primary (P-19-) | Trinomial (CA-LAN-) | Resource Age and Type | Resource Description | NRHP Eligibility | Recording Events | Proximity to Proposed Project Site |
|-----------------|---------------------|-----------------------|---|---|--|------------------------------------|
| 187944 | — | Built Environment | Bridge No. 53C0596; single span bridge crossing over Colorado Boulevard | 6Y: Determined ineligible | 2004 (Jessica B. Feldman); 2006 (Bai "Tom" Tang) | Outside |
| 188706 | — | Built Environment | Arcadia County Park District; OHP #97870 | 3CB: Appears eligible | 1994 (Christy J. McAvoy); 2010 (Carrie Chasteen) | Outside |
| 188780 | — | Built Environment | Bonita Park Elementary School | 6Z: Found ineligible | 2010 (Jeanette A. McKenna) | Outside |
| 189103 | — | Built Environment | AT & SF Railroad bridge; single track railroad bridge over Huntington Drive | 6Z: Found Ineligible (pending SHPO concurrence; no updates provided on status) | 2004 (Jessica B. Feldman) | Outside |
| 189112 | — | Built Environment | Commercial building; 15 East Huntington Drive | 6Y: Determined ineligible (pending SHPO concurrence; no updates provided on status) | 2003 (Alma Carlisle) | Outside |
| 189176 | — | Built Environment | Commercial building; 7 East Huntington Drive | 3CS: Appears eligible (pending SHPO concurrence; no updates provided on status) | 2003 (Alma Carlisle) | Outside |
| 189188 | — | Built Environment | Commercial building; 11 East Huntington Drive | 6Y: Determined ineligible (pending SHPO concurrence; no updates provided on status) | 2003 (Alma Carlisle) | Outside |
| 189189 | — | Built Environment | Commercial building; 45 East Santa Clara Street | 6Y: Determined ineligible (pending SHPO concurrence; no updates provided on status) | 2003 (Alma Carlisle) | Outside |

Table 2. Previously Recorded Cultural Resources Within a 0.5-Mile Radius of the Proposed Project Site

| Primary (P-19-) | Trinomial (CA-LAN-) | Resource Age and Type | Resource Description | NRHP Eligibility | Recording Events | Proximity to Proposed Project Site |
|-----------------|---------------------|-----------------------|---|---|------------------------|------------------------------------|
| 189190 | — | Built Environment | Commercial building; 37 East Huntington Drive | 6Y: Determined ineligible (pending SHPO concurrence; no updates provided on status) | 2003 (Alma Carlisle) | Outside |
| 189191 | — | Built Environment | Commercial building; 47-49 East Huntington Drive | 6Y: Determined ineligible (pending SHPO concurrence; no updates provided on status) | 2003 (Alma Carlisle) | Outside |
| 189192 | — | Built Environment | Commercial building; 310 North Santa Anita Avenue | 6Y: Determined ineligible (pending SHPO concurrence; no updates provided on status) | 2003 (Alma Carlisle) | Outside |
| 189193 | — | Built Environment | Commercial building; 21 East Huntington Drive | 6Y: Determined ineligible (pending SHPO concurrence; no updates provided on status) | 2003 (Alma Carlisle) | Outside |
| 189194 | — | Built Environment | Commercial building; 23 East Huntington Drive | 6Y: Determined ineligible (pending SHPO concurrence; no updates provided on status) | 2003 (Alma Carlisle) | Outside |
| 189195 | — | Built Environment | Commercial building; 25 East Huntington Drive | 6Y: Determined ineligible (pending SHPO concurrence; no updates provided on status) | 2003 (Alma Carlisle) | Outside |
| 189196 | — | Built Environment | Commercial building; 300 North Santa Anita Avenue | 6Y: Determined ineligible (pending SHPO concurrence; no updates provided on status) | 2003 (Alma Carlisle) | Outside |
| 189197 | — | Built Environment | Commercial building; 126-128 Wheeler Avenue | 6Y: Determined ineligible (pending SHPO concurrence; no updates provided on status) | 2003 (David Greenwood) | Outside |

Table 2. Previously Recorded Cultural Resources Within a 0.5-Mile Radius of the Proposed Project Site

| Primary (P-19-) | Trinomial (CA-LAN-) | Resource Age and Type | Resource Description | NRHP Eligibility | Recording Events | Proximity to Proposed Project Site |
|-----------------|---------------------|-----------------------|---|---|---------------------------------------|------------------------------------|
| 189198 | — | Built Environment | Commercial building; 124 Wheeler Avenue | 6Y: Determined ineligible (pending SHPO concurrence; no updates provided on status) | 2003 (David Greenwood) | Outside |
| 189199 | — | Built Environment | Commercial building; 120 East Santa Clara Street | 6Y: Determined ineligible (pending SHPO concurrence; no updates provided on status) | 2003 (Alma Carlisle, David Greenwood) | Outside |
| 189878 | — | Built Environment | Santa Anita Park; OHP #91575; contributor to resource 19-186564 (historic district) | 2S: Determined ineligible as separate listing | 2006 (Christy J. McAvoy) | Outside |
| 189944 | — | Built Environment | Single family residence; 33 California Street | 6Z: Found ineligible | 2012 (Jeanette A. McKenna) | Outside |
| 190357 | — | Built Environment | Single family residence; 231 East Newman Avenue | 6Z: Found ineligible | 2013 (Elisa Bechtel, Casey Tibbet) | Outside |
| 190358 | — | Built Environment | Single family residence; 205 East Newman Avenue | 7: Not evaluated | 2012 (Elisa Bechtel, Casey Tibbet) | Outside |
| 190361 | — | Built Environment | Multi-family property; 54 El Dorado Street | 7: Not evaluated | 2012 (Elisa Bechtel, Casey Tibbet) | Outside |
| 190394 | — | Built Environment | Single family residence; 900 North Santa Anita Avenue | 6Z: Found ineligible | 2013 (Elisa Bechtel) | Outside |
| 190425 | — | Built Environment | Single family residence; 405 San Antonio Road | 6Z: Found ineligible | 2013 (Elisa Bechtel) | Outside |
| 190431 | — | Built Environment | Single family residence; 410 San Luis Rey Road | 7: Not evaluated | 2011 (Casey Tibbet) | Outside |

Table 2. Previously Recorded Cultural Resources Within a 0.5-Mile Radius of the Proposed Project Site

| Primary (P-19-) | Trinomial (CA-LAN-) | Resource Age and Type | Resource Description | NRHP Eligibility | Recording Events | Proximity to Proposed Project Site |
|-----------------|---------------------|-----------------------|---|----------------------|------------------------------------|------------------------------------|
| 190432 | — | Built Environment | Single family residence; 421 San Luis Rey Road | 7: Not evaluated | 2011 (Tanya Sorrell) | Outside |
| 190435 | — | Built Environment | Single family residence; 111 Santa Cruz Road | 7: Not evaluated | 2012 (Casey Tibbet) | Outside |
| 190436 | — | Built Environment | Single family residence; 312 Santa Cruz Road | 6Z: Found ineligible | 2012 (Elisa Bechtel, Casey Tibbet) | Outside |
| 190437 | — | Built Environment | Single family residence; 601 Santa Cruz Road | 6Z: Found ineligible | 2012 (Casey Tibbet) | Outside |
| 190449 | — | Built Environment | Single family residence; 906 Tindalo Road | 7: Not evaluated | 2011 (Casey Tibbet) | Outside |
| 190676 | — | Built Environment | Single family residence; 320 San Luis Rey Road | 6Z: Found ineligible | 2013 (Jeanette A. McKenna) | Outside |
| 190678 | — | Built Environment | Multi-family property; 129-131 El Dorado Street | 6Z: Found ineligible | 2014 (Jeanette A. McKenna) | Outside |
| 190690 | — | Built Environment | Single family residence; 138 California Street | 6Z: Found ineligible | 2014 (Jeanette A. McKenna) | Outside |
| 190757 | — | Built Environment | Single family residence; 315 San Miguel Drive | 6Z: Found Ineligible | 2014 (Jeanette A. McKenna) | Outside |
| 190758 | — | Built Environment | Multi-family property; 604 North Santa Anita Avenue | 6Z: Found Ineligible | 2014 (Jeanette A. McKenna) | Outside |
| 191980 | — | Built Environment | Single family property; 56 East Floral Avenue | 6Z: Found Ineligible | 2014 (Casey Tibbet) | Outside |
| 191985 | — | Built Environment | Single family residence; 112 San Miguel Drive | 6Z: Found Ineligible | 2014 (Casey Tibbet, Elisa Bechtel) | Outside |
| 191998 | — | Built Environment | Multi-family property; 225 Santa Rosa Road | 6Z: Found Ineligible | 2013 (Casey Tibbet, Elisa Bechtel) | Outside |

Table 2. Previously Recorded Cultural Resources Within a 0.5-Mile Radius of the Proposed Project Site

| Primary (P-19-) | Trinomial (CA-LAN-) | Resource Age and Type | Resource Description | NRHP Eligibility | Recording Events | Proximity to Proposed Project Site |
|-----------------|---------------------|-----------------------|---|----------------------|---|------------------------------------|
| 192000 | — | Built Environment | Single family residence; 230 San Miguel Drive | 6Z: Found Ineligible | 2014 (Casey Tibbet) | Outside |
| 192002 | — | Built Environment | Single family residence; 235 Santa Rosa Road | 6Z: Found Ineligible | 2015 (Casey Tibbet) | Outside |
| 192006 | — | Built Environment | Single family residence; 251 East Colorado Boulevard | 6Z: Found Ineligible | 2014 (Casey Tibbet); 2016 (Jeanette McKenna) | Outside |
| 192012 | — | Built Environment | Single family residence; 304 Santa Rosa Road | 6Z: Found Ineligible | 2014 (Casey Tibbet) | Outside |
| 192013 | — | Built Environment | Single family residence; 306 Santa Cruz Road | 6Z: Found Ineligible | 2013 (Casey Tibbet) | Outside |
| 192018 | — | Built Environment | Single family residence; 323 South 3 rd Avenue | 6Z: Found Ineligible | 2015 (Casey Tibbet) | Outside |
| 192024 | — | Built Environment | Multi-family property; 327 South 3 rd Avenue | 6Z: Found Ineligible | 2015 (Casey Tibbet) | Outside |
| 192035 | — | Built Environment | Single family residence; 400 Santa Rosa Road | 6Z: Found Ineligible | 2014 (Casey Tibbet) | Outside |
| 192037 | — | Built Environment | Multi-family property; 405 and 405 ½ South First Avenue | 6Z: Found Ineligible | 2015 (Elisa Bechtel, Casey Tibbet) | Outside |
| 192038 | — | Built Environment | Single family residence; 405 Santa Rosa Road | 6Z: Found Ineligible | 2015 (Elisa Bechtel, Casey Tibbet) | Outside |
| 192042 | — | Built Environment | Single family residence; 420 Santa Cruz Road | 6Z: Found Ineligible | 2013 (Casey Tibbet) | Outside |
| 192053 | — | Built Environment | Single family residence; 500 Luis Rey Road | 6Z: Found Ineligible | 2013 (Casey Tibbet) | Outside |
| 192056 | — | Built Environment | Religious building; Mandarin Baptist Church of Pasadena | 6Z: Found Ineligible | 2014 (Casey Tibbet) | Outside |

Table 2. Previously Recorded Cultural Resources Within a 0.5-Mile Radius of the Proposed Project Site

| Primary (P-19-) | Trinomial (CA-LAN-) | Resource Age and Type | Resource Description | NRHP Eligibility | Recording Events | Proximity to Proposed Project Site |
|-----------------|---------------------|-----------------------|---|----------------------|------------------------------------|------------------------------------|
| 192057 | — | Built Environment | Single family residence; 512 Santa Rosa Road | 6Z: Found Ineligible | 2015 (Elisa Bechtel, Casey Tibbet) | Outside |
| 192212 | — | Built Environment | Ancillary building; AU.S.D Maintenance yard | 6Z: Found Ineligible | 2015 (Jeanette A. McKenna) | Outside |
| 192216 | — | Built Environment | Single family residence; 216 South 3 rd Avenue | 6Z: Found Ineligible | 2015 (Jeanette A. McKenna) | Outside |
| 192217 | — | Built Environment | Single family residence; 315 Santa Cruz Road | 6Z: Found Ineligible | 2015 (Jeanette A. McKenna) | Outside |
| 192328 | — | Built Environment | Single family residence; 310 East Newman Avenue | 6Z: Found Ineligible | 2015 (Jeanette McKenna) | Outside |
| 192495 | — | Built Environment | Single family residence; 135 El Dorado Street | 6Z: Found Ineligible | 2018 (Jeanette A. McKenna) | Outside |
| 192654 | — | Built Environment | Single family residence; 118 El Dorado Street | 6Z: Found Ineligible | 2018 (Jeanette A. McKenna) | Outside |

Notes: NRHP = National Register of Historic Places; SHPO = State Historic Preservation Officer

2.2 Geotechnical Report Review

The geotechnical report, *Alexan Arcadia Proposed Multi-Family Residential Development 150 North Santa Anita Avenue Arcadia, California* (Geocon West Inc. 2021), was prepared for Arcadia Apartments, LLC in March 2021 to determine the subsurface geological conditions at 150 North Santa Anita Avenue in the City of Arcadia, Los Angeles County, California. The report details the results of subsurface explorations at four locations within the proposed Project site to determine subsurface geological conditions, including one at the northwest quadrant (B-1), one in the center (B2), one at the southwest corner (B3), and one within the southeast quadrant of the site (B4). According to the report, four 8-inch diameter auger borings were completed to a maximum depth of 40.5 feet (ft) below ground surface (bgs) at locations B1 and B2 and 30.5 ft bgs at locations B3 and B4. The results of each boring are summarized in **Table 3** below. Artificial fill soils were encountered between 2 and 4 ft bgs at all four locations and are described as dark brown silty sand and are noted to likely be associated with past grading excavation activities at the site. Native soils were observed underlying the artificial fill soils and are described as alluvium consisting of

light brown to brown and reddish brown interbedded silty sand, poorly graded sand, and well-graded sand with varying amounts of fine to coarse gravel.

Table 3. Boring Log Summary for Geocon West Inc. 2021

| Boring Number | 0 – 10 Feet | 10 – 20 Feet | 20 – 30 Feet | 30 – 40 Feet | 40 – 50 Feet |
|---------------|--------------------------------------|-----------------------------|--------------|--------------|---------------------------------|
| B1 | 0 – 2 ft: artificial fill soils | 2 – 40.5 ft: native soils | | | |
| B2 | 0 – 3 ft: artificial fill soils | 3 – 40.5 ft: native soils | | | |
| B3 | 0 – 4 ft: artificial fill soils | 4 – 30.5 ft: native soils | | | Boring terminated at 30.5 ft |
| B4 | 0 - 2.5 ft: artificial fill soils | 2.5 – 30.5 ft: native soils | | | Boring terminated at 30.5 ft |

2.3 1938 Kirkman-Harriman Historical Map Review

Dudek cultural resources specialists reviewed pertinent academic and ethnographic literature for information pertaining to historic and prehistoric Native American use of the proposed Project site. This review included consideration of sources commonly identified through tribal consultation, notably the 1938 Kirkman-Harriman Historical Map (Figure 3). Based on this map, the proposed Project site is within the “Sta. Anita Rcho” (Rancho Santa Anita; discussed in detail in Section 3.4); over 4 miles northeast of Portolá’s expedition route; over 1 mile southeast of Mission Roads; approximately 0.4 miles north of an unnamed road that travels roughly west-east and appears to be an extension of “L.A. County Road”; over 4 miles northeast of Mission San Gabriel; over 3 miles northwest of “Hondo (Lexington Wash),” which is the present day Rio Hondo River and over 2 miles west of an unnamed waterway. The nearest mapped Native American Village is approximately 2 miles to the southwest and is unnamed; two named Native American Villages sites include “Ahup-guigna” to the northeast and “Sonayna” to the northwest and are located approximately 2.5 miles and 2.6 miles from the proposed Project site, respectively. It is important to note that these three villages are located near the two waterways mentioned above. None of the features identified on the 1938 Kirkman-Harriman Historical Map intersect, overlap, or are in the immediate vicinity of the proposed Project site. It should be noted that this map is highly generalized due to scale and age and may be somewhat inaccurate with regard to distance and location of mapped features. Additionally, this map was prepared based on review of historic documents and notes more than 100 years following secularization of the missions (in 1833). Although the map contains no specific primary references, it matches with the details documented by the Portolá expedition (circa 1769–1770). The map is a valuable representation of post-colonization mission history; however, it is limited to a specific period of Native American history and substantiation of the specific location and uses of the represented individual features should be verified by archaeological records and/or other primary documentation.

As a result of Dudek’s comparison of the 1938 Kirkman-Harriman Historical Map to archaeological records, no archaeological evidence of the nearest villages document by the map was provided in the SCCIC records or as the result of a review of other archaeological information for the proposed Project site. This suggests that the village is either likely no nearer than 0.5-miles from the proposed Project site or if existent within the records search radius, subsurface deposits associated with the village have not yet been discovered.

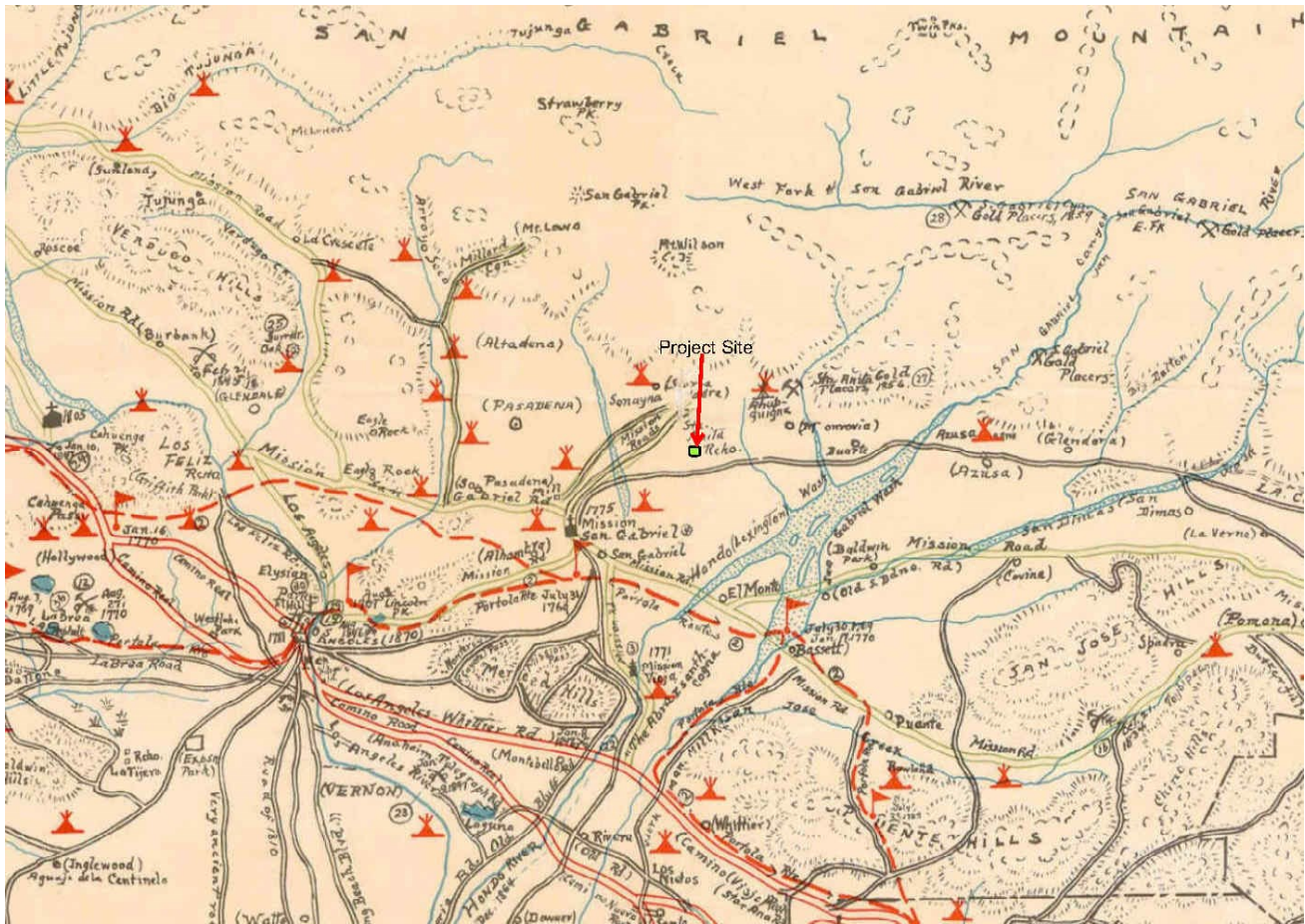


Figure 3. 1938 Kirkman-Harriman Historical Map (Project site noted with green circle and red arrow)

2.4 Building Development and Archival Research

Building development and archival research were conducted for the proposed Project site in an effort to establish a thorough and accurate historic context for the significance evaluations, and to confirm the building development history of the proposed Project site and associated parcels.

City of Arcadia Development Services Department

Dudek obtained digitized permits from the City of Arcadia Development Services Department webpage on April 5, 2021 for the following properties: 100 N Santa Anita Avenue, 150 N Santa Anita Avenue, 31-33 Wheeler Avenue and 25 Wheeler Avenue. Permits for most properties were available from 1959 through present. Dudek reviewed all available permits, and all information obtained from the City of Arcadia was used in preparation of the historic context and significance evaluations.

Dudek also obtained the 2002 *Historic Resource Survey* documentation created for the City of Arcadia by Cultural Resource Management, LLC (CRM) of Pomona through the Development Services Department webpage on June 5, 2021. This report divided the City into eight geographic districts and produced 1-page DPR primary records for

buildings that met the 50-year age threshold at the time of survey. Information in this Survey report was used in preparation of the historic context and significance evaluations.

Los Angeles County Assessor

Dudek obtained assessor data for the subject properties on April 8, 2021. This assessor data gave information about construction dates and current owners for all properties discussed in this report.

Los Angeles County Library

Dudek borrowed several books and researched historical photographs available from the Los Angeles County Library. All available information obtained from the library was used in preparation of the historic context and significance evaluations.

Arcadia History Room, Arcadia Public Library

Dudek also visited the digital collection through the library's website on June 4, 2021. The Arcadia History Room's Collections included newspaper clippings, city directories, scrapbooks, digitized e-books, and historical photographs. All available information obtained from the library was used in preparation of the historic context and significance evaluations.

Historical Newspaper Review

Dudek reviewed historical newspapers from Arcadia and surrounding cities in an effort to understand the development of the City of Arcadia, the proposed Project site, and the subject properties. These documents were used in the preparation of *Section 3: Cultural Setting* of this report.

American Institute of Architects (AIA)

Dudek reviewed three editions of *American Architects Directory* from 1956, 1962 and 1970 as well as indexes for *AIArchitect* magazine from 2001-2009 in an effort to research the multiple architects represented in the proposed Project site. Despite in-depth research into each architect, no additional information could be found for Jack Hale (local to Arcadia) or the firm Fleming & Fryer (Newport Beach).

Sanborn Fire Insurance Maps

A review of historical Sanborn Map Company fire insurance maps covering the City of Arcadia was conducted as part of the archival research effort for the proposed Project from the following years: 1908, 1924, and 1932 (revised). The subject properties only appear on the 1924 and 1932 sheet sets, and in both, the properties appear undeveloped. The area surrounding the subject properties appears to host several different property types, including "Mexican tenement," the Pacific Electric Substation, a Roman Catholic chapel, two railroad depots (ATSF and SPRR), a cannery associated with the Universal Fruit Base Company, and the San Gabriel Valley Lumber Company. South of the subject properties, a main street/downtown commercial area appears along Huntington Drive, between Santa Anita Avenue and Second Avenue (Sanborn Map Company 1924, 1932).

Historical Aerial Photographs

A review of historical aerial photographs was conducted as part of the archival research effort for the following years: 1928, 1936, 1941, 1944, 1949, 1954, 1956, 1960, 1964, 1968, 1972, 1973, 1976, 1977, 1980, 1981, 1983, 1989, 1994, 2002, 2003, 2005, 2009, 2010, 2012, 2014, and 2016. **Table 4** discusses the development of the areas surrounding the site (NETR 2021; UCSB 2021).

Table 4. Historical Aerial Photograph Review of proposed Project Site

| Photograph Year | Observations and Findings |
|-----------------|--|
| 1928 | A single gable roof barn is visible along N Santa Anita Avenue. The remainder of the proposed Project site is devoid of buildings. The proposed Project site appears bound by N Santa Anita Avenue to the west, a railroad spur to the north, a lumber mill to the east and a tree-lined paved road to the south. The surrounding town appears sparsely populated, with partially developed residential blocks and a small, clustered row of commercial buildings near the N 1 st Street and Huntington Drive intersections. Southeast of the subject properties, the Santa Anita racetrack appears between S Santa Anita Avenue to the east and the Pacific Electric Railroad line to the west. Three railroad spurs appear west and north of the proposed Project site: a small Pacific Electric Spur and Southern Pacific (SP) track coming from southwest then headed due east, and another ATSF railroad track headed from northwest to southeast. |
| 1936 | A second building appears with the gable roof barn in the proposed Project site. There is a tree directly east of the gable roof barn. There appears to be some development at 30 E Santa Clara Street; however, the quality of the image is poor. There is a small structure at the center of the proposed Project site. There are no discernable changes to the surrounding properties. |
| 1941 | No changes noted for the Santa Anita Avenue buildings. The area directly south and east of the two buildings is cleared of vegetation. A small, fenced property is discernable at the present day 30 E Santa Clara Street property. Two residential properties appear along Wheeler Avenue, just west of the still-present lumber mill. Southeast of the property, the Santa Anita Racetrack has been moved further east and replaced with a baseball field and public park with meandering paths. |
| 1944 | Another small barn or shed and fenced area appears along E Santa Clara Street, and there is a driveway north of the gable roof barn connecting to N Santa Anita Ave. Otherwise, the proposed Project site appears unchanged. To the south and east, more commercial properties line Huntington Drive and N 1 st Street. |
| 1949 | New commercial buildings appear on the proposed Project site: one large building appears on the corner of E Santa Clara Street and N Santa Anita Street, where present day 180 N Santa Anita Avenue building is located. Another pair of long, gable roof buildings appear along E Santa Clara Street, west of the present day 30 E Santa Clara Street property. There is a commercial building at 31-33 Wheeler Avenue. East of the proposed Project site, the Santa Anita Wash, located approximately 0.3-miles to the east, appears to have been converted to a concrete-lined channel. |
| 1954 | The area surrounding the proposed Project site appears dense with development. At 30 E Santa Clara Street, the long gable roof building is now a U-plan building. The tree line along Wheeler Ave, immediately south of the proposed Project site has been removed. Buildings formerly south of Wheeler Ave appear to have demolished and replaced with parking lots. More commercial buildings appear across from the proposed Project site along N Santa Anita Avenue. Huntington Drive is fully lined with commercial buildings between N Santa Anita Avenue and N 2 nd Street. Some of the railroad lines to the west of the proposed Project site appear to have been removed or non-operational; only the ATSF line appears to remain in use. Suburban residential subdivisions appear to have infilled areas previously left undeveloped. |

Table 4. Historical Aerial Photograph Review of proposed Project Site

| Photograph Year | Observations and Findings |
|-----------------|--|
| 1956 | Most of the large trees within the proposed Project site have been removed with the exception of a tree between the two buildings along the southeast corner of the proposed Project site. There are no other discernible changes in the proposed Project site or surrounding properties. |
| 1960 | The tree within the southeast corner of the proposed Project site has been removed. No other discernible changes in the proposed Project site or surrounding properties. |
| 1964 | The small, one-story commercial building at 31-33 Wheeler Avenue appears for the first time. A second small, one-story commercial building appears at 25 Wheeler Avenue, with a party wall to 31-33 Wheeler Avenue. East of the proposed Project site, the lumber mill appears to have been demolished and replaced with the Post Office building at 41 Wheeler Avenue. |
| 1968 | The three buildings along N Santa Anita Avenue between E Santa Clara Street and Wheeler Avenue appear to have been demolished. Remaining is the U-plan building along E Santa Clara Street, a rectangular building adjacent to the U-plan building and the buildings at 25 and 31-33 Wheeler Avenue. |
| 1972 | The buildings at 180 N Santa Anita Avenue, 150 N Santa Anita Avenue and 100 N Santa Anita Avenue have all been erected. |
| 1973-1983 | No discernible changes in the proposed Project site or surrounding properties. |
| 1989 | The c.1930s development at 30 E Santa Clara Avenue appears to have replaced the previous U-plan building at this property. |
| 1994 | No discernible changes in the proposed Project site. The ATSF railroad corridor to the north appears to have some adjacent construction. |
| 2002 | No discernible changes in the proposed Project site. The ATSF railroad corridor appears to have been fully converted to use for the Metro Gold Line. The industrial buildings on the north side of E Santa Clara Avenue appear to have been demolished and a new commercial building appears at the N Santa Anita Avenue and E Santa Clara Street corner. A large parking garage has also been added just east of the new commercial building, west of the tracks. |
| 2003-2012 | No discernible changes in the proposed Project site or surrounding properties. |
| 2014 | No discernible changes in the proposed Project site. The commercial buildings across N Santa Anita Avenue from the Project site appear to have been demolished. |
| 2016 | No discernible changes in the proposed Project site. The property across N Santa Anita Avenue appears to have been converted to a car sales showroom. |

2.5 Additional Documentation

In May 2021, LSA Associates, Inc. (LSA) prepared an individual evaluation memorandum and DPR form for one property within the proposed Project site, 25 Wheeler Avenue (APN 5773-006-004), as part of the Certificate of Demolition application process. LSA concluded the commercial building is not eligible for listing in the CRHR or for designation as a landmark under the City of Arcadia’s ordinance under any criteria because the building lacked architectural merit or important historical associations to people or events. LSA concluded that 25 Wheeler Avenue did not qualify as a historical resource as defined by CEQA. The LSA study was performed concurrent to Dudek’s own fieldwork, research, and evaluations. LSA’s research efforts did not uncover previously unknown or rely on

substantially different sources than those reviewed for Dudek's evaluation. The LSA Memorandum and DPR form are appended to this report in Appendix C. Additional Documentation.

3 Cultural Setting

3.1 Prehistoric Overview

Evidence for continuous human occupation in Southern California spans the last 10,000 years. Various attempts to parse out variability in archaeological assemblages over this broad period have led to the development of several cultural chronologies; some of these are based on geologic time, most are based on temporal trends in archaeological assemblages, and others are interpretive reconstructions. Each of these reconstructions describes essentially similar trends in assemblage composition in more or less detail. However, given the direction of research and differential timing of archaeological study following intensive development in Riverside and San Bernardino Counties, chronology building in the Inland Empire must rely on data from neighboring regions to fill the gaps. To be more inclusive, this research employs a common set of generalized terms used to describe chronological trends in assemblage composition: Paleoindian (before 7500 BP), Archaic (10,000–1500 BP), Late Prehistoric (1500 BP–AD 1769), and Ethnohistoric (after AD 1769).

Paleoindian Period (before 7500 BP)

Evidence for Paleoindian occupation in the region is tenuous. Our knowledge of associated cultural pattern(s) is informed by a relatively sparse body of data that has been collected from within an area extending from coastal San Diego, through the Mojave Desert, and beyond. A very unique technology defined by fluted projectile points and a highly formal lithic tool kit with almost no processing equipment is often considered to be the earliest evidence of human adaptation to North America. Widely known as “Clovis,” regional manifestations of this toolkit show important variability both in projectile point style and tool kit composition. Importantly, the attributes of “Clovis” are uncommon in California, with very few examples of the diagnostic, “fluted” Clovis point. There is, however, a notable exception from Crystal Cove State Park in southern Orange County (Fitzgerald and Rondeau 2012). This, along with other potential attributes of Clovis culture along the California Coast remain undated, and most of the earliest well-dated sites from the region contain rather different archaeological assemblages (Erlandson et al. 2007).

While the earliest evidence for human activity in California comes from the Channel Islands, ca. 13,000 BP, it does not exhibit obvious cultural similarity with the Clovis phenomenon. However, in the southern Central Valley fluted Clovis points date from ca. 11,000–10,500 BP (Rogers and Yohe 2020). One of the earliest dated archaeological assemblages in coastal Southern California (excluding the Channel Islands) comes from SDI-4669/W-12 in La Jolla, with human remains dating to ca. 9900–9050 BP (Bada et al. 1984). The burial is part of a larger site complex that contained more than 29 human burials associated with an assemblage that fits the Archaic profile (i.e., large amounts of ground stone, battered cobbles, and expedient flake tools) (Kennedy 1983). In contrast, typical Paleoindian assemblages include large stemmed projectile points, high proportions of formal lithic tools, bifacial lithic reduction strategies, and relatively small proportions of ground stone tools. Prime examples of this pattern come from Naval Air Weapons Station China Lake near Ridgecrest (Davis 1978). These sites contained fluted and unfluted stemmed points and large numbers of formal flake tools (e.g., shaped scrapers, blades). Fluted points from SBR-2355 and SBR-2356, also in the Mojave Desert, are considered quite ancient (on the thickness of obsidian hydration rinds) and co-occur with a diverse assemblage that also contains stemmed points, typically attributed to the Lake Mojave archaeological culture. Other typical Paleoindian sites in the desert include the Komodo site (MNO-679)—a multi-component fluted point site, and MNO-680—a single component Great Basined

Stemmed point site (Basgall 1987, 1988; Basgall et al. 2002). At MNO-679 and -680, ground stone tools were rare while finely made projectile points were common.

Turning back to coastal Southern California, the fact that some of the earliest dated assemblages are dominated by processing tools runs counter to traditional image of Paleoindians as highly mobile big-game hunters. Evidence for the latter—that is, typical Paleoindian assemblages—may have been located along the coastal margin at one time, prior to glacial desiccation and a rapid rise in sea level during the early Holocene (before 7500 BP) that submerged as much as 16 kilometers of the San Diego coastline since people first arrived in California, ca. 13,000 years ago (ICF 2013). If this were true, however, it would also be expected that such sites would be located on older landforms near the current coastline. Some sites, such as SDI-210 along Agua Hedionda Lagoon, contain stemmed points similar in form and age to Silver Lake and Lake Mojave projectile points from the high desert (Basgall and Hall 1993; Warren et al. 2004). However, sites of this nature are extremely rare; more typical are sites that contain large numbers of milling tools intermingled with older projectile point forms. Separating cultural components on the basis of artifact form and frequency is therefore difficult.

Warren et al. (2004) claim that a biface manufacturing tradition at the Harris site complex (SDI-149) is representative of typical Paleoindian occupation in the San Diego region that possibly dates between ca. 11,200 and 8200 BP (on the basis of radiocarbon dates from the Harris site itself). Termed San Dieguito (also see Rogers 1945), assemblages at the Harris site are qualitatively distinct from most others in the San Diego region because the site has large numbers of well-made bifaces (including projectile points), formal flake tools, a biface reduction trajectory, and relatively small amounts of processing tools (also see Warren 1964; Warren 1968). Despite the unique assemblage composition, the definition of San Dieguito as a separate cultural tradition is hotly debated. Gallegos (1987, 2017) suggested that the San Dieguito pattern is simply the inland manifestation of a broader economic pattern. This interpretation of San Dieguito has been widely accepted in recent years, in part because of the difficulty in distinguishing San Dieguito components from other assemblage constituents. In other words, it is easier to ignore San Dieguito as a distinct socioeconomic pattern than it is to draw it out of mixed assemblages.

The large number of finished bifaces (i.e., projectile points and non-projectile blades), along with large numbers of formal flake tools at the Harris site complex, is very different than nearly all other assemblages throughout the San Diego region, regardless of age. Warren et al. (2004) made this point, tabulating basic assemblage constituents for key early Holocene sites. Producing finely made bifaces and formal flake tools implies that relatively large amounts of time were spent on tool manufacture. Such a strategy contrasts with the expedient flake-based tools and cobble-core reduction strategy that typifies the regional Archaic sites (see below). It can be inferred from the uniquely high degree of San Dieguito assemblage formality that the Harris site complex represents an economic strategy distinct from that represented by other roughly contemporaneous assemblages from throughout the region.

San Dieguito sites are rare in the inland valleys, with one possible candidate, RIV-2798/H, located on the shore of Lake Elsinore. Excavations at Locus B at RIV-2798/H produced a toolkit consisting predominately of flaked stone tools, including crescents, points, and bifaces, and lesser amounts of ground stone tools, among other items (Grenda 1997). A calibrated and reservoir-corrected radiocarbon date on a shell from this site points to an early occupation, ca. 8880–8525 BP. Grenda suggested this site represents seasonal exploitation of lacustrine resources and small game and resembles coastal San Dieguito assemblages and spatial patterning.

If the San Dieguito pattern truly represents a socioeconomic strategy distinct from the regional Archaic processing regime, its rarity implies that it was not only short-lived, but that it was not as economically successful as the Archaic

strategy. Such a conclusion would fit with other trends in Southern California deserts, where hunting-related tools were replaced by processing tools during the early Holocene (Basgall and Hall 1990).

Archaic Period (10,000–1500 BP)

The more than 2,500-year overlap between the presumed age of Paleoindian occupations and the Archaic period highlights the difficulty in defining a cultural chronology in Southern California. If San Dieguito is the only recognized Paleoindian component in the coastal Southern California, then the dominance of hunting tools implies that it derives from Great Basin adaptive strategies and is not necessarily a local adaptation. Warren et al. (2004) admitted as much, citing strong desert connections with San Dieguito. Thus, the Archaic pattern is the earliest local socioeconomic adaptation in the region (see Hale 2001, 2009).

The Archaic pattern, which has also been termed the Millingstone Horizon (among others), is relatively easy to define with assemblages that consist primarily of processing tools, such as millingstones, handstones, battered cobbles, heavy crude scrapers, incipient flake-based tools, and cobble-core reduction. These assemblages occur in all environments across the region with little variability in tool composition. Low assemblage variability over time and space among Archaic sites has been equated with cultural conservatism (see Basgall and Hall 1990; Byrd and Reddy 2002; Warren 1968; Warren et al. 2004). Despite enormous amounts of archaeological work at Archaic sites, little change in assemblage composition occurred until the bow and arrow, and then ceramics, were adopted after 1500 BP (Griset 1996; Hale 2009; Schaefer 2012). Even then, assemblage formality remained low. After the bow was adopted, small arrow points appear in large quantities and already low amounts of formal flake tools are replaced by increasing amounts of expedient flake tools. Similarly, shaped millingstones and handstones decreased in proportion relative to expedient, unshaped ground stone tools (Hale 2009). Thus, the terminus of the Archaic period is equally as hard to define as its beginning because basic assemblage constituents and patterns of manufacturing investment remain stable, complemented only by the addition of the bow and ceramics.

Late Prehistoric Period (1500 BP–AD 1769)

The period of time following the Archaic and before Ethnohistoric times (AD 1769) is commonly referred to as the Late Prehistoric (Rogers 1945; Wallace 1955; Warren et al. 2004); however, several other subdivisions continue to be used to describe various shifts in assemblage composition. In general, this period is defined by the addition of arrow points and ceramics, as well as the widespread use of bedrock mortars. The fundamental Late Prehistoric assemblage is very similar to the Archaic pattern but includes arrow points and large quantities of fine debitage from producing arrow points, as well as ceramics, and cremations. The appearance of mortars and pestles is difficult to place in time because most mortars are on bedrock surfaces. Some argue that the Ethnohistoric intensive acorn economy extends as far back as 1500 BP (Bean and Shipek 1978). However, there is no substantial evidence that reliance on acorns, and the accompanying use of mortars and pestles, occurred before 600 BP. Throughout the inland region millingstones and handstones persisted in higher frequencies than mortars and pestles until the last 500 years (Basgall and Hall 1990); even then, weighing the economic significance of millingstone-handstone versus mortar-pestle technology is tenuous due to incomplete information on archaeological assemblages.

3.2 Ethnographic Overview

The history of the Native American communities prior to the mid-1700s has largely been reconstructed through later mission-period and early ethnographic accounts. The first records of the Native American inhabitants of the region

come predominantly from European merchants, missionaries, military personnel, and explorers. These brief and generally peripheral accounts were prepared with the intent of furthering respective colonial and economic aims and were combined with observations of the landscape. They were not intended to be unbiased accounts regarding the cultural structures and community practices of the newly encountered cultural groups. The establishment of the missions in the region brought more extensive documentation of Native American communities, though these groups did not become the focus of formal and in-depth ethnographic study until the early twentieth century (Bean and Shipek 1978; Boscana 1846; Geiger and Meighan 1976; Harrington 1934; Laylander 2000; Sparkman 1908; White 1963). The principal intent of these researchers was to record the precontact, culturally specific practices, ideologies, and languages that had survived the destabilizing effects of missionization and colonialism. This research, often understood as “salvage ethnography,” was driven by the understanding that traditional knowledge was being lost due to the impacts of modernization and cultural assimilation. Alfred Kroeber applied his “memory culture” approach (Lightfoot 2005, p. 32) by recording languages and oral histories within the region. Ethnographic research by Dubois, Kroeber, Harrington, Spier, and others during the early twentieth century seemed to indicate that traditional cultural practices and beliefs survived among local Native American communities.

It is important to note that even though there were many informants for these early ethnographies who were able to provide information from personal experiences about native life before the Europeans, a significantly large proportion of these informants were born after 1850 (Heizer and Nissen 1973); therefore, the documentation of pre-contact, aboriginal culture was being increasingly supplied by individuals born in California after considerable contact with Europeans. As Robert F. Heizer (1978) stated, this is an important issue to note when examining these ethnographies, since considerable culture change had undoubtedly occurred by 1850 among the Native American survivors of California.

Gabrielino (Gabrieleño)/Tongva

The archaeological record indicates that the proposed Project site and vicinity was occupied by the Gabrielino. Surrounding cultural groups included the Chumash and Tataviam to the north and west, the Serrano and Cahuilla to the north and east, and the Juaneño and Luiseño to the south and east.

The name “Gabrielino” (also spelled “Gabrieliño” and “Gabrieleño”) denotes those people who were administered by the Spanish from the San Gabriel Mission, which included people from the Gabrielino area proper as well as other social groups (Bean and Smith 1978; Kroeber 1925). Therefore, in the post-Contact period, the name does not necessarily identify a specific ethnic or tribal group. The names by which Native Americans in southern California identified themselves have, in some cases, been lost. Many modern Gabrielino identify themselves as the Tongva (King 1994), within which there are a number of regional bands. Though the names “Tongva” or “Gabrielino” are the most common names used by modern Native American groups, and are recognized by the Native American Heritage Commission, there are groups within the region that self-identify differently, such as the Gabrielino Band of Mission Indians - Kizh Nation. To be inclusive of the majority of tribal entities within the region, the names “Tongva” or “Gabrielino” are used within this report.

Tongva lands encompassed the greater Los Angeles Basin and three Channel Islands, San Clemente, San Nicolas, and Santa Catalina. The Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast, stretching from the foothills of the San Gabriel Mountains to the Pacific Ocean. A total tribal population has been estimated of at least 5,000, but recent ethnohistoric work suggests a number approaching 10,000 (O’Neil 2002). Houses constructed by the Tongva were large, circular, domed structures made of willow poles thatched with tule that could hold up to 50 people (Bean and Smith 1978). Other

structures served as sweatshops, menstrual huts, ceremonial enclosures, and probably communal granaries. Cleared fields for races and games were created adjacent to Tongva villages (McCawley 1996). Archaeological sites composed of villages with various sized structures have been identified.

The largest, and best documented, ethnographic Tongva village in the vicinity was that of Yanga (also known as Yaangna, Janga, and Yabit), which was in the vicinity of the downtown Los Angeles (McCawley 1996; NEA and King 2004). This village was reportedly first encountered by the Portolá expedition in 1769. In 1771, Mission San Gabriel was established. Yanga provided a large number of the recruitments to this mission; however, following the founding of the Pueblo of Los Angeles in 1781, opportunities for local paid work became increasingly common, which had the result of reducing the number of Native American neophytes from the immediately surrounding area (NEA and King 2004). Mission records indicate that 179 Gabrielino inhabitants of Yanga were recruited to San Gabriel Mission (King 2000; NEA and King 2004). Based on this information, Yanga may have been the most populated village in the Western Gabrielino territory. Second in size, and less thoroughly documented, the village of Cahuenga was located slightly closer, just north of the Cahuenga Pass

Father Juan Crespi passed through the area near the village of Yanga on August 2-3, 1769. The pertinent sections from his translated diary are provided here:

Sage for refreshment is very plentiful at all three rivers and very good here at the Porciúncula [the Los Angeles River]. At once on our reaching here, eight heathens came over from a good sized village encamped at this pleasing spot among some trees. They came bringing two or three large bowls or baskets half-full of very good sage with other sorts of grass seeds that they consume; all brought their bows and arrows but with the strings removed from the bows. In his hands the chief bore strings of shell beads of the sort that they use, and on reaching the camp they threw the handfuls of these beads at each of us. Some of the heathens came up smoking on pipes made of baked clay, and they blew three mouthfuls of smoke into the air toward each one of us. The Captain and myself gave them tobacco, and he gave them our own kind of beads, and accepted the sage from them and gave us a share of it for refreshment; and very delicious sage it is for that purpose.

We set out at a half past six in the morning from this pleasing, lush river and valley of Our Lady of Angeles of La Porciúncula. We crossed the river here where it is carrying a good deal of water almost at ground level, and on crossing it, came into a great vineyard of grapevines and countless rose bushes having a great many open blossoms, all of it very dark friable soil. Keeping upon a westerly course over very grass-grown, entirely level soils with grand grasses, on going about half a league we came upon the village belonging to this place, where they came out to meet and see us, and men, women, and children in good numbers, on approaching they commenced howling at us though they had been wolves, just as before back at the spot called San Francisco Solano. We greeted them and they wished to give us seeds. As we had nothing at hand to carry them in, we refused (Brown 2001:339-341, 343).

The Portolá party passed westward through the La Brea Tar Pits area (CA-LAN-159) the following day. This was a known area of Native American use for hunting and the gathering of tar and other area-specific resources. A pertinent excerpt from Father Juan Crespi's August 3, 1769 diary entry is provided here:

The Captain told me that when they scouted here, in a ravine about half a league to the westward they came upon about forty springs of pitch, or tar, boiling in great surges up out of the ground, and saw very large swamps of this tar, enough to have caulked many ships. (Brown 2001: 341)

Upon leaving the La Brea Tar Pits, the Portolá expedition continued westward, camping on August 4, 1769 near what is now the route Interstate 405 before heading northward into the mountains. Details of the day's travels are provided below:

At a quarter past six in the morning we set out from this copious spring at the San Esteban Sycamores We pursued our way northwestward and on going about a quarter-league [0.85 mile], we came into a little flat hollow between small knolls, and then onward across level tablelands of dark friable soil....we turned west-northwestward and on going two hours, all over level soil, came to the watering place: two springs rising at the foot of a high tableland, their origin being higher up on the large plain here....At this spot we came upon a village at the aforesaid tableland and as soon as we arrived and set up camp, six very friendly, compliant tractable heathens came over, who had their little houses roofed with grass, the first we have been seeing of this sort. They brought four or six bowls of the usual seeds and good sage which they presented to our Captain. On me they bestowed a good-sized string of the sort of beads they all have, made of white seashells and red ones, though not very bright-colored, that look to be coral. (Brown 2001: 345-349)

The name of this village referenced to be near the August 4, 1769 Portolá camp is unknown and would have been located approximately 3 miles from the named village near Santa Monica (Kuruvunga) and 5 miles from Sa'anga near the mouth of Ballona Creek. Sa'anga, has also been commonly referred to as Guaspeta or Guashna, (NEA and King 2004), Saan (Kroeber 1925), or Saa'anga or Waachnga (McCawley 1996). Ethnohistoric research completed by John Johnson (1988) pertaining to the inhabitants of San Clemente Island and Santa Catalina Island has indicated that there were many marriage ties between these islands and this village in the vicinity of the Ballona wetlands. Mission records indicate that a total of 95 neophytes came from this village; 87 of these individuals at Mission San Gabriel and the remaining eight at Mission San Fernando (NEA and King 2004). These records further suggest that marriage was common with the surrounding outside villages, but perhaps most often occurring with members of the large village of Yanga.

The Tongva subsistence economy was centered on gathering and hunting. The surrounding environment was rich and varied, and the tribe exploited mountains, foothills, valleys, deserts, riparian, estuarine, and open and rocky coastal eco-niches. Like that of most native Californians, acorns were the staple food (an established industry by the time of the early Intermediate Period). Acorns were supplemented by the roots, leaves, seeds, and fruits of a wide variety of flora (e.g., islay, cactus, yucca, sages, and agave). Fresh water and saltwater fish, shellfish, birds, reptiles, and insects, as well as large and small mammals, were also consumed (Bean and Smith 1978: 546; Kroeber 1925; McCawley 1996).

A wide variety of tools and implements were used by the Tongva to gather and collect food resources. These included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Groups residing near the ocean used oceangoing plank canoes and tule balsa canoes for fishing, travel, and trade between the mainland and the Channel Islands (McCawley 1996).

Tongva people processed food with a variety of tools, including hammerstones and anvils, mortars and pestles, manos and metates, strainers, leaching baskets and bowls, knives, bone saws, and wooden drying racks. Food was

consumed from a variety of vessels. Catalina Island steatite was used to make ollas and cooking vessels (Blackburn 1963; Kroeber 1925; McCawley 1996).

3.3 Historic Period Overview

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

Spanish Period (1769–1822)

Spanish explorers made sailing expeditions along the coast of southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present day San Diego Bay. With his crew, Cabrillo explored the shorelines of present Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno’s crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California’s Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823 (Bancroft 1885; Gumprecht 1999).

The Portolá expedition first reached the present day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Friar Juan Crespí named the campsite by the river “Nuestra Señora la Reina de los Angeles de la Porciúncula” or “Our Lady the Queen of the Angeles of the Porciúncula.” Two years later, Friar Junípero Serra returned to the valley to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771 (Kyle 2002).

Mexican Period (1822–1848)

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and remain as California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the

indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955).

Extensive land grants were established in the interior during the Mexican period, in part to increase the population inland from the more settled coastal areas where the Spanish first concentrated their colonization efforts. The proposed Project site, and nearly all of the City of Arcadia fell within Rancho Santa Anita. After Mexico's Secularization Act of 1833, all Mission lands were secularized and removed from the control of the church and given to political figures, friends, and members of the military. Rancho Santa Anita constituted a portion of the former Mission San Gabriel lands. This rancho was unique in that it was deeded to Victoria Bartolomea Maria Comicrabit, the politically powerful daughter of a Gabrielino/Tongva chief, and her second husband Hugo Reid, a Scottish-born immigrant to California, in 1839 after Reid and Comicrabit built a large adobe house there. The Rancho Santa Anita land grant encompassed 13,319 acres, and portions of present day Arcadia, Monrovia, Sierra Madre, and Pasadena. Reid eventually accumulated too much personal debt and was forced to sell Rancho Santa Anita to friend and neighbor Henry Dalton in 1847 (ARG 2016, p. 15-16; Bancroft 1885; Dallas 1955).

During the heyday of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of non-native inhabitants increased during this period with the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who did not possess immunities to them (Dallas 1955).

American Period (1848–Present)

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

California officially became a state in 1850 (Waugh 2003). Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the southern California economy through 1850s. The Gold Rush began in 1848, and with the influx of gold seekers, the ranching economy began to produce meat and dairy, in addition to hides and tallow. During the cattle boom of the 1850s, rancho vaqueros drove large herds from southern to northern California to feed that region's burgeoning mining and commercial boom. Cattle were at first driven along major trails or roads such as the Gila Trail or Southern Overland Trail, then were transported by trains when available. The cattle boom ended for southern California as neighbor states and territories drove herds to northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 2005).

3.4 Historical Overview of the City of Arcadia and its Downtown Commercial Core

After the annexation of California to the United States, Henry Dalton, applied for a land patent to Rancho Santa Anita with the Public Land Commission, as required by the Land Act of 1851. The rancho went through several

owners until 1875, when Rancho Santa Anita was sold for \$200,000 to Elias Jackson “Lucky” Baldwin. Baldwin was a wealthy landowner who had gained fame and fortune by investing in Nevada’s Comstock Lode mine. Baldwin owned several ranchos east of Los Angeles and invested heavily in their development. After Baldwin purchased the rancho, he hired a property manager and began to arrange for multiple improvements, including large-scale orange orchards, irrigation systems, and a distillery and wine production operation. Most notably, he started a training track and stables for racehorses (ARG 2016, p. 16; Eberly 1953, pp. 12-14; McAdam and Snider 1981, pp. 14-15).

Though there was an economic downturn in the 1870s and Baldwin went into debt, he retained several of his properties and saw success during the land boom of the 1880s. Adjacent development in Monrovia and Sierra Madre, cities close to Rancho Santa Anita, inspired Baldwin to subdivide his land in 1883. The Santa Anita Tract was located between Monrovia to the east and Baldwin’s large estate house to the west. Baldwin also secured the right-of-way for the Los Angeles & San Gabriel Valley Railroad to pass through the Santa Anita Tract, as well as water rights in Santa Anita and Little Santa Anita canyons. Baldwin developed other amenities and attractions for the area, including construction of the Oakwood Hotel, creating tourist excursions to the surrounding mountains, lining Santa Anita Avenue with eucalyptus trees, and continuing to breed and train racehorses. By 1886, the railroad had been purchased by Atchison Topeka and Santa Fe (AT&Sf) Railroad, and the tracks reached the Santa Anita Tract townsite. By 1887, the town was being referred to as Arcadia (Figure 4). Baldwin’s speculative development made the town appear so successful that another railroad, the San Gabriel Valley Rapid Transit Railroad, built a depot and began offering rail service to the town. Despite this, by the end of the 1880s, the town had less than 200 residents (ARG 2016, pp. 18-19, 23; Eberly 1953, pp. 32-33; McAdam and Snider 1981, pp. 20-21).

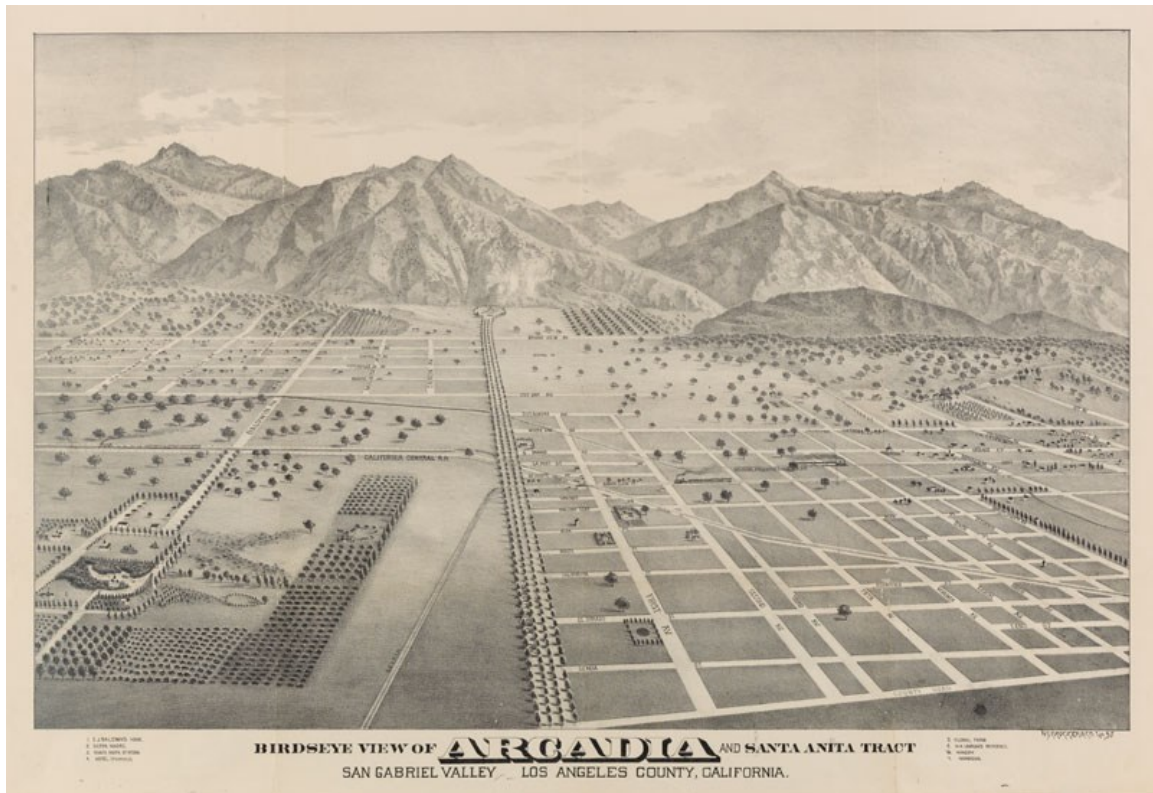


Figure 4. Bird’s Eye View of Arcadia and the Santa Anita Tract, 1888; Santa Anita Avenue is the tree-lined north-south road in the center of the image (California State Library)

Baldwin continued to grow the community in the 1890s and 1900s, helping to develop the town. In 1902, when the Pacific Electric Railway announced it would construct the Pasadena Short Line from Pasadena to Monrovia, Baldwin interceded with the company and negotiated for service to Arcadia. He also filed to incorporate Arcadia in 1903 and was immediately appointed mayor. Baldwin's intent was not necessarily to grow the town, but to gain traction for a business proposal and long-time hobby: establishing a horse-racing track at Arcadia. The town grew, with a small commercial business district emerging along Falling Leave Avenue (later, Huntington Drive). On the west side of Santa Anita Avenue, adjacent to the business corridor and railroad depots, Baldwin built Santa Anita Park, a racetrack, in 1907. Baldwin died in February 1909. Just a month later, the State of California passed a bill banning racetrack gambling and the Santa Anita Racetrack was closed. The original racetrack burned down in 1912 (ARG 2016, pp. 28-29; Eberly 1953, pp. 40, 49, 52-53; McAdam and Snider, p. 61).

In the beginning of the twentieth century, commercial growth in Arcadia continued to be concentrated along Falling Leave Avenue. General improvements in the city included gas and electric utilities, streetlights, a municipal water system, a dedicated city-operated fire department, and graded and paved roads. Banks, schools, hotels and residential subdivisions were constructed in the townsite. Falling Leaf Avenue was paved, widened, and renamed Huntington Drive in 1913. The United States' entry into World War I had an impact on the city's development patterns. The Ross Field Balloon School was established by the U.S. Army at the Santa Anita Racetrack site. During the war years, 3,500 recruits were hosted at Ross Field. Arcadia expanded from 696 citizens in 1910 to 2,239 in 1920 (ARG 2016, pp. 37-40; Eberly 1953, p. 59-75; McAdam and Snider 1981, pp. 96, 109).

A new downtown commercial corridor and civic center began to form along Huntington Drive in the late 1910s and 1920s. In 1918, Arcadia's first City Hall was erected at Huntington Drive and First Street. Eventually, several civic buildings, including the library, police department fire department, and a community center would emerge north of the City Hall building, on Wheeler Avenue. During the 1920s, several commercial business erected buildings on Huntington Drive, including the Arcadia Theatre, a drive-in market at Huntington Drive and First Avenue, and other grocery and dry goods markets. To the north of the commercial district, industrial properties began to concentrate along the ATSF and SP railroad tracks, especially near the intersection of Santa Clara Street and the railroad tracks. Outside of the town's central core, new residential subdivisions were created by dividing large land tracts into smaller plots. Several agricultural tracts in and around Arcadia were also dedicated to poultry raising, which remained a common land use in Arcadia through the 1930s (ARG 2016, pp. 47-50; McAdam and Snider 1981, pp. 109-110).

In 1933, the State of California reintroduced racetrack wagering, reversing their 1909 anti-gambling position. By Christmas 1934, a new Santa Anita Park racetrack was opened by the Los Angeles Turf Club. With the end of Prohibition in 1933, the town became a destination for local gambling, sports betting, and alcohol consumption. The City also received a generous WPA grant to create a 184-acre public park at Santa Anita Regional Recreational Center (Arcadia County Park), which boasted an 18-hole golf course, pools, and tennis courts, open to the public. In the 1930s, Anita Baldwin, daughter of E.J. Baldwin, sold 1,300 acres of inherited property to be developed by Rancho Santa Anita, Inc. Rancho Santa Anita, Inc. parceled the large acreage into residential subdivisions, including Santa Anita Village, the Rancho, the Upper Rancho, Santa Anita Gardens, and Colorado Oaks. The effect of these investments and increased visitation, despite the national Depression, led to the City of Arcadia experiencing moderate growth in the 1930s, with "new buildings, new businesses, public improvements and home construction" taking place almost daily (Eberly 1953, p. 118). By 1940, the City's population expanded to 9,122 citizens.

During World War II, Arcadia's Santa Anita Racetrack played a large role in the Executive Order 9066 removal of Japanese-Americans from their homes and subsequent internment, serving as an assembly center in 1942. The

War Department took over the racetrack. Nearly 400 barracks buildings were erected around the grandstand building (Figure 5). In addition to housing Japanese-Americans before they were sent to internment camps, the racetrack was also used to hold 2,000 German and Polish prisoners-of-war. During the war, the City of Arcadia experienced little population or built environment growth during this period (Arcadia Historical Society 2008, p. 73; ARG 2016, pp. 53-55, 60-62; Eberly 1953, pp. 118-122; Kovacic 2003, pp. 23-24; McAdam and Snider 1981, pp. 127, 148).



Figure 5. Barracks to house Japanese internees at the Santa Anita Park Racetrack, 1942 (Los Angeles Public Library)

In the post-war period, like all of Southern California, the City of Arcadia experienced massive population growth and a building boom. The population of Arcadia increased from 9,122 people in 1940 to 23,066 people in 1950. Much of the town's growth was financed through Veterans' loans and Federal Housing Administration mortgage-promoted home building. In the downtown commercial core, all remaining empty lots were developed, and other commercial corridors emerged along Duarte Road and Foothill Boulevard (U.S. Route 66). Commercial shopping centers and commercial strips in these areas were designed to take advantage of automobile traffic as other modes of transportation, including the Pacific Electric Red Cars, ended service in the 1950s. Notable institutional growth during this period included the creation of the Los Angeles State and County Arboretum, which was carved out of remaining undeveloped Rancho Santa Anita land in 1947. It opened to the public in 1955. The City's population growth continued, expanding to 41,005 people in 1960 (ARG 2016, pp. 65-66; Kovacic 2003, pp. 322-326; McAdam and Snider 1981, pp. 163-165).

Suburban sprawl, commercial growth, shopping centers, and a booming population characterized Arcadia in the 1960s and 1970s. Civic development included expanding the number of grammar and high schools, new libraries, and the fire and police departments. By 1968, the Foothill Freeway (now Interstate 210) was completed through Arcadia. It continued east towards San Dimas by 1971. Multiple attempts were made to expand the downtown commercial core along Huntington Drive by permitting high-rise buildings. These efforts were defeated in the 1960s and 1970s, resulting in a height limit of eight stories. One project built to this limit was the Towne Center Project, completed in 1971 (see Section 3.5). Noteworthy commercial development away from the downtown commercial core was the Santa Anita Fashion Park, an indoor mall designed by Victor Gruen of Gruen Associates and opened in 1975.

In the 1980s and 1990s, the demographics of Arcadia changed dramatically, and the formerly majority-Caucasian city quickly transformed into a predominantly Asian-American community. The Asian-American community comprised 9% of the population in 1980. Over the next few decades, the community grew to 59% of the population by 2010. In addition to shifting demographics, commercial and industrial land uses have also changed in Arcadia. In 1996, the City published a General Plan to revitalize the downtown district. From the early 2000s to the present-day, single-family residences, townhomes, and condominiums have been constructed in formerly industrial and commercial areas around the two-block downtown commercial core of Huntington Drive. Today, the downtown commercial core is a mixed-use, primarily commercial area (Arax 1985; ARG 2016 pp. 77-78; City of Arcadia 2010b, p. 53, 2010c, p. 3; Kovacic 2003, pp. 126-127, 326; Kovacic 2013, pp. 59-61, 68; McAdam and Snider 1981, pp. 175-177).

3.5 History of Buildings within the Proposed Project Site

The proposed Project site is located east of Santa Anita Avenue and north of Wheeler Avenue in Arcadia's downtown commercial core. Santa Anita Avenue and Wheeler Avenue were part of the original townsite for the City of Arcadia. Along these avenues were concentrations of civic institutions and industrial developments. Santa Anita Avenue served as a road and bridle trail. E.J. Baldwin planted rows of trees along Santa Anita Avenue to form an attractive vista. While Wheeler Avenue was in the original 1887 plat map, between the downtown commercial core and the railroad, the avenue was not extensively developed until the twentieth century.

According to the Sanborn map published in 1924, the first prominent business to appear along Wheeler Avenue was the San Gabriel Valley Lumber Company. The company operated a large lumber yard at the northwest corner of First Avenue (east of the proposed Project site) and Wheeler Avenue. Wheeler Avenue, in the block bounding the proposed Project site, became the location of many of Arcadia's earliest civic buildings. The first Arcadia Public Library, opened in 1930, was located on the corner of First Street and Wheeler Avenue. Wheeler Avenue was also the location of the Police and Fire Department building (constructed in 1932 at 50 Wheeler Avenue). Later, the departments were split, and the Fire Department moved to its own building off of Wheeler Avenue in 1935. In 1939, the Arcadia Community Center was established at 30 Wheeler Avenue.

During the 1920s and 1930s, Santa Anita Avenue primarily used for agriculture. In the earliest aerial photographs, newspapers, and Sanborn Maps, Arcadia Hay and Grain had a grain barn and roadside business along Santa Anita Avenue in the present-day proposed Project site. There was no additional development on the proposed Project site until the 1950s (Figure 6) (Kovacic 2003, pp. 7, 237, 244; McAdam and Snider 1981, pp. 190; NETR 2021; Sanborn Map Company 1924, p. 3, 1932, p. 3; UCSB 2021).



Figure 6. View of Huntington Drive, looking west to Santa Anita Drive. Wheeler Avenue at right, 1959 (Arcadia Public Library)

In 1959, a commercial building was constructed at 31-33 Wheeler Avenue for contractor Thomas Cosentino. The building had two street-facing offices sharing a party wall. The building was designed by architect Jack Hale, and the original building permit names Thos. Cosentino Builders as the building contractors. The first two occupants were Columbia Labs Inc., wax manufacturers, in the 31 Wheeler side and Thomas Cosentino Builders in 33 Wheeler. Over time, this building was used mainly as offices for manufacturing companies and local commercial entities. Other owners and occupants included Huntington Associates, Inc (circa 1967-1982), Mollin Investments (circa 1983-1984), and Arcadia Radiology (circa 1984-2011) (City of Arcadia Permits, historical permit files, 1959-1991; City of Arcadia Permits #B00-005-032, #B00-038-268; R.L. Polk & Co. 1960, p. 241; Arcadia Directory Company 1969, p. 66).

In 1961, an adjoining commercial property was constructed at 25 Wheeler Avenue. Because original permits were not available for this property, less is known about the circumstances of its construction and original ownership. According to city directories from the 1960s, 25 Wheeler Avenue housed multiple small commercial enterprises in a suite of eight offices. In 1962, the Post Office was constructed on Wheeler Avenue. A demand parking corresponded with the growth of Arcadia's downtown commercial core. An area along Wheeler Avenue, west of the police and fire stations, and east of Santa Anita Avenue was turned into a parking area to serve the downtown commercial core (R.L. Polk & Co. 1960, p. 241; Arcadia Directory Company 1969, p. 66).

At the end of the 1960s, the City of Arcadia established the Arcadia Community Redevelopment Agency that began consideration of the Towne Center Project. The Towne Center Project proposed redevelopment of an area in the downtown commercial core north of Huntington Drive between Santa Anita Avenue and First Avenue. Two high-rise buildings were proposed, the Glenrich Building, a medical office, and Towne Center, a bank and office building. The project was supported by the Chamber of Commerce and various business associations. In 1970, the Towne Center

Project was approved, comprising an eight-story tower and a one-story bank building (Arcadia Tribune 1966a, p. 1; 1966b, p. 1; 1967a, p. 1; 1967b, p. 1; 1969, p. 1; 1970, p. 1).

The design of Towne Center changed multiple times over the course of planning as investors and owners changed. Originally the building was developed by BBC Development Company and James Coppedge was the named architect (Arcadia Tribune 1967b, p. 1; 1967c, p. 1). The project was scheduled to begin in 1968. In 1970, a new developer, Summit Management, took over the project and W. J. Fleming redesigned the building. The building was redesigned a third time by Fleming & Fryer in 1971, incorporating W.J. Fleming's earlier design. This design was implemented. Owners Union Realco and Bank of America planned to utilize the building immediately. A groundbreaking was held in April 1971. The project ultimately included the eight-story tower, a connected one-story bank, a parking lot, retaining wall with landscaping, and a second commercial building erected to house the Great Scot Restaurant. Both the Great Scot and the eight-story Towne Center opened in 1972. (100 N. Santa Anita Avenue) (Figure 7) (Arcadia Tribune 1967c, p. 1, 1970a, p. 1; 1970b, p. 1; 1971a, p. 1; 1971b, p. 1).

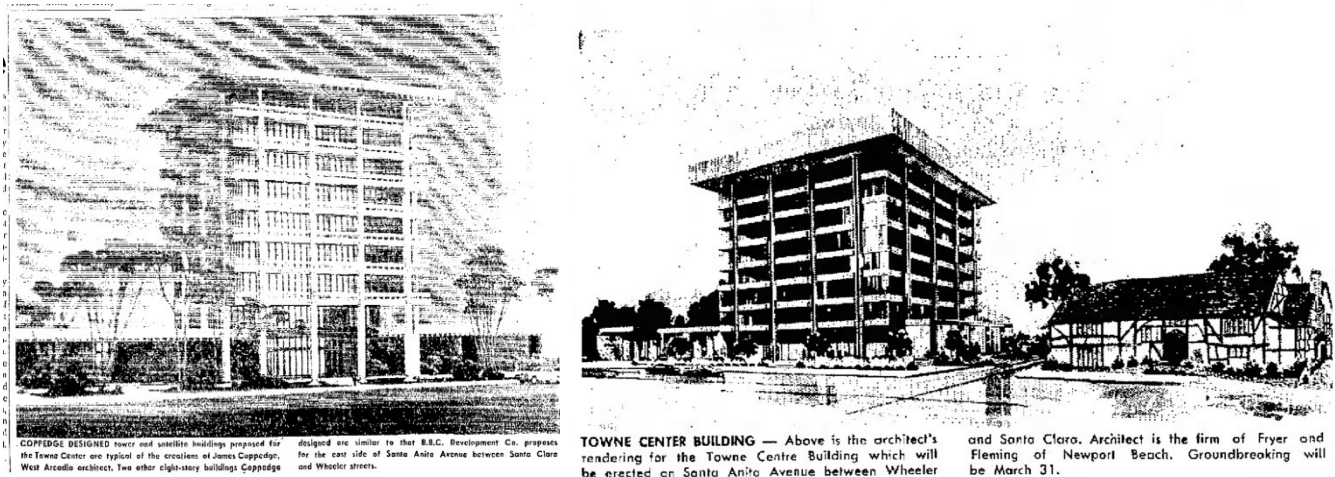


Figure 7. Left, Coppedge-designed building (Arcadia Tribune 1967c, p. 1) Right: Fleming & Fryer-designed building with Great Scot restaurant at right (Arcadia Tribune 1971a, p. 1)

The Great Scot Restaurant, a late addition to the Towne Center Project, was separately designed by Willis K. Hutchason & Associates, and constructed by Keller and Grant, Inc and Van Vliet Construction Co. The restaurant advertised that its building was “an exact copy of a 16th Century coaching inn, situated 20 miles south of London” (Arcadia Tribune 1972, p. 34). According to promotional materials, the architects meticulously researched the sixteenth century building, as well as historical building methods, including half-timbered construction and wattle-and-daub. Great Scot remained a restaurant, albeit with different tenants over time, until approximately 2005 when it was converted to offices for a construction company. Tenants included: Great Scot (circa 1972-1980), Lord Charley's Restaurant (circa 1980-1985), The Gallery (circa 1985-1987), F.W. Szechwan Restaurant (circa 1987-1995), Little Garden Chinese Restaurant (circa 1995-2005), Dynamo Construction Co and Dynamo Realty (circa 2005-2008), and medical offices (circa 2008-present) (Arcadia Tribune 1972, pp. 31, 34; City of Arcadia Permits 1966-2008).

The success of Towne Center figured directly in the Arcadia Redevelopment Agency's 1970s projects, which included the Fashion Park mall and attracting other businesses to the downtown commercial core. In 1976, City Council briefly considered abandoning Wheeler Avenue, closing the road and turning it into driveway access for downtown Arcadia parking. While the proposal to close Wheeler Avenue did not go through, the short street

functions today as an access road for the limited businesses fronting Wheeler Avenue and provides access to the parking lots south of Wheeler Avenue (Arcadia Tribune 1973, p. 1; 1977, p. 17; McAdam and Snider 1981, p. 176).

In recent years, the area around the proposed Project site has been considered new development. In 1999, several big box retail stores were established north of the proposed Project site along N Santa Anita Avenue, between the freeway exit at Santa Anita Avenue and Huntington Drive. In 2003, Santa Anita Avenue was widened and landscaped. Between 2009 and 2015, the Metro Gold Line extension from Pasadena was approved and completed, strengthening public transportation to the downtown commercial core of Arcadia. In 2014, the area north of E Santa Clara Street, north of the proposed Project site, was redeveloped into multi-level parking and commercial retail stores. (Arcadia Weekly 2003, p. 18; Metro Gold Line Foothill Extension Construction Authority 2021; NETR 2021; Sierra Madre News 1999, p. 9; UCSB 2021).

3.6 Architectural Styles in the Proposed Project Site

Multiple architectural styles are represented throughout the proposed Project site. Below is a description and summary of each of these styles and associated character-defining features.

Architectural Style: Corporate Modern (1945-1975)

Corporate Modern architecture was used for high-rise buildings in Southern California from the 1950s through 1970s. Like other Modern architectural movements, Corporate Modern architecture focused on austere exteriors with minimal ornamentation. Buildings were constructed using innovative and industrial materials such as steel, glass curtain walls, and concrete. The style is based largely on the International design aesthetic attributed to architect Mies van der Rohe's work before World War II. Prominent practitioners of the Corporate Modern style in Los Angeles included William Pereira and Charles Luckman. The style appears to be part of the "Late Modern" style as defined in the City of Arcadia Historic Context Statement (Sapphos 2009, pp. 236-238; ARG 2016, pp. 100-103).

Character-defining features of the Corporate Modern style include:

- Use of concrete, steel and glass
- Rectilinear forms
- Large vertical expanses of concrete
- Lack of exterior ornamentation
- Glass curtain walls
- Use of steel mullions
- First floor has a slight setback under a canopy
- Decorative entry points with a variety of materials such as marble or tiles
- Design dictated by steel framing systems

Architectural Style: Mid-Century Modern (1940-1975)

Mid-Century Modern is a term used to describe the evolution of the International Style after World War II and encompasses a range of buildings forms. The Mid-Century Modern style was embraced in the building boom that

followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers. There was a need for a style that could meet the demand for mass construction of many property types – from residences to schools to offices – and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology. Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements.

Aesthetically, Mid-Century Modern is a term used to describe the evolution of the International Style after World War II and encompasses a range of buildings forms and property types. While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. Mid-Century Modern is characterized by more solid wall surfaces as opposed to large planes of glass and steel that characterize the International Style (and its successors, including Corporate Modern). Stacked bond brick walls are a common feature of commercial and institutional (primarily educational) buildings in the Mid-Century Modern style. In residential buildings, post-and-beam construction with exposed wood structural systems is a common design element. Residential and low-scale commercial buildings exhibit flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs rarely incorporate applied ornamentation or references to historical styles.

Many property types exhibit the characteristics of the Mid-Century Modern style; however, not all Mid-Century Modern designs rise to the level of significant examples of the architectural style. The Case Study House program made Los Angeles a center of experimentation within the style, and the influence of new modern designs radiated outwards to communities around Los Angeles County, including Arcadia, where the characteristics of Mid-Century Modern design could be appropriated for massive scale production, and use modern materials that could be mass-produced (ARG 2016, p. 98; Gebhard and Winter 2003; McAlester 2015, pp. 630-646; Morgan 2004; Moruzzi 2013, p. E6).

Character-defining features of the Mid-Century Modern style include:

- Low, boxy, horizontal proportions
- Mass-produced materials
- Flat, smooth sheathing
- Flat roofed without coping at roof line; flat roofs hidden behind parapets
- Lack of exterior decoration or abstract geometrical motif
- Simple windows (metal or wood)
- Industrially plain doors
- Large window groupings
- Commonly asymmetrical
- Whites, buffs and pale pastel colors

Architectural Style: Tudor Revival (1890-1950)

The Tudor architectural style originated during the reign of English Tudor monarchs, beginning with Henry VII in 1485 until the death of Elizabeth I in 1603. The name Tudor Revival was a relative misnomer since few examples closely resembled the architectural characteristics of sixteenth-century Tudor England. Instead, the buildings designed under this style incorporated aspects of late Medieval and early Renaissance English manor houses and folk cottages. The Tudor Revival style first became popular in the late eighteenth and early nineteenth centuries. Like the Craftsman style, the eventual popularity of the Tudor Revival style was due to its relationship to the Arts and Crafts movement. The style was also a reaction to increasing industrialization. Sixteenth- and seventeenth-century Tudor architecture was perceived as picturesque and harmonious with the natural landscape. Tudor Revival drew inspiration from late medieval domestic architecture, which varied from modest thatched-roof cottages to large manor houses with hand-hewn half-timbering. The style offered versatility in the interior plan rather than being limited by symmetry.

In America, the Tudor Revival style was first used for residential architecture in the 1890s, especially for larger homes on the East Coast. The earliest Tudor Revival homes in the United States date from the late nineteenth-century and present as architect-designed landmarks that closely resembled the English models. By the 1920s, the Tudor Revival style was a popular choice across the country's growing middle-class suburban neighborhoods. This was due in part to the evolving techniques of masonry veneering, which allowed any building to resemble their stone and brick English counterparts.

In Southern California, Tudor Revival style architecture typically dates to buildings constructed in the 1920s and 1930s. Early examples were often large single-family homes in wealthy neighborhoods. The style began appearing in greater numbers in the 1920s in Southern California, and it was applied to modest bungalows as the popularity of the Craftsman style waned (McAlester 2015, pp. 448-455; City of Roanoke 2008, pp. 54-63; ARG 2016, pp. 87-90).

Character-defining features of the Tudor Revival style include:

- Asymmetrical facades and irregular massing
- Stucco, brick or stone masonry, or masonry-veneered walls
- Steeply pitched roof, with at least one prominent front-facing gable; usually clad with slate, wood shingle or composition shingle roofing; may have false thatched roof cladding
- Decorative (non-structural) half-timbering
- Façade dominated by one or more front-facing gables
- Tall chimneys, often crowned by decorative chimney pots
- Informally patterned stonework or brickwork
- Battlements or crenelations in masonry
- Varied eave heights
- Oriel windows and jetty overhangs on the second story
- Multi-paned casement windows that are tall, narrow, and typically arranged in groups
- Entrance vestibules with arched openings

3.7 Architects Represented in the Proposed Project Site

Multiple architects are known to have contributed to the design of buildings on the proposed Project site. Below is a description and summary biography of each of these architects or firms, as well as a short list of works.

Willis K. Hutchason and Associates (1969-1996)

Willis K. Hutchason was born in Los Angeles in 1920 and studied architecture at the University of California, Berkeley and University of Southern California. In 1953, Hutchason was admitted as a partner in the firm Balch, Bryan, Perkins & Hutchason and worked with William Glenn Balch, Louis L. Bryan, and John Loring Perkins. This firm was based in Los Angeles and located on Fountain Avenue. The firm appears to have specialized in designing schools, public buildings, and hotels. Hutchason notably worked with the Lawry's restaurant brand to design some of their Los Angeles County theme restaurants. Hutchason retired in 1996 and died in 2007 (Gane 1970, p. 434; LAT 1958, p. 133; 1969, p. 137; PCAD 2021).

Selected architectural works associated with the career of Willis K. Hutchason include:

- Danbury School, Claremont, CA (1968)
- University High School, Irvine, CA (1969)
- Lawry's Prime Rib Restaurant (La Cienega location), Los Angeles, CA (1970)
- Tustin Union High School Master Plan, Tustin, CA 1970)
- Great Scot Restaurant (Lawry's-owned), Arcadia, CA (1971)
- Griswold's Restaurant and the Smorgasbord, Claremont, CA (1973)
- Lawry's Prime Rib Restaurant (Beverly Hills location), Beverly Hills, CA (1977)
- Frank Hall, Pomona College, Claremont, CA (1982)

Other Architects and Builders

The names of architects in archival research relating to buildings in the proposed Project site includes: "Fleming & Fryer" of Newport Beach (who were responsible for the final design of 150 N Santa Anita Avenue) and Jack Hale (a local architect who worked with Thomas Cosentino at 31-33 Wheeler Avenue). Dudek attempted to research these architects; however, the only mention of either Fleming & Fryer or Hale in historical newspapers are in reference to their respective buildings in the proposed Project site. Additional information about these architects not found in the AIA's Historical Directory of American Architects, historical newspapers, genealogical research, and research through the local Arcadia Public Library. Therefore, it can be assumed they are not prominent or master architects.

4 Field Survey

4.1 Methods

Built Environment Survey

Dudek Architectural Historian Kate Kaiser, MSHP, conducted an intensive survey of the proposed Project site on April 14, 2021. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for architectural history. The survey entailed walking around the building exteriors of each property, documentation with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the properties. Interiors were not surveyed as part of this proposed Project.

Archaeological Survey

Dudek Archaeologist, Julie Swift, MA, conducted an archaeological survey of the proposed Project site on July 1, 2021. Due to the developed nature of the proposed Project site, an intensive-level archaeological survey was not conducted. Instead, an opportunistic survey approach was applied. Careful attention was given to barren ground including at the base of trees, in landscaped features, and in planter areas within the proposed Project site. The ground surface was examined for the presence of prehistoric artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools), historical artifacts (e.g., metal, glass, ceramics), sediment discolorations that might indicate the presence of a cultural midden, and depressions and other features that might indicate the former presence of structures or buildings. Dudek documented the fieldwork for the archaeological survey employing digital field notes, photography, close-scale field maps, and aerial photographs. All field notes, photographs, and records related to the current study are on file at Dudek's Pasadena, California, office.

4.2 Results

Built Environment Results

Three properties within the proposed Project site are developed with built environment resources over 45 years old and were identified as requiring recordation and evaluation for historical significance: 150 N Santa Anita Avenue (APN 5773-006-036), 31-33 Wheeler Avenue (APN 5773-006-005), and 25 Wheeler Avenue (APN 5773-006-004). One property, 100 N Santa Anita Avenue (APN 5773-006-029) was identified immediately adjacent to the proposed Project site. This property is also a built environment resource over 45 years old and was identified as requiring recordation and evaluation for historical significance.

These four properties are described and evaluated for historical and architectural significance in Section 5. Significance Evaluations. State of California Department of Parks and Recreation Series 523 (DPR) forms for these properties are located in Appendix D. DPR forms.

One property located on the proposed Project site, 30 E Santa Clara Street (APN 5773-006-010), is developed with a building constructed in 1987 and does not meet the 45-year age threshold. Therefore, it was not evaluated or recorded.

Archaeological Survey Results

Ground surface visibility within the proposed Project site was variable based on existing site conditions and was limited to the base of tree wells and in landscaped and planter areas. As previously mentioned in Section 2.2 Geotechnical Report Review, subsurface exploratory borings identified artificial fill soils between 2 to 4 ft bgs within the proposed Project site. The presence of the fill soil is an indication that any cultural material, if existent, between 2 to 4 ft from the existing ground surface across the proposed Project site has been previously displaced from the primary depositional location and/or destroyed and any intact cultural deposits would only exist below the fill soils and within native soils. Additionally, the presence of fill soils demonstrates that the native soils upon and within which cultural deposits may exist in context could not have been observed during the survey. Soils observed during the archaeological survey appear to be non-native soils. No cultural material was identified as a result of the archaeological survey.

5 Significance Evaluations

In order to determine if the proposed Project will impact historical resources under CEQA, all buildings or structures over 45 years in age within or immediately adjacent to the proposed Project site were evaluated for historical significance and integrity in consideration of NRHP, CRHR, and City of Arcadia designation criteria and integrity requirements. This includes 150 N Santa Anita Avenue, 31-33 Wheeler Avenue, and 25 Wheeler Avenue properties, which are inside the proposed Project site, and 100 N Santa Anita Avenue, which is immediately adjacent to the proposed Project site. Because the designation criteria for the CRHR and City of Arcadia landmarks closely resembles the NRHP Criteria, these evaluations are grouped together in the statement of significance for each property below.

5.1 150 N Santa Anita Avenue, (APN 5773-006-036)

Property Description

The property at 150 N Santa Anita Avenue features one building with three distinct sections: an eight-story, rectangular plan, Corporate Modern style commercial portion built in 1972; a one-story Mid-Century Modern-style commercial wing extending the building footprint to the north (used as a bank); and a one-story wing to the south (Figure 8-11).

The eight-story portion of the building is on a raised concrete plinth foundation and features a 1.5 story high first/mezzanine level. It has symmetrical elevations with an emphasis on horizontality with ribbons of mirrored glass windows and spandrels on all elevations. Its concrete structure is highly visible with four vertical, textured concrete, structural members separating the five bays and fluted concrete levels separating each floor. At the top is a flat roof with a wide, cantilevered overhang with fluted concrete cladding and exposed concrete structural elements underneath. There are two entrances to this portion of the building, one on east elevation and one on the west elevation. Both entrances are located along the building's central axis and in recessed alcoves accessed by stairs and accessibility ramps. The entrances are surrounded by plate glass windows with stacked brick bulkheads. The floor of both entrances features a grey and white terrazzo flooring.

The one-story volume on the south elevation has a simple rectangular plan. It is on the same concrete plinth foundation as the eight-story building and features concrete stucco and stacked brick cladding and a flat roof with parapet. Windows are fixed glass with steel mullions. The primary entrance is on the west elevation and features glass and steel doors with sidelights and transom under a metal awning. The entrance is accessed by a secondary, utilitarian staircase and from the extended, terrazzo entry alcove of the eight-story building.

The one-story bank wing of the building extends from the north elevation and features a simple rectangular plan, with a covered ATM drive-through on the east elevation. This portion of the building features a concrete foundation, stacked brick cladding throughout, and a flat roof with low parapet. The main entrance to this building is on the west elevation in a recessed alcove, under a projecting cantilevered roof. The main entrance is fully glazed with glass and steel automatic doors, plate glass sidelights, and a fixed transom. Two fixed tinted glass windows are located on the west elevation, and near the bank teller/ATM window on the east elevation. The building connects to the eight-story building at its south elevation.

The building is set on a large lot with a large parking lot to the immediate east. Parts of this section of the property are landscaped curbed islands to direct traffic and stacked brick walls bordering the parking area.



Figure 8. 150 N Santa Anita Avenue: North and west (primary) elevation, view looking southeast (IMG 6319)



Figure 9. 150 N Santa Anita Avenue: South and west (primary) elevation, view looking northeast (IMG 6337)



Figure 10. 150 N Santa Anita Avenue: East and south elevation, view looking northwest (IMG 6411)



Figure 11. 150 N Santa Anita Avenue: East and north elevation, view looking southwest (IMG 6400)

Identified Alterations

The following list of known alterations was compiled through archival research, a review of previous property documentation, and during the course of the intensive survey. Unless indicated, the date of these alterations is unknown:

- Certificate of Occupation, Permit #37191 and 37285 (1972)
- Interior remodel, Permit #A9804336 (1998)
- Electrical rewiring, Permit #A9804350 (1998)

NRHP/CRHR/City of Arcadia Statement of Significance

The 150 N Santa Anita Avenue, (APN 5773-006-036) property does not meet any of the criteria for listing in the NRHP, CRHR, or as a City of Arcadia historic landmark individually or as part of an existing historic district, as demonstrated below.

Criterion A/1/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research indicated that 150 N Santa Anita Avenue was constructed in 1972 and was the culmination of years-long planning efforts to redevelop the portion of Santa Anita Avenue north of Huntington Drive's downtown commercial corridor into Towne Center. Despite the long planning period, 150 N Santa Anita Avenue does not appear to have shaped the broader patterns of development of the City of Arcadia or had any effect on the development of the downtown commercial corridor, which was full developed by the 1950s. Nor is 150 N Santa Anita Avenue associated with historically important events or broader development patterns. Therefore, the property does not appear eligible under NRHP Criterion A, CRHR Criterion 1, or City of Arcadia Historic Landmark Criterion 1.

Criterion B/2/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not uncover any such important person, known to be historically important figures at the national, state, or local level. Due to a lack of identified significant associations with important persons in history, 150 N Santa Anita Avenue does not appear eligible under NRHP Criterion B, CRHR Criterion 2, or City of Arcadia Historic Landmark Criterion 2.

Criterion C/3/3: That 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.

150 N Santa Anita Avenue consists of an eight-story Corporate Modern-style tower and attached, one-story Mid-Century Modern-style bank, constructed in 1972. Considered as individual parts and as a whole, the property does not appear to be an excellent example of either style, nor does the property appear to be a unique example of a style or property type, period, or method of construction within Arcadia or to the surrounding communities. No

information about the named architects, Fleming & Fryer of Newport Beach or William J. Fleming was revealed to indicate the buildings are the work of master architects. The building also does not possess high artistic value. In consideration of the final component of Criterion C/3/3, the property does not appear to contribute to a potential historic district. There is no visual cohesion or shared development history due to varying construction dates, more recent development, and nearby development of a different character. Therefore, 150 N Santa Anita Avenue does not appear eligible under NRHP Criterion C, CRHR Criterion 3, or City of Arcadia Historic Landmark Criterion 3.

Criterion D/4/4: That have yielded, or may be likely to yield, information important in prehistory or history.

150 N Santa Anita Avenue is not significant under Criterion D of the NRHP, Criterion 4 of the CRHR, or City of Arcadia Historic Landmark Criterion 4 as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As 150 N Santa Anita Avenue is not significant under any National Register criterion, it does not have a period of significance and the integrity of the buildings does not require examination. It is worth noting, however, that the property retains only five aspects of integrity: location, design, materials, workmanship, and feeling. It does not retain integrity of setting or association. The building has never moved from its original location and has had very few alterations, and no notable changes or modifications to its original overall form, plan, space, structure, and style. It appears to have retained much of its original materials and the workmanship of the original builder is visible. The building is still able to convey the sense of a 1970s-era commercial building and bank and retains both of those roles through present. However, the building lacks important historical associations and has experienced substantial changes to its setting over time as the area along Santa Anita Avenue underwent a modest infill and revitalization in the late 1990s through the 2000s, leading to the demolition of several surrounding commercial and industrial properties and replacing them with modern commercial retail stores or parking structures.

5.2 31-33 Wheeler Avenue (APN 5773-006-005)

Property Description

The property at 31-33 Wheeler Avenue consists of a one-story, Mid-Century Modern-style commercial building, constructed in 1959 (Figures 12-14). The primary (south) elevation is divided into two office storefronts separated by a party wall. The building also shares an exterior wall with 25 Wheeler Avenue, just to the west, which was not visible and could not be recorded for this proposed Project. To the rear of the building is a small surface parking lot. The 31-33 Wheeler Avenue building features a flat roof with shallow, cantilevered overhang over the primary (south) elevation and parapet walls on the east and west side elevations. Cladding on the primary (south) elevation consists of stacked red brick and concrete masonry unit construction on the east and rear (north) visible elevations. Fenestration on the primary (south) elevation is situated under the roof overhang and is symmetrical (mirrored) between the two offices. Original fenestration appears to have been replaced entirely with modern tinted glass and two steel doors, each with transom and a single-pane sidelight, as well as fixed, two-light, tinted, glass and steel windows. Fenestration on the east and rear (north) elevations consist of multi-light hopper windows with metal

sashes, small single-light hopper windows with metal sashes, and solid steel doors with metal awnings over them. Fenestration on the rear (north) elevation is covered by metal security bars, installed directly into the building. Aside from the stacked brick and cantilevered roof, the building has no other decorative details. No additions were noted.



Figure 12. 31-33 Wheeler Avenue: primary (south) elevation, view looking north (IMG 6268)



Figure 13. 31-33 Wheeler Avenue: primary (south) and east elevation, view looking northwest; 25 Wheeler Avenue and 150 N Santa Anita Avenue in background(IMG 6274)



Figure 14. 31-33 Wheeler Avenue: East and rear (north) elevation, view looking southwest (IMG 6277)

Identified Alterations

The following list of known alterations was compiled through archival research, a review of previous documentation of the property, and during the course of the intensive survey. Unless indicated, the date of these alterations is unknown:

- Original Construction, Permit 27424 (1959)
- New exterior sign on roof overhang, Permit 22495 (1966)
- New exterior sign on roof overhang, Permit 26312 (1968)
- Replacement roofing, Permit 07157 (1982)
- Replacement roofing, Permit A8904756 (1989)
- Replacement roofing, Permit B00-005-032 (2000)
- Replacement roofing, Permit B00-038-268 (2011)
- Replacement windows, primary elevation (date unknown)
- Replacement doors, primary elevation (date unknown)

NRHP/CRHR/ City of Arcadia Historic Landmark Statement of Significance

The property at 31-33 Wheeler Avenue (APN 5773-006-005) does not meet any of the criteria for listing in the NRHP, CRHR, or as a City of Arcadia historical landmark either individually or as part of an existing historic district, as demonstrated below.

Criterion A/1/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research indicated that 31-33 Wheeler Avenue was constructed in 1959 for Thomas Cosentino, a construction company owner and resident of San Gabriel. It was constructed after the major periods of commercial development along Wheeler Avenue in the late 1950s; after the commercial corridor had been established along First Avenue and Huntington Drive; and after the civic buildings had been constructed along the southern portion of Wheeler Avenue between Santa Anita Avenue and First Avenue. No historical events that have made a significant contribution to the broad patterns of our history have taken place at this property. 31-33 Wheeler Avenue appears related to the general trend of post-World War II commercial growth in Arcadia. Mere association with a trend is not sufficient for historic significance. The property's specific association must also be considered important, and research did not reveal any reason to believe this property's specific association with commercial growth was significant. Therefore, the property does not appear eligible under NRHP Criterion A, CRHR Criterion 1, or City of Arcadia Historic Landmark Criterion 1.

Criterion B/2/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2/2, a property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research indicates that the property was first owned by Thomas Cosentino, and subsequently by numerous owners and occupants for short periods. Archival research did not provide any evidence that Cosentino or subsequent occupants were known to be historically important figures at the national, state, or local level. Due to a lack of identified significant

associations with important persons in history, 31-33 Wheeler Avenue does not appear eligible under NRHP Criterion B, CRHR Criterion 2, or City of Arcadia Historic Landmark Criterion 2.

Criterion C/3/3: That 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.

31-33 Wheeler Avenue is a one-story, modest Mid-Century Modern-style commercial property, constructed in 1959. This is not a unique property type for this period, nor is the execution of the style particularly high or a good representative of the architectural style itself. According to archival research, the building was designed by an architect named Jack Hale. However, no additional information could be found about Hale and his architectural practice. With no information about Hale available, Dudek assumes that Hale's work did not rise to the level of master architect. The building itself was constructed by Thomas Cosentino's construction company. However, research did not indicate the company rises to the level of master builder. The building also does not possess high artistic value. In consideration of the final component of Criterion C/3/3, the property does not appear to contribute to a potential historic district. There is no visual cohesion or shared development history due to varying construction dates, more recent development, and nearby development of a different character. Therefore, 31-33 Wheeler Avenue does not appear eligible under NRHP Criterion C, CRHR Criterion 3, or City of Arcadia Historic Landmark Criterion 3.

Criterion D/4/4: That have yielded, or may be likely to yield, information important in prehistory or history.

31-33 Wheeler Avenue is not significant under Criterion D of the NRHP, Criterion 4 of the CRHR, or City of Arcadia Historic Landmark Criterion 4 as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As 31-33 Wheeler Avenue is not significant under any National Register criterion, it does not have a period of significance and the integrity of the buildings does not require examination. It is worth noting, however, that the property retains only three aspects of integrity: location, design, and feeling. It does not retain integrity of setting, materials, workmanship, or association. The building has never moved from its original location and no notable changes or modifications to its original overall form, plan, space, structure, and style. The building is still able to convey the sense of a 1950s-era small scale commercial business and retains that role through present. However, substantial alterations to original materials and modern intrusions, including cladding, roofing, windows, and doors impacts the building's integrity of materials or workmanship. Additionally, the building lacks important historical associations and has experienced substantial changes to its setting over time as the area along Santa Anita Avenue was developed into Towne Center in the 1970s.

5.3 25 Wheeler Avenue (APN 5773-006-004)

The property at 25 Wheeler Avenue consists of a one-story, Mid-Century Modern-style commercial building, constructed in 1961. The property is developed with a single building, with the primary (south) elevation divided

multiple bays and one storefront. Behind the building there is a small, enclosed parking lot. The building also shares an exterior wall with 31-33 Wheeler Avenue, to the east. The 31-33 Wheeler Avenue building features a flat roof with parapet on street-facing elevations, capped with a metal flashing. Cladding on the primary (south) elevation consists of textured stucco plaster, and concrete masonry unit construction on the west and rear elevations. Fenestration on the primary (south) elevation is not symmetrical; on the left side, there are four floor-to-ceiling fixed windows with white decals advertising services, and on the left side there is a deeply recessed door and windows that alternate panels of tinted glass, floor-to-ceiling windows, and panels of stucco finish. There is also a building directory sign on the right side of an entrance door at the center of the elevation. The west side elevation has no visible fenestration but is painted with a sign advertising the business at 25 Wheeler Avenue. The east side elevation is shared with 31-33 Wheeler Avenue and was not visible. The rear (north) elevation is also clad with stucco and consists of various fenestration type, including sliding glass doors, glass and steel doors with sidelights and large, single-pane, floor-to-ceiling windows, all situated under a slightly overhanging parapet and recessed a step below the back parking lot ground surface. The building had no other decorative details, and no visible additions.



Figure 15. 25 Wheeler Avenue: Primary (south) elevation, view looking north (IMG 6267)



Figure 16. 25 Wheeler Avenue: primary (south) and west elevation, view looking northeast (IMG 6264)



Figure 17. 25 Wheeler Avenue: Rear (north) elevation, view looking south (IMG 6291)



Figure 18. 25 Wheeler Avenue: West side elevation, view looking east (IMG 6260)

Identified Alterations

The following list of known alterations was compiled through archival research, a review of previous property documentation, and during the course of the intensive survey. Unless indicated, the date of these alterations is unknown:

- Replacement roof, Permit B00-045-484 (2014)
- Replacement windows, front and rear elevations (date unknown)
- Replacement doors, front and rear (date unknown)
- Replacement cladding (date unknown)

NRHP/CRHR/City of Arcadia Statement of Significance

The 25 Wheeler Avenue (APN 5773-006-004) property does not meet any of the criteria for listing in the NRHP, CRHR, or as a City of Arcadia historic landmark individually or as part of an existing historic district, as demonstrated below.

Criterion A/1/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research indicated that 25 Wheeler Avenue was constructed in 1961 for an unknown owner. Like 31-33 Wheeler Avenue, it was constructed after the key development periods of Wheeler Avenue, after the commercial

corridor had already been established along First Avenue and Huntington Drive, and after the civic buildings had been established along the southern portion of Wheeler Avenue, between Santa Anita Avenue and First Avenue. . 25 Wheeler Avenue appears related to the general trend of post-World War II commercial growth in Arcadia. Mere association with a trend is not sufficient for historic significance. The property's specific association must also be considered important, and research did not reveal any reason to believe this property's specific association with commercial growth was significant. No historical events that have made a significant contribution to the broad patterns of our history have taken place at this property. Therefore, the property does not appear eligible under NRHP Criterion A, CRHR Criterion 1, or City of Arcadia Historic Landmark Criterion 1.

Criterion B/2/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not uncover any such important person, known to be historically important figures at the national, state, or local level. Due to a lack of identified significant associations with important persons in history, 25 Wheeler Avenue does not appear eligible under NRHP Criterion B, CRHR Criterion 2, or City of Arcadia Historic Landmark Criterion 2.

Criterion C/3/3: That 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.

25 Wheeler Avenue consists of a one-story, modest, and highly altered Mid-Century Modern-style commercial building, constructed in 1961. While the building has some of the character-defining features of this architectural style, it does not embody distinctive characteristics of this building type, period, or method of construction. No information about the building's architects or builders were available from historical permits, newspapers or other methods of archival research. The building also does not possess high artistic value. In consideration of the final component of Criterion C/3/3, the property does not appear to contribute to a potential historic district. There is no visual cohesion or shared development history due to varying construction dates, more recent development, and nearby development of a different character. Therefore, 25 Wheeler Avenue does not appear eligible under NRHP Criterion C, CRHR Criterion 3, or City of Arcadia Historic Landmark Criterion 3.

Criterion D/4/4: That have yielded, or may be likely to yield, information important in prehistory or history.

25 Wheeler Avenue is not significant under Criterion D of the NRHP, Criterion 4 of the CRHR, or City of Arcadia Historic Landmark Criterion 4 as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As 25 Wheeler Avenue is not significant under any National Register criterion, it does not have a period of significance and the integrity of the buildings does not require examination. It is worth noting, however, that the property retains only three aspects of integrity: location, design, and feeling. It does not retain integrity of setting, materials, workmanship, or association. The building has never moved from its original location and no notable changes or modifications to its original overall form, plan, space, structure, and

style. The building is still able to convey the sense of a 1960s-era, small-scale office building. However, substantial alterations to original materials and modern intrusions, including new cladding, roofing, windows, and doors negatively impact the building's integrity of materials or workmanship. Additionally, the building lacks important historical associations and has experienced substantial changes to its setting over time as the area along Santa Anita Avenue was developed into Towne Center in the 1970s.

5.4 100 N Santa Anita Avenue (APN 5773-006-029)

Property Description

The building at 100 N Santa Anita Avenue consists of a two-and-a-half-story commercial building, constructed in 1972, and modeled after a traditional British Tudor Era (16th century) coaching inn, outside of London (Arcadia Tribune 1972, p. 34). The building's foundation appears to be a concrete slab, set slightly below the surrounding ground surface and sidewalk level, creating a half-basement/garden level. Cladding is stucco, arranged and painted to appear as half-timbered braces infilled with wattle-and-daub. The braces do not appear (from the exterior) to be structural and appear to be tooled stucco. The building has a multi-gabled, complex roof with different heights and is clad with roof tiles that appear to be stone or slate, with a curved outer edge. The roof finishes with a slight overhang with a tooled wood fascia board with curved ends. The building also has several decorative elements including jettied overhangs on the main and side elevations, and prominent brick chimneys with a combination of rough brick, clinker brick, and white stones, topped with decorative chimney pots. The main entrance is on the west elevation, at the top of a series of stairs and a landing, clad with stone. The entrance itself is set into a small alcove, set off by arching, faux-wood brace pieces to each side. There is a fabric awning over the entrance and other decorative elements such as pendant sconce lamps and wrought iron railings.

Fenestration varies throughout the building. Common window types observed were multi-light diamond-lead casement windows, sometimes with colored or stained glass, usually grouped or paired; narrow 9, 12 and 16-light casement windows with wood sashes, usually grouped or paired with a few single windows noted on the non-primary elevations. Doors across all elevations appear to be replacements; however, they are in keeping with the building style. On the primary (west) elevation main entrance the door is a single, paneled wood door with two beveled glass windows and sidelights. On the rear (east) elevation there is a pair of double French doors. On the side (north) elevation, atop a wheelchair access ramp is a pair of heavy wood doors with windows under an awning. And on the side (south) elevation there is a single wood door also under an awning and leading to the half-basement level.

The building's immediate setting is landscaped with low-growing plants and shrubs. Along the primary (west) elevation, access to the stairs from the street/sidewalk is through a small courtyard paved with both brick and stone pavers and landscaped with low hedges and flowers, enclosed by a low stone wall. Surrounding the building on the primary (west) and side (north) elevations is a low, approximately 2.5-foot-tall stone wall with crenelations and an irregular wall cap. Surrounding the building on the rear (east) and side (south) elevations is a brick wall with curving, wavy patterns.



Figure 19. 100 N Santa Anita Avenue: primary (west) elevation, view looking east (IMG 6359)



Figure 20. 100 N Santa Anita Avenue: side (south) and primary (west) elevation, view looking northeast (IMG 6349)



Figure 21. 100 N Santa Anita Avenue: rear (east) elevation, view looking west (IMG 6383)



Figure 22. 100 N Santa Anita Avenue: side (north) elevation, view looking south (IMG 6377)

Identified Alterations

The following list of known alterations was compiled through archival research, a review of previous property documentation, and during the course of the intensive survey. Unless indicated, the date of these alterations is unknown:

- Original building permit, Permit 38143 and 31845 (1971)
- New sign, Permit 40547 (1972)
- New sign, Permit 72003 (1980)
- New sign, Permit 1CL3464 (1985)
- Door added to southeast elevation; door cut into masonry wall new stairs and landing, Permit 1CL7178 (1986)
- Remodeled front entrance exterior and interior, Permit A8905104 (1989)
- Replacement roof, Permit A8901904 (1989)
- Removed basement-level wall on building exterior, Permit A9300417 (1993)
- New sign, Permit A9500730 (1995)
- Primary (west) elevation re-landscaped, plans submitted no permit number noted (2005)
- Replacement roof, Permit B00-021-094 (2005)
- Replacement roof, Permit B00-029-697 (2009)
- Replacement doors, side and rear (date unknown)

NRHP/CRHR/City of Arcadia Statement of Significance

The 100 N Santa Anita Avenue (APN 5773-006-02904) property does not meet any of the criteria for listing in the NRHP, CRHR, or as a City of Arcadia historic landmark individually or as part of an existing historic district, as demonstrated below.

Criterion A/1/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research indicated that 100 N Santa Anita Avenue was constructed in 1972, originally as an old English theme restaurant. The building was constructed by separate owners from the Towne Center, but its construction and opening were timed to coincide with the neighboring Towne Center project.

Restaurants operating from buildings that reflect their themes were part of a gradual development of the idea of dining as entertainment that offered a special experience as well as food. The concept of theme restaurants can be traced to the 19th century. In greater Los Angeles County, restaurants with themes integrated into their buildings appeared in the 1920s. This trend in restaurant design coincided with a preference for Period Revival architectural styles in residential construction. Many of the restaurants were inspired by the United Kingdom and Ireland. A well-known example was the Scottish restaurant Tam O'Shanter's, that originally opened as Montgomery's Country Inn in 1922 and was renamed in 1925. The trend of theme restaurant buildings continued through the post-World War II period, long after the Period Revival style had fallen out of favor in residential construction. One such example, the Irish pub Tom Bergin's (Los Angeles Historic-Cultural Monument #1182), opened in 1949, was designed in a

Tudor Revival style. The distinctive buildings were located on major boulevards and designed to attract attention, starkly contrasting with the modern surroundings of automobile-oriented commercial corridors through style and form. As chain restaurants emerged in the mid-twentieth century, distinctive buildings became integral parts of the restaurants' brand identities.

100 N Santa Anita Avenue was designed as a historical theme restaurant in a Tudor Revival style reflecting its "old English" theme. Mere association with a trend is not sufficient for historic significance. The property's specific association must also be considered important. Completed in 1972, it does not appear to be an early prototype or influential example of this approach to restaurant building. The building reflects a typical approach to design for a theme restaurant on an automobile corridor. This building's construction on the fringes of downtown Arcadia's commercial core is unrelated to any events that have made a significant contribution to the broad patterns of history. 100 N Santa Anita Avenue does not appear to have shaped the broader patterns of development of the City of Arcadia or restaurant design.

Therefore, the property does not appear eligible under NRHP Criterion A, CRHR Criterion 1, or City of Arcadia Historic Landmark Criterion 1.

Criterion B/2/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not uncover any such important person, known to be historically important figures at the national, state, or local level. Due to a lack of identified significant associations with important persons in history, 100 N Santa Anita Avenue does not appear eligible under NRHP Criterion B, CRHR Criterion 2, or City of Arcadia Historic Landmark Criterion 2.

Criterion C/3/3: That 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.

100 N Santa Anita Avenue consists of a two-and-a-half-story building, with a design supposedly interpreted from a 16th Century coaching inn. The architectural style of the building is best characterized as Tudor Revival; this building possesses many distinctive character-defining features of that style. However, 100 N Santa Anita Avenue cannot be considered a true example of Tudor Revival as it was constructed well outside of the period of significance for the Tudor Revival style and does not come from the same architectural tradition. This building is rooted in kitsch and the style reflects the property type: a theme restaurant building. Such buildings were popular in California and throughout the U.S. from the 1930s through 1980s. Therefore, the building cannot be said to embody the distinctive characteristics of the Tudor Revival architectural style. Nor does the building embody the distinctive characteristics of a theme restaurant, as it appears to be only a typical example of the property type.

Archival research revealed that the architect Willis K. Hutchason & Associates was closely associated with the Lawry's restaurant brand and designed several themed restaurants and additions, including the Great Scot Restaurant (100 N Santa Anita Avenue), and may be an important figure in 1970s restaurant design. However, additional research confirmed that Hutchason is not considered a master architect. Additionally, the original contractors, Keller and Grant, Inc. and Van Vliet Construction Co., are not considered master builders. While visually interesting, the building also does not possess high artistic value. In consideration of the final component of Criterion C/3/3, the property does not appear to contribute to a potential historic district. There is no visual cohesion

or shared development history due to varying construction dates, more recent development, and nearby development of a different character. Therefore, 100 N Santa Anita Avenue does not appear eligible under NRHP Criterion C, CRHR Criterion 3, or City of Arcadia Historic Landmark Criterion 3.

Criterion D/4/4: That have yielded, or may be likely to yield, information important in prehistory or history.

100 N Santa Anita Avenue is not significant under Criterion D of the NRHP, Criterion 4 of the CRHR, or City of Arcadia Historic Landmark Criterion 4 as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As 100 N Santa Anita Avenue is not significant under any National Register criterion, it does not have a period of significance and the integrity of the buildings does not require examination. It is worth noting, however, that the property retains only five aspects of integrity: location, design, materials, workmanship, and feeling. It does not retain integrity of setting or association. The building has never moved from its original location and no notable changes or modifications to its original overall form, plan, space, structure, and style. The building is still able to convey the sense of a 1970s-era theme restaurant, appearing anachronistic and kitschy in its exterior appearance, which is appropriate for the building type and era. The main entrance to the building on Santa Anita Avenue and additional entrances have been added or altered, leading to an introduction on modern materials, however, despite the introduction of modern materials in a few locations, the building appears to retain an overwhelming majority of the original materials and workmanship in the faux half-timbering, plasterwork, diamond-lead glass window details, and the stone and brick masonry details. As discussed in the above section, 100 N Santa Anita Avenue lacks important historical associations and has experienced substantial changes to its setting over time as the area along Santa Anita Avenue due to redevelopment in the late 1990s and 2000s.

6 Findings and Conclusions

6.1 Summary of Findings

No historic built environment resources were identified within the proposed Project site as a result extensive archival research, field survey, and property significance evaluation. Findings are summarized below in Table 5. Therefore, these properties are not considered historical resources for the purposes of CEQA. Further, no potential indirect impacts to historical resources were identified.

Table 5. Historic Built Environment Findings

| Address | Date Constructed | NRHP/CRHR/ City of Arcadia Significance Criteria | Previous CHRIS code (if applicable) | Assigned California Historical Resource Status code | CEQA Finding |
|--------------------------|------------------|--|-------------------------------------|--|---|
| 150 N Santa Anita Avenue | 1972 | Not eligible | Not applicable | 6Z: Found ineligible for NR, CR or local designation through survey evaluation | Not considered a historical resource for the purposes of CEQA |
| 31-33 Wheeler Avenue | 1959 | Not eligible | Not applicable | 6Z: Found ineligible for NR, CR or local designation through survey evaluation | Not considered a historical resource for the purposes of CEQA |
| 25 Wheeler Avenue | 1961 | Not eligible | Not applicable | 6Z: Found ineligible for NR, CR or local designation through survey evaluation | Not considered a historical resource for the purposes of CEQA |
| 100 N Santa Anita Avenue | 1972 | Not eligible | Not applicable | 6Z: Found ineligible for NR, CR or local designation through survey evaluation | Not considered a historical resource for the purposes of CEQA |

No prehistoric or historic-era archaeological resources have been identified as a result of background research, CHRIS database records search, or the archaeological pedestrian survey. Although the proposed Project site has been subject to previous cultural resource investigations, none of the investigations identified any previously unknown cultural resources. Furthermore, a search of the CHRIS database for the proposed Project did not identify any previously recorded cultural resources within the proposed Project site. It is important to note that although the entirety of proposed Project site was previously investigated, none of these previous investigations were completed prior to the development of the site, indicating that the opportunity to observe native or undisturbed soils during these previous investigations (1996 to 2010) was not possible. According to the 1928 aerial photograph for the proposed Project site, a single barn is shown within the site along North Santa Anita Avenue and the remainder of the site is vacant. Between 1936 and 1949, there is an increase in development with the construction of an additional building adjoining the barn (1936) in the 1928 aerial, a small, fenced property at present day 30 East Santa Clara Street (1941), and a small barn or shed along East Santa Clara Street (1944). By 1949, commercial

properties are added to the proposed Project site. It is important to note that the historical route of the Santa Anita Wash and the Rio Hondo River is shown east and outside of the proposed Project site. A review of the geotechnical report summarizing the results of subsurface explorations at four locations within the proposed Project site (NorCal Engineering 2020), in Section 2.2 Geotechnical Report Review, state that artificial fill soils were found between 2 to 4 ft bgs within all four subsurface exploratory investigations. The presence of fill soils precludes the ability to observe native soils resulting in less than reliable survey findings. According to the geotechnical report, recommended depths of grading and excavations are 15 ft bgs for the south side of the proposed subterranean parking and up to 26 ft bgs for the subterranean levels on the north side, including foundation depths and a minimum of 12 inches bgs for the associated paving of the proposed Project site.

In consideration of the archival and background research findings, the potential to encounter unknown intact archaeological resources is considered low, but possible during ground disturbing activities within native soil (below 2 to 4 ft of existing grade). In the event that unanticipated archaeological resources are encountered during proposed Project implementation, impacts to these resources may be significant. To minimize potential impacts as much as possible, the following management recommendations are provided to ensure that inadvertently encountered archaeological resources and human remains are treated appropriately.

6.2 Recommendations

Although the proposed Project site has been disturbed from the early to mid-twentieth century as a result of development, it is possible that unknown archaeological resources could be encountered subsurface during ground disturbing activities within native soils. Therefore, Dudek recommends the following recommendations be implemented to ensure that the Project as proposed will have a less than significant impact on archaeological resources and human remains.

Inadvertent Discovery of Archaeological Resources

WEAP Training - Prior to commencement of construction activities for all phases of Project implementation, an inadvertent discovery clause, written by an archaeologist, shall be added to all construction plans associated with ground disturbing activities and the Project applicant shall retain a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology, to prepare a Worker Environmental Awareness Program (WEAP). All construction personnel and monitors who are not trained archaeologists shall be briefed regarding inadvertent discoveries prior to the start of construction activities. A basic presentation and handout or pamphlet shall be prepared in order to ensure proper identification and treatment of inadvertent discoveries. The purpose of the WEAP training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the proposed Project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitor.

On-call Archaeologist - A qualified archaeologist shall be retained and on-call to respond to and address any inadvertent discoveries identified during initial excavation in native soil (approximately 2 to 4 ft below current grade). Initial excavation is defined as initial construction-related earth moving of sediments from their place of deposition. As it pertains to archaeological monitoring, this definition excludes movement of sediments after they have been initially disturbed or

displaced by project-related construction. A qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards, should oversee and adjust monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. If archaeological monitoring is warranted, the archaeological monitor will be responsible for maintaining daily monitoring logs.

In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed Project, all construction work occurring within 50 feet of the find shall immediately stop and a qualified archaeologist is notified immediately to assess the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.

If monitoring is conducted, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the City for review. This report should document compliance with approved mitigation, document the monitoring efforts, and include an appendix with daily monitoring logs. The final report shall be submitted to the SCCIC.

Inadvertent Discovery of Human Remains

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are encountered, the County Coroner shall be notified within 24 hours of the discovery to determine the age and origin of the bones. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. A qualified physical anthropologist/human osteologist will assist the County Coroner to make the determination whether human remains are prehistoric or not. If the remains are determined to be Native American, the Coroner shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the MLD from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The MLD would then determine, in consultation with the property owner, the disposition of the human remains. If no descendants can be identified, the NAHC shall select the representative responsible for the disposition of the remains. These arrangements will be made in consultation between the MLD/Tribal representative and the landowner.

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Appendix A

Preparer's Qualifications

Kate Kaiser, MSHP

ARCHITECTURAL HISTORIAN

Kate Kaiser (KAYT KY-zer; she/her) is an architectural historian with 10 years' experience as a cultural resource manager in California, Nevada, Oregon, Washington, and Hawai'i. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for both architectural history and archaeology. Ms. Kaiser specializes in California Environmental Quality Act (CEQA) compliance, National Historic Preservation Act (NHPA) Section 106 and Section 110 compliance, Historic Resource Evaluation Reports (HRER), historical resource inventories (HRI), environmental impact report (EIR) chapters, Historic American Building Survey (HABS) level documentation, archival research, adverse effects or impacts analysis, cultural landscapes, and geographic information systems (GIS). In addition, Ms. Kaiser has extensive federal government experience for the National Park Service and U.S. Forest Service. She has worked with federal, private, and local organizations to manage and provide professional expertise for multidisciplinary transportation projects, emergency repairs, wildland fire-related resource damage, park-wide inventories, and federal land management projects.

Education

*University of Oregon
MS, Historic Preservation,
2017*

*Boston University
BA, Archaeology, 2009*

Professional Affiliations

*Association for
Preservation Technology –
Southwest*

*California Preservation
Foundation*

*Society for California
Archaeology*

*National Trust for Historic
Preservation*

Relevant Dudek Project Experience

On Call Historic Built Environment Services California Department of Water Resources, Various Locations, California. Dudek was retained by the California Department of Water Resources to prepare a historic context statement for historic-aged infrastructure related to the State Water Project and Built Environment Inventory and Evaluation Reports for various State Water Project maintenance projects. Over the course of this multiyear project, Dudek is providing technical assistance in creating individual and statewide historical context statements and significance evaluations for State-owned water infrastructure. Acting as architectural historian, Ms. Kaiser has coauthored HRERs and findings of effects for the following structures: South Bay Aqueduct, Patterson Dam and Reservoir, Clifton Court Forebay, segments of the California Aqueduct, San Luis Field Division Operations and Maintenance Center, Dos Amigos Pumping Plant, Coalinga Operations and Maintenance Subcenter, and the B.F. Sisk Dam/San Luis Reservoir Historic District. Ms. Kaiser has also provided technical expertise and peer review for historical built environment inventory and evaluation reports authored by subconsultants. (2020–ongoing)

On-Call Services, Los Angeles County Department of Public Works, Various Locations, California. Dudek was retained by the Los Angeles County Department of Public Works to prepare a historic built environment inventory, evaluation technical reports, and finding of effect statements for historic-aged infrastructure operated by the Department of Public Works as part of larger CEQA compliance efforts. Acting as architectural historian, Ms. Kaiser has coauthored HRERs and findings of effects for the following projects: Santa Anita Debris Dam Seismic Strengthening Project, Colima Road Improvement Project, and Mulholland Highway at Mile Marker 3.22. For all projects, Ms. Kaiser authored the built environment inventory and evaluation technical reports and conducted survey, outreach to interested parties, archival research, historic context development, and other tasks. (2021–ongoing)

Historic American Buildings Survey Written Documentation for Pomona City Stables, City of Pomona, California. Dudek was retained by the City of Pomona to complete HABS-level documentation of the Pomona City Stables, which was damaged and partially collapsed in 2017. Ms. Kaiser served as architectural historian and author of

the HABS documentation for the Pomona City Stables building, constructed in 1909. Ms. Kaiser also coordinated fieldwork and building recordation; outreach to archives, libraries, and historical societies; and HABS documentation product packaging for the City of Pomona. (2020–ongoing)

Historical Resources Technical Report for The Meadows at Bailey Canyon Specific Plan Project, NUWI Sierra Madre LLC, Sierra Madre, California. Dudek was retained by NUWI Sierra Madre LLC to complete a historical resources technical report for The Meadows at Bailey Canyon Specific Plan Project. A portion of the proposed project included a section of the Mater Dolorosa Retreat Center property located at 700 North Sunnyside Avenue. The Mater Dolorosa Retreat Center contains four buildings, 17 historic-age structures, five modern structures, and multiple landscape elements, including paths, trails, stairs, contemplative spaces, and historic-aged trees. As coauthor, Ms. Kaiser prepared the historic built environment report components, conducted fieldwork and archival research, wrote the historical context, and prepared the property evaluation for this report. As a result of this study, the Mater Dolorosa Retreat Center property does not appear eligible for listing in the NRHP or CRHR, or as a City of Sierra Madre Landmark, due to significant alterations that have compromised the integrity of the property as a whole. (2020–2021)

Cultural Resources Technical Report for the Fourth Avenue Residential Development Project, City of Covina, California. Dudek was retained by City of Covina to complete a Cultural Resources Technical Report and EIR chapter for the Fourth Avenue Residential Development Project located at 342 South Fourth Avenue. The proposed project consisted of the demolition of two historic-aged buildings on the former Tri-Community Adult School site. Preparation of the report involved extensive archival research, in-field research, historic context development, building development descriptions, historical significance evaluations, and DPR forms for the property. Dudek recommended that the property was ineligible for listing in the NRHP or CRHR, or at the local level. However, Dudek continues to advise the City in placement of a historical plaque marker at the project location. (2020–Present)

Historic Resources Technical Report for the Silent Ranch Hillside Subdivision Project, City of Glendora, California. Ms. Kaiser served as architectural historian and author of the Historic Resources Technical Report for the Silent Ranch Hillside Subdivision Project. The report included conducting a CHRIS records search, reviewing permits, archival research, historical context development, developing building descriptions, and conducting significance evaluations for Charles Silent's Rancho Los Alisos property, Girl Scout Camp Aventura, U.S. Forest Service flood control dams and channels, and a segment of the Metropolitan Water District Upper Feeder Pipeline. Dudek recommended that all buildings and structures were ineligible for listing in the NRHP or CRHR, except for the Metropolitan Water District Upper Feeder Pipeline, which was recommended eligible under Criterion A/1/1. The project proposed indirect impacts to the setting of the pipeline and provided for protection against damage or overloading as the pipeline is a Metropolitan Water District public utility. (2019)

HRER for the Stanley Mosk Courthouse, Judicial Council of California, Los Angeles, California. Dudek was retained by the Judicial Council of California to prepare an evaluation of the Stanley Mosk Los Angeles County Courthouse building, located at 111 N. Hill Street. To comply with California Public Resources Code, Section 5024(b), the Judicial Council of California must submit to the State Historic Preservation Officer an inventory of all structures more than 50 years old under the Judicial Council of California's jurisdiction that are 1) listed in, or may be eligible for inclusion in, the NRHP or that are 2) registered, or may be eligible for registration, as a California Historical Landmark. Ms. Kaiser served as architectural historian and author of the HRER. Preparation of the report involved extensive archival research, interior and exterior survey fieldwork, historic context development, material descriptions, historical significance evaluations, and California Department of Parks and Recreation (DPR) forms for the Stanley Mosk Courthouse. The Stanley Mosk Courthouse was found eligible for designation for the NRHP, California Historical Landmark, CRHR, and Los Angeles Historic Cultural Monument list under Criteria A/1 and C/3. (2019)

Kira Archipov

PALEONTOLOGICAL AND ARCHAEOLOGICAL TECHNICIAN I

Kira Archipov is an archeological field technician with a background in both paleontology and geology. Her undergraduate research focuses on microfossils found in the Chuar Group in Utah and their relation to total organic carbon levels. She has participated in various archeological surveys as well as Phase I, Phase II, and Phase III archeological investigations. Miss Archipov is cross-trained as an archeological and paleontological monitor. Her interests include Pre-Cambrian life, paleoecology, and radiometric dating. She has over 2 years of experience in her field.

Education

*University of California,
Santa Barbara
BS, Earth Science
(Paleobiology emphasis),
June 2019*

Relevant Project Experience

Century Trunk Line Cultural Resources Mitigation Fulfilment, Los Angeles Department of Water and Power (LADWP), Los Angeles, California. As a cross-trained archaeological and paleontological field technician, monitored excavations to ensure construction activities are in compliance with the California Environmental Quality Act (CEQA) and monitored installation of new water main, trenching, and potholing. Maintained a daily log pursuant to CEQA guidelines and weekly memos updating the client of current status. The project involved the replacement of approximately 15,900 feet of an existing 36-inch Stone Canyon Outlet Line due to the deteriorated condition of the existing water line and install approximately 19,200 feet of 48-inch earthquake resistant ductile iron pipeline, including a regulator station that would connect to the existing distribution system.

Distribution Station 16 Expansion Project, LADWP, City of Los Angeles, California. Completed a cultural resources study pursuant to CEQA. The project involved the construction of a new, indoor 34.5 kilovolt (kV) switch rack and building enclosure on the existing property of Distributing Station 16 in support of the downtown Metro area.

Haynes Generating Station Demolition, LADWP, Long Beach, California. Assisted with construction, monitoring, coordination, and scheduling. The project included the demolition of Units 3, 4, 5, and 6 at the Haynes Generating Station (HnGS), which were originally constructed more than 5 decades ago, to minimize health and safety risks and reduce future maintenance.

Lugo-Victorville Transmission Line Upgrade Project, LADWP, Victorville, California. Completed an archaeological letter report in accordance with CEQA and the County of Los Angeles consisting of archival record search, literature review, and pedestrian survey. Conducted background research regarding previous archaeological reports and resources, as well as historic aerial photographs and topographic maps.

PP1&2 Transmission Line Conversion Project, LADWP, Haskell Canyon and Santa Clarita Valley, California. Assisted in an Extended Phase I presence/absence investigation. The project involves the replacement and conversion of an existing kV double-circuit transmission line. Provided support in response to specific mitigation measures developed as part of the certified environmental impact report's (EIR's) mitigation monitoring and reporting program (MMRP), which required presence/absence testing be conducted within planned work areas that overlap with sensitive archaeological sites.

River Supply Conduit Unit 7 Project, LADWP, Los Angeles and Burbank, California. As a cross-trained archaeological and paleontological field technician, monitored excavations to ensure construction activities were in compliance under CEQA and monitored installation of overflow duct, grading, and compaction of soils. The project is critical to meet safety of water supplies, reliability of water infrastructure, and sustainability of water supply.

San Gabriel Reservoir Post-Fire Cleanout, LADWP, San Gabriel Mountains, California. As an archaeological field technician, monitored excavations to ensure soil removal activities were in compliance under CEQA and coordinated the archaeological monitoring schedule. The project included removal of built-up soils within and around penstock, as well as the installation of de-watering wells.

Solano Tanks Reservoir Replacement Project, LADWP, Los Angeles, California. Completed a cultural resources technical report consisting of an archival record search, Native American Heritage Commission Sacred Lands File search, and pedestrian survey. Conducted background research regarding previous geotechnical reports and as-built reports. The project involved replacement of the aging unreinforced, concrete-lined reservoir that was originally constructed in 1904 with two new partially underground storage tanks.

VIC-CEN and LUG-VIC Soil Erosion Project, LADWP, City of Victorville, California. Completed a cultural resources study pursuant to CEQA. The project involved addressing soil erosion issues within portions of the VIC-CEN L1 and L2 and LUG-VIC L1 transmission line corridors through the installation of gabion baskets and completed backfill activities necessary to adequately protect tower foundations that are currently threatened.

Whitnall Highway Stormwater Capture, LADWP, North Hollywood, California. Completed a cultural resources technical report consisting of an archival record search, pedestrian survey, and Native American Heritage Commission Sacred Lands File search. Conducted an intensive-level pedestrian survey and background research regarding historic aerial photographs and topographic maps.

Castaic Office Environmental Technical Services, California Department of Water Resources (DWR), Castaic, California. Completed an archaeological letter report in accordance with CEQA and the County of Los Angeles, consisting of literature review and pedestrian survey. Conducted background research regarding previous archaeological reports and resources.

Escondido Drive at Mile Marker 0.49 Culvert Replacement, County of Los Angeles, Los Angeles, California. Completed a cultural resources technical report consisting of an archival record search and literature review. The project involved the removal and replacement of a roadside culvert.

Los Angeles County Housing Element Update Program EIR, County of Los Angeles, Los Angeles, California. Performed and compiled record search results for the County of Los Angeles Housing Element Update EIR.

Lower Quail Canal PM 7.05 Channel Maintenance, DWR, Lancaster California. Completed an archaeological letter report in accordance with CEQA and the County of Los Angeles; conducted pedestrian survey and background research. The project involved vegetation clearing to provide adequate drainage in compliance with Sam Safety Service requirements.

Mulholland Highway at 300 Feet South of Mile Marker 3.71, County of Los Angeles, Los Angeles, California. Completed a cultural resources technical report consisting of an archival record search and literature review.

Station 210, DWR, Lancaster, California. Completed an archaeological letter report in accordance with CEQA and the County of Los Angeles; conducted pedestrian survey and background research. The project involved vegetation clearing to provide adequate drainage in compliance with Sam Safety Service requirements.

Jennifer De Alba

ARCHAEOLOGIST

Jennifer De Alba is an archaeologist with 3 years' experience in both field and laboratory settings, specializing in archaeological and paleontological monitoring, survey, cataloging and curation preparation, technical writing, and data entry. Ms. De Alba has experience studying early hunter-gatherer cultures and has worked on historic archaeological sites, specifically with the Santa Barbara Trust for Historic Preservation at the Santa Barbara Presidio. She works extensively as a monitor and archaeological technician on numerous sites throughout Ventura, Santa Barbara, San Luis Obispo, and Los Angeles Counties; has assisted in archaeological excavations in Ventura, Kings, Santa Cruz and Santa Barbara Counties, as well as the City of Ojai; conducts background research; and verifies requirements are met for the collection and cataloging of artifacts.

Education

*University of California,
Santa Barbara
BA, Cultural Anthropology
(Archaeology emphasis),
History Minor, 2016*

*Santa Barbara City
College
AA, Cultural Anthropology,
2010*

Project Experience

Development

151 South Fairview Avenue Soils Testing Cultural Resource Monitoring, Salem Engineering Group Inc. Goleta, California. Provided archaeological and paleontological monitoring in accordance with the monitoring and mitigation treatment plan stated in the environmental impact report.

235 North La Luna, Thomas and Kelly Adams, Ojai, California. Performed Phase II investigation of field survey, excavation, and site inventory within and surrounding the project site to verify, in accordance with CEQA, the horizontal and vertical significance of the archaeological site CA-VEN-139 in Ojai, California, which was previously recorded as extending partially into the proposed project site.

749-759 Ward Drive, The Mark Family Trust, Goleta, California. Provided archaeological and paleontological monitoring in accordance with the monitoring and mitigation treatment plan stated in the environmental impact report.

Pacific Palisades Village 1, CAH Acquisitions Co. LLC, Pacific Palisades, California. Provided archaeological and paleontological monitoring for the large mixed-use project in accordance with the monitoring and mitigation treatment plan stated in the environmental impact report.

Village at Los Carneros Lot 9 Archaeological Monitoring, Red Tail Acquisitions LLC, Goleta, California. Provided archaeological and paleontological monitoring in accordance with the monitoring and mitigation treatment plan stated in the environmental impact report.

Montecito Avenue Pismo Phase I Archaeological Investigation, Studio Freeby, Pismo Beach, California. Performed initial Phase I records search of the area within and surrounding the project site.

Paradiso del Mare Construction, Farallon Dos Pueblos Investors LLC, Goleta, California. Performed initial Phase I site inventory within and surrounding the project site. Provided archaeological and paleontological monitoring in accordance with the monitoring and mitigation treatment plan stated in the environmental impact report.

Tomate Canyon Ranch Concept Trail Alignment Extended Phase I Archaeological Investigation, Brooks Street, Goleta, California. Performed extended Phase I field survey, site inventory and excavation within and surrounding the project site to verify, in accordance with CEQA, the nearby archaeological site CA-SBA-2439 did not extend into the project site.

Village at Los Carneros Project Archaeological Monitoring, RCS–Los Carneros LLC, Goleta, California. Provided archaeological and paleontological monitoring in accordance with the monitoring and mitigation treatment plan stated in the environmental impact report.

Ocean Meadows Residential, Ocean Meadows Investors, LLC, Goleta, California. Performed initial Phase I intensive field survey and assisted in compiling the results of a records search and site inventory.

805 Agricultural Holdings, Helios Dayspring, Santa Barbara County, California. Performed initial Phase I records search and field survey within and surrounding the project site.

Rosewood Miramar PC, Caruso Affiliated, Montecito, California. Provided archaeological and paleontological monitoring in accordance with the monitoring and mitigation treatment plan stated in the environmental impact report.

Bacara Executive Conference Center, Carey Watermark Investors Inc., Goleta, California. Performed Phase II investigation of field survey, excavation, and site inventory within and surrounding the project site.

North Side Specific Plan Parcel 22 Archaeological Resources, Direct Relief International, Goleta, California. Provided archaeological and paleontological monitoring in accordance with the monitoring and mitigation treatment plan stated in the environmental impact report. Assisted in a Phase III excavation and performed the cataloging of artifacts recovered from the Phase III investigation, in accordance with CEQA.

Marriott Residences Inn Cultural Resources Mitigation, R.D. Olson Development, Goleta, California. Supported Dudek in the performance of cataloging and storing of artifacts recovered from a Phase III investigation, in accordance with CEQA.

Cojo-Jalama Ranches, Coastal Resources LLC, Santa Barbara, California. Performed initial Phase I intensive field survey within and surrounding the project site.

Interfaith Food Closet, Auburn Interfaith Food Closet, Auburn, California. Assisted in compiling the results of a Phase 1 records search.

Phase I and II Archaeological Study, 5567 Calle Arena, Carpinteria. Performed initial Phase I intensive field survey and site inventory revealing a previously recorded prehistoric site and state historic landmark (CA-SBA-7) extending within and surrounding the project site. Assisted in conducting a Phase II investigation to verify the horizontal and vertical significance in accordance with CEQA.

101 Garden Street Property, Woodridge Capital Partners LLC, Santa Barbara, California. Performed initial Phase I intensive field survey and assisted in compiling the results of a records search and site inventory.

2761 Cebada Canyon, Avo Vista Farms LLC, Lompoc, California. Performed initial Phase I records search and field survey within and surrounding the project site.

575 Brisa Del Mar Phase II Evaluation, Kyle Andeer, Santa Cruz, California. Assisted a Phase II excavation within the project site to verify, in accordance with CEQA, the horizontal and vertical significance of an archaeological site, which was previously recorded as extending partially into the proposed project site.

Allison Lyons, MSHP

SENIOR ARCHITECTURAL HISTORIAN

Allison Lyons (*AL-ih-suhn LYE-ons; she/her*) is an architectural historian with 12 years' experience throughout the western United States in all elements of cultural resources management. Her expertise includes the preparation of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act, focusing on the evaluation of historical resources and analysis of project impacts. As a historic preservation consultant, she has been involved in the preparation of numerous large-scale historic resources surveys, Historic American Buildings Survey/Historic American Engineering Record recordation, Federal Rehabilitation Tax Credit and Mills Act Historic Property Contract applications, local landmark nominations, and evaluations of eligibility for a wide variety of projects and property types throughout California. She is highly experienced in writing National Register of Historic Places (NRHP) nominations and historic context statements for local governments. Ms. Lyons meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to Title 36, Part 61, of the Code of Federal Regulations, Appendix A.

Education

*Columbia University,
M.S., Historic
Preservation, 2010*

*Scripps College,
B.A., European Studies,
2006*

Previous Experience

Los Angeles Department of Water and Power Century Trunk Line, Los Angeles Department of Water and Power, City of Los Angeles, California. Dudek was retained by Los Angeles Department of Water and Power to prepare an Avoidance and Protection Plan for Air Raid Siren No. 150. The resource is eligible for the NRHP and California Register of Historical Resources and as a City of Los Angeles Historic-Cultural Monument under Criteria A/1/1 and C/3/3 for its association with World War II and Cold War military infrastructure, and is a historical resource under CEQA. Ms. Lyons is serving as a senior architectural historian, providing quality assurance/quality control for the Post-Construction Monitoring Report. (2021–Present)

City of Coronado Historic Context Statement and Historic Resources Inventory, City of Coronado, California. Dudek is currently in the process of preparing a historic context statement and historic resources inventory survey for all properties at least 50 years old within City of Coronado limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service, Dudek developed a detailed historic context statement for the City that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Dudek also conducted a reconnaissance-level survey of all properties within City limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an architectural style; are valuable for the study of a type, period, or method of construction; and have not been substantially altered). This document also developed registration requirements for resource evaluation that are specific to Coronado, in consideration of both historical significance and integrity requirements. Acting as senior architectural historian, reviewed and wrote sections of the historic context statement. (2019–Present)

City of West Hollywood Residential Properties in the R2, R3, and R4 Multiple-Family Zoning Districts Historic Context Statement, West Hollywood, California. In 2020, the City of West Hollywood began a phased project to

update the 2008 citywide survey of Residential Properties in the R2, R3, and R4 Multiple-Family Zoning Districts. Ms. Lyons co-authored the historic context statement prepared as the first part of the project. (2020–2021)

Downtown Buena Park Project, Historical Resources Technical Report and Impacts Analysis (for CEQA), Buena Park, Orange County, California. Merlone Geier is proposing to redevelop a vacant Stiles & Robert Clements-designed Sears building at the Buena Park Downtown Mall in the City of Buena Park. The redevelopment plans include residential units, amenity and lobby space, and parking. The Sears building, auto center, and surrounding parking lots that were historically connected to the Downtown Buena Park Mall. Following the initial construction of the Sears building in 1959, the Buena Park Downtown Mall was expanded in multiple stages throughout a 50-year development period. To determine if the project would have a significant impact on historical resources, Dudek evaluated the entire Buena Park Downtown Mall for historical significance and integrity in consideration of National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) designation criteria. Dudek determined that the Buena Park Downtown Mall, including the Sears building, did not appear eligible under any NRHP or CRHR designation criteria due to a lack of significant historical associations, architectural merit, and compromised integrity and the Project would result in a less than significant impact to historical resources under CEQA. Ms. Lyons served as a senior architectural historian, providing quality assurance/quality control for the Historical Resources Technical Report. (2021)

8730 Sunset Boulevard Billboard Project Historical Resource Assessment Report, City of West Hollywood, California. The 8730 Sunset Boulevard Billboard Project consists of installation and operation of a new billboard and associated façade improvements at the existing “Sunset Towers” building. The Sunset Towers building at 8730 Sunset Boulevard was constructed in the 1950s and 1960s over the course of two phases. A smaller building was constructed on the northern portion of the parcel between 1957 and 1959. Dudek was retained by the City of West Hollywood to complete this Historic Resource Assessment, an intensive-level evaluation, as part of the environmental review of the proposed project in compliance with CEQA. This study included an intensive survey of the exterior of the Sunset Towers building by a qualified architectural historian; building development and archival research; development of an appropriate historic context; and evaluation of the Sunset Towers building for historical significance and integrity in consideration of NRHP, CRHR, and City of West Hollywood Cultural Heritage Preservation Ordinance designation criteria. Ms. Lyons served as a senior architectural historian and main author of the Historic Resource Assessment of the Sunset Towers building. (2021)

Anne Banning Community House of the Assistance League of Southern California, 1370 St Andrews St. Historic-Cultural Monument Application, Los Angeles, California. Paul R. Williams designed a Community House for the Assistance League of Southern California, a leading Los Angeles philanthropy, in 1961. The two-story, American Colonial Revival-style Anne Banning Community House served the League’s need for a business environment combined with gracious, elegant space for entertaining—teas, luncheons, and privately hosted events. Adaptive reuse of the building was proposed in 2017 and Ms. Lyons completed a City of Los Angeles Historic-Cultural Monument application for the building before construction, identifying the property as significant for its association with an important women’s club and architecturally significant as a good example of the Late American Colonial Revival style designed by the master architect Paul R. Williams. (2018–2020)

Four Gables Apartment Building Historic Structure Report and Mills Act Contract Application, West Hollywood, California. The Four Gables apartment building was designed by Leland A. Bryant in a French Chateausque style. The 16-unit apartment building was completed in 1927. Ms. Lyons prepared an Architectural Features and Treatment Recommendations report as part of an application for a Mills Act contract with the City of West Hollywood. (2019)

Linda Kry

LEAD ARCHAEOLOGIST

Linda Kry is an archaeologist with 15 years' experience in cultural resource management specializing in various aspects of cultural resources investigations within Southern and Central California. Ms. Kry's experience includes archival research, intensive-level and reconnaissance surveys, artifact analysis, cataloging and processing of artifact collections for curation, ground penetrating radar investigations, assisting California Environmental Quality Act (CEQA) lead agencies with Assembly Bill 52 and Senate Bill 18 notification and consultation process, and authoring technical reports pursuant to CEQA and Section 106 of the National Historic Preservation Act (NHPA). Ms. Kry's extensive experience includes the management of cultural resources specialists in support of various aspects of cultural resources compliance, construction monitoring, Native American consultation, archaeological testing and treatment, and prehistoric and historical resource significance evaluations.

Education

*University of California,
Los Angeles
BA, Anthropology, 2006
Cerritos College
AA, Anthropology, 2004*

Certifications

*Registered Archaeologist
(RA) No. 4672*

Professional Affiliations

*Society for California
Archaeology
Society for Historical
Archaeology*

Relevant Project Experience

De Soto Trunk Line Project, Los Angeles Department of Water and Power, Los Angeles, California. Archaeological lead for a cultural resources study pursuant to CEQA and Section 106 of the NHPA, including conducting the impacts analysis for archaeological resources and tribal cultural resources (TCRs) in the CEQA document for the project. Los Angeles Department of Water and Power (LADWP) is proposing to replace the portions of the De Soto Trunk Line located in West San Fernando Valley. The proposed project would increase the safety, capacity, and reliability of the LADWP water system in the western San Fernando Valley.

Coronado Trunk Line Project, LADWP, Los Angeles, California. Archaeological lead for a Phase I cultural resources study pursuant to CEQA and Section 106 of the NHPA, including conducting the impacts analysis for archaeological resources and TCRs in the CEQA document for the project. LADWP is proposing to construct a new 30-inch diameter welded steel pipe, approximately 7,200 feet in length. The proposed trunk line would add reliability and redundancy to the system.

Western District Yard Renovation Project, LADWP, Los Angeles, California. As archaeological lead, provided management oversight and reporting for cultural resources. The project involves the construction of a new western district yard facility that would address the current and future needs of the LADWP Water System Program.

Valley Generating Plant Demolition Project, LADWP, Los Angeles, California. Archaeological lead for a cultural resources study pursuant to CEQA. The project involves the demolition of the Valley Generating Station Units 1 through 4 and associated structures, demolishing the Units 3 and 4 cooling tower foundations, and the stockpiling of demolition materials before hauling off-site.

Western District Yard Renovation Project, LADWP, Los Angeles, California. As archaeological lead, provided management oversight and reporting for cultural resources. The project involves the construction of a new western district yard facility that would address the current and future needs of the LADWP Water System Program.

City Trunk Line South Project, LADWP, Los Angeles, California. Archaeological lead for a cultural resources study pursuant to CEQA and Section 106 of the NHPA, including conducting the impacts analysis for archaeological resources and TCRs in the CEQA document for the project. LADWP is proposing to replace an old and deteriorating trunk line that was built in 1914 and has a history of leaks and breaks. The proposed trunk link will improve capacity, reliability, and flexibility in the water system.

Century Trunk Line Archaeological/Paleontological Monitoring Project, LADWP, Los Angeles, California. Archaeological lead and archaeological/paleontological monitoring coordinator for the project in support of the Mitigation and Monitoring Program for the certified Mitigated Negative Declaration. The project involves the replacement of approximately 15,900 feet of an existing 36-inch Stone Canyon Outlet Line due to the deteriorated condition of the existing water line and install approximately 19,200 feet of 48-inch earthquake resistant ductile iron pipeline, including a regulator station that would connect to the existing distribution system.

River Supply Conduit Unit 7 Project, LADWP, Los Angeles and Burbank, California. Archaeological lead and archaeological/paleontological monitoring coordinator. The existing River Supply Conduit is a major transmission pipeline in the LADWP water distribution system. The project is critical to meet safety of water supplies, reliability of water infrastructure, and sustainability of water supply.

Haynes Generating Station Demolition Project, LADWP, Long Beach, Los Angeles County, California. Archaeological lead and archaeological/Native American monitoring coordinator. The project included the demolition of Units 3, 4, 5, and 6 at the Haynes Generating Station, which were originally constructed more than five decades ago, to minimize health and safety risks and reduce future maintenance.

PP1&2 Transmission Line Conversion Project, LADWP, Haskell Canyon and Santa Clarita Valley, Los Angeles County, California. Archaeological lead and field director for an Extended Phase I presence/absence investigation. The project involves the replacement and conversion of an existing 115-kilovolt double circuit transmission line. Provided support in response to specific mitigation measures developed as part of the certified Environmental Impact Report's mitigation monitoring and reporting program, which requires presence/absence testing be conducted within planned work areas that overlap with sensitive archaeological sites.

Lugo-Victorville Transmission Line Upgrade Project, LADWP, City of Victorville, California. Archaeological lead for a cultural resources study pursuant to CEQA. The project involves the upgrade of five transmission line towers along a portion of the Lugo-Victorville Transmission Line 1 corridor.

VIC-CEN and LUG-VIC Soil Erosion Project, LADWP, City of Victorville, California. Archaeological lead for a cultural resources study pursuant to CEQA. The project involves addressing soil erosion issues within portions of the VIC-CEN L1 and L2 and LUG-VIC L1 transmission line corridors through the installation of gabion baskets and complete backfill activities necessary to adequately protect tower foundations that are currently threatened.

Distributing Station 16 Expansion Project, LADWP, City of Los Angeles, Los Angeles County, California. Archaeological lead for a cultural resources study pursuant to CEQA. The project involves the construction of a new, indoor 34.5-kilovolt switch rack and building enclosure on the existing property of Distributing Station 16 in support of the downtown Metro area.

Solano Tanks Reservoir Replacement Project, LADWP, Los Angeles County, California. Archaeological lead for a cultural resources study pursuant to CEQA. The project involves replacement of the aging unreinforced, concrete-lined reservoir that was originally constructed in 1904 with two new partially underground storage tanks.

Heather McDaniel McDevitt, RPA

SENIOR ARCHAEOLOGIST/PROJECT MANAGER

Heather McDaniel McDevitt is an archaeologist, cultural resources lead, and project manager with 16 years' cultural resource management experience throughout North America with a specialized focus in California. Ms. McDevitt's has wide-range of experience as a project manager for both small and large scale projects. She currently oversees multiple on-call agency and municipal contracts and specializes in bringing clients customized service with a responsive, solution-based approach strengthened by a strong working expertise in regulatory compliance and application.

As an archaeologist, Ms. McDevitt has served as a principal investigator, lab director, and project manager in the public and private sector on all manner of projects, including surveys, testing, site significance evaluations and recordation, data recovery, and laboratory analysis. Her technical expertise encompasses vertebrate and invertebrate analysis, human osteology, geographic information system (GIS), and ground penetrating radar. Her specific area of GIS research is the use of predictive modeling and remote sensing to better understand settlement and subsistence patterns, which can be used to forecast areas of potential impacts and assist in mitigating damage to cultural resources more efficiently. Ms. McDevitt also specializes in the tribal consultation process and in the preparation of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documentation.

Ms. McDevitt has worked on projects for and in cooperation with the National Park Service, U.S. Environmental Protection Agency (EPA), National Aeronautics and Space Administration, U.S. Bureau of Land Management, the Smithsonian Institute, California State Parks, California Department of Transportation, Caltrans and various private Cultural Resource Management (CRM) and environmental firms. Ms. McDevitt's professional experience in CRM provides significant knowledge and practical experience with state and federal regulations, such as NEPA, Section 106 of the National Historic Preservation Act (NHPA), and CEQA and application of permits for Department of Fish and Wildlife, Army Corps of Engineers and other governing entities.

Selected LADWP Project Experience

Chatsworth Reservoir Mitigation Project Preliminary Feasibility Study, Los Angeles, California. As Principal Investigator, managed the cultural resources efforts in support of LADWP feasibility study considering options for in-basin compensatory mitigation projects on LADWP property and facilities. The study determined the feasibility of establishing U.S. Army Corps of Engineers (ACOE) and/or California Department of Fish and Wildlife (CDFW) jurisdiction compensatory mitigation inside the Chatsworth Reservoir site. The study identified opportunities and constraints as determined from desk-top/field observations, and literature search.

Education

*California State University,
Northridge
MA, Public Archaeology
MA, GIS (ABT)
BA, Anthropology*

Certifications

*Registered Professional
Archaeologist (RPA)*

*CEQA Training through
Advanced, AEP*

*GIS Professional
Certificate*

*HAZWOPER Training,
Hydrogeologic*

Professional Affiliations

*American Anthropological
Association*

*American Institute of
Archaeology*

*Society for American
Archaeology*

*Society for California
Archaeology*

Haynes Generating Station Demolition Project, LADWP, Long Beach, Los Angeles County, California. As Principal Investigator, manage all cultural compliance efforts for successful completion of the project including management of archaeological and Native American monitoring, regulation of monitoring needs based on project conditions. communication with LADWP and construction staff coordinator, technical advisor and on call response to discovery of bones and other cultural material, and composition of written update memos and final technical reports. The project involved the demolition of Units 3, 4, 5, and 6 at the Haynes Generating Station (HnGS).

PP1&2 Transmission Line Conversion Project, LADWP, Haskell Canyon and Santa Clarita Valley, Los Angeles County, California. As Principal Investigator, manage all cultural evaluation efforts for appropriate execution of the project's mitigation measures developed as part of the certified EIR's MMRP including development of the research design for an Extended Phase I presence/absence investigation and potential significance evaluation, coordination of cultural technical staff and Native American monitoring, senior review and quality control of written products. The project involves the replacement and conversion of an existing 115 kilovolt (kV) double circuit transmission line portions of which overlap with sensitive archaeological sites.

Lugo-Victorville Transmission Line Upgrade Project, LADWP, City of Victorville, California. As Principal Investigator, provided cultural resources staff oversight and QA/QC of a cultural resources study and technical report pursuant to CEQA. The project involves the upgrade of five transmission line towers along a portion of the Lugo-Victorville Transmission Line 1 corridor.

VIC-CEN and LUG-VIC Soil Erosion Project, LADWP, City of Victorville, California. As Principal Investigator, provided cultural resources staff oversight and QA/QC of a cultural resources study and technical report pursuant to CEQA. The project involves addressing soil erosion issues within portions of the VIC-CEN L1 and L2 and LUG-VIC L1 transmission line corridors through the installation of gabion baskets and complete backfill activities necessary to adequately protect tower foundations that are currently threatened.

Solano Tanks Reservoir Replacement Project, LADWP, Los Angeles County, California. As Principal Investigator, provided cultural resources staff oversight and QA/QC of a cultural resources study and technical report pursuant to CEQA. The project involves replacement of the aging unreinforced, concrete-lined reservoir that was originally constructed in 1904 with two new partially underground storage tanks.

City Trunk Line South Project, LADWP, Los Angeles, California. As Principal Investigator, provided cultural resources staff oversight and QA/QC of a cultural resources study pursuant to CEQA and Section 106 of the NHPA. Effort included conducting the impacts analysis for archaeological and tribal cultural resources and composing the corresponding CEQA document sections for the project. Project involves replacement of an old and deteriorating trunk line that was built in 1914 improving capacity, reliability, and flexibility in the water system.

City Trunk Line Archaeological/Paleontological Monitoring Project, LADWP, Los Angeles, California. As Principal Investigator, manage all cultural compliance efforts for successful completion of the project including management of archaeological monitoring, regulation of monitoring needs based on project conditions. communication with LADWP and construction staff coordinator, technical advisor and on call response to inadvertent discovery, and composition final technical reports. The project involves the replacement of approximately 15,900 feet of an existing 36-inch Stone Canyon Outlet Line and a regulator station connecting to the existing distribution system.

Valley Generating Plant Demolition Project, LADWP, Los Angeles, California. As Principal Investigator, provided cultural resources staff oversight and QA/QC of a cultural resources study and technical report pursuant to CEQA. The project involves the demolition of the Valley Generating Station Units 1 through 4 and associated structures, demolishing the Units 3 and 4 cooling tower foundations.

Appendix B

Confidential Records Search Results

Appendix C

Additional Documentation: LSA Associates Inc. Memorandum and DPR
form for 25 Wheeler Avenue



BERKELEY
CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE

MEMORANDUM

DATE: May 25, 2021

To: Reece Pettersen, Trammell Crow Residential

FROM: Casey Tibbet, M.A., Associate/Cultural Resources Manager/Architectural Historian

SUBJECT: 25 Wheeler Avenue, City of Arcadia, California (LSA Project Number TCC2102)

As part of the Certificate of Demolition application process, LSA Associates, Inc. (LSA) completed a historical evaluation of the property at 25 Wheeler Avenue (Assessor Identification Number [AIN] 5773-006-004) in Arcadia, California. The evaluation was documented on Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms and the property was identified on a DPR Location Map.

As a result of that evaluation, which included archival research and an intensive-level field survey, it was determined that the 1961 commercial building is not eligible for listing in the California Register of Historical Resources or for designation under the City’s local ordinance under any criteria. Although it retains at least a moderate degree of integrity, it is not a good representation of a particular architectural style and is not the work of a master. Research did not identify any historically important people or businesses associated with the building and it is not individually significant for its association with the post-World War II construction boom. In addition, it is not part of a cohesive collection of similar resources that would constitute a potential historic district.

For these reasons, the small commercial building at 25 Wheeler Avenue does not qualify as a “historical resource” as defined by the California Environmental Quality Act (CEQA) and, for purposes of this project, the City may make a finding of “no impact” with regard to historical resources.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 Resource Name or #: 25 Wheeler Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Mt. Wilson, CA Date: 1966 PR 1988 T 1N; R 11W; S.B.B.M.
c. Address: 25 Wheeler Avenue City: Arcadia Zip: 91006
d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) AIN: 5773-006-004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This one-story commercial building is situated on the north side of Wheeler Avenue in a commercial area. The concrete block building is rectangular in plan and has a flat roof with parapets and a wide eave overhang that creates a flat over the facade. The exterior walls are painted concrete block. The asymmetrical façade has a ribbon of four metal-framed, full-height windows, a metal-framed glass door with a transom, a recessed metal and glass storefront with a door, sidelights, and a transom, and two full-height mirrored fixed windows that appear to be alterations. There are concrete brick edged planters below the façade windows. The west elevation, which is adjacent to a surface parking lot, has no openings, but there is a faded sign painted on the wall for "American Travel World." The north (rear) elevation has two metal-framed sliding glass doors, a recessed entry with a metal-framed glass door with two sidelights and a transom, a large, metal-framed fixed window, and a wall-mounted air conditioning unit. There are three concrete steps up to the rear parking lot. The building appears to be in good condition and to retain moderate integrity.

*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 story commercial property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

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



See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) Façade, view to the north (5/7/21)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1961 (Los Angeles County Assessor)

*P7. Owner and Address: Unknown

*P8. Recorded by: (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

*P9. Date Recorded: May 7, 2021

*P10. Survey Type: (Describe) Intensive-level CEQA compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 25 Wheeler Avenue

B1. Historic Name: Glenrich Building (beginning in 1964)

B2. Common Name: _____

B3. Original Use: Commercial

B4. Present Use: Commercial

***B5. Architectural Style:** Vernacular

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

1961 – No original permits were found. According to Los Angeles County Assessor information, the building was constructed in 1961. This is supported by a 1961 news article indicating permits had been issued to R. Barro for a new office building at 25 E. Wheeler Avenue (*Daily News-Post* 1961).

1963 – Permit issued to Barro for an awning at 25 E. Wheeler Avenue (*Daily News-Post* 1963).

2014 – Permit issued to owner Janiece E. Peterson to reroof an office building (City of Arcadia var.).

***B7. Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:** Rear surface parking lot, modern painted wall sign

B9a. Architect: None found

b. Builder: None found

***B10. Significance: Theme:** Postwar Commercial Development 1945-1970 **Area:** City of Arcadia

Period of Significance: 1961 **Property Type:** Commercial **Applicable Criteria:** NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1961 vernacular commercial building is not eligible for listing in the California Register of Historical Resources (California Register) or for designation under the local preservation ordinance under any criteria. It is not a "historical resource" as defined by the California Environmental Quality Act (CEQA).

Historic Context: Originally owned by the San Gabriel Mission and then a part of Rancho Santa Anita, the land that includes present-day Arcadia was deeded to Scottish immigrant Hugo Reid in 1839 (City of Arcadia 2012). Reid was the first to make a modern impact on the land, raising cattle and building the first structure (City of Arcadia 2012). After a succession of owners, in 1875 Elias J. "Lucky" Baldwin purchased the land, along with much of the surrounding area and named it Arcadia (Ibid.). Residential development from 1875 to 1909 is one of the first important themes in the City's history (Architectural Resources Group 2016). See *Continuation Sheet*

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

***B12. References:**

Ancestry.com

Var. A variety of records were accessed online in May 2021 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

Architectural Resources Group

2016 "City of Arcadia Citywide Historic Context Statement." Accessed online at: <https://www.arcadiaca.gov/government/city-departments/development-services/historic-preservation>

City of Arcadia

Var. Building permits for 25 Wheeler Avenue. Accessed online in May 2021 at:

<http://laserfiche.ci.arcadia.ca.us/WebLink/Welcome.aspx?cr=1>

2012 History of Arcadia. <http://www.ci.arcadia.ca.us/home/index.asp?page=1102>

See *Continuation Sheet*

B13. Remarks:

***B14. Evaluator:** Casey Tippet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

***Date of Evaluation:** May 2021

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 *Resource Name or #: (Assigned by recorder) 25 Wheeler Avenue
*Recorded by LSA Associates, Inc. *Date: May 2021 Continuation Update

P5a. Photo or Drawing (continued from page 1)



North (rear) elevation, view to the south (5/7/21). Note that parking lot is a few feet higher than the building entrance.



West elevation (southern end), view to the east (5/7/21). Painted, non-historic wall sign.

***B10. Significance:** (continued from page 2)

In 1885, the main line of the Santa Fe Railroad, in which Baldwin was a stockholder, was opened through Baldwin's property, making it practical to subdivide part of the land into a town site. By 1887, Baldwin was actively attempting to draw residents to the area, but sales were slow and the densest development occurred in the core of the town near the intersection of the railroads (Architectural Resources Group 2016:33). Residential development in this part of town was on small lots, while development further south was on multi-acre parcels (Ibid.). As late as 1903, when a census was taken to ascertain the population of the proposed City of Arcadia, the area only had 642 residents and many lived and worked on the Baldwin Ranch or were temporary residents working for the railroads (Ibid.). Regardless, with a booming economy increasingly based on entertainment, sporting, hospitality, and gambling, Arcadia was incorporated in 1903, with Baldwin as its first mayor (City of Arcadia 2012).

Moving into the 1910s, Arcadia's growth remained slow and steady (Architectural Resources Group 2016). However, the city began shifting away from "its sporting days to more respectable pursuits, as it outlawed liquor licensing in 1912 and embarked on a series of civic improvements" (Architectural Resources Group 2016:44). By 1915, electric streetlights had been installed in some areas and streets were graded and oiled (Ibid.). Residential development in the 1910s saw the subdivision of larger parcels into smaller ones (2.5 to 5 acres) that attracted a wider variety of buyers who were interested in a more suburban lifestyle with room for some agricultural pursuits (Architectural Resources Group 2016:49). Most of the 1910s subdivisions followed a grid pattern with graded and sometimes paved roads without curbs or sidewalks (Architectural Resources Group 2016).

After World War I, the region thrived and the 1920s were a transformative period in Arcadia's development (Ibid.). Residential subdivision accelerated with tracts designed in grid patterns like those of the 1910s, but with smaller lots (Architectural Resources Group 2016:36). Single-family residential construction dominated the period (Ibid.). Most of these were modest in size and the earliest were constructed in the Craftsman style, with Period Revival styles becoming dominant in the mid-1920s and into the 1930s (Ibid.). These smaller lot subdivisions were located closer to the original town center, Pacific Electric lines, and the commercial district at Huntington and First, while the larger multi-acre lots were in what was then the southern part of town (Ibid.).

The 1936 to 1945 period was characterized nationally by massive unemployment and economic uncertainty, but Arcadia was one of the few places that did not experience a near cessation of construction (Architectural Resources Group 2016:65). The major factors for this were Anita Baldwin selling off the remaining approximately 1,300 acres of the Baldwin Ranch; establishment of military facilities and the related increase in demand for commercial businesses; and construction of a County park, which was a large Works Progress Administration (WPA) project (Ibid.). The Baldwin acreage was parceled out into a number of residential subdivisions that jumpstarted construction between 1936 and 1941 (Ibid.).

With the end of World War II (WWII) and the return of thousands of veterans, Arcadia and the greater Los Angeles area saw an enormous explosion in the development of affordable housing. Much of this development took the architectural vocabulary of the pre-war years and combined it into simplified styles suitable for mass developments and small-scale apartments (City of Los Angeles 2011). Development during the 1945-1970 period transformed the city from semi-rural to suburban earning it the nickname a "Community of Homes" (Architectural Resources Group 2016).

Commercial development also soared during this period generally following "previously-established patterns of development along the city's major pre-war thoroughfares, such as 1st Avenue, Huntington Drive, Foothill Boulevard [Route 66], and Baldwin Avenue, as well as along newer, auto-centered corridors such as Live Oak Avenue" (Architectural Resources Group 2016:96). Early in this period vacant lots in the business districts (Huntington Drive/1st Avenue and Baldwin Avenue/Duarte Road) were filled and the commercial corridors expanded, with Foothill Boulevard seeing its densest development during this time (Architectural Resources Group 2016). As commercial development became increasingly auto-oriented, new buildings reflected Modern (see *Continuation Sheet*)

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or #: (Assigned by recorder) 25 Wheeler Avenue
*Recorded by LSA Associates, Inc. *Date: May 2021 Continuation Update

***B10. Significance:** (continued from page 3)
styles and signage became more eye-catching (Ibid.). By the late 1950s and early 1960s, the city's commercial development was quite diverse, including specialized consulting services, financial institutions, offices, and manufacturing companies (Ibid.).

People/Businesses Associated with this Property. Richard Barro, an accountant, appears to have been the original owner of the building. Research revealed that Richard and his wife Virginia lived in Arcadia and that he had an office at 25 Wheeler Avenue from 1962 to at least 1969 (Ancestry.com var.).

Research using city directories and newspapers identified the following businesses at 25 Wheeler Avenue between 1961 and 1971:

| | |
|---|---|
| Richard Barro, public accountant (1961-1969) | Wyles Realty (1967-1971) |
| Realty Counselors (1962-1965) | Aero Mayflower Trucking (1968-1969) |
| Van Horn Agency, insurance (1962-1970) | Arcadia-Monrovia School Employees Federal Credit Union (1969) |
| Bibb Manufacturing Co. (1963) | Hubbard Insurance Agency (1969) |
| Ellison Management Consultant (1963) | Russ B. Waldron & Assoc (1969) |
| Le Comet Escrow Service (1963) | Karl M. Thompson, tax appraiser (1969-1971) |
| Harold Moore, Insurance Agent (1963-1965) | Donald Camphouse, public accountant (1970-1971) |
| Shaw & Sigurdson Real Estate Inv. (1963-1965) | George L. Forman, Realtor (1970-1971) |
| Technology Investors, Inc. (1963-1965) | Jones & Bruno, attorneys (1971) |
| Breitigan, Mocknik & Assoc. (1963-1971) | |
| R. A. Alexander & Assoc., consultants (1965) | |

Significance Evaluation. In compliance with CEQA, this property is being evaluated under the California Register criteria and the City of Arcadia criteria for Landmarks and Historic Districts (Chapter 1, Section 9103.17.060 of the City's Municipal Code). The State and local criteria are identical, therefore, they have been grouped together to avoid redundancy.

Criterion 1 - 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. This commercial building is associated with the post-WWII construction boom that made a significant contribution to the broad patterns of local, regional, and even national history. As with most small commercial buildings associated with this historic context, individually this building is unimportant and insignificant as there is no evidence that it made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. A brief reconnaissance survey of the surrounding area revealed two other commercial buildings from the same time period. This is not a large enough grouping to constitute a historic district.

Criterion 2 - Associated with the lives of persons important to local, California or national history. Based on the research discussed above, the building does not appear to be associated with persons or businesses important in local, California, or national history.

Criterion 3 - 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. No evidence was found that the building is the work of a master architect or builder and it does not possess high artistic values. It is a modest commercial building that does not embody the distinctive characteristics of an architectural style. As previously discussed (criterion 1), it does not contribute to a potential historic district.

Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. This building was constructed in 1961 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation.

***B12. References:** (continued from page 2)

City of Los Angeles

2011 Jefferson Park HPOZ Preservation Plan, City of Los Angeles. Accessed in 2012 online at:
[http://preservation.lacity.org/files/Jefferson%20Park%20\(Small%20File\)%20PP.pdf](http://preservation.lacity.org/files/Jefferson%20Park%20(Small%20File)%20PP.pdf)

Daily News-Post

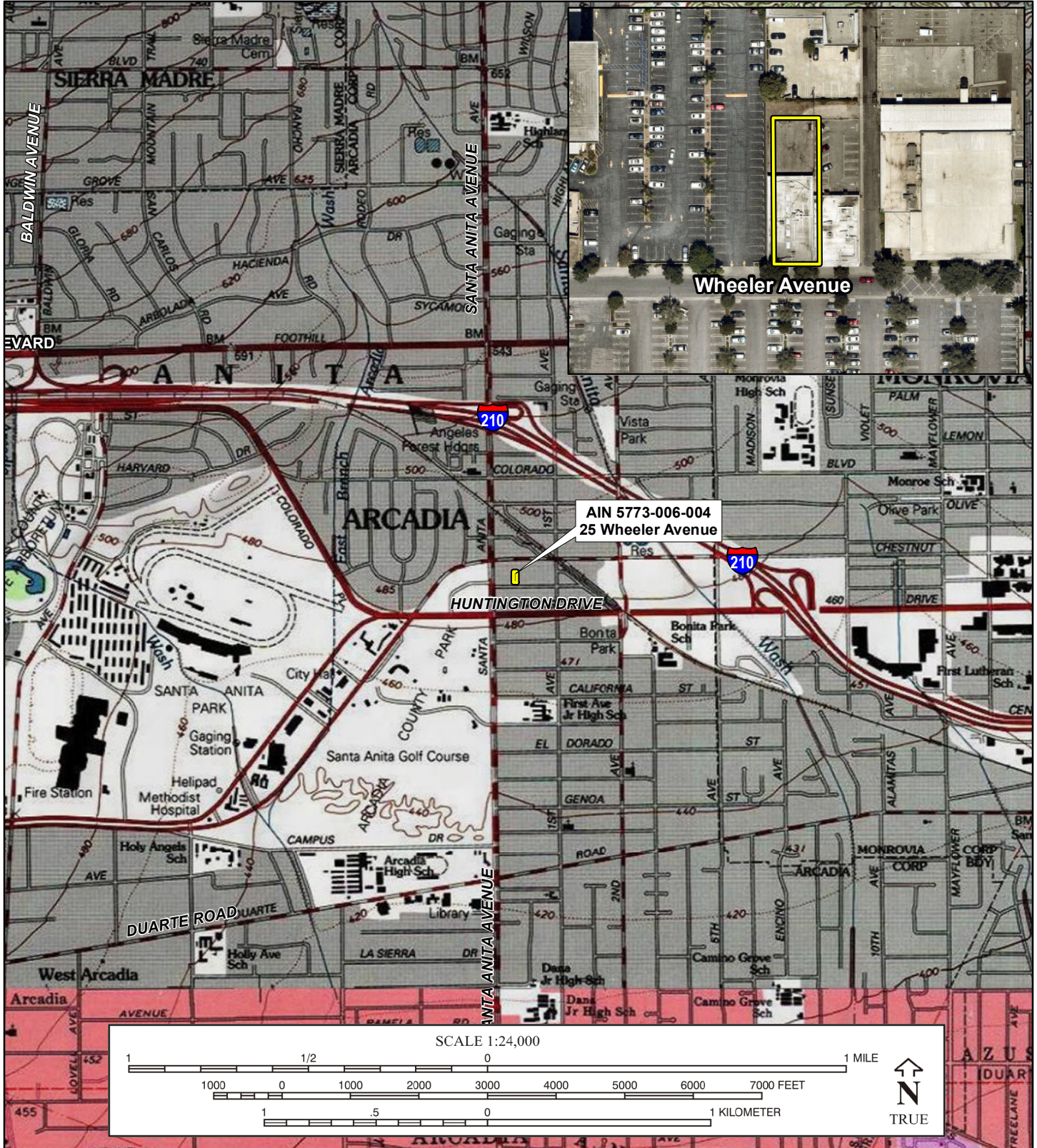
1963 Permit Values Total \$552,938. June 29, page 8.

Los Angeles County Office of the Assessor

n.d. Property information accessed online in May 2021 at: <https://maps.assessor.lacounty.gov/m/>

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
 HRI # _____
 Trinomial _____



Appendix D

DPR forms for 150 N Santa Anita Avenue; 31-33 Wheeler Avenue; 25 Wheeler Avenue; and 100 N Santa Anita Avenue

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code
Reviewer
Date

Page 1 of 13 *Resource Name or #: (Assigned by recorder) 150 N Santa Anita Avenue

P1. Other Identifier: Bank Of American Building

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Mount Wilson Date 1995 T 01N; R 11W; NE 1/4 of SE 1/4 of Sec 28; S.B. B.M.

c. Address 31-33 N Wheeler Avenue City Arcadia Zip 91006

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 404927 mE/ 3778358 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Parcel Number: 5773-006-036

Elevation: 496 ft amsl

Decimal Degrees: 34.141725°, -118.031755°

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

The property at 150 N Santa Anita Avenue features one building with three distinct sections: an eight-story, rectangular plan, Corporate Modern style commercial portion built in 1972; a one-story Mid-Century Modern-style commercial wing extending the building footprint to the north (used as a bank); and a one-story wing to the south. (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP7. 3+ story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) 150 N Santa Anita Avenue: South and west (primary) elevation, view looking northeast (IMG 6337)

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



*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1972 (City of Arcadia permits)

*P7. Owner and Address:

Arcadia Apartments, LLC
150 N. Santa Anita Ave
Arcadia, CA 91006

*P8. Recorded by: (Name, affiliation, and address) Kate Kaiser, MSHP

Dudek, 38 N Marengo Avenue
Pasadena, CA 91101

*P9. Date Recorded: April 14, 2021

*P10. Survey Type: (Describe) pedestrian

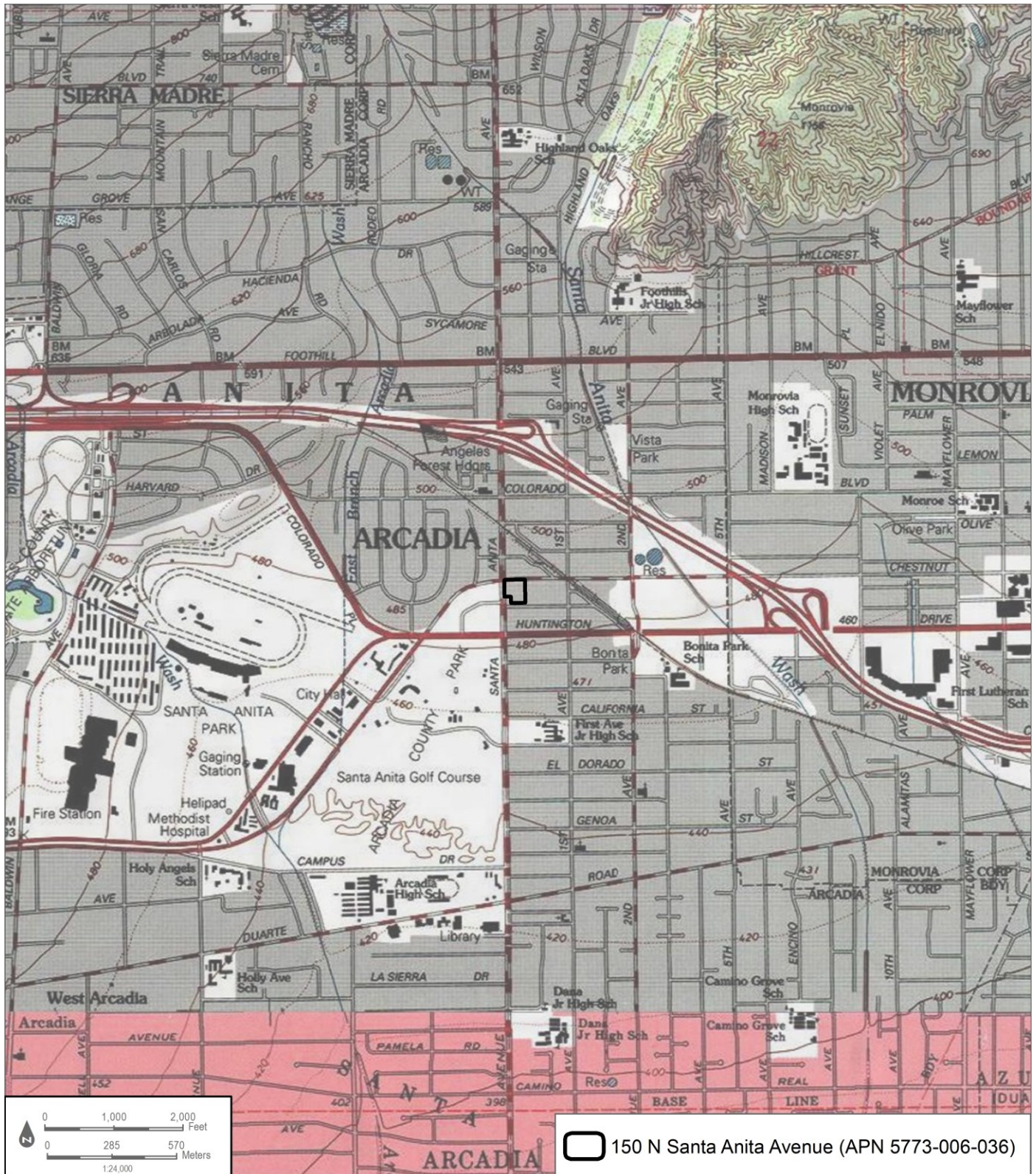
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Kaiser, et al. Cultural Resources Technical Report for the Alexan Arcadia Project, City of Arcadia, California. Prepared by Dudek

for the City of Arcadia Planning and Community Department, July 2021.

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

LOCATION MAP

Page 2 of 13 *Resource Name or # (Assigned by recorder) 150 N Santa Anita Avenue
*Map Name: Mount Wilson, Calif. *Scale: 1:24,000 *Date of map: July 2021



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 150 N Santa Anita Avenue *NRHP Status Code 6Z
Page 3 of 13

B1. Historic Name: Towne Center; Bank of America

B2. Common Name: 150 N Santa Anita Avenue

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

*B5. Architectural Style: Corporate Modern, Mid-century Modern

- *B6. Construction History: (Construction date, alterations, and date of alterations)
- Constructed, Permit #37191 and 37285 (1972)
 - Interior remodel, Permit #A9804336 (1998)
 - Electrical rewiring, Permit #A9804350 (1998)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None noted

B9a. Architect: Fleming & Fryer b. Builder: unknown

*B10. Significance: Theme n/a Area n/a Period of Significance n/a
Property Type Commercial Property Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope Also address integrity.)

The 150 N Santa Anita Avenue, (APN 5773-006-036) property does not meet any of the criteria for listing in the NRHP, CRHR, or as a City of Arcadia historic landmark individually or as part of an existing historic district, as demonstrated below.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) none

*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Kate Kaiser, MSHP

*Date of Evaluation: July 16, 2021

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 150 N Santa Anita Avenue

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P3a. Description (Continued):

The eight-story portion of the building is on a raised concrete plinth foundation and features a 1.5 story high first/mezzanine level. It has symmetrical elevations with an emphasis on horizontality with ribbons of mirrored glass windows and spandrels on all elevations. Its concrete structure is highly visible with four vertical, textured concrete, structural members separating the five bays and fluted concrete levels separating each floor. At the top is a flat roof with a wide, cantilevered overhang with fluted concrete cladding and exposed concrete structural elements underneath. There are two entrances to this portion of the building, one on east elevation and one on the west elevation. Both entrances are located along the building's central axis and in recessed alcoves accessed by stairs and accessibility ramps. The entrances are surrounded by plate glass windows with stacked brick bulkheads. The floor of both entrances features a grey and white terrazzo flooring.

The one-story volume on the south elevation has a simple rectangular plan. It is on the same concrete plinth foundation as the eight-story building and features concrete stucco and stacked brick cladding and a flat roof with parapet. Windows are fixed glass with steel mullions. The primary entrance is on the west elevation and features glass and steel doors with sidelights and transom under a metal awning. The entrance is accessed by a secondary, utilitarian staircase and from the extended, terrazzo entry alcove of the eight-story building.

The one-story bank wing of the building extends from the north elevation and features a simple rectangular plan, with a covered ATM drive-through on the east elevation. This portion of the building features a concrete foundation, stacked brick cladding throughout, and a flat roof with low parapet. The main entrance to this building is on the west elevation in a recessed alcove, under a projecting cantilevered roof. The main entrance is fully glazed with glass and steel automatic doors, plate glass sidelights, and a fixed transom. Two fixed tinted glass windows are located on the west elevation, and near the bank teller/ATM window on the east elevation. The building connects to the eight-story building at its south elevation.

The building is set on a large lot with a large parking lot to the immediate east. Parts of this section of the property are landscaped curbed islands to direct traffic and stacked brick walls bordering the parking area.

Identified Alterations

The following list of known alterations was compiled through archival research, a review of previous property documentation, and during the course of the intensive survey. Unless indicated, the date of these alterations is unknown:

- Certificate of Occupation, Permit #37191 and 37285 (1972)
- Interior remodel, Permit #A9804336 (1998)
- Electrical rewiring, Permit #A9804350 (1998)

CONTINUATION SHEET

Property Name: 150 N Santa Anita Avenue

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Figure 1. 150 N Santa Anita Avenue: North and west (primary) elevation, view looking southeast (IMG 6319)



Figure 2. 150 N Santa Anita Avenue: East and south elevation, view looking northwest (IMG 6411)

CONTINUATION SHEET

Property Name: 150 N Santa Anita Avenue

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Figure 3. 150 N Santa Anita Avenue: East and north elevation, view looking southwest (IMG 6400)

B10. Significance (Continued):

History of 150 N Santa Anita Avenue

The proposed Project site is located east of Santa Anita Avenue and north of Wheeler Avenue in Arcadia's downtown commercial core. Santa Anita Avenue and Wheeler Avenue were part of the original townsite for the City of Arcadia. Along these avenues were concentrations of civic institutions and industrial developments. Santa Anita Avenue served as a road and bridle trail. E.J. Baldwin planted rows of trees along Santa Anita Avenue to form an attractive vista. While Wheeler Avenue was in the original 1887 plat map, between the downtown commercial core and the railroad, the avenue was not extensively developed until the twentieth century.

According to the Sanborn map published in 1924, the first prominent business to appear along Wheeler Avenue was the San Gabriel Valley Lumber Company. The company operated a large lumber yard at the northwest corner of First Avenue (east of the proposed Project site) and Wheeler Avenue. Wheeler Avenue, in the block bounding the proposed Project site, became the location of many of Arcadia's earliest civic buildings. The first Arcadia Public Library, opened in 1930, was located on the corner of First Street and Wheeler Avenue. Wheeler Avenue was also the location of the Police and Fire Department building (constructed in 1932 at 50 Wheeler Avenue). Later, the departments were split, and the Fire Department moved to its own building off of Wheeler Avenue in 1935. In 1939, the Arcadia Community Center was established at 30 Wheeler Avenue. During the 1920s and 1930s, Santa Anita Avenue primarily used for agriculture. In the earliest aerial photographs, newspapers, and Sanborn Maps, Arcadia Hay and Grain had a grain barn and roadside business along Santa Anita Avenue in the present-day proposed Project site. There was no additional development on the proposed

CONTINUATION SHEET

Property Name: 150 N Santa Anita Avenue

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Project site until the 1950s (Figure 4) (Kovacic 2003, pp. 7, 237, 244; McAdam and Snider 1981, pp. 190; NETR 2021; Sanborn Map Company 1924, p. 3, 1932, p. 3; UCSB 2021).



Contact Arcadia Public Library at (626) 821-5569 to order this image.

Figure 4. View of Huntington Drive, looking west to Santa Anita Drive. Wheeler Avenue at right, 1959 (Arcadia Public Library)

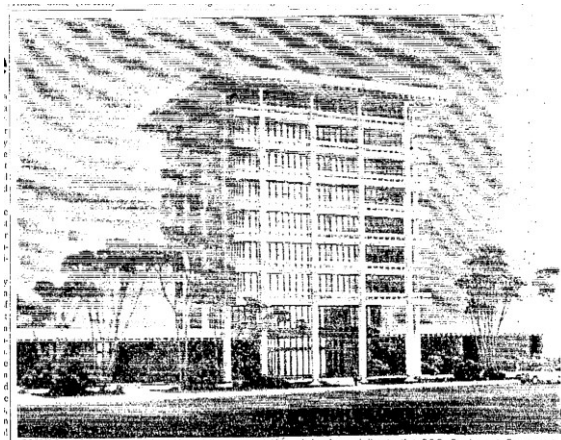
At the end of the 1960s, the City of Arcadia established the Arcadia Community Redevelopment Agency that began consideration of the Towne Center Project. The Towne Center Project proposed redevelopment of an area in the downtown commercial core north of Huntington Drive between Santa Anita Avenue and First Avenue. Two high-rise buildings were proposed, the Glenrich Building, a medical office, and Towne Center, a bank and office building. The project was supported by the Chamber of Commerce and various business associations. In 1970, the Towne Center Project was approved, comprising an eight-story tower and a one-story bank building (Arcadia Tribune 1966a, p. 1; 1966b, p. 1; 1967a, p. 1; 1967b, p. 1; 1969, p. 1; 1970, p. 1).

The design of Towne Center changed multiple times over the course of planning as investors and owners changed. Originally the building was developed by BBC Development Company and James Coppedge was the named architect (Arcadia Tribune 1967b, p. 1; 1967c, p. 1). The project was scheduled to begin in 1968. In 1970, a new developer, Summit Management, took over the project and W. J. Fleming redesigned the building. The building was redesigned a third time by Fleming & Fryer in 1971, incorporating W.J. Fleming's earlier design. This design was implemented. Owners Union Realco and Bank of America planned to utilize the building immediately. A groundbreaking was held in April 1971. The project ultimately included the eight-story tower, a connected one-story bank, a parking lot, retaining wall with landscaping, and a second commercial building erected to house the Great Scot Restaurant. Both the Great Scot and the eight-story Towne Center opened in 1972. (100 N. Santa Anita Avenue) (Figure 5) (Arcadia Tribune 1967c, p. 1, 1970a, p. 1; 1970b, p. 1; 1971a, p. 1; 1971b, p. 1).

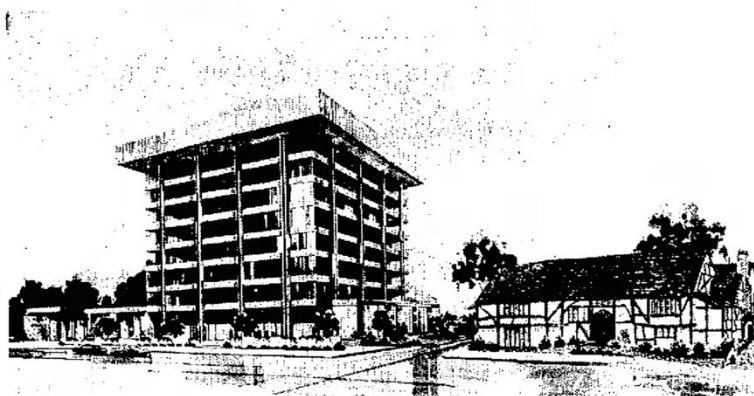
CONTINUATION SHEET

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COPPEDGE DESIGNED tower and satellite buildings proposed for the Towne Center are typical of the creations of James Coppedge, West Arcadia architect. Two other eight-story buildings Coppedge designed are similar to that E.E.C. Development Co. proposes for the east side of Santa Anita Avenue between Santa Clara and Wheeler streets.



TOWNE CENTER BUILDING — Above is the architect's rendering for the Towne Centre Building which will be erected on Santa Anita Avenue between Wheeler and Santa Clara. Architect is the firm of Fryer and Fleming of Newport Beach. Groundbreaking will be March 31.

Figure 5. Left, Coppedge-designed building (Arcadia Tribune 1967c, p. 1) Right: Fleming & Fryer-designed building with Great Scot restaurant at right (Arcadia Tribune 1971a, p. 1)

The Great Scot Restaurant, a late addition to the Towne Center Project, was separately designed by Willis K. Hutchason & Associates, and constructed by Keller and Grant, Inc and Van Vliet Construction Co. The restaurant advertised that its building was “an exact copy of a 16th Century coaching inn, situated 20 miles south of London” (Arcadia Tribune 1972, p. 34). According to promotional materials, the architects meticulously researched the sixteenth century building, as well as historical building methods, including half-timbered construction and wattle-and-daub. Great Scot remained a restaurant, albeit with different tenants over time, until approximately 2005 when it was converted to offices for a construction company. Tenants included: Great Scot (circa 1972-1980), Lord Charley’s Restaurant (circa 1980-1985), The Gallery (circa 1985-1987), F.W. Szechwan Restaurant (circa 1987-1995), Little Garden Chinese Restaurant (circa 1995-2005), Dynamo Construction Co and Dynamo Realty (circa 2005-2008), and medical offices (circa 2008-present) (Arcadia Tribune 1972, pp. 31, 34; City of Arcadia Permits 1966-2008).

The success of Towne Center figured directly in the Arcadia Redevelopment Agency’s 1970s projects, which included the Fashion Park mall and attracting other businesses to the downtown commercial core. In 1976, City Council briefly considered abandoning Wheeler Avenue, closing the road and turning it into driveway access for downtown Arcadia parking. While the proposal to close Wheeler Avenue did not go through, the short street functions today as an access road for the limited businesses fronting Wheeler Avenue and provides access to the parking lots south of Wheeler Avenue (Arcadia Tribune 1973, p. 1; 1977, p. 17; McAdam and Snider 1981, p. 176).

In recent years, the area around the proposed Project site has been considered new development. In 1999, several big box retail stores were established north of the proposed Project site along N Santa Anita Avenue, between the freeway exit at Santa Anita Avenue and Huntington Drive. In 2003, Santa Anita Avenue was widened and landscaped. Between 2009 and 2015, the Metro Gold Line extension from Pasadena was approved and completed, strengthening public transportation to the downtown commercial core of Arcadia. In 2014, the area north of E Santa Clara Street, north of the proposed Project site, was redeveloped into multi-level parking and commercial retail stores. (Arcadia Weekly 2003, p. 18; Metro Gold Line Foothill Extension Construction Authority 2021; NETR 2021; Sierra Madre News 1999, p. 9; UCSB 2021).

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Architectural Style: Corporate Modern (1945-1975)

Corporate Modern architecture was used for high-rise buildings in Southern California from the 1950s through 1970s. Like other Modern architectural movements, Corporate Modern architecture focused on austere exteriors with minimal ornamentation. Buildings were constructed using innovative and industrial materials such as steel, glass curtain walls, and concrete. The style is based largely on the International design aesthetic attributed to architect Mies van der Rohe's work before World War II. Prominent practitioners of the Corporate Modern style in Los Angeles included William Pereira and Charles Luckman. The style appears to be part of the "Late Modern" style as defined in the City of Arcadia Historic Context Statement (Sapphos 2009, pp. 236-238; ARG 2016, pp. 100-103).

Character-defining features of the Corporate Modern style include:

- Use of concrete, steel and glass
- Rectilinear forms
- Large vertical expanses of concrete
- Lack of exterior ornamentation
- Glass curtain walls
- Use of steel mullions
- First floor has a slight setback under a canopy
- Decorative entry points with a variety of materials such as marble or tiles
- Design dictated by steel framing systems

Architectural Style: Mid-Century Modern (1940-1975)

Mid-Century Modern is a term used to describe the evolution of the International Style after World War II and encompasses a range of buildings forms. The Mid-Century Modern style was embraced in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers. There was a need for a style that could meet the demand for mass construction of many property types – from residences to schools to offices – and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology. Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements.

Aesthetically, Mid-Century Modern is a term used to describe the evolution of the International Style after World War II and encompasses a range of buildings forms and property types. While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. Mid-Century Modern is characterized by more solid wall surfaces as opposed to large planes of glass and steel that characterize the International Style (and its successors, including Corporate Modern). Stacked bond brick walls are a common feature of commercial and institutional (primarily educational) buildings in the Mid-Century Modern style. In residential buildings, post-and-beam construction with exposed wood structural systems is a common design element. Residential and low-scale commercial buildings exhibit flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs rarely incorporate applied ornamentation or references to historical styles.

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Many property types exhibit the characteristics of the Mid-Century Modern style; however, not all Mid-Century Modern designs rise to the level of significant examples of the architectural style. The Case Study House program made Los Angeles a center of experimentation within the style, and the influence of new modern designs radiated outwards to communities around Los Angeles County, including Arcadia, where the characteristics of Mid-Century Modern design could be appropriated for massive scale production, and use modern materials that could be mass-produced (ARG 2016, p. 98; Gebhard and Winter 2003; McAlester 2015, pp. 630-646; Morgan 2004; Moruzzi 2013, p. E6).

Character-defining features of the Mid-Century Modern style include:

- Low, boxy, horizontal proportions
- Mass-produced materials
- Flat, smooth sheathing
- Flat roofed without coping at roof line; flat roofs hidden behind parapets
- Lack of exterior decoration or abstract geometrical motif
- Simple windows (metal or wood)
- Industrially plain doors
- Large window groupings
- Commonly asymmetrical
- Whites, buffs and pale pastel colors

NRHP/CRHR/City of Arcadia Historic Landmark Statement of Significance

Criterion A/1/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research indicated that 150 N Santa Anita Avenue was constructed in 1972 and was the culmination of years-long planning efforts to redevelop the portion of Santa Anita Avenue north of Huntington Drive's downtown commercial corridor into Towne Center. Despite the long planning period, 150 N Santa Anita Avenue does not appear to have shaped the broader patterns of development of the City of Arcadia or had any effect on the development of the downtown commercial corridor, which was full developed by the 1950s. Nor is 150 N Santa Anita Avenue associated with historically important events or broader development patterns. Therefore, the property does not appear eligible under NRHP Criterion A, CRHR Criterion 1, or City of Arcadia Historic Landmark Criterion 1.

Criterion B/2/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not uncover any such important person, known to be historically important figures at the national, state, or local level. Due to a lack of identified significant associations with important persons in history, 150 N Santa Anita Avenue does not appear eligible under NRHP Criterion B, CRHR Criterion 2, or City of Arcadia Historic Landmark Criterion 2.

Criterion C/3/3: That 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

CONTINUATION SHEET

Property Name: 150 N Santa Anita Avenue

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distinguishable entity whose components may lack individual distinction.

150 N Santa Anita Avenue consists of an eight-story Corporate Modern-style tower and attached, one-story Mid-Century Modern-style bank, constructed in 1972. Considered as individual parts and as a whole, the property does not appear to be an excellent example of either style, nor does the property appear to be a unique example of a style or property type, period, or method of construction within Arcadia or to the surrounding communities. No information about the named architects, Fleming & Fryer of Newport Beach or William J. Fleming was revealed to indicate the buildings are the work of master architects. The building also does not possess high artistic value. In consideration of the final component of Criterion C/3/3, the property does not appear to contribute to a potential historic district. There is no visual cohesion or shared development history due to varying construction dates, more recent development, and nearby development of a different character. Therefore, 150 N Santa Anita Avenue does not appear eligible under NRHP Criterion C, CRHR Criterion 3, or City of Arcadia Historic Landmark Criterion 3.

Criterion D/4/4: That have yielded, or may be likely to yield, information important in prehistory or history.

150 N Santa Anita Avenue is not significant under Criterion D of the NRHP, Criterion 4 of the CRHR, or City of Arcadia Historic Landmark Criterion 4 as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As 150 N Santa Anita Avenue is not significant under any National Register criterion, it does not have a period of significance and the integrity of the buildings does not require examination. It is worth noting, however, that the property retains only five aspects of integrity: location, design, materials, workmanship, and feeling. It does not retain integrity of setting or association. The building has never moved from its original location and has had very few alterations, and no notable changes or modifications to its original overall form, plan, space, structure, and style. It appears to have retained much of its original materials and the workmanship of the original builder is visible. The building is still able to convey the sense of a 1970s-era commercial building and bank and retains both of those roles through present. However, the building lacks important historical associations and has experienced substantial changes to its setting over time as the area along Santa Anita Avenue underwent a modest infill and revitalization in the late 1990s through the 2000s, leading to the demolition of several surrounding commercial and industrial properties and replacing them with modern commercial retail stores or parking structures.

B12. References (Continued):

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State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code
Reviewer
Date

Page 1 of 13 *Resource Name or #: (Assigned by recorder) 31-33 Wheeler Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

- *a. County Los Angeles County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Mount Wilson Date 1995 T 01N; R 11W; NW 1/4 of SW 1/4 of Sec 27; S.B. B.M.
c. Address 31-33 N Wheeler Avenue City Arcadia Zip 91006
d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 405030 mE/ 3778302 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Parcel Number: 5773-006-005

Elevation: 488 amsl

Decimal Degrees: 34.141353°, -118.030062°

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

The property at 31-33 Wheeler Avenue consists of a one-story, Mid-Century Modern-style commercial building, constructed in 1959.

(See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) 31-33 Wheeler Avenue: primary (south) elevation, view looking north (IMG 6268)

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



*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
1959 (City of Arcadia permits)

*P7. Owner and Address:
Arcadia Apartments, LLC
150 N. Santa Anita Ave
Arcadia, CA 91006

*P8. Recorded by: (Name, affiliation, and address) Kate Kaiser, MSHP
Dudek, 38 N Marengo Avenue
Pasadena, CA 91101

*P9. Date Recorded: April 14, 2021

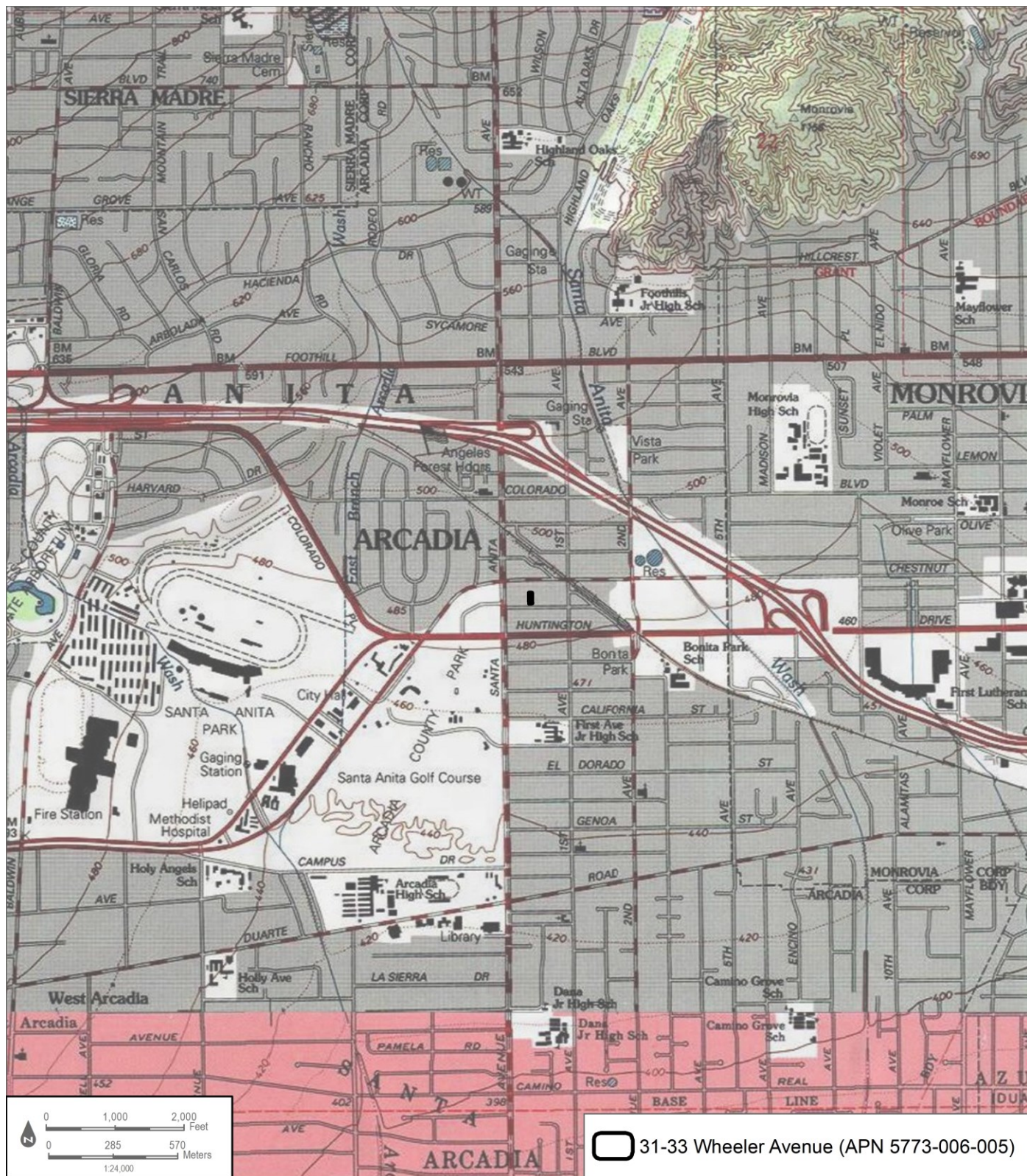
*P10. Survey Type: (Describe)
pedestrian


*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Kaiser, et al. Cultural Resources
Technical Report for the Alexan
Arcadia Project, City of Arcadia,

California. Prepared by Dudek for the City of Arcadia Planning and Community Department, July 2021.

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

Page 2 of 13 *Resource Name or # (Assigned by recorder) 31-33 Wheeler Avenue
 *Map Name: Mount Wilson, Calif. *Scale: 1:24,000 *Date of map: July 2021



 31-33 Wheeler Avenue (APN 5773-006-005)

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 31-33 Wheeler Avenue *NRHP Status Code 6Z
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B1. Historic Name: 31-33 Wheeler
B2. Common Name: 31-33 Wheeler
B3. Original Use: Commercial building B4. Present Use: Commercial building

*B5. Architectural Style: Mid-century Modern

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

- Original Construction, Permit 27424 (1959)
- New exterior sign on roof overhang, Permit 22495 (1966)
- New exterior sign on roof overhang, Permit 26312 (1968)
- Replacement roofing, Permit 07157 (1982)
- Replacement roofing, Permit A8904756 (1989)
- Replacement roofing, Permit B00-005-032 (2000)
- Replacement roofing, Permit B00-038-268 (2011)
- Replacement windows, primary elevation (date unknown)
- Replacement doors, primary elevation (date unknown)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None noted

B9a. Architect: Jack Hale b. Builder: Thos. Cosentino Builders

*B10. Significance: Theme n/a Area n/a Period of Significance n/a
Property Type Commercial Property Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope Also address integrity.)

The property at 31-33 Wheeler Avenue (APN 5773-006-005) does not meet any of the criteria for listing in the NRHP, CRHR, or as a City of Arcadia historical landmark either individually or as part of an existing historic district, as demonstrated below.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) none

*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Kate Kaiser, MSHP
*Date of Evaluation: July 16, 2021

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 31-33 Wheeler Avenue

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P3a. Description (Continued):

The primary (south) elevation is divided into two office storefronts separated by a party wall. The building also shares an exterior wall with 25 Wheeler Avenue, just to the west, which was not visible and could not be recorded for this proposed Project. To the rear of the building is a small surface parking lot. The 31-33 Wheeler Avenue building features a flat roof with shallow, cantilevered overhang over the primary (south) elevation and parapet walls on the east and west side elevations. Cladding on the primary (south) elevation consists of stacked red brick and concrete masonry unit construction on the east and rear (north) visible elevations. Fenestration on the primary (south) elevation is situated under the roof overhang and is symmetrical (mirrored) between the two offices. Original fenestration appears to have been replaced entirely with modern tinted glass and two steel doors, each with transom and a single-pane sidelight, as well as fixed, two-light, tinted, glass and steel windows. Fenestration on the east and rear (north) elevations consist of multi-light hopper windows with metal sashes, small single-light hopper windows with metal sashes, and solid steel doors with metal awnings over them. Fenestration on the rear (north) elevation is covered by metal security bars, installed directly into the building. Aside from the stacked brick and cantilevered roof, the building has no other decorative details. No additions were noted.



Figure 1. 31-33 Wheeler Avenue: primary (south) and east elevation, view looking northwest; 25 Wheeler Avenue and 150 N Santa Anita Avenue in background(IMG 6274)

CONTINUATION SHEET

Property Name: 31-33 Wheeler Avenue

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Figure 2.31-33 Wheeler Avenue: East and rear (north) elevation, view looking southwest (IMG 6277)

B10. Significance (Continued):

History of 31-33 Wheeler Avenue

The proposed Project site is located east of Santa Anita Avenue and north of Wheeler Avenue in Arcadia's downtown commercial core. Santa Anita Avenue and Wheeler Avenue were part of the original townsite for the City of Arcadia. Along these avenues were concentrations of civic institutions and industrial developments. Santa Anita Avenue served as a road and bridle trail. E.J. Baldwin planted rows of trees along Santa Anita Avenue to form an attractive vista. While Wheeler Avenue was in the original 1887 plat map, between the downtown commercial core and the railroad, the avenue was not extensively developed until the twentieth century.

According to the Sanborn map published in 1924, the first prominent business to appear along Wheeler Avenue was the San Gabriel Valley Lumber Company. The company operated a large lumber yard at the northwest corner of First Avenue (east of the proposed Project site) and Wheeler Avenue. Wheeler Avenue, in the block bounding the proposed Project site, became the location of many of Arcadia's earliest civic buildings. The first Arcadia Public Library, opened in 1930, was located on the corner of First Street and Wheeler Avenue. Wheeler Avenue was also the location of the Police and Fire Department building (constructed in 1932 at 50 Wheeler Avenue). Later, the departments were split, and the Fire Department moved to its own building off of Wheeler Avenue in 1935. In 1939, the Arcadia Community Center was established at 30 Wheeler Avenue.

CONTINUATION SHEET

Property Name: 31-33 Wheeler Avenue
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During the 1920s and 1930s, Santa Anita Avenue primarily used for agriculture. In the earliest aerial photographs, newspapers, and Sanborn Maps, Arcadia Hay and Grain had a grain barn and roadside business along Santa Anita Avenue in the present-day proposed Project site. There was no additional development on the proposed Project site until the 1950s (Figure 3) (Kovacic 2003, pp. 7, 237, 244; McAdam and Snider 1981, pp. 190; NETR 2021; Sanborn Map Company 1924, p. 3, 1932, p. 3; UCSB 2021).



Figure 3. View of Huntington Drive, looking west to Santa Anita Drive. Wheeler Avenue at right, 1959 (Arcadia Public Library)

In 1959, a commercial building was constructed at 31-33 Wheeler Avenue for contractor Thomas Cosentino. The building had two street-facing offices sharing a party wall. The building was designed by architect Jack Hale, and the original building permit names Thos. Cosentino Builders as the building contractors. The first two occupants were Columbia Labs Inc., wax manufacturers, in the 31 Wheeler side and Thomas Cosentino Builders in 33 Wheeler. Over time, this building was used mainly as offices for manufacturing companies and local commercial entities. Other owners and occupants included Huntington Associates, Inc (circa 1967-1982), Mollin Investments (circa 1983-1984), and Arcadia Radiology (circa 1984-2011) (City of Arcadia Permits, historical permit files, 1959-1991; City of Arcadia Permits #B00-005-032, #B00-038-268; R.L. Polk & Co. 1960, p. 241; Arcadia Directory Company 1969, p. 66).

In 1961, an adjoining commercial property was constructed at 25 Wheeler Avenue. Because original permits were not available for this property, less is known about the circumstances of its construction and original ownership. According to city directories from the 1960s, 25 Wheeler Avenue housed multiple small commercial enterprises in a suite of eight offices. In 1962, the Post Office was constructed on Wheeler Avenue. A demand parking corresponded with the growth of Arcadia's downtown commercial core. An area

CONTINUATION SHEET

Property Name: 31-33 Wheeler Avenue

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along Wheeler Avenue, west of the police and fire stations, and east of Santa Anita Avenue was turned into a parking area to serve the downtown commercial core (R.L. Polk & Co. 1960, p. 241; Arcadia Directory Company 1969, p. 66).

At the end of the 1960s, the City of Arcadia established the Arcadia Community Redevelopment Agency that began consideration of the Towne Center Project. The Towne Center Project proposed redevelopment of an area in the downtown commercial core north of Huntington Drive between Santa Anita Avenue and First Avenue. Two high-rise buildings were proposed, the Glenrich Building, a medical office, and Towne Center, a bank and office building. The project was supported by the Chamber of Commerce and various business associations. In 1970, the Towne Center Project was approved, comprising an eight-story tower and a one-story bank building (Arcadia Tribune 1966a, p. 1; 1966b, p. 1; 1967a, p. 1; 1967b, p. 1; 1969, p. 1; 1970, p. 1).

The design of Towne Center changed multiple times over the course of planning as investors and owners changed. Originally the building was developed by BBC Development Company and James Coppedge was the named architect (Arcadia Tribune 1967b, p. 1; 1967c, p. 1). The project was scheduled to begin in 1968. In 1970, a new developer, Summit Management, took over the project and W. J. Fleming redesigned the building. The building was redesigned a third time by Fleming & Fryer in 1971, incorporating W.J. Fleming's earlier design. This design was implemented. Owners Union Realco and Bank of America planned to utilize the building immediately. A groundbreaking was held in April 1971. The project ultimately included the eight-story tower, a connected one-story bank, a parking lot, retaining wall with landscaping, and a second commercial building erected to house the Great Scot Restaurant. Both the Great Scot and the eight-story Towne Center opened in 1972. (100 N. Santa Anita Avenue) (Figure 4) (Arcadia Tribune 1967c, p. 1, 1970a, p. 1; 1970b, p. 1; 1971a, p. 1; 1971b, p. 1).

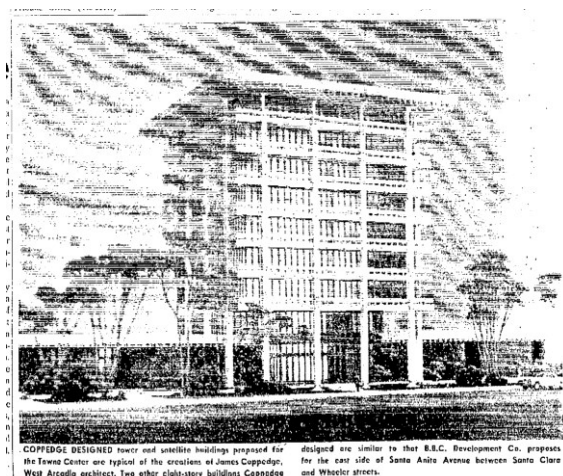


Figure 4. Left, Coppedge-designed building (Arcadia Tribune 1967c, p. 1) Right: Fleming & Fryer-designed building with Great Scot restaurant at right (Arcadia Tribune 1971a, p. 1)

The Great Scot Restaurant, a late addition to the Towne Center Project, was separately designed by Willis K. Hutchason & Associates, and constructed by Keller and Grant, Inc and Van Vliet Construction Co. The restaurant advertised that its building was "an exact copy of a 16th Century coaching inn, situated 20 miles south of London" (Arcadia Tribune 1972, p. 34). According to promotional materials, the architects meticulously researched the sixteenth century building, as well as historical building methods, including half-timbered construction and wattle-and-daub. Great Scot remained a restaurant, albeit with different

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Property Name: 31-33 Wheeler Avenue

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tenants over time, until approximately 2005 when it was converted to offices for a construction company. Tenants included: Great Scot (circa 1972-1980), Lord Charley's Restaurant (circa 1980-1985), The Gallery (circa 1985-1987), F.W. Szechwan Restaurant (circa 1987-1995), Little Garden Chinese Restaurant (circa 1995-2005), Dynamo Construction Co and Dynamo Realty (circa 2005-2008), and medical offices (circa 2008-present) (Arcadia Tribune 1972, pp. 31, 34; City of Arcadia Permits 1966-2008).

The success of Towne Center figured directly in the Arcadia Redevelopment Agency's 1970s projects, which included the Fashion Park mall and attracting other businesses to the downtown commercial core. In 1976, City Council briefly considered abandoning Wheeler Avenue, closing the road and turning it into driveway access for downtown Arcadia parking. While the proposal to close Wheeler Avenue did not go through, the short street functions today as an access road for the limited businesses fronting Wheeler Avenue and provides access to the parking lots south of Wheeler Avenue (Arcadia Tribune 1973, p. 1; 1977, p. 17; McAdam and Snider 1981, p. 176).

In recent years, the area around the proposed Project site has been considered new development. In 1999, several big box retail stores were established north of the proposed Project site along N Santa Anita Avenue, between the freeway exit at Santa Anita Avenue and Huntington Drive. In 2003, Santa Anita Avenue was widened and landscaped. Between 2009 and 2015, the Metro Gold Line extension from Pasadena was approved and completed, strengthening public transportation to the downtown commercial core of Arcadia. In 2014, the area north of E Santa Clara Street, north of the proposed Project site, was redeveloped into multi-level parking and commercial retail stores. (Arcadia Weekly 2003, p. 18; Metro Gold Line Foothill Extension Construction Authority 2021; NETR 2021; Sierra Madre News 1999, p. 9; UCSB 2021).

Architectural Style: Mid-Century Modern (1940-1975)

Mid-Century Modern is a term used to describe the evolution of the International Style after World War II and encompasses a range of buildings forms. The Mid-Century Modern style was embraced in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers. There was a need for a style that could meet the demand for mass construction of many property types – from residences to schools to offices – and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology. Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements.

Aesthetically, Mid-Century Modern is a term used to describe the evolution of the International Style after World War II and encompasses a range of buildings forms and property types. While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces.

Mid-Century Modern is characterized by more solid wall surfaces as opposed to large planes of glass and steel that characterize the International Style (and its successors, including Corporate Modern). Stacked bond brick walls are a common feature of commercial and institutional (primarily educational) buildings in the Mid-Century Modern style. In residential buildings, post-and-beam construction with exposed wood structural systems is a common design element. Residential and low-scale commercial buildings exhibit flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs rarely incorporate applied ornamentation or references to historical styles.

Many property types exhibit the characteristics of the Mid-Century Modern style; however, not all Mid-Century Modern designs rise to the level of significant examples of the architectural style. The Case Study House program made Los Angeles a center of experimentation within the style, and the influence of new modern designs radiated outwards to communities around Los Angeles County, including Arcadia, where the

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Property Name: 31-33 Wheeler Avenue

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characteristics of Mid-Century Modern design could be appropriated for massive scale production, and use modern materials that could be mass-produced (ARG 2016, p. 98; Gebhard and Winter 2003; McAlester 2015, pp. 630-646; Morgan 2004; Moruzzi 2013, p. E6).

Character-defining features of the Mid-Century Modern style include:

- Low, boxy, horizontal proportions
- Mass-produced materials
- Flat, smooth sheathing
- Flat roofed without coping at roof line; flat roofs hidden behind parapets
- Lack of exterior decoration or abstract geometrical motif
- Simple windows (metal or wood)
- Industrially plain doors
- Large window groupings
- Commonly asymmetrical
- Whites, buffs and pale pastel colors

NRHP/CRHR/City of Arcadia Historic Landmark Statement of Significance

Criterion A/1/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research indicated that 31-33 Wheeler Avenue was constructed in 1959 for Thomas Cosentino, a construction company owner and resident of San Gabriel. It was constructed after the major periods of commercial development along Wheeler Avenue in the late 1950s; after the commercial corridor had been established along First Avenue and Huntington Drive; and after the civic buildings had been constructed along the southern portion of Wheeler Avenue between Santa Anita Avenue and First Avenue. No historical events that have made a significant contribution to the broad patterns of our history have taken place at this property. 31-33 Wheeler Avenue appears related to the general trend of post-World War II commercial growth in Arcadia. Mere association with a trend is not sufficient for historic significance. The property's specific association must also be considered important, and research did not reveal any reason to believe this property's specific association with commercial growth was significant. Therefore, the property does not appear eligible under NRHP Criterion A, CRHR Criterion 1, or City of Arcadia Historic Landmark Criterion 1.

Criterion B/2/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2/2, a property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research indicates that the property was first owned by Thomas Cosentino, and subsequently by numerous owners and occupants for short periods. Archival research did not provide any evidence that Cosentino or subsequent occupants were known to be historically important figures at the national, state, or local level. Due to a lack of identified significant associations with important persons in history, 31-33 Wheeler Avenue does not appear eligible under NRHP Criterion B, CRHR Criterion 2, or City of Arcadia Historic Landmark Criterion 2.

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Property Name: 31-33 Wheeler Avenue

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Criterion C/3/3: That 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.

31-33 Wheeler Avenue is a one-story, modest Mid-Century Modern-style commercial property, constructed in 1959. This is not a unique property type for this period, nor is the execution of the style particularly high or a good representative of the architectural style itself. According to archival research, the building was designed by an architect named Jack Hale. However, no additional information could be found about Hale and his architectural practice. With no information about Hale available, Dudek assumes that Hale's work did not rise to the level of master architect. The building itself was constructed by Thomas Cosentino's construction company. However, research did not indicate the company rises to the level of master builder. The building also does not possess high artistic value. In consideration of the final component of Criterion C/3/3, the property does not appear to contribute to a potential historic district. There is no visual cohesion or shared development history due to varying construction dates, more recent development, and nearby development of a different character. Therefore, 31-33 Wheeler Avenue does not appear eligible under NRHP Criterion C, CRHR Criterion 3, or City of Arcadia Historic Landmark Criterion 3.

Criterion D/4/4: That have yielded, or may be likely to yield, information important in prehistory or history.

31-33 Wheeler Avenue is not significant under Criterion D of the NRHP, Criterion 4 of the CRHR, or City of Arcadia Historic Landmark Criterion 4 as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As 31-33 Wheeler Avenue is not significant under any National Register criterion, it does not have a period of significance and the integrity of the buildings does not require examination. It is worth noting, however, that the property retains only three aspects of integrity: location, design, and feeling. It does not retain integrity of setting, materials, workmanship, or association. The building has never moved from its original location and no notable changes or modifications to its original overall form, plan, space, structure, and style. The building is still able to convey the sense of a 1950s-era small scale commercial business and retains that role through present. However, substantial alterations to original materials and modern intrusions, including cladding, roofing, windows, and doors impacts the building's integrity of materials or workmanship. Additionally, the building lacks important historical associations and has experienced substantial changes to its setting over time as the area along Santa Anita Avenue was developed into Towne Center in the 1970s.

B12. References (Continued):

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CONTINUATION SHEET

Property Name: 31-33 Wheeler Avenue
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and on areas adjacent to the Santa Anita Avenue and Baldwin Avenue freeway ramps. The project will include pavement work. The contract for the project is for \$107,211." May 23, 2003, p. 18. Article held by Arcadia History Collection.

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State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code
Reviewer
Date

Page 1 of 13 *Resource Name or #: (Assigned by recorder) 25 Wheeler Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Mount Wilson Date 1995 T 01N; R 11W; NW 1/4 of SW 1/4 of Sec 27; S.B.

B.M.

c. Address 25 N Wheeler Avenue City Arcadia Zip 91006

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 405030 mE/ 3778302 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Parcel Number: 5773-006-004

Elevation: 488 amsl

Decimal Degrees: 34.141378°, -118.030221°

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

The property at 25 Wheeler Avenue consists of a one-story, Mid-Century Modern-style commercial building, constructed in 1961.

(See Continuation Sheet)

*P3b. **Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) 25 Wheeler Avenue: Primary (south) elevation, view looking north (IMG 6267)

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



*P6. **Date Constructed/Age and Source:**

Historic Prehistoric Both
1959 (City of Arcadia permits)

*P7. **Owner and Address:**
Arcadia Apartments, LLC
150 N. Santa Anita Ave
Arcadia, CA 91006

*P8. **Recorded by:** (Name, affiliation, and address) Kate Kaiser, MSHP
Dudek, 38 N Marengo Avenue
Pasadena, CA 91101

*P9. **Date Recorded:** April 14, 2021

*P10. **Survey Type:** pedestrian

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

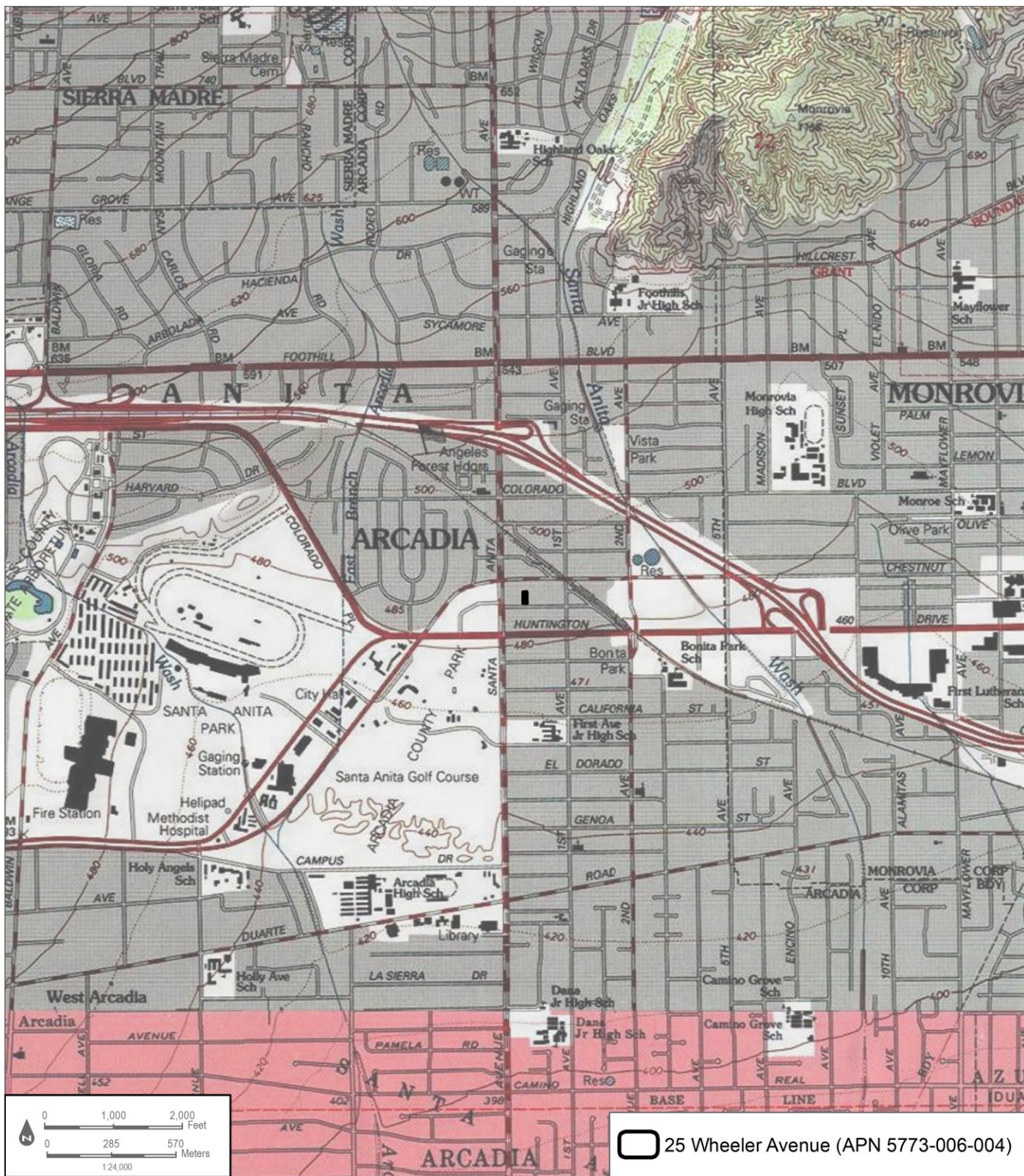
Kaiser, et al. Cultural Resources Technical Report for the Alexan Arcadia Project, City of Arcadia, California.

Prepared by Dudek for the City of Arcadia Planning and Community Department, July 2021.

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

LOCATION MAP

Page 2 of 13 *Resource Name or # (Assigned by recorder) 25 Wheeler Avenue
*Map Name: Mount Wilson, Calif. *Scale: 1:24,000 *Date of map: July 2021



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 25 Wheeler Avenue *NRHP Status Code 6Z
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B1. Historic Name: 25 Wheeler Avenue

B2. Common Name: 25 Wheeler Avenue

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

*B5. Architectural Style: Mid-century Modern

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

- Original Construction (1961)
- Replacement roof, Permit B00-045-484 (2014)
- Replacement windows, front and rear elevations (date unknown)
- Replacement doors, front and rear (date unknown)
- Replacement cladding (date unknown)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None noted

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a Period of Significance n/a
Property Type Commercial Property Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope Also address integrity.)

The 25 Wheeler Avenue (APN 5773-006-004) property does not meet any of the criteria for listing in the NRHP, CRHR, or as a City of Arcadia historic landmark individually or as part of an existing historic district, as demonstrated below.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) none

*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Kate Kaiser, MSHP

*Date of Evaluation: July 16, 2021

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 25 Wheeler Avenue

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P3a. Description (Continued):

The property is developed with a single building, with the primary (south) elevation divided multiple bays and one storefront. Behind the building there is a small, enclosed parking lot. The building also shares an exterior wall with 31-33 Wheeler Avenue, to the east. The 31-33 Wheeler Avenue building features a flat roof with parapet on street-facing elevations, capped with a metal flashing. Cladding on the primary (south) elevation consists of textured stucco plaster, and concrete masonry unit construction on the west and rear elevations. Fenestration on the primary (south) elevation is not symmetrical; on the left side, there are four floor-to-ceiling fixed windows with white decals advertising services, and on the left side there is a deeply recessed door and windows that alternate panels of tinted glass, floor-to-ceiling windows, and panels of stucco finish. There is also a building directory sign on the right side of an entrance door at the center of the elevation. The west side elevation has no visible fenestration but is painted with a sign advertising the business at 25 Wheeler Avenue. The east side elevation is shared with 31-33 Wheeler Avenue and was not visible. The rear (north) elevation is also clad with stucco and consists of various fenestration type, including sliding glass doors, glass and steel doors with sidelights and large, single-pane, floor-to-ceiling windows, all situated under a slightly overhanging parapet and recessed a step below the back parking lot ground surface. The building had no other decorative details, and no visible additions.



Figure 1. 25 Wheeler Avenue: primary (south) and west elevation, view looking northeast (IMG 6264)

CONTINUATION SHEET

Property Name: 25 Wheeler Avenue

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Figure 2. 25 Wheeler Avenue: Rear (north) elevation, view looking south (IMG 6291)



Figure 3. 25 Wheeler Avenue: West side elevation, view looking east (IMG 6260)

CONTINUATION SHEET

Property Name: 25 Wheeler Avenue

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B10. Significance (Continued):

History of 25 Wheeler Avenue

The proposed Project site is located east of Santa Anita Avenue and north of Wheeler Avenue in Arcadia's downtown commercial core. Santa Anita Avenue and Wheeler Avenue were part of the original townsite for the City of Arcadia. Along these avenues were concentrations of civic institutions and industrial developments. Santa Anita Avenue served as a road and bridle trail. E.J. Baldwin planted rows of trees along Santa Anita Avenue to form an attractive vista. While Wheeler Avenue was in the original 1887 plat map, between the downtown commercial core and the railroad, the avenue was not extensively developed until the twentieth century.

According to the Sanborn map published in 1924, the first prominent business to appear along Wheeler Avenue was the San Gabriel Valley Lumber Company. The company operated a large lumber yard at the northwest corner of First Avenue (east of the proposed Project site) and Wheeler Avenue. Wheeler Avenue, in the block bounding the proposed Project site, became the location of many of Arcadia's earliest civic buildings. The first Arcadia Public Library, opened in 1930, was located on the corner of First Street and Wheeler Avenue. Wheeler Avenue was also the location of the Police and Fire Department building (constructed in 1932 at 50 Wheeler Avenue). Later, the departments were split, and the Fire Department moved to its own building off of Wheeler Avenue in 1935. In 1939, the Arcadia Community Center was established at 30 Wheeler Avenue. During the 1920s and 1930s, Santa Anita Avenue primarily used for agriculture. In the earliest aerial photographs, newspapers, and Sanborn Maps, Arcadia Hay and Grain had a grain barn and roadside business along Santa Anita Avenue in the present-day proposed Project site. There was no additional development on the proposed Project site until the 1950s (Figure 4) (Kovacic 2003, pp. 7, 237, 244; McAdam and Snider 1981, pp. 190; NETR 2021; Sanborn Map Company 1924, p. 3, 1932, p. 3; UCSB 2021).

CONTINUATION SHEET

Property Name: 25 Wheeler Avenue

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Figure 4. View of Huntington Drive, looking west to Santa Anita Drive. Wheeler Avenue at right, 1959 (Arcadia Public Library)

In 1959, a commercial building was constructed at 31-33 Wheeler Avenue for contractor Thomas Cosentino. The building had two street-facing offices sharing a party wall. The building was designed by architect Jack Hale, and the original building permit names Thos. Cosentino Builders as the building contractors. The first two occupants were Columbia Labs Inc., wax manufacturers, in the 31 Wheeler side and Thomas Cosentino Builders in 33 Wheeler. Over time, this building was used mainly as offices for manufacturing companies and local commercial entities. Other owners and occupants included Huntington Associates, Inc (circa 1967-1982), Mollin Investments (circa 1983-1984), and Arcadia Radiology (circa 1984-2011) (City of Arcadia Permits, historical permit files, 1959-1991; City of Arcadia Permits #B00-005-032, #B00-038-268; R.L. Polk & Co. 1960, p. 241; Arcadia Directory Company 1969, p. 66).

In 1961, an adjoining commercial property was constructed at 25 Wheeler Avenue. Because original permits were not available for this property, less is known about the circumstances of its construction and original ownership. According to city directories from the 1960s, 25 Wheeler Avenue housed multiple small commercial enterprises in a suite of eight offices. In 1962, the Post Office was constructed on Wheeler Avenue. A demand parking corresponded with the growth of Arcadia's downtown commercial core. An area along Wheeler Avenue, west of the police and fire stations, and east of Santa Anita Avenue was turned into a parking area to serve the downtown commercial core (R.L. Polk & Co. 1960, p. 241; Arcadia Directory Company 1969, p. 66).

At the end of the 1960s, the City of Arcadia established the Arcadia Community Redevelopment Agency that began consideration of the Towne Center Project. The Towne Center Project proposed redevelopment of an area in the downtown commercial core north of Huntington Drive between Santa Anita Avenue and First Avenue. Two high-rise buildings were proposed, the Glenrich Building, a medical office, and Towne Center, a bank and office building. The project was supported by the Chamber of Commerce and various business

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Property Name: 25 Wheeler Avenue

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associations. In 1970, the Towne Center Project was approved, comprising an eight-story tower and a one-story bank building (Arcadia Tribune 1966a, p. 1; 1966b, p. 1; 1967a, p. 1; 1967b, p. 1; 1969, p. 1; 1970, p. 1).

The design of Towne Center changed multiple times over the course of planning as investors and owners changed. Originally the building was developed by BBC Development Company and James Coppedge was the named architect (Arcadia Tribune 1967b, p. 1; 1967c, p. 1). The project was scheduled to begin in 1968. In 1970, a new developer, Summit Management, took over the project and W. J. Fleming redesigned the building. The building was redesigned a third time by Fleming & Fryer in 1971, incorporating W.J. Fleming's earlier design. This design was implemented. Owners Union Realco and Bank of America planned to utilize the building immediately. A groundbreaking was held in April 1971. The project ultimately included the eight-story tower, a connected one-story bank, a parking lot, retaining wall with landscaping, and a second commercial building erected to house the Great Scot Restaurant. Both the Great Scot and the eight-story Towne Center opened in 1972. (100 N. Santa Anita Avenue) (Figure 5) (Arcadia Tribune 1967c, p. 1, 1970a, p. 1; 1970b, p. 1; 1971a, p. 1; 1971b, p. 1).

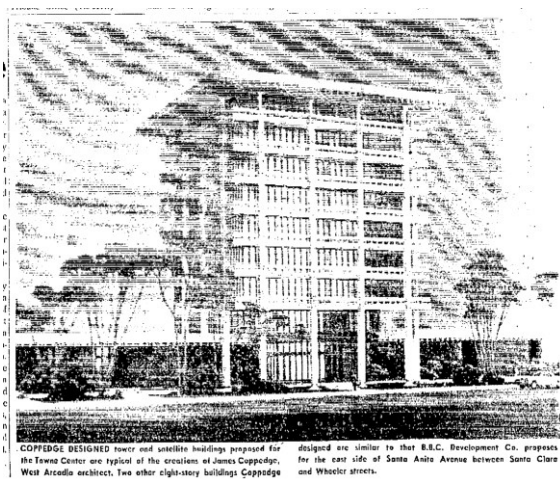


Figure 5. Left, Coppedge-designed building (Arcadia Tribune 1967c, p. 1) Right: Fleming & Fryer-designed building with Great Scot restaurant at right (Arcadia Tribune 1971a, p. 1)

The Great Scot Restaurant, a late addition to the Towne Center Project, was separately designed by Willis K. Hutchason & Associates, and constructed by Keller and Grant, Inc and Van Vliet Construction Co. The restaurant advertised that its building was "an exact copy of a 16th Century coaching inn, situated 20 miles south of London" (Arcadia Tribune 1972, p. 34). According to promotional materials, the architects meticulously researched the sixteenth century building, as well as historical building methods, including half-timbered construction and wattle-and-daub. Great Scot remained a restaurant, albeit with different tenants over time, until approximately 2005 when it was converted to offices for a construction company. Tenants included: Great Scot (circa 1972-1980), Lord Charley's Restaurant (circa 1980-1985), The Gallery (circa 1985-1987), F.W. Szechwan Restaurant (circa 1987-1995), Little Garden Chinese Restaurant (circa 1995-2005), Dynamo Construction Co and Dynamo Realty (circa 2005-2008), and medical offices (circa 2008-present) (Arcadia Tribune 1972, pp. 31, 34; City of Arcadia Permits 1966-2008).

The success of Towne Center figured directly in the Arcadia Redevelopment Agency's 1970s projects, which included the Fashion Park mall and attracting other businesses to the downtown commercial core. In 1976, City Council briefly considered abandoning Wheeler Avenue, closing the road and turning it into driveway access for downtown Arcadia parking. While the proposal to close Wheeler Avenue did not go through, the short street functions today as an access road for the limited businesses fronting Wheeler Avenue and provides access to

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Property Name: 25 Wheeler Avenue

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the parking lots south of Wheeler Avenue (Arcadia Tribune 1973, p. 1; 1977, p. 17; McAdam and Snider 1981, p. 176).

In recent years, the area around the proposed Project site has been considered new development. In 1999, several big box retail stores were established north of the proposed Project site along N Santa Anita Avenue, between the freeway exit at Santa Anita Avenue and Huntington Drive. In 2003, Santa Anita Avenue was widened and landscaped. Between 2009 and 2015, the Metro Gold Line extension from Pasadena was approved and completed, strengthening public transportation to the downtown commercial core of Arcadia. In 2014, the area north of E Santa Clara Street, north of the proposed Project site, was redeveloped into multi-level parking and commercial retail stores. (Arcadia Weekly 2003, p. 18; Metro Gold Line Foothill Extension Construction Authority 2021; NETR 2021; Sierra Madre News 1999, p. 9; UCSB 2021).

Architectural Style: Mid-Century Modern (1940-1975)

Mid-Century Modern is a term used to describe the evolution of the International Style after World War II and encompasses a range of buildings forms. The Mid-Century Modern style was embraced in the building boom that followed World War II, particularly in the newly sprawling developments radiating from Southern California's major urban centers. There was a need for a style that could meet the demand for mass construction of many property types – from residences to schools to offices – and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology. Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements.

Aesthetically, Mid-Century Modern is a term used to describe the evolution of the International Style after World War II and encompasses a range of buildings forms and property types. While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. Mid-Century Modern is characterized by more solid wall surfaces as opposed to large planes of glass and steel that characterize the International Style (and its successors, including Corporate Modern). Stacked bond brick walls are a common feature of commercial and institutional (primarily educational) buildings in the Mid-Century Modern style. In residential buildings, post-and-beam construction with exposed wood structural systems is a common design element. Residential and low-scale commercial buildings exhibit flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs rarely incorporate applied ornamentation or references to historical styles.

Many property types exhibit the characteristics of the Mid-Century Modern style; however, not all Mid-Century Modern designs rise to the level of significant examples of the architectural style. The Case Study House program made Los Angeles a center of experimentation within the style, and the influence of new modern designs radiated outwards to communities around Los Angeles County, including Arcadia, where the characteristics of Mid-Century Modern design could be appropriated for massive scale production, and use modern materials that could be mass-produced (ARG 2016, p. 98; Gebhard and Winter 2003; McAlester 2015, pp. 630-646; Morgan 2004; Moruzzi 2013, p. E6).

Character-defining features of the Mid-Century Modern style include:

- Low, boxy, horizontal proportions
- Mass-produced materials
- Flat, smooth sheathing
- Flat roofed without coping at roof line; flat roofs hidden behind parapets

CONTINUATION SHEET

Property Name: 25 Wheeler Avenue

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- Lack of exterior decoration or abstract geometrical motif
- Simple windows (metal or wood)
- Industrially plain doors
- Large window groupings
- Commonly asymmetrical
- Whites, buffs and pale pastel colors

NRHP/CRHR/City of Arcadia Historic Landmark Statement of Significance

Criterion A/1/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research indicated that 25 Wheeler Avenue was constructed in 1961 for an unknown owner. Like 31-33 Wheeler Avenue, it was constructed after the key development periods of Wheeler Avenue, after the commercial corridor had already been established along First Avenue and Huntington Drive, and after the civic buildings had been established along the southern portion of Wheeler Avenue, between Santa Anita Avenue and First Avenue. 25 Wheeler Avenue appears related to the general trend of post-World War II commercial growth in Arcadia. Mere association with a trend is not sufficient for historic significance. The property's specific association must also be considered important, and research did not reveal any reason to believe this property's specific association with commercial growth was significant. No historical events that have made a significant contribution to the broad patterns of our history have taken place at this property. Therefore, the property does not appear eligible under NRHP Criterion A, CRHR Criterion 1, or City of Arcadia Historic Landmark Criterion 1.

Criterion B/2/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not uncover any such important person, known to be historically important figures at the national, state, or local level. Due to a lack of identified significant associations with important persons in history, 25 Wheeler Avenue does not appear eligible under NRHP Criterion B, CRHR Criterion 2, or City of Arcadia Historic Landmark Criterion 2.

Criterion C/3/3: That 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.

25 Wheeler Avenue consists of a one-story, modest, and highly altered Mid-Century Modern-style commercial building, constructed in 1961. While the building has some of the character-defining features of this architectural style, it does not embody distinctive characteristics of this building type, period, or method of construction. No information about the building's architects or builders were available from historical permits, newspapers or other methods of archival research. The building also does not possess high artistic value. In consideration of the final component of Criterion C/3/3, the property does not appear to contribute to a potential historic district. There is no visual cohesion or shared development history due to varying construction dates, more recent development, and nearby development of a different character. Therefore, 25 Wheeler Avenue does not appear eligible under NRHP Criterion C, CRHR Criterion 3, or City of Arcadia Historic Landmark Criterion 3.

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Criterion D/4/4: That have yielded, or may be likely to yield, information important in prehistory or history.

25 Wheeler Avenue is not significant under Criterion D of the NRHP, Criterion 4 of the CRHR, or City of Arcadia Historic Landmark Criterion 4 as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As 25 Wheeler Avenue is not significant under any National Register criterion, it does not have a period of significance and the integrity of the buildings does not require examination. It is worth noting, however, that the property retains only three aspects of integrity: location, design, and feeling. It does not retain integrity of setting, materials, workmanship, or association. The building has never moved from its original location and no notable changes or modifications to its original overall form, plan, space, structure, and style. The building is still able to convey the sense of a 1960s-era, small-scale office building. However, substantial alterations to original materials and modern intrusions, including new cladding, roofing, windows, and doors negatively impact the building's integrity of materials or workmanship. Additionally, the building lacks important historical associations and has experienced substantial changes to its setting over time as the area along Santa Anita Avenue was developed into Towne Center in the 1970s.

B12. References (Continued):

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 Resource Name or #: 25 Wheeler Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Mt. Wilson, CA Date: 1966 PR 1988 T 1N; R 11W; S.B.B.M.
c. Address: 25 Wheeler Avenue City: Arcadia Zip: 91006
d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) AIN: 5773-006-004

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This one-story commercial building is situated on the north side of Wheeler Avenue in a commercial area. The concrete block building is rectangular in plan and has a flat roof with parapets and a wide eave overhang that creates a flat over the facade. The exterior walls are painted concrete block. The asymmetrical façade has a ribbon of four metal-framed, full-height windows, a metal-framed glass door with a transom, a recessed metal and glass storefront with a door, sidelights, and a transom, and two full-height mirrored fixed windows that appear to be alterations. There are concrete brick edged planters below the façade windows. The west elevation, which is adjacent to a surface parking lot, has no openings, but there is a faded sign painted on the wall for "American Travel World." The north (rear) elevation has two metal-framed sliding glass doors, a recessed entry with a metal-framed glass door with two sidelights and a transom, a large, metal-framed fixed window, and a wall-mounted air conditioning unit. There are three concrete steps up to the rear parking lot. The building appears to be in good condition and to retain moderate integrity.

*P3b. Resource Attributes: (List attributes and codes) HP6-1-3 story commercial property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

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



See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) Façade, view to the north (5/7/21)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1961 (Los Angeles County Assessor)

*P7. Owner and Address: Unknown

*P8. Recorded by: (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

*P9. Date Recorded: May 7, 2021

*P10. Survey Type: (Describe) Intensive-level CEQA compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 25 Wheeler Avenue

B1. Historic Name: Glenrich Building (beginning in 1964)

B2. Common Name: _____

B3. Original Use: Commercial

B4. Present Use: Commercial

***B5. Architectural Style:** Vernacular

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

1961 – No original permits were found. According to Los Angeles County Assessor information, the building was constructed in 1961. This is supported by a 1961 news article indicating permits had been issued to R. Barro for a new office building at 25 E. Wheeler Avenue (*Daily News-Post* 1961).

1963 – Permit issued to Barro for an awning at 25 E. Wheeler Avenue (*Daily News-Post* 1963).

2014 – Permit issued to owner Janiece E. Peterson to reroof an office building (City of Arcadia var.).

***B7. Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:** Rear surface parking lot, modern painted wall sign

B9a. Architect: None found

b. Builder: None found

***B10. Significance: Theme:** Postwar Commercial Development 1945-1970 **Area:** City of Arcadia

Period of Significance: 1961 **Property Type:** Commercial **Applicable Criteria:** NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1961 vernacular commercial building is not eligible for listing in the California Register of Historical Resources (California Register) or for designation under the local preservation ordinance under any criteria. It is not a "historical resource" as defined by the California Environmental Quality Act (CEQA).

Historic Context: Originally owned by the San Gabriel Mission and then a part of Rancho Santa Anita, the land that includes present-day Arcadia was deeded to Scottish immigrant Hugo Reid in 1839 (City of Arcadia 2012). Reid was the first to make a modern impact on the land, raising cattle and building the first structure (City of Arcadia 2012). After a succession of owners, in 1875 Elias J. "Lucky" Baldwin purchased the land, along with much of the surrounding area and named it Arcadia (Ibid.). Residential development from 1875 to 1909 is one of the first important themes in the City's history (Architectural Resources Group 2016). See *Continuation Sheet*

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

***B12. References:**

Ancestry.com

Var. A variety of records were accessed online in May 2021 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

Architectural Resources Group

2016 "City of Arcadia Citywide Historic Context Statement." Accessed online at: <https://www.arcadiaca.gov/government/city-departments/development-services/historic-preservation>

City of Arcadia

Var. Building permits for 25 Wheeler Avenue. Accessed online in May 2021 at:

<http://laserfiche.ci.arcadia.ca.us/WebLink/Welcome.aspx?cr=1>

2012 History of Arcadia. <http://www.ci.arcadia.ca.us/home/index.asp?page=1102>

See *Continuation Sheet*

B13. Remarks:

***B14. Evaluator:** Casey Tippet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

***Date of Evaluation:** May 2021

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 *Resource Name or #: (Assigned by recorder) 25 Wheeler Avenue
*Recorded by LSA Associates, Inc. *Date: May 2021 Continuation Update

P5a. Photo or Drawing (continued from page 1)



North (rear) elevation, view to the south (5/7/21). Note that parking lot is a few feet higher than the building entrance.



West elevation (southern end), view to the east (5/7/21). Painted, non-historic wall sign.

***B10. Significance:** (continued from page 2)

In 1885, the main line of the Santa Fe Railroad, in which Baldwin was a stockholder, was opened through Baldwin's property, making it practical to subdivide part of the land into a town site. By 1887, Baldwin was actively attempting to draw residents to the area, but sales were slow and the densest development occurred in the core of the town near the intersection of the railroads (Architectural Resources Group 2016:33). Residential development in this part of town was on small lots, while development further south was on multi-acre parcels (Ibid.). As late as 1903, when a census was taken to ascertain the population of the proposed City of Arcadia, the area only had 642 residents and many lived and worked on the Baldwin Ranch or were temporary residents working for the railroads (Ibid.). Regardless, with a booming economy increasingly based on entertainment, sporting, hospitality, and gambling, Arcadia was incorporated in 1903, with Baldwin as its first mayor (City of Arcadia 2012).

Moving into the 1910s, Arcadia's growth remained slow and steady (Architectural Resources Group 2016). However, the city began shifting away from "its sporting days to more respectable pursuits, as it outlawed liquor licensing in 1912 and embarked on a series of civic improvements" (Architectural Resources Group 2016:44). By 1915, electric streetlights had been installed in some areas and streets were graded and oiled (Ibid.). Residential development in the 1910s saw the subdivision of larger parcels into smaller ones (2.5 to 5 acres) that attracted a wider variety of buyers who were interested in a more suburban lifestyle with room for some agricultural pursuits (Architectural Resources Group 2016:49). Most of the 1910s subdivisions followed a grid pattern with graded and sometimes paved roads without curbs or sidewalks (Architectural Resources Group 2016).

After World War I, the region thrived and the 1920s were a transformative period in Arcadia's development (Ibid.). Residential subdivision accelerated with tracts designed in grid patterns like those of the 1910s, but with smaller lots (Architectural Resources Group 2016:36). Single-family residential construction dominated the period (Ibid.). Most of these were modest in size and the earliest were constructed in the Craftsman style, with Period Revival styles becoming dominant in the mid-1920s and into the 1930s (Ibid.). These smaller lot subdivisions were located closer to the original town center, Pacific Electric lines, and the commercial district at Huntington and First, while the larger multi-acre lots were in what was then the southern part of town (Ibid.).

The 1936 to 1945 period was characterized nationally by massive unemployment and economic uncertainty, but Arcadia was one of the few places that did not experience a near cessation of construction (Architectural Resources Group 2016:65). The major factors for this were Anita Baldwin selling off the remaining approximately 1,300 acres of the Baldwin Ranch; establishment of military facilities and the related increase in demand for commercial businesses; and construction of a County park, which was a large Works Progress Administration (WPA) project (Ibid.). The Baldwin acreage was parceled out into a number of residential subdivisions that jumpstarted construction between 1936 and 1941 (Ibid.).

With the end of World War II (WWII) and the return of thousands of veterans, Arcadia and the greater Los Angeles area saw an enormous explosion in the development of affordable housing. Much of this development took the architectural vocabulary of the pre-war years and combined it into simplified styles suitable for mass developments and small-scale apartments (City of Los Angeles 2011). Development during the 1945-1970 period transformed the city from semi-rural to suburban earning it the nickname a "Community of Homes" (Architectural Resources Group 2016).

Commercial development also soared during this period generally following "previously-established patterns of development along the city's major pre-war thoroughfares, such as 1st Avenue, Huntington Drive, Foothill Boulevard [Route 66], and Baldwin Avenue, as well as along newer, auto-centered corridors such as Live Oak Avenue" (Architectural Resources Group 2016:96). Early in this period vacant lots in the business districts (Huntington Drive/1st Avenue and Baldwin Avenue/Duarte Road) were filled and the commercial corridors expanded, with Foothill Boulevard seeing its densest development during this time (Architectural Resources Group 2016). As commercial development became increasingly auto-oriented, new buildings reflected Modern (see *Continuation Sheet*)

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or #: (Assigned by recorder) 25 Wheeler Avenue
*Recorded by LSA Associates, Inc. *Date: May 2021 Continuation Update

***B10. Significance:** (continued from page 3)

styles and signage became more eye-catching (Ibid.). By the late 1950s and early 1960s, the city's commercial development was quite diverse, including specialized consulting services, financial institutions, offices, and manufacturing companies (Ibid.).

People/Businesses Associated with this Property. Richard Barro, an accountant, appears to have been the original owner of the building. Research revealed that Richard and his wife Virginia lived in Arcadia and that he had an office at 25 Wheeler Avenue from 1962 to at least 1969 (Ancestry.com var.).

Research using city directories and newspapers identified the following businesses at 25 Wheeler Avenue between 1961 and 1971:

| | |
|---|---|
| Richard Barro, public accountant (1961-1969) | Wyles Realty (1967-1971) |
| Realty Counselors (1962-1965) | Aero Mayflower Trucking (1968-1969) |
| Van Horn Agency, insurance (1962-1970) | Arcadia-Monrovia School Employees Federal Credit Union (1969) |
| Bibb Manufacturing Co. (1963) | Hubbard Insurance Agency (1969) |
| Ellison Management Consultant (1963) | Russ B. Waldron & Assoc (1969) |
| Le Comet Escrow Service (1963) | Karl M. Thompson, tax appraiser (1969-1971) |
| Harold Moore, Insurance Agent (1963-1965) | Donald Camphouse, public accountant (1970-1971) |
| Shaw & Sigurdson Real Estate Inv. (1963-1965) | George L. Forman, Realtor (1970-1971) |
| Technology Investors, Inc. (1963-1965) | Jones & Bruno, attorneys (1971) |
| Breitigan, Mocknik & Assoc. (1963-1971) | |
| R. A. Alexander & Assoc., consultants (1965) | |

Significance Evaluation. In compliance with CEQA, this property is being evaluated under the California Register criteria and the City of Arcadia criteria for Landmarks and Historic Districts (Chapter 1, Section 9103.17.060 of the City's Municipal Code). The State and local criteria are identical, therefore, they have been grouped together to avoid redundancy.

Criterion 1 - 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. This commercial building is associated with the post-WWII construction boom that made a significant contribution to the broad patterns of local, regional, and even national history. As with most small commercial buildings associated with this historic context, individually this building is unimportant and insignificant as there is no evidence that it made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. A brief reconnaissance survey of the surrounding area revealed two other commercial buildings from the same time period. This is not a large enough grouping to constitute a historic district.

Criterion 2 - Associated with the lives of persons important to local, California or national history. Based on the research discussed above, the building does not appear to be associated with persons or businesses important in local, California, or national history.

Criterion 3 - 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. No evidence was found that the building is the work of a master architect or builder and it does not possess high artistic values. It is a modest commercial building that does not embody the distinctive characteristics of an architectural style. As previously discussed (criterion 1), it does not contribute to a potential historic district.

Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. This building was constructed in 1961 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation.

***B12. References:** (continued from page 2)

City of Los Angeles

2011 Jefferson Park HPOZ Preservation Plan, City of Los Angeles. Accessed in 2012 online at:
[http://preservation.lacity.org/files/Jefferson%20Park%20\(Small%20File\)%20PP.pdf](http://preservation.lacity.org/files/Jefferson%20Park%20(Small%20File)%20PP.pdf)

Daily News-Post

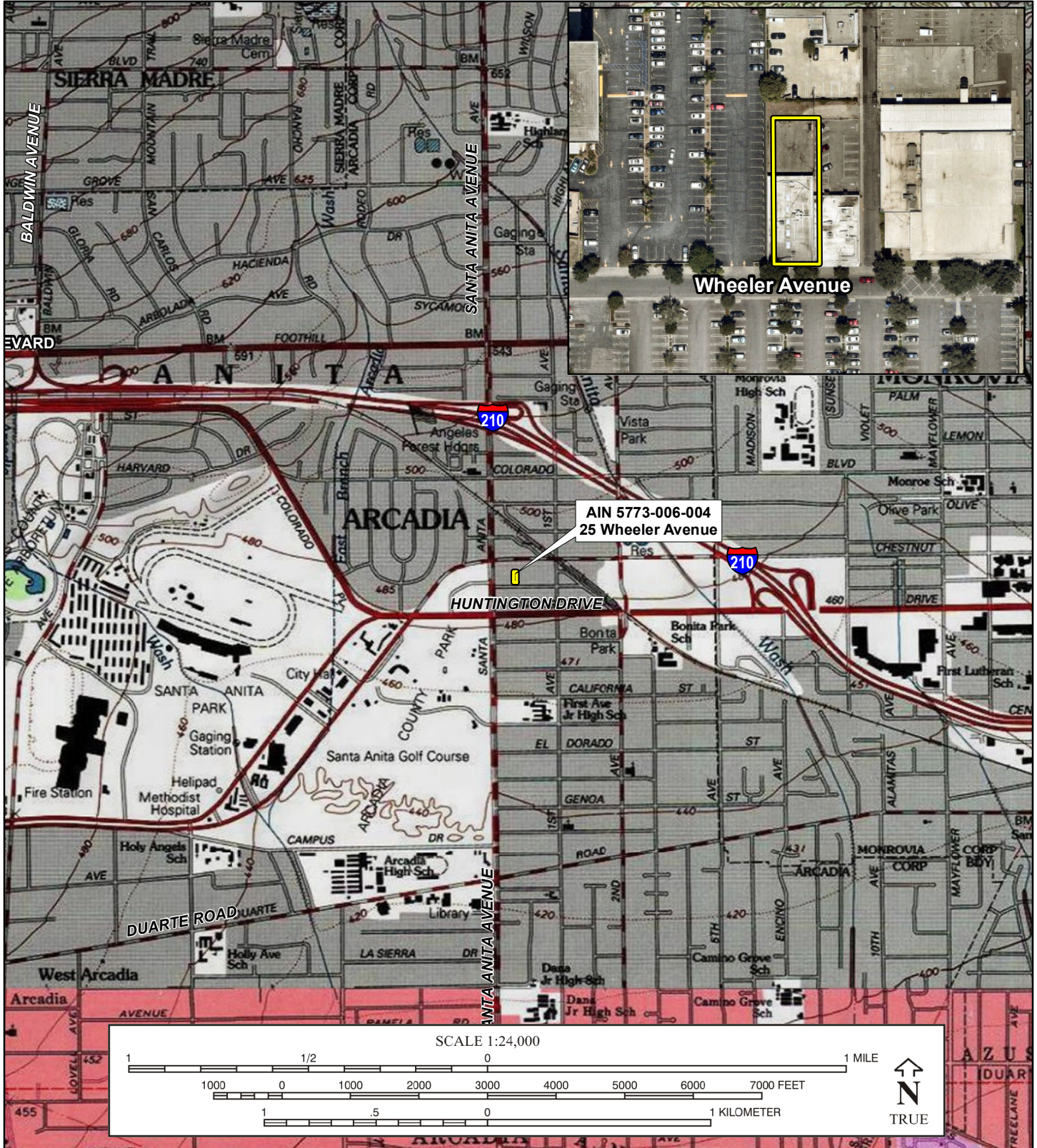
1963 Permit Values Total \$552,938. June 29, page 8.

Los Angeles County Office of the Assessor

n.d. Property information accessed online in May 2021 at: <https://maps.assessor.lacounty.gov/m/>

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____



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

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 14 *Resource Name or #: (Assigned by recorder) 100 N Santa Anita Avenue

P1. Other Identifier: Great Scot Restaurant Building

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Mount Wilson Date 1995 T 01N; R 11W; NE ¼ of SE ¼ of Sec 28; S.B. B.M.

c. Address 100 N Santa Anita Avenue City Arcadia Zip 91006

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 404930 mE/ 3778305 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Parcel Number: 5773-006-029

Elevation: 490 ft amsl

Decimal Degrees: 34.141348°, -118.031179°

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

The building at 100 N Santa Anita Avenue consists of a two-and-a-half-story commercial building, constructed in 1972, and modeled after a traditional British Tudor Era (16th century) coaching inn, outside of London (Arcadia Tribune 1972, p. 34). (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP.1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

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



P5b. Description of Photo: (view, date, accession #) 100 N Santa Anita Avenue: primary (west) elevation, view looking east (IMG 6359)

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1972 (City of Arcadia permits)

*P7. Owner and Address:

Dong L Chang Md Incorporated
100 N Santa Anita Avenue
Arcadia, CA 91006

*P8. Recorded by: (Name, affiliation, and address) Kate Kaiser, MSHP

Dudek, 38 N Marengo Avenue
Pasadena, CA 91101

*P9. Date Recorded: April 14, 2021

*P10. Survey Type: (Describe) pedestrian

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Kaiser, et

a1. *Cultural Resources Technical Report for the Alexan Arcadia Project, City of Arcadia, California. Prepared by Dudek for the City of Arcadia Planning and Community Department, July 2021.*

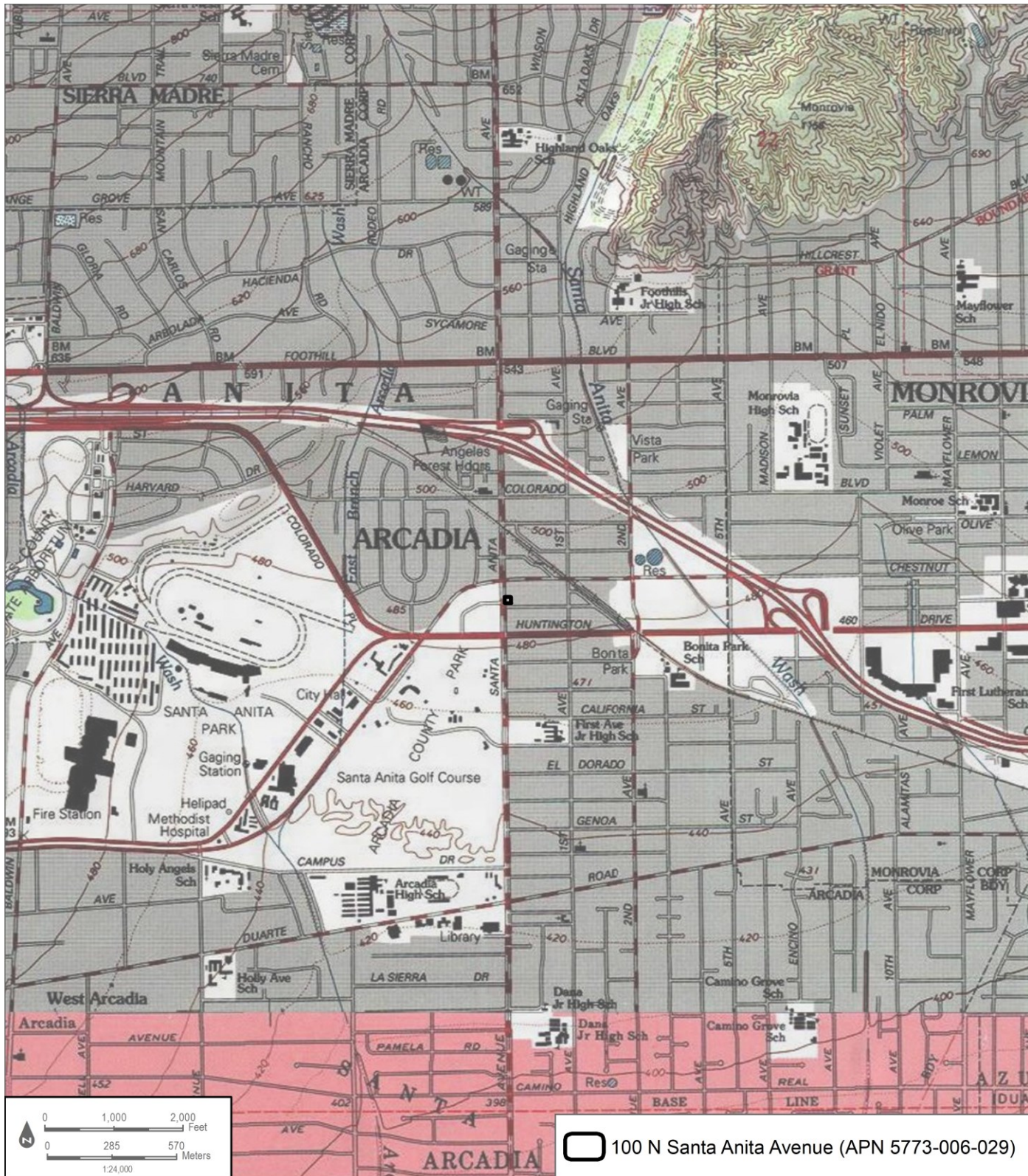
*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

LOCATION MAP

Page 2 of 14 *Resource Name or # (Assigned by recorder) 100 N Santa Anita Avenue
*Map Name: Mount Wilson, Calif. *Scale: 1:24,000 *Date of map: July 2021



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 100 N Santa Anita Avenue *NRHP Status Code 6Z
Page 3 of 14

B1. Historic Name: Great Scot Restaurant (1972- circa 1980), Lord Charley's Restaurant (circa 1980-1985), The Gallery (circa 1985-1987), F.W. Szechwan Restaurant (circa 1987-1995), Little Garden Chinese Restaurant (circa 1995-2005), Dynamo Construction Co and Dynamo Realty (circa 2005-2008)

B2. Common Name: Dong L Chang Md Incorporated, (circa 2008-present)

B3. Original Use: Restaurant building B4. Present Use: Medical Office building

*B5. Architectural Style: Tudor Revival

- *B6. Construction History: (Construction date, alterations, and date of alterations)
- Constructed, Permit #37191 and 37285 (1972)
 - Interior remodel, Permit #A9804336 (1998)
 - Electrical rewiring, Permit #A9804350 (1998)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None noted

B9a. Architect: Fleming & Fryer b. Builder: unknown

*B10. Significance: Theme n/a Area n/a Period of Significance n/a
Property Type Commercial Property Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope Also address integrity.)

The 100 N Santa Anita Avenue (APN 5773-006-02904) property does not meet any of the criteria for listing in the NRHP, CRHR, or as a City of Arcadia historic landmark individually or as part of an existing historic district, as demonstrated below.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) none

*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Kate Kaiser, MSHP
*Date of Evaluation: July 16, 2021

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 100 N Santa Anita Avenue

Page 4 of 14

P3a. Description (Continued):

The building's foundation appears to be a concrete slab, set slightly below the surrounding ground surface and sidewalk level, creating a half-basement/garden level. Cladding is stucco, arranged and painted to appear as half-timbered braces infilled with wattle-and-daub. The braces do not appear (from the exterior) to be structural and appear to be tooled stucco. The building has a multi-gabled, complex roof with different heights and is clad with roof tiles that appear to be stone or slate, with a curved outer edge. The roof finishes with a slight overhang with a tooled wood fascia board with curved ends. The building also has several decorative elements including jettied overhangs on the main and side elevations, and prominent brick chimneys with a combination of rough brick, clinker brick, and white stones, topped with decorative chimney pots. The main entrance is on the west elevation, at the top of a series of stairs and a landing, clad with stone. The entrance itself is set into a small alcove, set off by arching, faux-wood brace pieces to each side. There is a fabric awning over the entrance and other decorative elements such as pendant sconce lamps and wrought iron railings.

Fenestration varies throughout the building. Common window types observed were multi-light diamond-lead casement windows, sometimes with colored or stained glass, usually grouped or paired; narrow 9, 12 and 16-light casement windows with wood sashes, usually grouped or paired with a few single windows noted on the non-primary elevations. Doors across all elevations appear to be replacements; however, they are in keeping with the building style. On the primary (west) elevation main entrance the door is a single, paneled wood door with two beveled glass windows and sidelights. On the rear (east) elevation there is a pair of double French doors. On the side (north) elevation, atop a wheelchair access ramp is a pair of heavy wood doors with windows under an awning. And on the side (south) elevation there is a single wood door also under an awning and leading to the half-basement level.

The building's immediate setting is landscaped with low-growing plants and shrubs. Along the primary (west) elevation, access to the stairs from the street/sidewalk is through a small courtyard paved with both brick and stone pavers and landscaped with low hedges and flowers, enclosed by a low stone wall. Surrounding the building on the primary (west) and side (north) elevations is a low, approximately 2.5-foot-tall stone wall with crenelations and an irregular wall cap. Surrounding the building on the rear (east) and side (south) elevations is a brick wall with curving, wavy patterns.

CONTINUATION SHEET

Property Name: 100 N Santa Anita Avenue

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Figure 1. 100 N Santa Anita Avenue: side (south) and primary (west) elevation, view looking northeast (IMG 6349)



Figure 2. 100 N Santa Anita Avenue: rear (east) elevation, view looking west (IMG 6383)

CONTINUATION SHEET

Property Name: 100 N Santa Anita Avenue

Page 6 of 14



Figure 3. 100 N Santa Anita Avenue: side (north) elevation, view looking south (IMG 6377)

B10. Significance (Continued):

History of 100 N Santa Anita Avenue

The proposed Project site is located east of Santa Anita Avenue and north of Wheeler Avenue in Arcadia's downtown commercial core. Santa Anita Avenue and Wheeler Avenue were part of the original townsite for the City of Arcadia. Along these avenues were concentrations of civic institutions and industrial developments. Santa Anita Avenue served as a road and bridle trail. E.J. Baldwin planted rows of trees along Santa Anita Avenue to form an attractive vista. While Wheeler Avenue was in the original 1887 plat map, between the downtown commercial core and the railroad, the avenue was not extensively developed until the twentieth century.

According to the Sanborn map published in 1924, the first prominent business to appear along Wheeler Avenue was the San Gabriel Valley Lumber Company. The company operated a large lumber yard at the northwest corner of First Avenue (east of the proposed Project site) and Wheeler Avenue. Wheeler Avenue, in the block bounding the proposed Project site, became the location of many of Arcadia's earliest civic buildings. The first Arcadia Public Library, opened in 1930, was located on the corner of First Street and Wheeler Avenue. Wheeler Avenue was also the location of the Police and Fire Department building (constructed in 1932 at 50 Wheeler Avenue). Later, the departments were split, and the Fire Department moved to its own building off of Wheeler Avenue in 1935. In 1939, the Arcadia Community Center was established at 30 Wheeler Avenue. During the 1920s and 1930s, Santa Anita Avenue primarily used for agriculture. In the earliest aerial photographs, newspapers, and Sanborn Maps, Arcadia Hay and Grain had a grain barn and roadside business along Santa Anita Avenue in the present-day proposed Project site. There was no additional development on the proposed

CONTINUATION SHEET

Property Name: 100 N Santa Anita Avenue

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Project site until the 1950s (Figure 4) (Kovacic 2003, pp. 7, 237, 244; McAdam and Snider 1981, pp. 190; NETR 2021; Sanborn Map Company 1924, p. 3, 1932, p. 3; UCSB 2021).



Figure 4. View of Huntington Drive, looking west to Santa Anita Drive. Wheeler Avenue at right, 1959 (Arcadia Public Library)

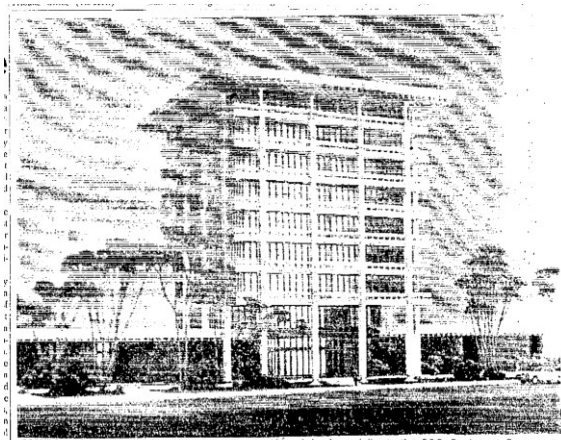
At the end of the 1960s, the City of Arcadia established the Arcadia Community Redevelopment Agency that began consideration of the Towne Center Project. The Towne Center Project proposed redevelopment of an area in the downtown commercial core north of Huntington Drive between Santa Anita Avenue and First Avenue. Two high-rise buildings were proposed, the Glenrich Building, a medical office, and Towne Center, a bank and office building. The project was supported by the Chamber of Commerce and various business associations. In 1970, the Towne Center Project was approved, comprising an eight-story tower and a one-story bank building (Arcadia Tribune 1966a, p. 1; 1966b, p. 1; 1967a, p. 1; 1967b, p. 1; 1969, p. 1; 1970, p. 1).

The design of Towne Center changed multiple times over the course of planning as investors and owners changed. Originally the building was developed by BBC Development Company and James Coppedge was the named architect (Arcadia Tribune 1967b, p. 1; 1967c, p. 1). The project was scheduled to begin in 1968. In 1970, a new developer, Summit Management, took over the project and W. J. Fleming redesigned the building. The building was redesigned a third time by Fleming & Fryer in 1971, incorporating W.J. Fleming's earlier design. This design was implemented. Owners Union Realco and Bank of America planned to utilize the building immediately. A groundbreaking was held in April 1971. The project ultimately included the eight-story tower, a connected one-story bank, a parking lot, retaining wall with landscaping, and a second commercial building erected to house the Great Scot Restaurant. Both the Great Scot and the eight-story Towne Center opened in 1972. (100 N. Santa Anita Avenue) (Figure 5) (Arcadia Tribune 1967c, p. 1, 1970a, p. 1; 1970b, p. 1; 1971a, p. 1; 1971b, p. 1).

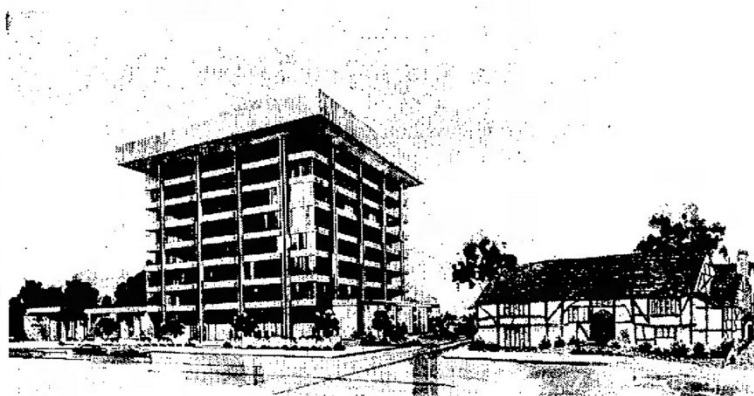
CONTINUATION SHEET

Property Name: 100 N Santa Anita Avenue

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COPPEDGE DESIGNED tower and satellite buildings proposed for the Towne Center are typical of the creations of James Coppedge, West Arcadia architect. Two other eight-story buildings Coppedge designed are similar to that B.B.C. Development Co. proposes for the east side of Santa Anita Avenue between Santa Clara and Wheeler streets.



TOWNE CENTER BUILDING — Above is the architect's rendering for the Towne Centre Building which will be erected on Santa Anita Avenue between Wheeler and Santa Clara. Architect is the firm of Fryer and Fleming of Newport Beach. Groundbreaking will be March 31.

Figure 5. Left, Coppedge-designed building (Arcadia Tribune 1967c, p. 1) Right: Fleming & Fryer-designed building with Great Scot restaurant at right (Arcadia Tribune 1971a, p. 1)

The Great Scot Restaurant, a late addition to the Towne Center Project, was separately designed by Willis K. Hutchason & Associates, and constructed by Keller and Grant, Inc and Van Vliet Construction Co. The restaurant advertised that its building was “an exact copy of a 16th Century coaching inn, situated 20 miles south of London” (Arcadia Tribune 1972, p. 34). According to promotional materials, the architects meticulously researched the sixteenth century building, as well as historical building methods, including half-timbered construction and wattle-and-daub. Great Scot remained a restaurant, albeit with different tenants over time, until approximately 2005 when it was converted to offices for a construction company. Tenants included: Great Scot (circa 1972-1980), Lord Charley’s Restaurant (circa 1980-1985), The Gallery (circa 1985-1987), F.W. Szechwan Restaurant (circa 1987-1995), Little Garden Chinese Restaurant (circa 1995-2005), Dynamo Construction Co and Dynamo Realty (circa 2005-2008), and medical offices (circa 2008-present) (Arcadia Tribune 1972, pp. 31, 34; City of Arcadia Permits 1966-2008).

The success of Towne Center figured directly in the Arcadia Redevelopment Agency’s 1970s projects, which included the Fashion Park mall and attracting other businesses to the downtown commercial core. In 1976, City Council briefly considered abandoning Wheeler Avenue, closing the road and turning it into driveway access for downtown Arcadia parking. While the proposal to close Wheeler Avenue did not go through, the short street functions today as an access road for the limited businesses fronting Wheeler Avenue and provides access to the parking lots south of Wheeler Avenue (Arcadia Tribune 1973, p. 1; 1977, p. 17; McAdam and Snider 1981, p. 176).

In recent years, the area around the proposed Project site has been considered new development. In 1999, several big box retail stores were established north of the proposed Project site along N Santa Anita Avenue, between the freeway exit at Santa Anita Avenue and Huntington Drive. In 2003, Santa Anita Avenue was widened and landscaped. Between 2009 and 2015, the Metro Gold Line extension from Pasadena was approved and completed, strengthening public transportation to the downtown commercial core of Arcadia. In 2014, the area north of E Santa Clara Street, north of the proposed Project site, was redeveloped into multi-level parking and commercial retail stores. (Arcadia Weekly 2003, p. 18; Metro Gold Line Foothill Extension Construction Authority 2021; NETR 2021; Sierra Madre News 1999, p. 9; UCSB 2021).

CONTINUATION SHEET

Property Name: 100 N Santa Anita Avenue

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Architectural Style: Tudor Revival (1890-1950)

The Tudor architectural style originated during the reign of English Tudor monarchs, beginning with Henry VII in 1485 until the death of Elizabeth I in 1603. The name Tudor Revival was a relative misnomer since few examples closely resembled the architectural characteristics of sixteenth-century Tudor England. Instead, the buildings designed under this style incorporated aspects of late Medieval and early Renaissance English manor houses and folk cottages. The Tudor Revival style first became popular in the late eighteenth and early nineteenth centuries. Like the Craftsman style, the eventual popularity of the Tudor Revival style was due to its relationship to the Arts and Crafts movement. The style was also a reaction to increasing industrialization. Sixteenth- and seventeenth-century Tudor architecture was perceived as picturesque and harmonious with the natural landscape. Tudor Revival drew inspiration from late medieval domestic architecture, which varied from modest thatched-roof cottages to large manor houses with hand-hewn half-timbering. The style offered versatility in the interior plan rather than being limited by symmetry.

In America, the Tudor Revival style was first used for residential architecture in the 1890s, especially for larger homes on the East Coast. The earliest Tudor Revival homes in the United States date from the late nineteenth-century and present as architect-designed landmarks that closely resembled the English models. By the 1920s, the Tudor Revival style was a popular choice across the country's growing middle-class suburban neighborhoods. This was due in part to the evolving techniques of masonry veneering, which allowed any building to resemble their stone and brick English counterparts.

In Southern California, Tudor Revival style architecture typically dates to buildings constructed in the 1920s and 1930s. Early examples were often large single-family homes in wealthy neighborhoods. The style began appearing in greater numbers in the 1920s in Southern California, and it was applied to modest bungalows as the popularity of the Craftsman style waned (McAlester 2015, pp. 448-455; City of Roanoke 2008, pp. 54-63; ARG 2016, pp. 87-90).

Character-defining features of the Tudor Revival style include:

- Asymmetrical facades and irregular massing
- Stucco, brick or stone masonry, or masonry-veneered walls
- Steeply pitched roof, with at least one prominent front-facing gable; usually clad with slate, wood shingle or composition shingle roofing; may have false thatched roof cladding
- Decorative (non-structural) half-timbering
- Façade dominated by one or more front-facing gables
- Tall chimneys, often crowned by decorative chimney pots
- Informally patterned stonework or brickwork
- Battlements or crenelations in masonry
- Varied eave heights
- Oriel windows and jetty overhangs on the second story
- Multi-paned casement windows that are tall, narrow, and typically arranged in groups
- Entrance vestibules with arched openings

CONTINUATION SHEET

Property Name: 100 N Santa Anita Avenue

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Architect: Willis K. Hutchason and Associates (1969-1996)

Willis K. Hutchason was born in Los Angeles in 1920 and studied architecture at the University of California, Berkeley and University of Southern California. In 1953, Hutchason was admitted as a partner in the firm Balch, Bryan, Perkins & Hutchason and worked with William Glenn Balch, Louis L. Bryan, and John Loring Perkins. This firm was based in Los Angeles and located on Fountain Avenue. The firm appears to have specialized in designing schools, public buildings, and hotels. Hutchason notably worked with the Lawry's restaurant brand to design some of their Los Angeles County theme restaurants. Hutchason retired in 1996 and died in 2007 (Gane 1970, p. 434; LAT 1958, p. 133; 1969, p. 137; PCAD 2021).

Selected architectural works associated with the career of Willis K. Hutchason include:

- Danbury School, Claremont, CA (1968)
- University High School, Irvine, CA (1969)
- Lawry's Prime Rib Restaurant (La Cienega location), Los Angeles, CA (1970)
- Tustin Union High School Master Plan, Tustin, CA 1970)
- Great Scot Restaurant (Lawry's-owned), Arcadia, CA (1971)
- Griswold's Restaurant and the Smorgasbord, Claremont, CA (1973)
- Lawry's Prime Rib Restaurant (Beverly Hills location), Beverly Hills, CA (1977)
- Frank Hall, Pomona College, Claremont, CA (1982)

NRHP/CRHR/City of Arcadia Historic Landmark Statement of Significance

Criterion A/1/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research indicated that 100 N Santa Anita Avenue was constructed in 1972, originally as an old English theme restaurant. The building was constructed by separate owners from the Towne Center, but its construction and opening were timed to coincide with the neighboring Towne Center project.

Restaurants operating from buildings that reflect their themes were part of a gradual development of the idea of dining as entertainment that offered a special experience as well as food. The concept of theme restaurants can be traced to the 19th century. In greater Los Angeles County, restaurants with themes integrated into their buildings appeared in the 1920s. This trend in restaurant design coincided with a preference for Period Revival architectural styles in residential construction. Many of the restaurants were inspired by the United Kingdom and Ireland. A well-known example was the Scottish restaurant Tam O'Shanter's, that originally opened as Montgomery's Country Inn in 1922 and was renamed in 1925. The trend of theme restaurant buildings continued through the post-World War II period, long after the Period Revival style had fallen out of favor in residential construction. One such example, the Irish pub Tom Bergin's (Los Angeles Historic-Cultural Monument #1182), opened in 1949, was designed in a Tudor Revival style. The distinctive buildings were located on major boulevards and designed to attract attention, starkly contrasting with the modern surroundings of automobile-

CONTINUATION SHEET

Property Name: 100 N Santa Anita Avenue

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oriented commercial corridors through style and form. As chain restaurants emerged in the mid-twentieth century, distinctive buildings became integral parts of the restaurants' brand identities.

100 N Santa Anita Avenue was designed as a historical theme restaurant in a Tudor Revival style reflecting its "old English" theme. Mere association with a trend is not sufficient for historic significance. The property's specific association must also be considered important. Completed in 1972, it does not appear to be an early prototype or influential example of this approach to restaurant building. The building reflects a typical approach to design for a theme restaurant on an automobile corridor. This building's construction on the fringes of downtown Arcadia's commercial core is unrelated to any events that have made a significant contribution to the broad patterns of history. 100 N Santa Anita Avenue does not appear to have shaped the broader patterns of development of the City of Arcadia or restaurant design.

Therefore, the property does not appear eligible under NRHP Criterion A, CRHR Criterion 1, or City of Arcadia Historic Landmark Criterion 1.

Criterion B/2/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not uncover any such important person, known to be historically important figures at the national, state, or local level. Due to a lack of identified significant associations with important persons in history, 100 N Santa Anita Avenue does not appear eligible under NRHP Criterion B, CRHR Criterion 2, or City of Arcadia Historic Landmark Criterion 2.

Criterion C/3/3: That 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.

100 N Santa Anita Avenue consists of a two-and-a-half-story building, with a design supposedly interpreted from a 16th Century coaching inn. The architectural style of the building is best characterized as Tudor Revival; this building possesses many distinctive character-defining features of that style. However, 100 N Santa Anita Avenue cannot be considered a true example of Tudor Revival as it was constructed well outside of the period of significance for the Tudor Revival style and does not come from the same architectural tradition. This building is rooted in kitsch and the style reflects the property type: a theme restaurant building. Such buildings were popular in California and throughout the U.S. from the 1930s through 1980s. Therefore, the building cannot be said to embody the distinctive characteristics of the Tudor Revival architectural style. Nor does the building embody the distinctive characteristics of a theme restaurant, as it appears to be only a typical example of the property type.

Archival research revealed that the architect Willis K. Hutchason & Associates was closely associated with the Lawry's restaurant brand and designed several themed restaurants and additions, including the Great Scot Restaurant (100 N Santa Anita Avenue), and may be an important figure in 1970s restaurant design. However, additional research confirmed that Hutchason is not considered a master architect. Additionally, the original contractors, Keller and Grant, Inc. and Van Vliet Construction Co., are not considered master builders. While visually interesting, the building also does not possess high artistic value. In consideration of the final component of Criterion C/3/3, the property does not appear to contribute to a potential historic district. There is no visual cohesion or shared development history due to varying construction dates, more recent development, and nearby development of a different character. Therefore, 100 N Santa

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Anita Avenue does not appear eligible under NRHP Criterion C, CRHR Criterion 3, or City of Arcadia Historic Landmark Criterion 3.

Criterion D/4/4: That have yielded, or may be likely to yield, information important in prehistory or history.

100 N Santa Anita Avenue is not significant under Criterion D of the NRHP, Criterion 4 of the CRHR, or City of Arcadia Historic Landmark Criterion 4 as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As 100 N Santa Anita Avenue is not significant under any National Register criterion, it does not have a period of significance and the integrity of the buildings does not require examination. It is worth noting, however, that the property retains only five aspects of integrity: location, design, materials, workmanship, and feeling. It does not retain integrity of setting or association. The building has never moved from its original location and no notable changes or modifications to its original overall form, plan, space, structure, and style. The building is still able to convey the sense of a 1970s-era theme restaurant, appearing anachronistic and kitschy in its exterior appearance, which is appropriate for the building type and era. The main entrance to the building on Santa Anita Avenue and additional entrances have been added or altered, leading to an introduction on modern materials, however, despite the introduction of modern materials in a few locations, the building appears to retain an overwhelming majority of the original materials and workmanship in the faux half-timbering, plasterwork, diamond-leaded glass window details, and the stone and brick masonry details. As discussed in the above section, 100 N Santa Anita Avenue lacks important historical associations and has experienced substantial changes to its setting over time as the area along Santa Anita Avenue due to redevelopment in the late 1990s and 2000s.

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