

Appendix C
Cultural Resources Report

CULTURAL RESOURCES ASSESSMENT
San Marino Center Renovation Project
City of San Marino, Los Angeles County, California

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BCRCONSULTING LLC

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MANAGEMENT SUMMARY

BCR Consulting LLC is under contract to ELMT Consulting to conduct a Cultural Resources Assessment of 1800 West Huntington Boulevard (the subject property) located in the City of San Marino (City), Los Angeles County, California. The City of San Marino is proposing to change the architectural style of the building façade from its current style to a “Spanish Mediterranean” style that is similar to the current adjacent Crowell Library (project). This study is being conducted to determine whether the project could potentially cause a significant impact to any historical resources, pursuant to the California Environmental Quality Act (CEQA). A cultural resources records search, additional research, intensive field survey, sacred land file search, and paleontological overview were conducted for the study.

The records search and additional research revealed that three previous cultural resource studies have taken place resulting in the recording of six cultural resources within a half-mile radius of the subject property. The subject property was subject to one previous cultural resource assessment that resulted in one cultural resource (the San Marino Woman’s Club) identified within its boundaries. This previous study recommended that the San Marino Woman’s Club was eligible for listing in the National Register of Historic Places (National Register) under Criterion A, which also means it is eligible for listing in the California Register of Historical Resources (California Register) under Criterion 1, for association with an event important to the history of the San Marino community. The study also recommended that the property retained sufficient integrity to convey its historic eligibility. The California State Historic Preservation Officer (SHPO) concurred with this recommendation on August 5, 2011. It is recognized as listed in the California Register in the California Office of Historic Preservation (OHP) Built Environment Resource Directory (BERD). During the fieldwork, BCR Consulting identified the San Marino Woman’s Club and confirmed that its condition is good and that it continues to retain sufficient integrity to convey California Register eligibility. No other cultural resources were identified within the subject property boundaries.

Based on these results, BCR Consulting has discovered that the San Marino Woman’s Club is listed in the California Register under Criterion 1, and recommends that this resource retains integrity of location, setting, design, materials, workmanship, feeling, and association. To avoid a substantial adverse impact to a historic property, any proposed project activities should be consistent with “plans for rehabilitation to ensure that the undertaking maintains consistency with the Secretary of the Interior Standards for the Treatment of Historic Properties” (36 CFR part 68; see <https://www.nps.gov/tps/standards/rehabilitation.htm>). The Standards are intended to pertain to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility while ensuring that the historic character of a property be retained and preserved. Preservation is generally understood to include the avoidance of removal of historic materials and alterations to its visible characteristics. Project design should be carried out in consultation with a professional that meets the U.S. Secretary of the Interior Professional Qualification Standards for Historic Architecture (see http://www.nps.gov/history/local-law/arch_stnds_9.htm).

The project, as currently designed, does not meet the Secretary of Interior Standards for Rehabilitation. Therefore, the Project will materially alter a historic resource and cause a potentially significant impact in accordance with 14 CCR Section 15064.5 (b).

A summary of the recommendations for options are as follows and are detailed further in the Conclusions and Recommendations Section.

1. Redesign the project to reduce its impacts to less than significant as described in 14 CCR Section 15064.5 (b)(3) and 14 CCR Section 15126.4 (b)(1) by designing it to conform the Secretary of Interior Standards for Rehabilitation, in consultation with a professional architect who meets the U.S. Secretary of the Interior Professional Qualification Standards for Historic Architecture. OR
2. Prepare Historical American Building Survey (HABS)-type documentation for local curation. This would reduce project impacts but would not reduce the negative impact to less than significant as identified in 14 CCR Section 15126.4 (b)(2).

Other recommendations are made to reduce impacts to less than significant as follows:

Accidental Discoveries. If previously undocumented cultural resources are identified during earthmoving activities associated with development of the project site, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary.

Human Remains. If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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INTRODUCTION

BCR Consulting LLC (BCR Consulting) is under contract to ELMT Consulting to conduct a Cultural Resources Assessment of 1800 West Huntington Boulevard (the subject property) located in the City of San Marino (City), Los Angeles County, California. The project site is located within Section 2 of Township 1 South, Range 12 West, San Bernardino Baseline and Meridian. It is depicted on the U.S. Geological Survey (USGS) *El Monte, California* (1981) 7.5-minute topographic quadrangle (Figure 1). The current study is being conducted to determine whether a development project could potentially cause a significant impact to any historical resources, pursuant to the California Environmental Quality Act (CEQA). A cultural resources records search, additional research, intensive field survey, sacred land file search, and paleontological overview were conducted for the study.

PROJECT DESCRIPTION

Exterior Alterations

Exterior alterations include the following (see Appendix E for project renderings):

- Replace the decorative wrought iron posts along the front patio with stucco columns;
- Replace the wood shingled roof with the terra cotta tile;
- Replace doors and windows to include grid patterns similar to the library windows; type of windows will be newer energy efficient;
- Add wood accents where appropriate and complementary such as around windows and the entry door consistent with features of architectural style of neighboring library;
- Add an open patio area at the back of the building that will have a stucco wall and a wood trellis ceiling similar to the open space areas at the library;
- Modify concrete walkway and front patio to enhance design elements and ADA compliance;
- Remove canopies over patio and windows that were added to the building after its original construction; new paint and stucco repair that will match the color of the library; and,
- Various upgrades for ADA compliance.

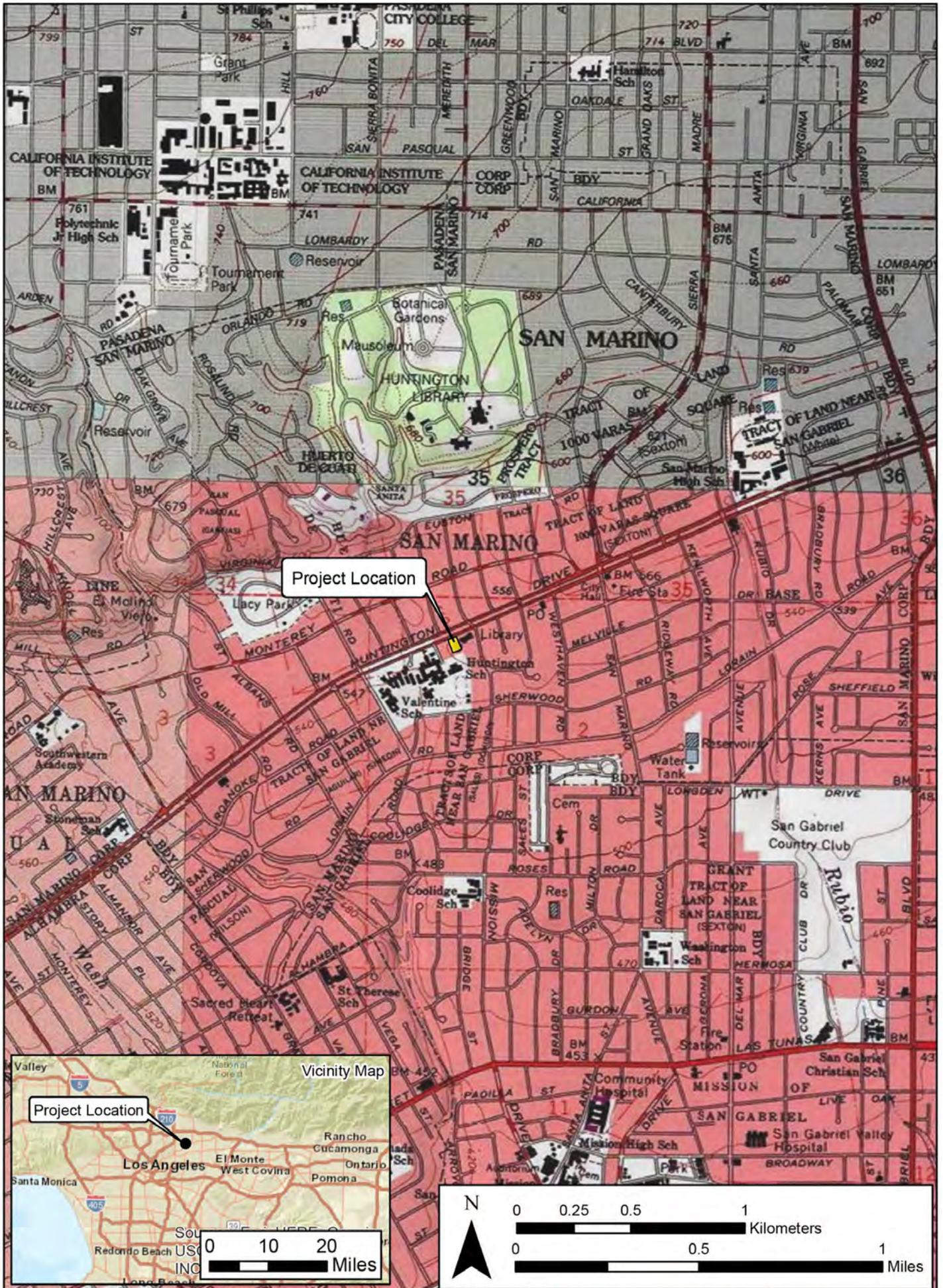
Exterior features that will remain intact or will not be impacted by the proposed alterations include the following:

- The cornerstone of the building inscribed with “San Marino Women’s Club” near the building entry (plans require that this will be protected in place), and;
- Landscaping, including the two large oak trees adjacent to the front entry, grassy areas and urban landscaping around the west and south of the building.

Interior Alterations

The features to be renovated and/or replaced include the following.

- Add two offices (for a total of three offices);
- Install a folding wall in the main room;



- Upgrade the kitchen, bathrooms, ceiling tiles, and electrical and mechanical systems to current code standards;
- Remove and replace light and plumbing fixtures with current-style fixtures
- Various upgrades for ADA compliance;
- Update paint and carpet; and
- Conduct other deferred maintenance items.

Interior features that are not anticipated to be impacted by the proposed alterations include the following:

- Entryway flooring containing the San Marino Women's Club insignia (plans require to protect in place)
- Fireside room fireplace and cabinetry; and
- Stage.

Building Grounds Alterations

Some changes will occur outside of the building envelope. Site preparation for new ADA parking and loading, sidewalk repair, parking lot paving, and landscaping alterations as necessary will only require surficial disturbance. Other alterations will require excavation that will generally vary between 2 to 3 feet wide by 1 to 3 feet deep, depending on the activity. The activities that require excavation include but are not limited to the following:

- Install new domestic water service and sewer lines to be installed in the same area as the existing lines;
- Install new landscape irrigation meter, with pipe replacements, as necessary, in the same location;
- Install new, separate water service for the fire sprinkler system;
- Install new footings for new patio walls and pilasters, trash enclosure, building columns; and,
- Repair existing building footings and slab where applicable.
- Replace overhead electrical service with new underground electrical service;

REGULATORY CONTEXT

Federal and state regulations recognize the public's interest in historical resources and the public benefit of preserving such resources. These regulations include federal historical resource registration programs designed to assist in the identification and evaluation of resources and to determine whether these resources should be considered historical resources. Properties eligible for the National Register of Historic Places (National Register) are subject to federal laws that require consideration of potential impacts of proposed projects on historical resources. These properties should also receive special consideration in the planning processes, or merit consideration as candidates for individual protection.

Federal

Compliance with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations at 36 Code of Federal Regulations, Part 800 (36 CFR 800) is

required for an undertaking that receives federal funding. 36 CFR 800 implements Section 106, which must “take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register.” It defines the steps required to identify historic properties (i.e. resources eligible for or listed in the National Register).

National Register of Historic Places. The criteria for significance for the National Register are defined by the U.S. Department of the Interior under the National Park Service and published in the National Register Bulletin, listed below. The quality of significance in American history, architecture, archeology, 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 significant persons 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 history or prehistory.

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register (National Park Service 1997).

State

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 14, Division 6, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historic resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the CEQA Guidelines and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register, or designation under a local ordinance.

California Register of Historical Resources. For a property to be eligible for inclusion on the California Register, one or more of the following criteria (CCR 4852 [b]). must be met:

- 1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated.

The California Register also requires that a resource possess integrity (CCR 4852 [c]). Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

Assembly Bill 52. California Assembly Bill 52 was approved on September 25, 2014. As stated in Section 11 of AB 52, the act applies only to projects that have a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015.

AB 52 establishes "tribal cultural resources" (TCRs) as a new category of resources under CEQA. As defined under Public Resources Code Section 21074, TCRs are "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe" that are either: (1) included or determined to be eligible for inclusion in the California Register; included in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or (2) determined by the lead agency to be significant pursuant to the criteria for inclusion in the California Register set forth in Public Resources Code Section 5024.1(c), if supported by substantial evidence and taking into account the significance of the resource to a California Native American tribe. A "historical resource" as defined in Public Resources Code Section 21084.1, a "unique archaeological resource" as defined in Public Resources Code Section 21083.2(g), or a "nonunique archaeological resource" as defined in Public Resources Code Section 21083.2(h) may also be TCRs.

AB 52 further establishes a new consultation process with California Native American tribes for proposed projects in geographic areas that are traditionally and culturally affiliated with that tribe. Per Public Resources Code Section 21073, "California Native American tribe" includes federally and non-federally recognized tribes on the NAHC contact list. Subject to certain prerequisites, AB 52 requires, among other things, that a lead agency consult with the geographically affiliated tribe before the release of an environmental review document for a proposed project regarding project alternatives, recommended mitigation measures, or potential significant effects, if the tribe so requests in writing. If the tribe and the lead agency agree upon mitigation measures during their consultation, these mitigation measures must be recommended for inclusion in the environmental document (Public Resources Code Sections 21080.3.1, 21080.3.2, 21082.3, 21084.2, and 21084.3).

City of San Marino

The City of San Marino has established its own historic preservation ordinance codified in article 18 of its municipal code. Its purpose is to provide for "the identification, designation, protection, enhancement, and ongoing use of historical resources that represent the City's cultural, architectural, social, economic, and political heritage." Its designation and integrity criteria are based on the state and national criteria. Section 23.18.03: Designation of Historic Landmarks stipulates:

- A. Automatic Designation: Any property within the City that is listed in the National Register of Historic Places or the California Register of Historic Places [sic] is automatically designated as a historic landmark for purposes of this article.
- B. Prior Designations: Any historic landmark previously designated as such by the City on or before the effective date of this article shall continue to be a historic landmark as previously designated for purposes of this article and shall be subject to all provisions herein.
- C. New Designations: The Council may designate any structure, property, or properties as a historic landmark or historic resource subject to criteria in this article.
- D. Amendment Or Rescission: The Council may amend or rescind the designation of any historic landmark, for the purposes of this article, subject to the same procedures required for their designation, including without limitation, hearing and recommendation of the Director.
 - 1. Criteria for Amendment: Once a historic landmark has been designated, the designation shall not be amended unless the City Council determines the findings required under section 23.18.04 of this article can still be made.
 - 2. Criteria For Rescission: Once a historic landmark has been designated, the designation shall not be rescinded unless the City Council finds that: a) the evidence supporting the designation was erroneous; or b) the findings required under section 23.18.04 of this article can no longer be made. (Ord. 0-18-1336, 4-11-2018)

NATURAL SETTING

The local geologic region coincides with the physiographic area known as the Los Angeles Basin. It is characterized as a transverse-oriented lowland basin and coastal plain approximately 50 miles long and 20 miles wide. The basin originated as a deep marine trough during the Pliocene (7-2 million years ago) that eventually filled with shallow water fossil bearing sediments. By the beginning of the Pleistocene (after 2 million years ago) uplifting created the series of plains and mesas along the coast that now characterize the area (Lambert 1994, Mendenhall 1905, Woodford et al. 1954). Local rainfall ranges from 5 to 15 inches annually (Jaeger and Smith 1971:36-37). Local vegetation communities are naturally dominated by coastal sage scrub and riparian vegetation, although urbanization prevents its proliferation in much of the project region (Williams et al. 2008:117, 122). See Bean and Saubel (1972) for use of these biotic communities by prehistoric and historic inhabitants.

CULTURAL SETTING

Prehistoric Context

The local prehistoric cultural setting has been organized into many chronological frameworks (see Warren and Crabtree 1986; Bettinger and Taylor 1974; Lanning 1963; Hunt 1960; Wallace 1958, 1962, 1978; Campbell and Campbell 1935), although there is no definitive sequence for the region. The difficulties in establishing cultural chronologies for southern California are a function of its enormous size and the small amount of archaeological excavations. Moreover, throughout prehistory many groups have occupied the area and their territories often overlap spatially and chronologically resulting in mixed artifact deposits. Due to dry climate and capricious geological processes, these artifacts rarely become integrated in-situ. Lacking a milieu hospitable to the preservation of cultural midden, local chronologies have relied upon temporally diagnostic artifacts, such as projectile points, or upon the presence/absence of other temporal indicators, such as groundstone. Such methods are instructive, but can be limited by prehistoric occupants' Concurrent use of different artifact styles, or by artifact re-use or re-sharpening, as well as researchers' mistaken diagnosis, and other factors (see Flenniken 1985; Flenniken and Raymond 1986; Flenniken and Wilke 1989). Recognizing the shortcomings of comparative temporal indicators, this study recommends review of Warren and Crabtree (1986), who have drawn upon this method to produce a relatively comprehensive chronology.

Ethnography

The Gabrielino probably first encountered Europeans when Spanish explorers reached California's southern coast during the 15th and 16th centuries (Bean and Smith 1978; Kroeber 1925). The first documented encounter, however, occurred in 1769 when Gaspar de Portola's expedition crossed Gabrielino territory (Bean and Smith 1978). Other brief encounters took place over the years, and are documented in McCawley 1996 (citing numerous sources). The Gabrielino name has been attributed by association with the Spanish mission of San Gabriel, and refers to a subset of people sharing speech and customs with other Cupan speakers (such as the Juaneño/Luiseño/Ajachemem) from the greater Takic branch of the Uto-Aztecan language family (Bean and Smith 1978). Gabrielino villages occupied the watersheds of various rivers (locally including the Santa Ana) and intermittent streams. Chiefs were usually descended through the male line and often administered several villages. Gabrielino society was somewhat stratified and is thought to have contained three hierarchically ordered social classes which dictated ownership rights and social status and obligations (Bean and Smith

1978:540-546). Plants utilized for food were heavily relied upon and included acorn-producing oaks, as well as seed-producing grasses and sage. Animal protein was commonly derived from rabbits and deer in inland regions, while coastal populations supplemented their diets with fish, shellfish, and marine mammals (Boscana 1933, Heizer 1968, Johnston 1962, McCawley 1996). Dog, coyote, bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles were specifically not utilized as a food source (Kroeber 1925).

History

Historic-era California is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present).

Spanish Period. The first European to pass through the area is thought to be a Spaniard called Father Francisco Garces. Having become familiar with the area, Garces acted as a guide to Juan Bautista de Anza, who had been commissioned to lead a group across the desert from a Spanish outpost in Arizona to set up quarters at the Mission San Gabriel in 1771 near what today is Pasadena (Beck and Haase 1974). Garces was followed by Alta California Governor Pedro Fages, who briefly explored the region in 1772. Searching for San Diego Presidio deserters, Fages had traveled through Riverside to San Bernardino, crossed over the mountains into the Mojave Desert, and then journeyed westward to the San Joaquin Valley (Beck and Haase 1974).

Mexican Period. In 1821, Mexico overthrew Spanish rule and the missions began to decline. By 1833, the Mexican government passed the Secularization Act, and the missions, reorganized as parish churches, lost their vast land holdings, and released their neophytes (Beattie and Beattie 1974).

American Period. The American Period, 1848–Present, began with the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861–1862, followed by a significant drought further diminished the economic impact of local ranching. This decline combined with ubiquitous agricultural and real estate developments of the late 19th century, set the stage for diversified economic pursuits that continue to this day (Beattie and Beattie 1974; Cleland 1941).

San Marino. The references for this section are provided in Appendix A. The land of the City of San Marino, which was part of the San Gabriel Mission, was initially occupied by Gabrielino (Tongva) Indians, who had a village located on what is now the Huntington Middle School. In 1852, Tennessee native Benjamin Davis Wilson acquired a vast tract of land that included the area that later became San Marino as well as several neighboring towns. Wilson went on to serve as the second elected mayor of Los Angeles, on the Los Angeles County Board of Supervisors, and was elected to three terms in the California State Senate. In 1873, Benjamin Wilson gave 500 acres of his land to his son in law James Debarth Shorb. Shorb then named

the ranch on his land “San Marino” which was inspired by his grandfather’s plantation in Maryland which in turn got its name from the Republic of San Marino, Italy.

Both Wilson and Shorb had capitalized on the rich agricultural resources and railroad industries that were present at the time in California. They had become very wealthy after growing a large number of fruits and crops. Wilson gained a majority of his profit from selling wine grapes. Shorb became well-known for introducing a very intricate irrigation system that included 300,000 feet of iron pipe and old tiles that were used to regulate the flow of water to crops. He sold this irrigation system to neighboring farmers for a profit. In 1903, the San Marino land was purchased from James Shorb by Henry E. Huntington, a businessman who was the owner of the Pacific Electric Railway Company in Southern California. Henry Huntington played a major role in shaping the economy of Southern California. The prominent Patton family in San Marino was related to the Wilsons. George S. Patton Jr. was a general in the U.S. Army who gained recognition during World War II. His father, George Patton Sr. was also in the military and married the daughter of Benjamin Wilson. Thus, their family became the heirs to the Lake Vineyard estate which was connected to Huntington’s ranch. Huntington and Patton Sr. joined with another landowner to incorporate San Marino in 1913. They also spearheaded a campaign to prevent their properties from being developed by the city. Their advocacy for restrictive zoning has prevented the development of strip malls and mansions in San Marino. The first school in San Marino was established in 1917 in the vicinity of the subject property; its first high school did not open until 1955. With a population boom in the 1980s and the creation of the San Marino Schools Foundation, the schools were remodeled. During this time, San Marino’s neighborhoods were 99.7 percent white, however, many overseas buyers were attracted to San Marino because of its association with wealth and the reputation of its public schools. By 1986, San Marino High School’s student body was thirty-six percent Asian, a big increase from the year before. Demographic change led to incidents of racist actions and racial tensions, and prompted the city to establish an Ethnic Harmony Commission. Today, San Marino is roughly sixty percent Asian and thirty percent white.

METHODS

Research

Records Search. Prior to fieldwork, SCCIC staff completed a records search electronically through the SCCIC archive located in Fullerton, California. This included a review of all prerecorded built environment cultural resources, as well as a review of known cultural resource reports generated from projects located within one mile of the subject property. A review was also conducted of the National Register, the California Register California Register, and documents and inventories from the California Office of Historic Preservation (OHP) including the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures. BCR Consulting also performed research to find out whether any of the resources identified in the records search radius are known to be eligible for listing in the National Register, or the California Register (i.e. a *historical resource* or significant under CEQA). This information is based on a review of available site records and the Built Environment Resource Directory (BERD) maintained by the California OHP.

Additional Research. Additional research was carried out through records provided by the City, Los Angeles County Assessor's Office, City resources online, and various internet resources. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the local neighborhood and the City of San Marino. Sources included, but were not limited to, historic maps, aerial photographs, historic photographs, tax records, building records and permits, and written histories of the area.

Sacred Lands File Search. BCR Consulting requested a Sacred Lands File Search with the Native American Heritage Commission (NAHC). This is intended to indicate whether lands that have been considered sacred have been filed with the NAHC. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Field Survey

David Brunzell conducted the intensive pedestrian field survey of the subject property on January 19, 2021. The building on the subject property was examined, described in detail, and photographed during the field survey. Building descriptions are provided in the Results section of the report. The subject property is also thoroughly documented on California Department of Parks and Recreation (DPR) 523 forms (see Appendix A). All visible soil exposures were also carefully inspected for evidence of cultural resources.

Personnel

BCR Consulting Principal David Brunzell, M.A., RPA acted as Project Manager for the study. Mr. Brunzell authored the technical report with contributions from Principal Architectural Historian Kara Brunzell, M.A. Staff from the South Central Coastal Information Center (SCCIC) performed the cultural resources records search electronically through the SCCIC archive in Fullerton, California. Ms. Brunzell completed the additional research, and the DPR 523 forms. Mr. Brunzell completed the field survey.

RESULTS

Research

Records Search. The records search and additional research revealed that three previous cultural resource studies have taken place resulting in the recording of six cultural resources within a half-mile radius of the subject property. The subject property was subject to one previous cultural resource assessment that resulted in one cultural resource (the San Marino Woman's Club) identified within its boundaries. This previous study recommended that the San Marino Woman's Club was eligible for listing in the National Register under Criterion A, which also means it is eligible for listing in the California Register under Criterion 1, for association with an event important to the history of the San Marino community. The California State Historic Preservation Officer concurred with this recommendation on August 5, 2011. It is also recognized as such on the California Office of Historic Preservation (OHP) BERD. The BERD assigned the property a code of 2S2, which indicates that it has been determined eligible for the National Register through the Section 106 process and that it is listed on the

CRHR.¹ The property is therefore automatically designated as a local historic landmark under San Marino municipal code Article 18 Chapter 23. The records search results are summarized in Tables A and B. Further background for the San Marino Woman’s Club is provided below.

Table A. Cultural Resource Reports Within One Half-Mile of the Subject Property

USGS Quad.	Previous Cultural Resource Studies Within 1/2 Mile of Subject Property
<i>El Monte, Calif.</i> (1981)	LA-3583, 11527; Triem 2011

Table B. Cultural Resources Within One Half-Mile of the Subject Property

USGS Quad.	Built Resources Within 1/2 Mile of Subject Property
<i>El Monte, California</i> (1996)	Historic San Marino Woman’s Club: Within Subject Property P-19-00516: Prehistoric Habitation and Historic Ranch (1/2 Mile NW) P-19-179694: Historic-Period Huntington Library (1/4 Mile N) P-19-179695: Historic-Period Edwin Powell Hubble House (1/2 Mile NW) P-19-192489: Historic-Period Wilbert E. McHenry Residence (1/2 Mile SW) P-19-192691: Historic-Per. Franz Henry/Carmen Wiedey Residence (1/4 Mile SE)

Additional Research/The San Marino Woman’s Club. Please see Appendix A for references. For architectural references, please see Robinson & Associates, Inc. et al. (2005), Rifkind (1998) and McAlester (2015). The San Marino Woman’s Club is one of the oldest established groups in the city. During the 1930s, there were many organizations in the community in San Marino that gathered for music, book reviews, and various other activities. However, there were few organizations for women and on June 8th, 1936, a group of 52 women gathered at the San Marino Police Department courtroom to organize a local women’s club. By the time the San Marino Woman’s Club was completely organized, the club already had around 420 members. The club catered to elite married white women who could afford to pay the \$10 dues and had time to attend frequent events and do charity work. Most of these women had live-in domestic help in the 1930s and 1940s; those who took on leadership roles were in their forties and fifties, with grown or nearly-grown children. Georgina Cornwell, who was a housewife and mother, was the club’s first president. Her husband was in the fruit-growing business, which during that era was still one of the most important regional economic activities.

The San Marino Woman’s Club held nine regular annual meetings as well as four evening meetings to which husbands (unmarried women do not appear to have been members) were invited. The members of the club were required to wear black dresses and black hats with a pair of white gloves. There were sixteen different guilds within in the club: music, drama, literature, writers, home craft, philanthropy, foreign language, current events, travel, bible, home interior, language, sports, public affairs, flower, and garden. Regular meetings were held at Henry E. Huntington Middle School auditorium while the guild meetings were held at homes of the members. The club raised funds for a slightly used ambulance, which it donated

¹ California OHP does not maintain a comprehensive list of properties on the CRHR and refers inquiries to the Information Centers.

to the city in 1940. This was just one of many charitable contributions the group made to the community over the decades.

Prior to its acquisition by the women's club, the property held a residence (one of only one or two on the block) and was surrounded by open fields since the area was mostly undeveloped. In 1940, Los Angeles County Health Department physician George Hodel¹ lived in the house with his wife Dorothy and their toddler son. They lived in the house only for a year or so before moving elsewhere. The build date and other details about the residence are unknown. The house was demolished prior to development of the Woman's Club and is unrelated to its historical significance.

In 1939, the club purchased the property at 1800 Huntington Drive for \$6,000 to build a clubhouse for its growing membership. It was not until ten years later that the clubhouse was completed. Fundraising efforts were suspended when the US entered World War II in 1942, and construction remained difficult immediately after the war in the late 1940s. Sybil Ivey, who had served as club president from 1940 to 1942, was the chair of the building committee. A mother of two who was originally from Australia, Ivey was a schoolteacher before her marriage to bank president Herbert Ivey. Members raised most of the funds to complete the clubhouse through bazaars, rummage sales, parties, and various entertainment events over a ten-year period. They also made an appeal to the public for funds. In 1949, the club requested and received variances from San Marino City Council because the parcel was zoned for residential use and required setbacks that did not fit in with the club's plans for the property. By the end of the decade, the club had \$57,000 on hand, and was able to borrow an additional \$35,000 in 1951, enabling them to plan completion of the project.

Designed by Marion J. Varner in 1950 as one of his early projects, the building is a simple example of Midcentury Modern architecture.² When completed, the San Marino Woman's Club had a dining room, auditorium, lounge (fireside room at the north end of the building), and a craft room at the rear of the building. There were also storage rooms, a large kitchen for catering events, a large women's restroom with a powder room, a dressing room, and a men's restroom. The southwest corner of the building had a small caretaker's apartment with its own bathroom and kitchenette. There were two unfinished upstairs rooms, one of which was intended to become a projection room. The building has served as a community focal point for many years while the club pursued its charitable work. The building was constructed to serve the entire community, not just the Woman's Club, although they funded its construction. The first meeting in the building was in April 1952.

Over the years, the club's charitable contributions have been numerous and include the endowment of a bed at the Orthopedic Hospital, nursing scholarships, Toys for Tots, and others. They also provided help to the Assistance League, American Red Cross and the City of Hope. The building was made available to the community for meetings and events. The

¹ Hodel has gained notoriety in recent years after his son, retired police detective Steve Hodel, investigated the unsolved 1947 "Black Dahlia" murder and accused his father of being the killer. The case remains unsolved.

² Although the 2011 DPR calls the building architecture "Modern Colonial Revival," the meaning of this term is unknown to the preparers of this document and not a style that appears in the literature on architectural history.

San Marino Woman's Club moved its organization to Pasadena in 2004, and the City purchased the property in 2005. In the past decades, the San Marino Center at 1800 Huntington Drive was available to rent as a venue for special events.

Additional Research/Architect Marion J. Varner. Born February 8, 1912 in Kansas, Marion Jesse Varner moved to Pomona, California by 1920 with his parents Clarence and Mabel Varner and siblings. His father owned a plastering company. Marion worked as a baker in his late teens, and married June Bupp in 1934. He studied architecture at USC, graduating first in his class in 1936. During the Depression, however, there was little construction, and he had to work as a gas station attendant. He served as a naval architect during World War II. By 1947, he had opened Marion J. Varner and Associates in Pasadena. In 1951, he designed a 24-house tract in Anaheim shortly after completing the San Marino Woman's Club drawings. Varner went on to a very prolific career through the end of the century, designing primarily public buildings (and specializing in police stations and detention facilities) throughout Los Angeles County and nationwide. Some of his major projects include Hawthorne Police Station, 1955; Torrance Fire Station, 1955; San Fernando Police Station, 1956; Compton Community Center, 1956; Gardena Medical Clinic, 1956; Glendora Hospital, 1956; El Segundo Fire Station, 1957; Hawthorne Fire Station, 1957; Downey Civic Center, 1958; San Gabriel Police Station, 1961; Gardena City Hall, police building and library, 1963 for which he received an award from the Society of American Registered Architects (SARA); Arcadia high-rise office, 1963; and Bell Gardens City Hall in 1966. Varner also won an award from SARA for his design for the Vernon City Hall and Police Station in 1975. In 1978 Varner joined W. Gayle Daniel and Samuel E. Hart of the SARA to design the first energy-effective case study house in Rancho California and the first to be sponsored by a chapter of a professional society. Varner was active professionally serving as president of the National Board of the Society of American Registered Architects and in 1968 he served as president of the local chapter. He died on April 10, 2005 in San Marino. His Glendale Police Department (1960) was recommended eligible to the California Register in 2006.

Sacred Lands File Search. Results of the Sacred Lands File search with the NAHC were positive. The NAHC does not share details or locations for its Sacred Lands File search. They did recommend contacting the Gabrieleno Band of Mission Indians – Kizh Nation for more information. This should occur when the City initiates AB52 Native American consultation.

Field Survey

During the field survey, BCR Consulting Principal Archaeologist David Brunzell inspected 100% of the subject property. The San Marino Woman's Club building was identified and documented on DPR 523 forms. The forms include references as well as photographs and maps (see Appendix A). No other cultural resources (including historic-period buildings or prehistoric or historic-period archaeological sites) were identified during the field survey. Ground surface visibility for the unbuild and non-paved portions of the project site was approximately 40 percent, and sediments consisted of fine sandy silt. The construction of the San Marino Woman's Club building, and excavation and paving for roads, alleys, and parking lots have resulted in grading of the entire subject property.

The San Marino Woman's Club Building Description (Trien 2011:1). Located on Huntington Drive between the San Marino Library and the Henry E. Huntington School, the

former San Marino Woman's Club building is a large primarily one-story building with a flat roof and raised parapet along the rear and side elevations. The front elevation features a side-facing medium gable roof with an offset front gable wing. An I-shaped porch runs across the front elevation and is supported by decorative wrought iron posts. The roof is covered with wood shingles. A large multi-paned steel framed window is located below the main front gable. Underneath the window is brick trim. A tall exterior brick chimney is located on the northeast elevation. Windows are primarily multi-paned steel casements. Siding is stucco and foundation is concrete. The interior of the building when first built contained a large auditorium, dining room, meeting room and office.

Character-defining Features. Only minor alterations to the building have occurred since it was originally evaluated in 2011; the only visible exterior change is the removal of the planter adjacent to the main façade. The character-defining features of the building include:

- T-shaped plan with single-story massing
- Flat/low-pitch primary roof with raised parapet
- Entry porch with decorative wrought-iron posts and wood shake (shingle) roof
- Dining room (east) porch with decorative wrought-iron posts and wood shake (shingle) roof
- Low-pitch gabled roof with wood shake (shingle) at center of main façade
- Steel casement windows
- Multiple-light picture windows at the dining room (north, south, east elevations)
- Smooth stucco cladding
- San Marino Woman's Club plaque

The interior of the building has been more heavily altered over the decades than its exterior architecture, but limited elements of its original historic fabric remain. Interior Character-defining features include:

- San Marino Woman's Club seal in linoleum floor
- Original rounded hanging light fixtures

Features of the building that are not character defining:

- Non-original partially-glazed entry doors
- Contemporary awnings installed above main-façade entrances
- Security bars installed over windows
- Utilitarian doors and windows at the rear (south) of building

California Register Evaluation

In 2011, the property was evaluated for historic eligibility pursuant to NHPA Section 106 compliance for a FEMA-funded project and formally determined eligible under Criterion A of the National Register for its historic associations as a woman's club and community meeting place that was a focal point for many years.

The 2011 DPR form recommended that the building retained integrity sufficient for historic eligibility as quoted below:

- Location: “The property at 1800 Huntington Drive is in its original location.”
- Design: “The original design of the 1952 building is primarily intact except for changes to the front entrance doors and two small additions in 1958 done in the same style.”
- Setting: “The historic setting of the property is partially intact. The relationship to the adjacent library and school remain. However, the original 1950 library was replaced with a new library building within the last few years.”
- Materials: “The integrity of materials was found to be somewhat intact.”
- Feeling and Association: “The feeling and association as a woman’s club is no longer intact since the building is now the San Marino Community Center, but it continues to function to serve the community.”
- Workmanship: The 2011 DPR 523 form did not specifically address integrity of workmanship.
- Summary: “Overall, the integrity of the building appears sufficient for eligibility.”

The evaluation received State Historic Preservation Officer (SHPO) concurrence, and the property was added to the California Register. San Marino municipal code Article 18 Chapter 23 States that properties listed on the California Register automatically become local San Marino Historic Landmarks.

Since the property was placed on the California Register, the only apparent alterations to the building have been the removal of the brick planter on the main façade. The property therefore retains integrity as a historical resource and qualifies as a historical resource under CEQA.

Environmental Impacts to Historical Resources

Because the San Marino Woman’s Club is listed on the California Register of Historical Resources, it qualifies as a historical resource under CEQA (14 CCR 15064.5[a][1]).

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). A “substantial adverse change” is further defined in 14 CCR 15064.5(b)1 and 2 as follows:

- (1) *Substantial adverse change in the significance of an historical resource 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.*
- (2) *The significance of an historical resource is materially impaired when a project:*
 - (A) *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;*

Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource (14 CCR 15064.5[b][3]). The Standards are intended to pertain to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. A project should also be consistent with City requirements and carried out in consultation with a professional that meets the U.S. Secretary of the Interior Professional Qualification Standards for Historic Architecture.

14 CCR Section 15126.4(b) addresses impacts to historical resources in additional detail:

(1) Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer, the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant.

(2) In some circumstances, documentation of an historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur.

Project Conformance to Secretary of Interior's Standards for Rehabilitation.

The Secretary of Interior's Standards for Rehabilitation (36 CFR 67.7) state:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Project Evaluation: The property was originally used as a woman's club and as a community meeting space. Although the woman's club moved to a different location in 2004, the building's community functions have persisted. It will continue in use as a community building if the proposed project is completed. However, although its use will remain similar to its original use, distinctive materials and features will be significantly altered by the proposed project, which proposes to alter its exterior architecture to mimic that of a nearby building. Therefore the proposed project does not conform to Standard 1.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

Project Evaluation: The historic character of the property will not be retained and preserved. The project proposes to alter its architectural style and change exterior details and materials to make the historic building conform aesthetically to the style of the adjacent contemporary library building. The proposed project would therefore remove distinctive exterior materials and substantially alter historic features that characterize the property. The proposed project does not conform to Standard 2.

3. *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Project Evaluation: The proposed project will alter the building in a manner where it will not be recognized as a physical record of its time, place and use. Its architectural style and character-defining exterior features will be altered, therefore the project does not conform to Standard 3.

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

Project Evaluation: Standard 4 does not apply to the project; research has not revealed any changes to the property that have acquired historic significance in their own right.

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

Project Evaluation: Distinctive materials, features, and finishes of the building will not be preserved. As discussed above, the project proposes a wholesale removal of the historic building's most important character-defining features including its decorative wrought iron porch supports, wood shake roof, and original steel casement and picture windows. The proposed project does not conform to Standard 5.

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

Project Evaluation: The project proposes to replace rather than repair deteriorated historic features. The proposed project does not conform to Standard 6.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Project Evaluation: Standard 7 does not apply to the project; the project does not propose chemical or physical treatments.

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

Project Evaluation: The property is not the location of any known archaeological site. If archaeological resources are disturbed, appropriate mitigation measures will be undertaken.

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

Project Evaluation: The proposed project will destroy historic materials and features that characterize the property by altering its materials and decorative features to change its architectural style. The proposed project does not conform to Standard 9.

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

Project Evaluation: The essential form and integrity of the historic property would be impaired if the proposed project (alteration of its architectural style and materials) is undertaken. Such a project is permanent in nature and cannot be reversed in the future. The proposed project does not conform to Standard 10.

The Secretary of Interior's Standards for the Treatment of Historic Properties is a set of guidelines established by the National Park Service to encourage historic preservation by providing flexible guidance in repairing and rehabilitating historical resources. Its primary purpose is as a set of practical recommendations for property owners wishing to update function, repair deteriorated features, and/or create new economic uses for qualified historical resources. The goal of the Standards is preservation of the qualities that allow a historical resource to convey its historic significance, i.e. the visible characteristics of a building or structure. A project intended to redesign the exterior elements of a building to create the appearance of a new architectural style cannot conform to either the spirit of the Standards or the more specific guidelines that comprise them.

Therefore, the proposed project does not conform to the Secretary of Interior's Standards for the Treatment of Historic Properties and therefore will cause a substantial adverse change to a historical resource pursuant to CEQA (14 CCR § 15126.4(b)(1)).

CONCLUSIONS AND RECOMMENDATIONS

Based on these results, BCR Consulting has discovered that the San Marino Woman's Club has been formally determined eligible for listing on the National Register under Criterion A and listed in the California Register under Criterion 1. Furthermore, because it is listed on the California Register, it also qualifies as a San Marino Historic Landmark.

BCR Consulting recommends that this resource retains the integrity of location, setting, design, materials, workmanship, feeling, and association identified in the 2011 evaluation.

Thus it retains the historic qualities that resulted in its listing on the California Register. A complete redesign of the building as proposed by the project would materially alter key elements that convey its historical association to the period in which it was constructed and utilized as a women's club. The character-defining features that would be lost if the proposed project were completed include:

- Main (north) façade entry porch with decorative wrought-iron posts and wood shake (shingle) roof
- Dining room (east) porch with decorative wrought-iron posts and wood shake (shingle) roof
- Original wood shake (shingle) roofs on other parts of the building
- Original steel casement windows throughout the building
- Original multiple-light picture windows at the dining room (north, south, east elevations)
- Original (interior) rounded hanging light fixtures

As such, the project would destroy most character-defining features of the historic property, leading to a loss of integrity; a substantial adverse impact to a historical resource.

BCR Consulting recommends the following:

Redesign Project to Conform to Secretary of Interior Standards. 14 CCR Section 15126.4(b) states that a less than significant impact could occur if the proposed project activities are consistent with “plans for rehabilitation to ensure that the undertaking maintains consistency with the Secretary of the Interior Standards for the Treatment of Historic Properties” (36 CFR part 68; see <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>).

Project redesign should be carried out in consultation with a professional architect who meets the U.S. Secretary of the Interior Professional Qualification Standards for Historic Architecture (see http://www.nps.gov/history/local-law/arch_stnds_9.htm). A project could potentially be designed that updates this building's function, connect it to the library and upgrades its ADA accessibility while preserving the physical characteristics that convey its historical significance as listed on California Register of Historical Resources.

Data Collection Mitigation. As identified by 14 CCR Section 15126.4(b), documentation does not mitigate the impacts to less than significant.

14 CCR Section 15126.4(b) also states that *documentation of an historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect.* CEQA requires that all feasible mitigation be undertaken even if it does not mitigate below a level of significance. In this context, recordation serves a legitimate archival purpose. The level of documentation required as a mitigation should be proportionate with the level of significance of the resource (http://ohp.parks.ca.gov/?page_id=21727).

If documentation is the chosen recommendation, the City would complete or require the completion of Historic American Building Survey (HABS) style photographic documentation of

the subject property prior to the start of construction. While the photographs would meet HABS standards, only local curation (and no federal curation or involvement) would be necessary. The photographic documentation will be provided to the City (and any required local repositories) for curation.

Accidental Discoveries. If previously undocumented cultural resources are identified during earthmoving activities associated with development of the project site, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary.

Human Remains. If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has determined origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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Additional resources are provided in Appendix A.

APPENDIX A

DEPARTMENT OF PARK AND RECREATION 523 FORMS/ SHPO CONCURRENCE

Page 1 of 10 *Resource Name or # (Assigned by recorder) San Marino Woman's Club

*Recorded by Kara Brunzell *Date: 2021 Continuation Update

San Marino Historic Context

The land of the City of San Marino, which was part of the San Gabriel Mission, was initially occupied by Gabrielino (Tongva) Indians, who had a village located on what is now the Huntington Middle School. In 1852, Tennessee native Benjamin Davis Wilson acquired a vast tract of land that included the area that later became San Marino as well as several neighboring towns. Wilson went on to serve as the second elected mayor of Los Angeles, on the Los Angeles County Board of Supervisors, and was elected to three terms in the California State Senate. In 1873, Benjamin Wilson gave 500 acres of his land to his son in law James Debarth Shorb. Shorb then named the ranch on his land "San Marino" which was inspired by his grandfather's plantation in Maryland which in turn got its name from the Republic of San Marino, Italy.¹

Both Wilson and Shorb had capitalized on the rich agricultural resources and railroad industries that were present at the time in California. They had become very wealthy after growing a large number of fruits and crops. Wilson gained a majority of his profit from selling wine grapes. Shorb became well-known for introducing a very intricate irrigation system that included 300,000 feet of iron pipe and old tiles that were used to regulate the flow of water to crops. He sold this irrigation system to neighboring farmers for a profit. In 1903, the San Marino land was purchased from James Shorb by Henry E. Huntington, a businessman who was the owner of the Pacific Electric Railway Company in Southern California. Henry Huntington played a major role in shaping the economy of Southern California.²

The prominent Patton family in San Marino was related to the Wilsons. George S. Patton Jr., a general in the U.S. Army who gained recognition during World War II. His father, George Patton Sr. was also in the military and married the daughter of Benjamin Wilson. Thus, their family became the heirs to the Lake Vineyard estate which was connected to Huntington's ranch. Huntington and Patton Sr. joined with another landowner to incorporate San Marino in 1913. They also spearheaded a campaign to prevent their properties from being developed by the city. Their advocacy for restrictive zoning has prevented the development of strip malls and mansions in San Marino.³

The first school in San Marino was established in 1917 in the vicinity of the subject property; its first high school did not open until 1955. With a population boom in the 1980s and the creation of the San Marino Schools Foundation, the schools were remodeled. During this time, San Marino's neighborhoods were 99.7 percent white, however, many overseas buyers were attracted to San Marino because of its association with wealth and the reputation of its public schools including. By 1986, San Marino High School's student body was thirty-six percent Asian, a big increase from the year before. Demographic change led to incidents of racist actions and racial tensions, and prompted the city to establish an Ethnic Harmony Commission. Today, San Marino is roughly sixty percent Asian and thirty percent white.⁴

San Marino Woman's Club

The San Marino Woman's Club is one of the oldest established groups in the city. During the 1930s, there were many organizations in the community in San Marino that gathered for music, book reviews, and various other activities. However, there were few organizations for women and on June 8th, 1936, a group of 52 women gathered at the San Marino police department courtroom to organize a local women's club. By the time the San Marino Woman's Club was completely organized, the club already had around 420 members. The club catered to elite married white women who could afford to pay the \$10 dues and had time to attend frequent events and do charity work. Most of these women had live-in domestic help in the 1930s and 1940s; those who took on leadership roles were in their forties and fifties, with grown or nearly-grown children. Georgina

¹ "San Marino, CA," History of San Marino, https://www.cityofsanmarino.org/government/history_of_san_marino_/index.php, Accessed February 23, 2021, https://www.cityofsanmarino.org/government/history_of_san_marino_/index.php.

² "San Marino, CA," History of San Marino, https://www.cityofsanmarino.org/government/history_of_san_marino_/index.php, Accessed February 23, 2021, https://www.cityofsanmarino.org/government/history_of_san_marino_/index.php.

³ Scott Garner, "Neighborhood Spotlight: San Marino's Exclusivity Was Always the Plan," *Los Angeles Times*, Mar. 23, 2018.

⁴ "San Marino High School," Our History – About Us – San Marino High School, Accessed February 23, 2021, https://www.sanmarinohs.org/apps/pages/index.jsp?uREC_ID=223775&type=d&pREC_ID=491709; Merlin Chowkwanyun and Jordan Segall, "How an Exclusive Los Angeles Suburb Lost Its Whiteness," *Bloomberg.com*, Aug. 27, 2012, Accessed February 23, 2021, <https://www.bloomberg.com/news/articles/2012-08-27/how-an-exclusive-los-angeles-suburb-lost-its-whiteness>.

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*Recorded by Kara Brunzell *Date: 2021 Continuation Update

Cornwell, a housewife and mother who was about 50 years old during this period, was the club's first president. Her husband was in the fruit-growing business, which during that era was still one of the most important regional economic activities.⁵

The San Marino Woman's Club held nine regular annual meetings as well as four evening meetings to which husbands (unmarried women do not appear to have been members) were invited. The members of the club were required to wear black dresses and black hats with a pair of white gloves. There were sixteen different guilds within in the club: music, drama, literature, writers, home craft, philanthropy, foreign language, current events, travel, bible, home interior, language, sports, public affairs, flower, and garden. Regular meetings were held at Henry E. Huntington Middle School auditorium while the guild meetings were held at homes of the members. The club raised funds for a slightly used ambulance, which it donated to the city in 1940. This was just one of many charitable contributions the group made to the community over the decades.⁶

Prior to its acquisition by the women's club, the property held a residence (one of only one or two on the block) and was surrounded by open fields since the area was mostly undeveloped. In 1940, Los Angeles County Health Department physician George Hodel⁷ lived in the house with his wife Dorothy and their toddler son. They lived in the house only for a year or so before moving elsewhere. The build date and other details about the residence are unknown. The house was demolished prior to development of the Woman's Club and is unrelated to its historical significance.⁸

In 1939, the club purchased the property at 1800 Huntington Drive for \$6,000 to build a clubhouse for its growing membership. It was not until ten years later that the clubhouse was completed. Fundraising efforts were suspended when the US entered World War II in 1942, and construction remained difficult immediately after the war in the late 1940s. Sybil Ivey, who had served as club president from 1940 to 1942, was the chair of the building committee. A mother of two who was originally from Australia, Ivey was a schoolteacher before her marriage to bank president Herbert Ivey. Members raised most of the funds to complete the clubhouse through bazaars, rummage sales, parties, and various entertainment events over a ten-year period. They also made an appeal to the public for funds. In 1949, the club requested and received variances from San Marino City Council because the parcel was zoned for residential use and required setbacks that did not fit in with the club's plans for the property. By the end of the decade, the club had \$57,000 on hand, and was able to borrow an additional \$35,000 in 1951, enabling them to plan completion of the project.⁹

Designed by Marion J. Varner in 1950 as one of his early projects, the building is a simple example of Midcentury Modern architecture. When completed, the San Marino Woman's Club had a dining room, auditorium, lounge (fireside room at the north end of the building), and a craft room at the rear of the building. There were also storage rooms, a large kitchen for catering events, a large women's restroom with a powder room, a dressing room, and a men's restroom. The southwest corner of the building had a small caretaker's apartment with its own bath room and kitchenette. There were two unfinished upstairs rooms, one of which was intended to become a projection room. The building has served as a community focal point for many years while the club pursued its charitable work. The building was constructed to serve the entire community, not just the Woman's Club, although they funded its construction. The first meeting in the building was in April 1952.¹⁰

Over the years, the club's charitable contributions have been numerous and include the endowment of a bed at the Orthopedic Hospital, nursing scholarships, Toys for Tots, and others. They also provided help to the Assistance League, American Red Cross and the City of Hope. The building was made available to the community for meetings

⁵ Graziella Almanza, "The San Marino Woman's Club," The Grapevine, San Marino Historical Society, Fall 2000.

⁶ Almanza, 2000.

⁷ Hodel has gained notoriety in recent years after his son, retired police detective Steve Hodel, investigated the unsolved 1947 "Black Dahlia" murder and accused his father of being the killer. The case remains unsolved.

⁸ US Census Records, 1940; World War II Registration Card, George Hodel, October 16, 1940

⁹ City of San Marino, Application for Variance, June 8, 1949.

¹⁰ Almanza, 2000.

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and events. The San Marino Woman's Club moved its organization to Pasadena in 2004, and the City purchased the property in 2005. In the past decades, the San Marino Center at 1800 Huntington Drive was available to rent as a venue for special events.¹¹

Marion J. Varner

Born February 8, 1912 in Kansas, Marion Jesse Varner moved to Pomona, California by 1920 with his parents Clarence and Mabel Varner and siblings. His father owned a plastering company. Marion worked as a baker in his late teens, and married June Bupp in 1934. He studied architecture at USC, graduating first in his class in 1936. During the Depression, however, there was little construction, and he had to work as a gas station attendant. He served as a naval architect during World War II. By 1947, he had opened Marion J. Varner and Associates in Pasadena. In 1951, he designed a 24-house tract in Anaheim shortly after completing the San Marino Woman's Club drawings. Varner went on to a very prolific career through the end of the century, designing primarily public buildings (and specializing in police stations and detention facilities) throughout Los Angeles County and nationwide. Some of his major projects include Hawthorne Police Station, 1955; Torrance Fire Station, 1955; San Fernando Police Station, 1956; Compton Community Center, 1956; Gardena Medical Clinic, 1956; Glendora Hospital, 1956; El Segundo Fire Station, 1957; Hawthorne Fire Station, 1957; Downey Civic Center, 1958; San Gabriel Police Station, 1961; Gardena City Hall, police building and library, 1963 for which he received an award from the Society of American Registered Architects (SARA); Arcadia high-rise office, 1963; and Bell Gardens City Hall in 1966. Varner also won an award from SARA for his design for the Vernon City Hall and Police Station in 1975. In 1978 Varner joined W. Gayle Daniel and Samuel E. Hart of the SARA to design the first energy-effective case study house in Rancho California and the first to be sponsored by a chapter of a professional society. Varner was active professionally serving as president of the National Board of the Society of American Registered Architects and in 1968 he served as president of the local chapter. He died on April 10, 2005 in San Marino. His Glendale Police Department (1960) was recommended eligible to the CRHR in 2006.¹²



¹¹ Judy Triem, "San Marino Woman's Club," San Buenaventura Research Associates, DPR, 2011.

¹² US Census, Los Angeles, 1940; Los Angeles Times, "Obituary Marion Jesse Varner," 12 April 2005, "Contemporary Homes Exhibit, 19 January 1947, "24 Homes Being Built on Tract in Anaheim," 12 August 1951.

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Photograph 1: 1800 Huntington Drive, north elevation, camera facing south, January 19, 2021.



Photograph 2: 1800 Huntington Drive, north and east elevations, 1958 addition center frame, camera facing southwest, January 19, 2021.

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*Recorded by Kara Brunzell *Date: 2021 Continuation Update



Photograph 3: 1800 Huntington Drive, south and east elevations, camera facing northwest, January 19, 2021.



Photograph 4: 1800 Huntington Drive, steel storage units, west and south elevations, camera facing northeast, January 19, 2021.

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*Recorded by Kara Brunzell *Date: 2021 Continuation Update



Photograph 5: 1800 Huntington Drive, west elevation, camera facing northeast, January 19, 2021.

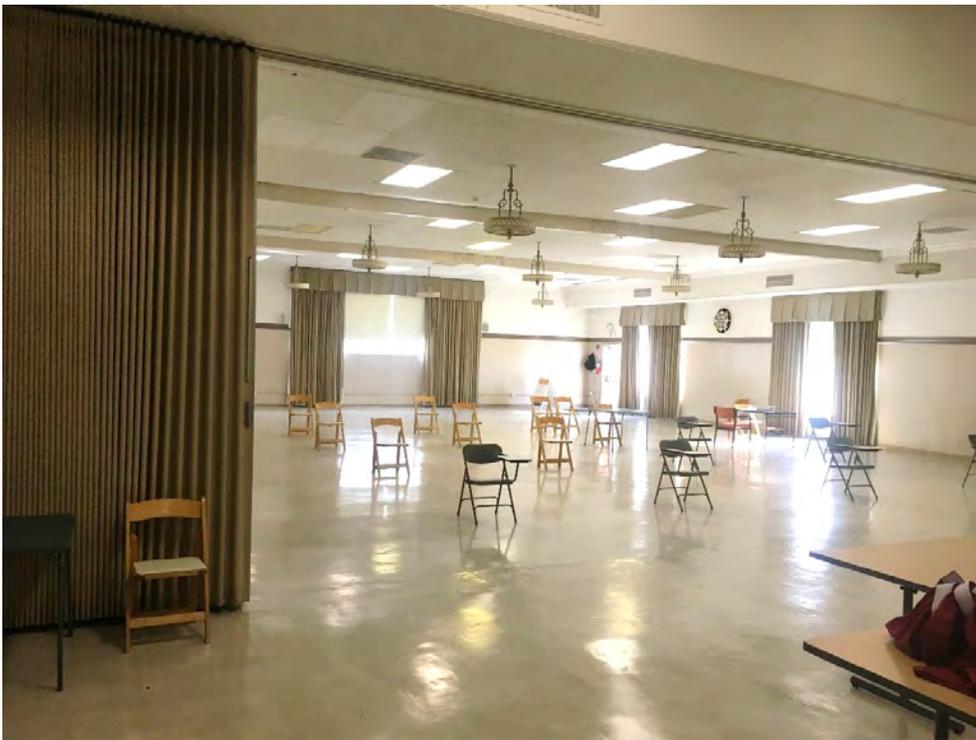


Photograph 6: 1800 Huntington Drive, north and west elevations, camera facing southeast, January 19, 2021.

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Photograph 7: North entrance of 1800 Huntington Drive, camera facing south, January 19, 2021.



Photograph 8: Interior of 1800 Huntington Drive, January 18, 2021.

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Photograph 9: "Fireside Room" of 1800 Huntington Drive, January 19, 2021.



Photograph 10: Kitchen of 1800 Huntington Drive, January 19, 2021.

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B6. Construction History:

Original construction, 1951, Kemp Bros.

1958 – Two small additions at northeast and southwest building corners

1960 – kitchenette & powder room added to interior, exit door added to southeast corner of dining room, interior exit lights added, hand rail installed at west (rear) entrance)

1981 – dropped acoustic ceilings with recessed lighting installed

1979, 1993 – shake roof replaced in kind

1992 – free-standing metal storage unit added

1997 – canvas awnings installed

2007 – men's and women's restrooms remodeled

Unknown date after 1980, main entrance doors replaced

2012-2018 – brick planter removed from main façade

In 2011, the property was evaluated for historic eligibility pursuant to Section 106 compliance for a FEMA-funded project and recommended eligible for its historic associations as a woman's club and community meeting place that was a focal point for many years. The 2011 evaluation also recommended that the property retained sufficient historic integrity to qualify for historic listing. The evaluation received SHPO concurrence, and the property was added to the California Register of Historical Resources (CRHR). Since the property was placed on the CRHR, the only apparent alterations to the building has been the removal of the brick planter on the main façade. The property therefore retains integrity as a historical resource.



Figure 1: Architect's Rendering San Marino Woman's Club, Marion J. Varner, 1950, USC Digital Archive.

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Figure 2: San Marino Woman's Club, Georgina Cornwell left, Sybil Ivey second from right and three other members in lounge before cornerstone ceremony, 16 April 1952, USC Digital Archive.

APPENDIX B
PALEONTOLOGICAL OVERVIEW



BCR Consulting
Joseph Orozco
505 West 8th Street
Claremont , CA 91711

January 27, 2021

Dear Mr. Orozco,

This letter presents the results of a record search conducted for the San Marino Center Renovation Project in the city of San Marino, Los Angeles County, California. The project site is located south of Huntington Drive, east of Virginia Road, and west of West Drive in Section 2 of Township 1 South and Range 12 West on the El Monte CA USGS 7.5 minute topographic quadrangle.

The geologic unit underlying the project area is mapped entirely as alluvial sand and gravel deposits dating to the Pleistocene epoch (Dibblee, 1999). Pleistocene alluvial units are considered to be of high paleontological sensitivity. The Western Science Center does not have localities within the project area, but does have numerous localities within similarly mapped alluvial sediments throughout the region. Pleistocene alluvial deposits in southern California are well documented and known to contain abundant fossil resources including those associated with Columbian mammoth (*Mammuthus columbi*), Pacific mastodon (*Mammut pacificus*), Sabertooth cat (*Smilodon fatalis*), Ancient horse (*Equus sp.*) and many other Pleistocene megafauna.

Any fossils recovered from the San Marino Center Renovation Project area would be scientifically significant. Excavation activity associated with development of the area has the potential to impact the paleontologically sensitive Pleistocene alluvial units and it is the recommendation of the Western Science Center that a paleontological resource mitigation plan be put in place to monitor, salvage, and curate any recovered fossils associated with the current study area.

If you have any questions, or would like further information, please feel free to contact me at dradford@westerncentermuseum.org

Sincerely,

A handwritten signature in black ink, appearing to read 'Darla Radford', is written over a light gray rectangular background.

Darla Radford
Collections Manager

San Marino Center Project

Project area, one mile radius, geologic mapping, and any WSC fossil localities.

Legend

-  Project area and one mile radius
-  Qae: alluvial sand and gravel (Pleistocene)



APPENDIX C
SACRED LANDS FILE SEARCH

NATIVE AMERICAN HERITAGE COMMISSION

January 25, 2021

Joseph Orozco
BCR Consulting LLCVia Email to: josephorozco513@gmail.com

Re: San Marino Center Renovation Project, Los Angeles County

Dear Mr. Orozco:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were positive. Please contact the Gabrieleno Band of Mission Indians – Kizh Nation on the attached list for more information. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment

CHAIRPERSON
Laura Miranda
*Luiseño*VICE CHAIRPERSON
Reginald Pagaling
*Chumash*SECRETARY
Merri Lopez-Keifer
*Luiseño*PARLIAMENTARIAN
Russell Attebery
*Karuk*COMMISSIONER
William Mungary
*Paiute/White Mountain
Apache*COMMISSIONER
Julie Tumamait-
Stenslie
*Chumash*COMMISSIONER
[Vacant]COMMISSIONER
[Vacant]COMMISSIONER
[Vacant]EXECUTIVE SECRETARY
Christina Snider
*Pomo*NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

**Native American Heritage Commission
Native American Contact List
Los Angeles County
1/25/2021**

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

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

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

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

Gabrielino /Tongva Nation

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

**Gabrielino Tongva Indians of
California Tribal Council**

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

Gabrielino-Tongva Tribe

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

**Santa Rosa Band of Cahuilla
Indians**

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

**Soboba Band of Luiseno
Indians**

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

**Soboba Band of Luiseno
Indians**

Scott Cozart, Chairperson
P. O. Box 487 Cahuilla
San Jacinto, CA, 92583 Luiseno
Phone: (951) 654 - 2765
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed San Marino Center Renovation Project, Los Angeles County.

APPENDIX D
RESUMES OF PROJECT PERSONNEL



DAVID BRUNZELL, M.A., RPA
Owner/Principal Investigator (2002-Present)
BCR Consulting LLC
909-525-7078
david.brunzell@yahoo.com

EXPERTISE

Cultural Resource Project Management
National Environmental Policy Act Cultural Resource Compliance
California Environmental Quality Act Cultural Resource Compliance
National Historic Preservation Act (NHPA) Section 106 Compliance
Government Agency (Federal/State/Regional) Partnering, Streamlining, and Consultation
Technical Report Writing for Archaeology, History, and Architectural History
NRHP/CRHR Evaluation of Pre/historic Archaeological, and Historic Architectural Resources
Preparation of all DPR523 Site Records
Archaeological, Historical, and Architectural History Research
Archaeological Excavation
Archaeological and Architectural History Survey
Lithic and Ground Stone Analysis
Global Positioning Systems / Archaeological Mapping and Orienteering
Fossil Preparation
Laboratory Analysis
Native American Consultation

EDUCATION

California State University, Fullerton, M.A. Anthropology/Archaeology, 2002
California State University, Fullerton, B.A. Anthropology, 1997
Pomona College Field School, Southern Oregon/Northern California, 1995

Continuing Education

Riverside County Cultural Sensitivity Training 2011, 2009, 2007
Cal State San Bernardino College of Extended Learning, Science of Flint Knapping, 2007
National Preservation Institute NHPA Section 106 Training, 2004

PERMITS

BLM Principal Investigator for Cultural Resource Investigations (California, Great Basin)
California Department of Transportation Principal Investigator for Cultural Resources
Authorized Researcher at Each of the Twelve California Archaeological Information Centers

PROFESSIONAL AFFILIATIONS, AWARDS, AND CERTIFICATIONS

2002-Present Member, Register of Professional Archaeologists
2000-Present Member, Society for American Archaeology
2009-Present Member, Society for California Archaeology
2011-Present Certified Archaeologist for Unincorporated Orange County
2013-15 Board of Directors, Claremont Heritage
1996-2002 Lambda Alpha Society, National Collegiate Honors Society for Anthropology
2008-09 Board of Directors, Pomona Valley Historical Society

SELECTED PROJECTS MANAGED

Cultural Resources Impacts Assessment of the Proposed Wattstar Cinema Project on the National Register Listed Watts Station, Watts Community of Los Angeles

Cultural Resources Assessment of the Mountain View Mobile Home Park, Santa Monica, Los Angeles County, California

Archaeological Monitoring of the Marina Del Rey 18" Waterline Replacement, Phase II, Los Angeles County, California

Cultural Resource Assessment and Architectural Evaluation for Ridgeline Equestrian Estates, City of Orange, Orange County, California

Cultural Resources Assessment of the San Juan Creek Road Widening Project, San Juan Capistrano, Orange County, California

Cultural Resources Assessment of the Sun Ranch Drainage Project, San Juan Capistrano, Orange County, California

Cultural Resources Assessment of 129 Southern California Crown Castle Project Locations, San Diego County, California

Cultural Resources Assessment of the T-Mobile PUC Project, San Diego County, California

Cultural Resources Assessment and California Register Eligibility Evaluation of the Norco Water District Project, Norco, Riverside County, California

Phase I Cultural Resources Assessment of Tentative Parcel Map No. 36229, APN 471-080-014, Reche Canyon, Unincorporated Riverside County, California

Archaeological Excavations at the Dateland Project, Indio, Riverside County, California

National Register Eligibility Evaluation of the Coalinga Library, Coalinga, Fresno County

Archaeological and Paleo Monitoring of the Beacon Solar Project, Kern County, California

Cultural Resources Assessment of 7,688 Acre Solar Development in the Mojave Desert, Kern County

Cultural Resources Assessment 340 Acres at Cronise Lake, Unincorporated San Bernardino County, California

Cultural Resources Assessment Assessor Parcel Numbers 0256-41-01, -02, -03, -47, and -48 Bloomington Community of Unincorporated San Bernardino County, California

Cultural Resources Assessment of the Montecito Coastal Geophysical Survey Project, Montecito, Santa Barbara County, California

Cultural Resources Assessment of the E&B Cuyama Interplant Pipeline, Santa Barbara County, California

Cultural Resources Assessment of the Crestview Avenue Project (TTM No. 5920) City of Camarillo, Ventura County, California

Cultural Resources Assessment of the Potrero Road Slant Test Well Project, Unincorporated Monterey County, California

Cultural Resources Assessment of the Western Oil Independent, LLC Capps Tank Facility Project, Monterey County, California

Cultural Resources Assessment of the Simi Village Project, City of Simi Valley, Ventura County, California



KARA BRUNZELL

BCR Consulting LLC

Project Manager/Principal Architectural Historian/Historian

707-290-2918

kara.brunzell@yahoo.com

EXPERTISE

Kara Brunzell has practiced in the fields of history/architectural history, cultural resource management, and historic preservation since 2007. She has served as a consulting historian on historical research investigations for federal, state, and local governments. She is proficient in the recordation, inventory, and evaluation of historic resources using the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR) guidelines. Her expertise includes preparing reports and making recommendations regarding Section 106 review and compliance. Kara is experienced in applying the California Environmental Quality Act (CEQA) to both large-scale survey projects and individual historic-period resources. She has also worked in municipal preservation planning and non-profit historic preservation. Her non-profit work has included coordination of technical services, content creation and implementation for preservation education, and management of a preservation advocacy program. Kara qualifies as a historian and architectural historian under the United States Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR, Part 61).

EDUCATION

CSU Sacramento, Master of Arts in Public History, 2009

UCLA, Bachelor of Arts in History, 1988

Continuing Education

California Preservation Foundation (CPF) Conference 2014 "Redefining Preservation"

CPF Webinar 2011: "Environmental Benefits of Reuse"

CPF Conference 2011: Santa Monica, California, "Preservation on the Edge"

CPF Workshop 2011: Napa, Calif., "Preservation Ordinances"

CPF Workshop 2009: "The Use and Application of the California Historical Building Code"

CPF Conference 2008: Napa, California, "Balance and Complexity: The Vineyard and Beyond"

CPF Workshop 2008: Davis, California, Historic Resource Surveys: A to Z"

PROFESSIONAL AFFILIATIONS, AWARDS, AND CERTIFICATIONS

2011-Present Member, California Preservation Foundation

2009-Present Member, Napa County Landmarks

2007-Present Member, Napa County Historical Society

2010 Grant Application, 2010-2011 CLG Grant Awarded, City of Napa, California

2009 Grant Application, 2009-2010 CLG Grant Awarded, City of Napa, California

2008 Grant Application, 2008-2009 CLG Grant Awarded, City of Napa, California

SELECTED PROFESSIONAL PROJECTS

Section 106 and CEQA Compliance Tasks for the GRID Roads Bookends Project, American Canyon, Napa County, California

Postal Historic Structure Report; Nineteen California Locations

Historic Buildings and Structures Inventory for Fort Hunter Liggett, Jolon, Monterey County, California

Section 106 Compliance Tasks for the Pavement Reconstruction Project, Belmont, San Mateo County, California

Architectural/Historical Evaluation and Review of Proposed Project for Beltane Ranch; Sonoma County, California

NRHP Nomination of Sperry Flour Company, Vallejo, Solano County, California

Historic Context Survey and Historic District Nomination for the Newton Booth Neighborhood; Sacramento, California

Historic Architectural Evaluation of the Delta Research Station; Rio Vista, Solano County, California

Historic Context Survey of Davis; Yolo County, California

Architectural/Historical Evaluation of the Brown Ranch; Sonoma, California

Architectural/Historical Evaluation and Archaeological Survey of Santa's Village in Skyforest, San Bernardino County, California

Architectural/Historical Evaluation and Cultural Resources (Archeological and Paleontological) Assessment of a Motel at 11615 - 11645 San Pablo Avenue, El Cerrito, Contra Costa County, California

Jesse Unruh Building Roof Replacement Project; Department of General Services, Sacramento, California

Redwood Agricultural Inspection Station Repairs; California Department of General Services, Del Norte County, California

Landfall Renovation Project, Review of Proposed Design; Belvedere, Marin County, California

Los Gatos Creek Watershed Maintenance Program; San Jose Water Company, Santa Clara County, California

Historic Resource Evaluation of Five Buildings at Oakland International Airport; Port of Oakland, California

Historic Resource Survey and Evaluation of Soares Ranch; Union City, Alameda County, California

State Printing Plant and Textbook Warehouse Relocation and Building Demolition Project; California Department of General Services; Sacramento, California

Interlake Tunnel Project: Monterey County Water Resources Agency; Monterey and San Luis Obispo Counties, California

Department of Motor Vehicles Fell Street 5024 Evaluation; California Department of General Services; San Francisco, California

Local Historic Register Nomination of Main Street Bridge, Napa, Napa County, California

Environmental Impact Report, California High-Speed Train Project, Fresno to Bakersfield Section, California

ACADEMIC PAPERS/PROFESSIONAL PRESENTATIONS

2011 *Historic Preservation: Engine of the Napa Economy*

2008 *Historic Landscape Regulation and Practice in the City of Napa*

2008 *September 11: History, Memory, and Comics*

2008 *Marxism and History*

2008 *Historiography of the American West* (Published in *Clio*, CSUS Graduate Journal)

2007 *History of the Silverado Trail, Napa County, California*

2007 *The Chinese Community in Napa as Portrayed by the Napa County Reporter, 1860-1880*

2007 *The Chinese Community in Early Napa: A Museum Exhibit*

2007 *Downtown Napa Intensive Building Survey and Historic Context Statement*

APPENDIX E
PROPOSED PROJECT EXHIBIT





SAN MARINO CENTER
GRIMES PUBLIC LIBRARY

