



Metro®



# Executive Summary

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The Federal Transit Administration (FTA) and Los Angeles County Metropolitan Transportation Authority (Metro) propose to construct a project called the East San Fernando Valley Transit Corridor Project (Undertaking). The FTA is the Lead Agency under the National Environmental Policy Act (NEPA) and Metro is the Lead Agency under the California Environmental Quality Act (CEQA).

The East San Fernando Valley Transit Corridor (ESFVTC) Project Area of Potential Effects (APE) is located in the San Fernando Valley in the County of Los Angeles. Generally, the project study area extends from the City of San Fernando and the Sylmar/San Fernando Metrolink Station in the north to the Van Nuys Metro Orange Line Station within the City of Los Angeles in the south.

The FTA and METRO are considering four build alternatives, including a curb-running Bus Rapid Transit (BRT), a median-running BRT, a median-running low-floor Light Rail Transit (LRT)/tram, and a median-running LRT, in addition to a Transportation System Management (TSM) and No-Build Alternative. All build alternatives would operate over 9.2 miles, either in a dedicated bus lane or guideway (6.7 miles) and/or in mixed-flow traffic lanes (2.5 miles), from the Sylmar/San Fernando Metrolink station to the north to the Van Nuys Metro Orange Line station to the south, with the exception of Build Alternative 4 which includes a 2.5-mile segment within Metro-owned railroad right-of-way adjacent to San Fernando Road and Truman Street and a 2.5-mile underground segment beneath portions of Panorama City and Van Nuys.

The FTA has prepared this Historic Property Evaluation Report and Cultural Resources Identification Report in accordance with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations outlined in 36 CFR 800.4 to identify historic properties within the project's APE.

Delineation of the Area of Potential Effects (APE)/Methodology: For this Undertaking, a preliminary study area was identified for research and records search purposes, which encompassed a 0.5-mile radius on either side of the proposed alignment areas. This initial study area was used to identify the locations of previously identified historical resources and to gauge the historic sensitivity of the area. However, conducting an intensive-level historical resources survey within this entire study area would have been too expansive, as the likelihood of properties 0.5 mile away from the alignment being affected by the introduction of the proposed transit project are negligible within a dense urban environment. Further, the study area included thousands of properties, most of which would likely not be historically significant.

Thus, the FTA and Metro consulted with SHPO's reviewer (Kathleen Forrest) via conference call on April 14, 2013 to discuss the appropriate level of effort for the identification and evaluation of historical resources and to determine the appropriate APE. Due to the size and linear nature of the Undertaking, and due to the minimal potential for effects on historic properties, the FTA and Metro proposed a streamlined approach to evaluating potential historical resources within the approximate 10 miles of the Undertaking's corridor.

In 2014, the Project team introduced additional build alternatives, which added several new stop locations along the proposed alignment and also proposed locations for additional maintenance facilities. The project team revised the APE to include the four parcels immediately adjacent to each proposed BRT or LRT stops for all alternatives, additional parcels along the street front to accommodate for potential visual impacts caused by the elevated LRT stops within the median, as well as proposed tunnel locations and potential maintenance station sites for all build alternatives. The FTA previously submitted the APE map for SHPO review, and SHPO concurred with the APE map in a letter dated June 2, 2015.

Identification/Evaluation of Historic Properties (36 CFR 800.4): Since the new APE boundaries included over 400 properties that were 45 years of age or older that would traditionally require individual evaluation for historic significance, the Project team conducted a reconnaissance survey of all properties within the proposed APE and consulted with SHPO's reviewer again on February 11, 2015 in order to streamline the evaluation process even further.

The revised methodology proposed to the SHPO's staff, and subsequently approved, was to only evaluate and record properties on DPR 523 A and B forms that are more than 45 years old that retain a moderate to high level of integrity and that have apparent potential significance. The determination of "potential significance" would be made by qualified architectural historians utilizing the historic contexts included in the City of Los Angeles' Citywide Historic Context Statement and SurveyLA methodology for evaluating potential historical resources. For concentrated areas of potential right-of-way acquisition (such as the proposed maintenance stations), the SHPO's reviewer approved the proposed approach of evaluating these areas as districts within the SurveyLA historic context themes, rather than evaluating each of the properties on an individual basis.

Background research was conducted to identify historical resources previously recorded and located in the study area. Background research included a records search for built environment resources at the South Central Coastal Information Center (SCCIC), located at California State University, Fullerton on May 28, 2013 (records search #13094.9772) and review of local records with the City of Los Angeles and the City of San Fernando. The SCCIC records search that was conducted included properties located within 0.5 miles to the east and west of Van Nuys Boulevard and San Fernando Road.

On October 6, 2011, ICF conducted a records search for archaeological resources at the SCCIC located at California State University Fullerton. SCCIC is a branch of the California Historical Resources Information Center, which maintains the State of California's official records of previously recorded cultural resource studies and recorded archaeological sites. SCCIC maintains the records for Los Angeles and Orange Counties. The SCCIC records search included the project study area and a 0.5-mile buffer surrounding the project study area.

A review of SCCIC's records indicates that 56 previous cultural resource studies have been conducted within a 0.5-mile radius of the project alternatives. Approximately 25% of the project alternatives have been previously surveyed. Previous cultural resource studies have identified two archaeological sites within the project APE. Previous cultural resource studies have identified 15 additional cultural resource within a 0.5-mile radius of the APE, of which 12 are built resources and three are prehistoric archaeological sites.

Within the study area, 15 built environment properties were previously recorded as either historic properties (NRHP-eligible) or historical resources (listed or eligible for the CRHR or local listing). Of the 15 previously recorded resources, two individual properties are listed in the NRHP and the CRHR and local landmark programs; one property, San Fernando Road, was identified as appearing to be eligible as part of a previous study. The San Fernando Road Bridge over Pacoima Wash (Bridge #53C-0302), was individually evaluated in 2012 and found to be not eligible for the NRHP or CRHR as an individual resource (Category 5 on the Caltrans historic bridge inventory), but is a contributing feature of San Fernando Road, which was previously found eligible for listing in the NRHP and CRHR as part of a CEQA review process. A small segment of both the San Fernando Road and Bridge #53C-0302 are located within the project's APE.

Conclusions: Of the more than 400 parcels within the APE that were more than 45 years of age, 180 were evaluated, either as a property requiring individual evaluation or as a property located with a potential district area. These included primarily commercial and industrial buildings. Nineteen of the properties were evaluated individually, while the rest were evaluated as districts, per the methodology outlined above.

The FTA has evaluated (or re-evaluated) 10 individual properties within the APE and has determined that they appear eligible for the National Register of Historic Places (NRHP) and are therefore historic properties for the purposes of Section 106 of the National Historic Preservation Act (NHPA):

1. 14601 Aetna Street
2. 130 N. Brand Boulevard
3. 1140 San Fernando Road
4. 1601 San Fernando Road
5. 6353 Van Nuys Boulevard
6. 6551 Van Nuys Boulevard
7. 8201 Van Nuys Boulevard
8. 8324 Van Nuys Boulevard
9. 9110 Van Nuys Boulevard
10. San Fernando Road, Segment B (note that Bridge #53C-0302 is a contributing feature to San Fernando Road, but not individually eligible for the NRHP or CRHR)

The FTA evaluated the remaining 170 properties (either individually or as part of potential district areas) for the East San Fernando Valley Transit Corridor Project and determined that the properties appear ineligible for the NRHP and are therefore not historic properties for the purposes of Section 106 of the NHPA.

Additionally, there are two archaeological sites located in the APE; Site #19-001124, three historical archaeological features associated with the Southern Pacific Railroad, and Site #19-002681, a multi-component prehistoric and historical archaeological site. The subsurface extents of these archaeological sites have not been determined. Neither resource has been evaluated for the CRHR or the NRHP. These sites are located within the project ROW, and not within the proposed MSF sites.

Site #19-001124 encompasses three historical archaeological features associated with the circa 1874 Southern Pacific Railroad San Fernando Station, engine house, and turntable. All of these buildings had been removed and the site was a vacant lot when the site was recorded in 1982. Site #19-002681 encompasses two brick features, a concentration of historical glass, and a diffuse scatter of historical and prehistoric artifacts (Knight 2001).



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- 14463 Haynes Street DPR 523 A and B
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- 1140 San Fernando DPR 523 A and B
- 1601 San Fernando Road DPR 523 A and B
- 6353 Van Nuys Blvd DPR 523 A and B
- 6362 Van Nuys Blvd DPR 523 A and B
- 6551 Van Nuys Blvd DPR 523 A and B
- 6569 Van Nuys Blvd DPR 523 A and B
- 6920 Van Nuys Blvd DPR 523 A and B
- 8121 Van Nuys Blvd DPR 523 A and B
- 8155 Van Nuys Blvd DPR 523 A and B
- 8201 Van Nuys Blvd DPR 523 A and B
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# Acronyms and Abbreviations

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2008 RCP	2008 Regional Comprehensive Plan
2012 RTP	2012–2035 Regional Transportation Plan/Sustainable Communities Strategy
AA	Alternatives Analysis
ACHP	Advisory Council on Historic Preservation
APE	Area of Potential Effects
BRT	bus rapid transit
DASH	Local, frequent bus serving downtown LA and 27 neighborhoods in LA
CCR	California Code of Regulations
CEQ	Council on Environmental Quality
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHL	California Historical Landmark
CPA	Community Plan Area
CRHR	California Register of Historical Resources
DEIR	Draft Environmental Impact Report
DEIS	Draft Environmental Impact Statement
DPR	California Department of Parks and Recreation
FTA	Federal Transit Administration
LADOT	Los Angeles Department of Transportation
LAHCM	Los Angeles Historic Cultural Monument
LRT	light rail transit
L RTP	Long-Range Transportation Plan
Measure R	½ cent sales tax to fund transportation projects in LA County
Metro	Los Angeles County Metropolitan Transportation Authority
MSF	maintenance and storage facility
NHL	National Historic Landmark
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OHP	California Office of Historic Preservation
PHI	California Point of Historical Interest
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
SCAG	Southern California Association of Governments
SCCIC	South Central Coastal Information Center
SHPO	State Historic Preservation Officer
SR	State Route
TSM	Transportation System Management
U.S.C.	United States Code



## 1.1 Study Background

### *What Is the East San Fernando Valley Transit Corridor?*

The Federal Transit Administration (FTA) and Los Angeles County Metropolitan Transportation Authority (Metro) have initiated a Draft Environmental Impact Statement (DEIS)/Environmental Impact Report (DEIR) for the East San Fernando Valley Transit Corridor Project (project). The DEIS/DEIR is being prepared with the FTA as the Lead Agency under the National Environmental Policy Act (NEPA) and Metro as the Lead Agency under the California Environmental Quality Act (CEQA).

The DEIS/DEIR and related engineering are being undertaken by Metro, in close coordination with the Cities of Los Angeles and San Fernando. The DEIS/DEIR will be a combined document complying with the most recent state and federal environmental laws. The project's public/community outreach component is being undertaken as an integrated parallel effort to the DEIS/DEIR.

Prior to the initiation of the DEIS/DEIR, an Alternatives Analysis (AA) was received by the Metro Board in January 2013 to study the East San Fernando Valley Transit Corridor in order to define, screen, and recommend alternatives for future study.

This study enabled Metro, the City of Los Angeles, and the City of San Fernando to evaluate a range of new public transit service alternatives that can accommodate future population growth and transit demand, while being compatible with existing land uses and future development opportunities. The study considered the Sepulveda Pass Corridor, which is a Measure R project, and the proposed California High Speed Rail Project. Both of these projects may be directly served by a future transit project in the current project study area. The Sepulveda Pass Corridor could eventually link the West Los Angeles area to the east San Fernando Valley and the California High Speed Rail Project via the project corridor. As part of the January 2013 AA, most of Sepulveda Boulevard was eliminated as an alignment option, as well as the alignment extending to Lakeview Terrace. As a result of the AA, modal recommendations were for bus rapid transit (BRT) and light rail transit (LRT).

As a result of the alternatives screening process and feedback received during the public scoping period, a curb-running BRT, median-running BRT, median-running Low-Floor LRT/Tram, and a median-running LRT, were identified as the four build alternatives, along with the Transportation System Management (TSM) and No-Build Alternatives to be carried forward for analysis in this DEIS/DEIR.

### 1.1.1 Study Area

#### *Where Is the Study Area Located?*

The East San Fernando Valley Transit Corridor Project study area is located in the San Fernando Valley in the County of Los Angeles. Generally, the project study area extends from the City of San Fernando and the Sylmar/San Fernando Metrolink Station in the north to the Van Nuys Metro

Orange Line Station within the City of Los Angeles in the south. More detailed analysis was conducted within the smaller Area of Potential Effects (APE) for historic properties.

The larger project study area encompasses a one-half mile radius on either side of the proposed alignment, and was used for research and records search purposes. The smaller APE was established to include the four parcels immediately adjacent to each proposed BRT or LRT stop, additional parcels along the street front to accommodate for potential visual impacts caused by the elevated LRT stops within the median, as well as tunnel locations, potential MSF sites, and TPSS locations for all build alternatives. See Figure 2-2: Area of Potential Effects Overview Map for an overview of the APE map. The eastern San Fernando Valley includes the two major north-south arterial roadways of Sepulveda and Van Nuys Boulevards, spanning approximately 10 to 12 miles and the major north/west arterial roadway of San Fernando Road.

Several freeways traverse or border the eastern San Fernando Valley. These include the Ventura Freeway (US-101), the San Diego Freeway (I-405), the Golden State Freeway (I-5), the Ronald Reagan Freeway (SR-118), and the Foothill Freeway (I-210). The Hollywood Freeway (SR-170) is located east of the project study area. In addition to Metro Local and Metro Rapid bus service, the Metro Orange Line (Orange Line) BRT service, the Metrolink Ventura Line commuter rail service, Amtrak inter-city rail service, and the Metrolink Antelope Valley Line commuter rail service are the major transit corridors that provide interregional trips in the project study area.

Land uses in the project study area include neighborhood and regional commercial land uses, as well as government and residential land uses. Specifically, land uses in the project study area include government services at the Van Nuys Civic Center, retail shopping along the project corridor, and medium- to high-density residential uses throughout the project study area. Notable land uses in the eastern San Fernando Valley include: The Village at Sherman Oaks, Panorama Mall, Whiteman Airport, Van Nuys Airport, Mission Community Hospital, Kaiser Permanente Hospital, Van Nuys Auto Row, and several schools, youth centers, and recreational centers.

## 1.1.2 Alternatives Considered

### *What Alternatives Are under Consideration?*

The following six alternatives, including four build alternatives, a TSM Alternative, and the No-Build Alternative, are being evaluated as part of this study:

- No-Build Alternative
- TSM Alternative
- Build Alternative 1 – Curb-Running BRT Alternative
- Build Alternative 2 – Median-Running BRT Alternative
- Build Alternative 3 – Low-Floor LRT/Tram Alternative
- Build Alternative 4 – LRT Alternative

All build alternatives would operate over 9.2 miles, either in a dedicated bus lane or guideway (6.7 miles) and/or in mixed-flow traffic lanes (2.5 miles), from the Sylmar/San Fernando Metrolink station to the north to the Van Nuys Metro Orange Line station to the south, with the exception of Build Alternative 4, which includes a 2.5-mile segment within Metro-owned railroad right-of-way adjacent to San Fernando Road and Truman Street and a 2.5-mile underground segment beneath portions of Panorama City and Van Nuys.

### 1.1.2.1 No-Build Alternative

The No-Build Alternative represents projected conditions in 2040 without implementation of the project. No new transportation infrastructure would be built within the project study area, aside from projects that are currently under construction or funded for construction and operation by 2040. These projects include highway and transit projects funded by Measure R and specified in the current constrained element of the Metro 2009 Long Range Transportation Plan (LRTP) and the 2012 Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Existing infrastructure and future planned and funded projects assumed under the No-Build Alternative include:

- Existing Freeways – I-5, and I-105, SR 118, and US 101;
- Existing Transitway – Metro Orange Line;
- Existing Bus Service – Metro Rapid and Metro Local Shuttle;
- Los Angeles Department of Transportation Commuter Express, and DASH;
- Existing and Planned Bicycle Projects – Bicycle facilities on Van Nuys Boulevard and connecting east/west facilities; and
- Other Planned Projects – Various freeway and arterial roadway upgrades, expansion of the Metro Rapid bus system, Metrolink upgrades, and the proposed California High Speed Rail project.

This alternative establishes a baseline for comparison to other alternatives in terms of potential environmental effects, including adverse and beneficial environmental effects.

### 1.1.2.2 TSM Alternative

The TSM Alternative emphasizes transportation systems upgrades, which may include relatively low-cost transit service improvements. It represents efficient and feasible improvements to transit service, such as increased bus frequencies and minor modifications to the roadway network. Additional TSM Alternative transit improvements that may be considered include, but are not limited to, traffic signalization improvements, bus stop amenities/improvements, and bus schedule restructuring (Figure 1-1).

The TSM Alternative considers the existing bus network, enhanced operating hours, and increased bus frequencies for Metro Rapid Line 761 and Local Line 233. Under this alternative, the Metro Rapid Line 761 and Metro Local Line 233 bus routes would retain existing stop locations. This alternative would add 20 additional buses to the existing Metro Local 233 and Metro Rapid 761 bus routes. These buses would be similar to existing Metro 60-foot articulated buses, and each bus would have the capacity to serve up to 75 passengers (57 seats x 1.30 passenger loading standard). Buses would be equipped with transit signal priority equipment to allow for improved operations and on-time performance.

The existing Metro Division 15 maintenance and storage facility (MSF) located in Sun Valley would be able to accommodate the 20 additional buses with the implementation of the TSM Alternative. Operational changes would include reduced headway (elapsed time between buses) times for Metro Rapid Line 761 and Metro Local Line 233, as follows:

Figure 1-1: TSM Alternative



Source: STV, Inc., 2014.



- Metro Rapid Line 761 would operate with headways reduced from 10 minutes to 8 minutes during peak hours (7 a.m. to 9 a.m. and 4 p.m. to 7 p.m. on weekdays) and from 17.5 minutes to 12 minutes during off-peak hours.
- Metro Local Line 233 would operate with headways reduced from 12 minutes to 8 minutes during peak hours and from 20 minutes to 16 minutes during off-peak hours.

### 1.1.2.3 Build Alternative 1 – Curb-Running BRT Alternative

Under the Curb-Running BRT Alternative, the BRT guideway would incorporate 6.7 miles of existing curb lanes (i.e., lanes closest to the curb) along Van Nuys Boulevard between San Fernando Road and the Metro Orange Line. This alternative would be similar to the Metro Wilshire BRT project. The hours during which the curb lane would be used as a dedicated BRT lane may be limited to the period extending from the early morning through the early evening. The lanes would be dedicated curb-running bus lanes for Metro Rapid Line 761 and Metro Local Line 233, and for other transit lines that operate on short segments of Van Nuys Boulevard. In addition, this alternative would incorporate 2.5 miles of mixed-flow lanes, where buses would operate in the curb lane along San Fernando Road and Truman Street between Van Nuys Boulevard and Hubbard Avenue for Metro Line 761. Metro Line 233 would continue north on Van Nuys Boulevard to Lakeview Terrace. These improvements would result in an improved Metro Rapid Line 761 (hereafter referred to as 761X) and an improved Metro Local Line 233 (hereafter referred to as 233X). The route of the Curb-Running BRT Alternative is illustrated in Figure 1-2.

From the Sylmar/San Fernando Metrolink station:

- Metro Rapid Line 761X would operate within roadway travel lanes on Truman Street and San Fernando Road.
- At Van Nuys Boulevard, Metro Rapid Line 761X would turn southwest and travel south within a curb-running dedicated bus lane along Van Nuys Boulevard.
- The BRT alignment would continue to be curb running along Van Nuys Boulevard until reaching the Metro Orange Line Van Nuys station where Metro Rapid Line 761X service would be integrated into mixed-flow traffic.
- Metro Line 761X would then continue south to Westwood as under existing conditions, though it should be noted that in December 2014, Metro Rapid Line 761 was re-routed and replaced with Metro Rapid Line 744, which travels from Van Nuys Boulevard to Ventura Boulevard, and then to Reseda Boulevard, while a new Metro Rapid Line 788 travels from Van Nuys Boulevard through the Sepulveda Pass to Westwood and provides peak-period freeway express service as part of a Metro demonstration project.

Metro Local Line 233X would operate similar to how it currently operates between the intersections of Van Nuys and Glenoaks Boulevards to the north and Van Nuys and Ventura Boulevards to the south. However, Metro Local Line 233X would operate with improvements over existing service because it would utilize the BRT guideway where its route overlaps with the guideway along Van Nuys Boulevard.

Transit service would not be confined to only the dedicated curb lanes. Buses would still have the option to operate within the remaining mixed-flow lanes to bypass right-turning vehicles, a bicyclist, or another bus at a bus stop.

Figure 1-2: Build Alternative 1 – Curb-Running BRT Alternative



Source: KOA and ICF International, 2014.

The Curb-Running BRT Alternative would operate in dedicated bus lanes, sharing the lanes with bicycles and right turning vehicles. However, on San Fernando Road and Truman Street, no dedicated bus lanes would be provided. The Curb-Running BRT Alternative would include 18 bus stops.

### 1.1.2.4 Build Alternative 2 – Median-Running BRT Alternative

The Median-Running BRT Alternative consists of approximately 6.7 miles of dedicated median-running bus lanes between San Fernando Road and the Metro Orange Line, and would have operational standards similar to the Metro Orange Line. The remaining 2.5 miles would operate in mixed-flow traffic between the Sylmar/San Fernando Metrolink Station and San Fernando Road/Van Nuys Boulevard. The Median-Running BRT Alternative is illustrated in Figure 1-3.

Similar to the Curb-Running BRT Alternative, the Median-Running BRT (Metro Rapid Line 761X) would operate as follows from the Sylmar/San Fernando Metrolink station:

- Metro Rapid Line 761X would operate within mixed-flow lanes on Truman Street and San Fernando Road.
- At Van Nuys Boulevard, the route would turn southwest and travel south within the median of Van Nuys Boulevard in a new dedicated guideway.
- Upon reaching the Van Nuys Metro Orange Line Station, the dedicated guideway would end and the Metro Rapid Line 761X service would then be integrated into mixed-flow traffic.
- The route would then continue south to Westwood, similar to the existing route.

Metro Local Line 233 would operate similar to existing conditions between the intersections of Van Nuys and Glenoaks Boulevards to the north and Van Nuys and Ventura Boulevards to the south. Metro Rapid bus stops that currently serve the 794 and 734 lines on the northern part of the alignment along Truman Street and San Fernando Road would be upgraded and have design enhancements that would be Americans with Disabilities Act (ADA) compliant. These stops would also serve the redirected 761X line:

1. Sylmar/San Fernando Metrolink Station
2. Hubbard Station
3. Maclay Station
4. Paxton Station
5. Van Nuys/San Fernando Station

Along the Van Nuys Boulevard segment, bus stop platforms would be constructed in the median. Seventeen new median bus stops would be included.

Figure 1-3: Build Alternative 2 – Median-Running BRT Alternative



Source: KOA and ICF International, 2014.

### 1.1.2.5 Build Alternative 3 – Low-Floor LRT/Tram Alternative

The Low-Floor LRT/Tram Alternative would operate along a 9.2-mile route from the Sylmar/San Fernando Metrolink station to the north, to the Van Nuys Metro Orange Line station to the south. The Low-Floor LRT/Tram Alternative would operate in a median dedicated guideway for approximately 6.7 miles along Van Nuys Boulevard between San Fernando Road and the Van Nuys Metro Orange Line station. The Low-Floor LRT/Tram Alternative would operate in mixed-flow traffic lanes on San Fernando Road between the intersection of San Fernando Road/Van Nuys Boulevard and just north of Wolfskill Street. Between Wolfskill Street and the Sylmar/San Fernando Metrolink station, the Low-Floor LRT/Tram Alternative would operate in a median dedicated guideway. It would include 28 stations. The route of the Low-Floor LRT/Tram Alternative is illustrated in Figure 1-4.

The Low-Floor LRT/Tram Alternative would operate along the following route:

- From the Sylmar/San Fernando Metrolink station, the Low-Floor LRT/Tram would operate within a median dedicated guideway on San Fernando Road.
- At Wolfskill Street, the Low-Floor LRT/Tram would operate within mixed-flow travel lanes on San Fernando Road to Van Nuys Boulevard.
- At Van Nuys Boulevard, the Low-Floor LRT/Tram would turn southwest and travel south within the median of Van Nuys Boulevard in a new dedicated guideway.
- The Low-Floor LRT/Tram would continue to operate in the median along Van Nuys Boulevard until reaching its terminus at the Van Nuys Metro Orange Line Station.

Based on Metro's Operations Plan for the East San Fernando Valley Transit Corridor Project, the Low-Floor LRT/Tram Alternative would assume a similar travel speed as the Median-Running BRT Alternative, with speed improvements of 18 percent during peak hours/peak direction and 15 percent during off-peak hours.

The Low-Floor LRT/Tram Alternative would operate using low-floor articulated vehicles that would be electrically powered by overhead wires. This alternative would include supporting facilities, such as an overhead contact system (OCS), traction power substations (TPSS), signaling, and a maintenance and storage facility (MSF).

Because the Low-Floor LRT/Tram Alternative would fulfill the current functions of the existing Metro Rapid Line 761 and Metro Local Line 233, these bus routes would be modified to maintain service only to areas outside of the project corridor. Thus, Metro Rapid Line 761 (referred to as 761S with reduced service) would operate only between the Metro Orange Line and Westwood, and Metro Local Line 233 (referred to as 233S with reduced service) would operate only between San Fernando Road and Glenoaks Boulevard. It should be noted that in December 2014, Metro Rapid Line 761 was re-routed and replaced with Metro Rapid Line 744, which travels from Van Nuys Boulevard to Ventura Boulevard, and then to Reseda Boulevard, while a new Metro Rapid Line 788 travels from Van Nuys Boulevard through the Sepulveda Pass to Westwood and provides peak-period freeway express service as part of a Metro demonstration project.

Stations for the Low-Floor LRT/Tram Alternative would be constructed at various intervals along the entire route. There are portions of the route where stations are closer together and other portions where they are located further apart. Twenty-eight stations are proposed with the Low-Floor LRT/Tram Alternative. The 28 proposed Low-Floor LRT/Tram stations would be ADA compliant.

Figure 1-4: Build Alternative 3 – Low-Floor LRT/Tram Alternative



Source: KOA and ICF International, 2014.

### 1.1.2.1 Build Alternative 4 – LRT Alternative

Similar to the Low-Floor LRT/Tram Alternative, the LRT would be powered by overhead electrical wires (Figure 1-5). Under Build Alternative 4, the LRT would travel in a dedicated guideway from the Sylmar/San Fernando Metrolink station along San Fernando Road south to Van Nuys Boulevard, from San Fernando Road to the Van Nuys Metro Orange Line Station, over a distance of approximately 9.2 miles. The LRT Alternative includes a segment in exclusive right-of-way through the Antelope Valley Metrolink railroad corridor, a segment with semi-exclusive right-of-way in the middle of Van Nuys Boulevard, and an underground segment beneath Van Nuys Boulevard from just north of Parthenia Street to Hart Street.

The LRT Alternative would be similar to other street-running LRT lines that currently operate in the Los Angeles area, such as the Metro Blue Line, Metro Gold Line, and Metro Exposition Line. The LRT would travel along the median for most of the route, with a subway of approximately 2.5 miles in length between Vanowen Street and Nordhoff Street. On the surface-running segment, the LRT Alternative would operate at prevailing traffic speeds and would be controlled by standard traffic signals.

Stations would be constructed at approximately 1-mile intervals along the entire route. There would be 14 stations, three of which would be underground near Sherman Way, the Van Nuys Metrolink station, and Roscoe Boulevard. Entry to the three underground stations would be provided from an entry plaza and portal. The entry portals would provide access to stairs, escalators, and elevators leading to an underground LRT station mezzanine level, which, in turn, would be connected via additional stairs, escalators, and elevators to the underground LRT station platforms.

Similar to the Low-Floor LRT/Tram Alternative, the LRT Alternative would require a number of additional elements to support vehicle operations, including an OCS, TPSS, communications and signaling buildings, and an MSF.

Figure 1-5: Build Alternative 4 – LRT Alternative



Source: KOA and ICF International, 2014.



## 2.1 Regulatory Framework

### 2.1.1 Federal Regulations

#### 2.1.1.1 Historic Resources

##### **National Environmental Policy Act**

The National Environmental Policy Act (NEPA) established that the federal government must use all practicable means to ensure for all Americans safe, healthful, productive, and aesthetically and culturally pleasing surroundings.<sup>1</sup> The Council on Environmental Quality (CEQ) regulations, which establish the steps necessary to comply with NEPA, requires the evaluation of the potential environmental consequences of all proposed federal activities and programs. NEPA directs federal agencies to use all practicable means to "Preserve important historic, cultural, and natural aspects of our national heritage...". If the presence of a significant environmental resource is identified during the scoping process, federal agencies and their agents must take the resource into consideration when evaluating project effects. Consideration of paleontological resources may be required under NEPA when a project is proposed for development on federal land, or land under federal jurisdiction. The level of consideration depends upon the federal agency involved. Historic properties are considered part of the environment that requires consideration in the NEPA process. NEPA requires that impacts on cultural resources be evaluated during the NEPA review process, in coordination with procedures established by Section 106 of the National Historic Preservation Act (NHPA).

##### **Section 106 of the National Historic Preservation Act**

The National Historic Preservation Act (NHPA) (Public Law 89-665; 16 U.S.C. 470 et seq.) is legislation that was passed in 1966, with the intention of preserving historical and archaeological sites in the United States. The act created the National Register of Historic Places (NRHP), the list of National Historic Landmarks (NHL), and the State Historic Preservation Officers (SHPO). Among other things, the act requires federal agencies to evaluate the impact of all federally funded or permitted projects on historic properties through a process known as Section 106 Review.

Section 106 of the NHPA requires federal agencies that license or fund projects to consider the undertaking's effects on historic properties. For the purposes of Section 106 of the NHPA, an "historic property" is a resource (prehistoric or historic district, site, building, structure, or object) that is included in, or eligible for inclusion in, the NRHP. Section 106 review gives equal consideration to properties that have already been included in the NRHP as well as those that have not yet been included, but that meet one or more of the NRHP Criteria.

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<sup>1</sup> U.S. Congress. 1969. National Environmental Policy Act of 1969, as amended, 42 USC Section 4331. Accessed: February 15, 2013. <http://ceq.hss.doe.gov/nepa/regs/nepa/nepaeqia.htm>.

## National Register of Historic Places

The National Register of Historic Places (NRHP) is the official list of the nation's historic places worthy of preservation. Authorized by the NHPA of 1966, the National Park Service's (NPS) NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

In order for a resource to be considered a historic property, it must be at least 50 years of age and possess significance in American history and culture, architecture or archaeology.<sup>2</sup> To be included in the NRHP, a property of potential significance must meet one or more of the four established Criteria as outlined by NPS:

### Criteria

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

### Physical Integrity

According to *National Register Bulletin #15*, "to be eligible for listing in the NRHP, a property must not only be shown to be significant under National Register Criteria, but it also must have integrity."<sup>3</sup> Integrity is defined as "the ability of a property to convey its significance."<sup>4</sup> Within the concept of integrity, the NRHP recognizes seven aspects or qualities that in various combinations define integrity. They are feeling, association, workmanship, location, design, setting, and materials, and they are defined as follows:<sup>5</sup>

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

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<sup>2</sup> Title 36 Code of Federal Regulations Part 60.4.

<sup>3</sup> National Register Bulletin #15, p. 44.

<sup>4</sup> National Register Bulletin #15, pp. 44-45.

<sup>5</sup> National Register Bulletin #15, pp. 44-45.

- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

### **Context**

To be eligible for listing in the NRHP, a property must also be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear.”<sup>6</sup> A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the NRHP.

### **Historic Districts**

The NRHP includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district “derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.”<sup>7</sup>

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.<sup>8</sup> A district’s significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.<sup>9</sup>

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the Criterion for listing in the NRHP.<sup>10</sup>

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<sup>6</sup> National Register Bulletin #15, p. 7.

<sup>7</sup> Ibid, p. 5.

<sup>8</sup> Title 36 Code of Federal Regulations Part 60.3(d).

<sup>9</sup> National Register Bulletin #21, p. 12.

<sup>10</sup> National Register Bulletin #16, p. 16.

## **Code of Federal Regulations Part 800**

To clarify the responsibilities of federal agencies with regard to Section 106 compliance, the Advisory Council on Historic Preservation (ACHP) has issued 36 Code of Federal Regulations (CFR) Part 800: Protection of Historic Properties, Regulations of the Advisory Council on Historic Preservation Governing the Section 106 Review Process. These regulations guide the implementation of Section 106, identify the participants in the Section 106 compliance process; define key terms; and delineate the process of review and consultation. Although 36 CFR 800 et seq. do not dictate how each federal agency shall implement the requirements of Section 106 of the NHPA, it provides for the requirements that must be followed. This report has been prepared on behalf of the FTA, in accordance with 36 CFR 800.

## **Archeological and Historic Preservation Act of 1974**

The Archeological and Historic Preservation Act, also is known as the Archeological Recovery Act and the Moss-Bennett bill was passed and signed into law in 1974. This act amended and expanded the Reservoir Salvage Act of 1960 and requires that federal agencies provide for the preservation of historical and archeological data (including relics and specimens) that might otherwise be irreparably lost or destroyed as the result of any alteration of the terrain, caused by a federally licensed activity or program (Public Law 93-291 and 16 U.S.C.469-469c).

## **Archeological Resources Protection Act of 1979**

The Archaeological Resources Protection Act (ARPA) governs the excavation of archaeological sites on federal and Native American lands, and the removal and disposition of archaeological collections from those sites. ARPA prohibits unauthorized excavation on federal and Indian lands, establishes standards for permissible excavation, prescribes civil and criminal penalties, requires agencies to identify archeological sites, and encourages cooperation between federal agencies and private individuals. To ensure compliance, federal agencies may require project proponents to acquire an ARPA permit. Acquiring an ARPA permit does not constitute compliance with Section 106. ARPA may impose additional requirements on a federal agency.

## **American Indian Religious Freedom Act of 1978**

The American Indian Religious Freedom Act (AIRFA) protects and preserves Native American rights of freedom to believe, express, and exercise traditional religions. If a place of Native American religious significance may be affected by an undertaking, AIRFA promotes federal consultation with Native American religious practitioners. This consultation can be coordinated with Section 106 consultation. In carrying out its responsibilities under Section 106, a federal agency shall consult with any tribe that attaches religious and cultural significance to any such properties.

## **Native American Graves Protection and Repatriation Act of 1990**

For activities on federal lands, the Native American Graves Protection and Repatriation Act (NAGPRA) requires consultation with appropriate Indian tribes prior to the intentional excavation, or removal of human remains and objects of cultural patrimony. For activities on Native American lands, NAGPRA requires the consent of the tribe prior to the removal of cultural items. The law also provides for the repatriation of such items from federal agencies and federally assisted museums and other repositories.

A 1992 amendments to NHPA strengthened NAGPRA by encouraging protection of Native American cultural items and of properties of religious or cultural importance to Native American tribes [Section

112(b)(3)]. The NHPA amendment stipulates that a federal agency's procedures for compliance with Section 106 provides for the disposition of Native American cultural items from federal or tribal land in a manner consistent with Section 3(c) of the Native American Graves Protection and Repatriation Act, Section 110(a)(2)(E)(iii).

### **Executive Order 11593 (1971), Protection and Enhancement of the Cultural Environment**

Executive Order 11593 requires federal agencies to direct their policies, plans, and programs in such a way that federally owned Historic Properties (as defined under Section 106 of NHPA) are preserved, restored, and maintained. Executive Order No. 11593 obligates agencies to conduct adequate surveys to locate "any" and "all" sites of historic value located on federally owned or federally controlled properties and provide for maintenance of and future planning for historic properties.

### **Executive Order 13007 (1996), Protection and Preservation of Native American Sacred Sites**

Executive Order 13007 was issued by President Clinton on May 24, 1996, directing federal agencies, to the extent practicable and allowed by law, to allow Native Americans to worship at sacred sites located on federal property and to avoid adversely affecting the physical integrity of such sites.

### **Executive Order 13175 (2000), Consultation and Coordination with Indian Tribal Governments**

Executive Order 13175 was issued by President Clinton on November 6, 2000, directing federal agencies to coordinate and consult with Indian tribal governments whose interests might be directly and substantially affected by activities on federally administered lands.

### **Executive Order 13287 (2003), Preserve America**

Executive Order 13287 was issued by President G.W. Bush on March 3, 2003, directing federal agencies to actively advance the protection, enhancement, and contemporary use of the historic properties owned by the federal government. It also encouraged agencies to establish partnerships with state, tribal and local governments and the private sector to use these resources for economic development (e.g., tourism) and other public benefits.

### **Antiquities Act**

The Antiquities Act of 1906 states, in part: That any person who shall appropriate, excavate, injure or destroy any historic or prehistoric ruin or monument, or any object of antiquity, situated on lands owned or controlled by the Government of the United States, without the permission of the Secretary of the Department of the Government having jurisdiction over the lands on which said antiquities are situated, shall upon conviction, be fined in a sum of not more than five hundred dollars or be imprisoned for a period of not more than ninety days, or shall suffer both fine and imprisonment, in the discretion of the court.

Although there is no specific mention of natural or paleontological resources in the Act itself, or in the Act's uniform rules and regulations [Title 43 Part 3, Code of Federal Regulations (CFR)], "objects of antiquity" has been interpreted to include fossils by the National Park Service, the Bureau of Land Management, the Forest Service, and other federal agencies.

## Archaeological and Paleontological Salvage

Title 23 United States Code (USC) 305 refers to the Antiquities Act of 1906. Specifically, it states: Funds authorized to be appropriated to carry out this title to the extent approved as necessary, by the highway department of any state, may be used for archaeological and paleontological salvage in that state in compliance with the Act entitled "An Act for the preservation of American Antiquities," approved June 8, 1906 (Public Law 59-209; 16 USC 431-433), and state laws where applicable.

This statute allows funding for mitigation of paleontological resources recovered pursuant to federal aid highway projects, provided that "excavated objects and information are to be used for public purposes without private gain to any individual or organization."

## 2.1.2 State Regulations

### 2.1.2.1 California Environmental Quality Act

The project is also governed by the California Environmental Quality Act (CEQA). In accordance with Section 21084.1 of CEQA, the project would have a significant adverse environmental impact if it "causes a substantial or potentially substantial adverse change in the significance of a Historical Resource." As defined under state law in Title 14 CCR §4850, a Historical Resource is "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or which is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural history of California." A Historical Resource is further defined under PRC §15064.5 as a "resource listed in, or determined eligible for listing in the California Register of Historical Resources (CRHR)." A resource shall be considered by the lead state agency to be historically significant under CEQA if it meets any of the following Criteria for listing on the CRHR:

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

Historical Resources eligible for listing in the CRHR may include buildings, sites, structures, objects, and historic districts. Under the "Special Considerations" provided in the California Code of Regulations, resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance.<sup>11</sup> While the enabling legislation for the CRHR is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.<sup>12</sup>

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<sup>11</sup> CCR, Title 14, Division 3, Chapter 11.5, 4852(d)(2).

<sup>12</sup> Public Resources Code Section 4852.

1. The CRHR may also include properties identified during historic resource surveys. However, the survey must meet all of the following Criteria:<sup>13</sup>
2. The survey has been or will be included in the State Historic Resources Inventory.
3. The survey and the survey documentation were prepared in accordance with California Office of Historic Preservation (OHP) procedures and requirements.
4. The resource is evaluated and determined by OHP to have a significance rating of Category 1 to 5 on a Department of Parks and Recreation (DPR) Form 523.
5. If the survey is five or more years old at the time of its nomination for inclusion in the CRHR, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

The evaluation instructions and classification system proscribed by OHP in its *Instructions for Recording Historical Resources* provide a three-digit evaluation code for use in classifying potential historic resources. In 2003, the codes were revised to address the CRHR in addition to the NRHP. See Figure 2-1 for a full list of the California Historical Resource Status Codes and their meanings. The first digit indicates the general category of evaluation. The second digit is a letter code to indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number, which is coded to describe some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the NRHP or the CRHR.
2. Determined eligible for listing in the NRHP or the CRHR.
3. Appears eligible for listing in the NRHP or the CRHR through survey evaluation.
4. Appears eligible for listing in the NRHP or the CRHR through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The State CEQA Guidelines define the types of properties that are considered historical resources in the California Code of Regulations (CCR), Title 14, Division 6, Chapter 3, Article 5, Section 15064.5(a):

For purposes of this section, the term “historical resources” shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the CRHR (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).

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<sup>13</sup> Public Resources Code Section 5024.1.

Figure 2-1: California Historical Resource Status Codes

**California Historical Resource Status Codes**

<b>1 Properties listed in the National Register (NR) or the California Register (CR)</b>	
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
<b>2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)</b>	
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
<b>3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation</b>	
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
<b>4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation</b>	
4CM	Master List - State Owned Properties – PRC §5024.
<b>5 Properties Recognized as Historically Significant by Local Government</b>	
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
<b>6 Not Eligible for Listing or Designation as specified</b>	
6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.
<b>7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation</b>	
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.

12/8/2003

Source: California Office of Historic Preservation.



2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the Criteria for listing on the CRHR (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852) including the following:
  - A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
  - B. Is associated with the lives of persons important in our past;
  - C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  - D. Has yielded, or may be likely to yield, information important in prehistory or history.
4. The fact that a resource is not listed in, or determined to be eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the Criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

CEQA is intended to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.

If paleontological resources are identified during the paleontological assessment as being within the proposed project area, the sponsoring agency must take those resources into consideration when evaluating project effects. The level of consideration may vary with the importance of the resource.

### 2.1.2.2 Public Resources Code

Section 50987.5 of the California Public Resources Code states that no person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any ... vertebrate paleontological site, including fossilized footprints, ..., or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor.

### 2.1.2.3 State Health and Safety Code, Section 7050.5/ California Public Resources Code, Section 5097.9

Archaeological sites containing human remains shall be treated in accordance with the provisions of State Health and Safety Code (HSC) Section 7050.5 and California Public Resources Code (PRC) Section 5097.9. Under HSC Section 7050.5, if human remains are discovered during any project activity, the County Coroner must be notified immediately. If human remains are exposed, HSC Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. Construction must halt in the area of the discovery of human remains, the area of the discovery shall be protected, and consultation and treatment shall occur as prescribed by law. If the remains are determined by the coroner to be Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) within 24 hours. The NAHC, pursuant to Section 5097.98, will immediately notify those persons it believes to be most likely descended from the deceased person so they can inspect the burial site and make recommendations for treatment or disposal.

### 2.1.3 Local Regulations

The study area lies in the cities of Los Angeles and San Fernando. NEPA and CEQA guides lead agencies to incorporate local designations in the review and evaluation of project effects. At the local level, the City of Los Angeles designates individual historical resources as Historic-Cultural Monuments (LAHCM) and historic districts as Historic Preservation Overlay Zones (HPOZ). Also at the local level, the City of San Fernando designates Historic Resources, which are included in its San Fernando Register of Historic Resources. Local designations, including HCMs and HPOZs designated by the City of Los Angeles and Historic Resources designated by the City of San Fernando, have “presumptive significance” under CEQA, and mitigation measures are recommended to address any significant impacts on these resources.

The study area lies in the cities of Los Angeles and San Fernando. Although the City of San Fernando has no guidelines concerning fossils, the City of Los Angeles has adopted a CEQA thresholds guide (CoLA 2006):

If a project could disturb “surface or subsurface fossils, either through site preparation, construction or operational activities, or through an increase in human activities at or near the fossil site” then “an expanded Initial Study, Negative Declaration, Mitigated Negative Declaration, or EIR may be required” (CoLA 2006, page D. 1-2 section 1C).

Potential mitigation measures for this project include (1) nonexcavation, or (2) retention of “a qualified paleontologist to monitor, and if necessary, salvage scientifically significant fossil remains”, “divert grading efforts in the area of an exposed fossil to allow excavation and if necessary salvage of exposed fossils”, and to “ensure that scientific specimens become the property of a public, nonprofit educational institution, such as the Los Angeles County Museum of Natural History” (now the Natural History Museum of Los Angeles County; CoLA 2006, page D. 1-5 section 2B).

Additionally, the City of Los Angeles Public works Construction, Section 6-3.2 “Requires that grading, excavation, or other ground disturbing activities for a public project be halted in the area of a paleontological or archaeological find, until such time as a resource expert can review the find, determine its significance, and if required, determine appropriate mitigation measures” (CoLA 2006, page D. 1-8).

## 2.2 Methodology

### 2.2.1 Historic Resources

This Historical Resources Impacts Report has been prepared in accordance with, NEPA, Section 106 of the NHPA, and CEQA. Relevant policies are described in Section 2.1 and thresholds of significance are identified in Section 2.3.

The following steps were used to identify known and potentially eligible historical resources within the project area:

- Determine Scope of Identification Efforts and APE (LACMTA initiated consultation with SHPO on April 28, 2015 and received a letter on June 2, 2015, confirming concurrence on the appropriateness of the methodology and APE delineation described below);
- Review Existing Information/Identification of Previously Recorded Properties;
- Seek Information from the Public/Interested Parties; and
- Identify Potential Historic Properties

#### 2.2.1.1 Determine Scope of Identification Efforts and Area of Potential Effects

For the purposes of this project, a general study area for the NEPA analysis and a smaller APE for the Section 106 analysis were identified. The study area was the same broad area generally utilized for all environmental impacts analysis on this project, whereas the narrower APE was used to solely identify known and potential historical resources in the project area that have the potential to be physically or indirectly affected by the undertaking.

For this project, a preliminary study area was identified for research and records search purposes and encompassed a one-half mile radius on either side of the proposed alignment areas. This initial study area was used to identify the locations of previously identified historical resources and to gauge the historic sensitivity of the area. However, conducting an intensive-level historical resources survey within this entire study area would have been too expansive, as the likelihood of properties a  $\frac{1}{4}$  to  $\frac{1}{2}$  mile away from the alignment being affected by the introduction of the proposed transit project are negligible within a dense urban environment. Further, the study area included thousands of properties, most of which would likely not be historically significant.

Thus, the project team (Metro and the FTA) consulted with the project reviewer at OHP to determine the scope of identification efforts and to delineate the APE. In accordance with the Section 106 requirements, the FTA and Metro consulted with SHPO via conference call on April 14, 2013 to discuss the appropriate level of effort for the identification and evaluation of historical resources and to determine the appropriate APE. Due to the size and linear nature of the project, and due to the minimal potential for effects on historical resources, the FTA and Metro proposed a streamlined approach to evaluating potential historical resources within the approximate 10 miles of the project area and determined the APE to include the roadway only, with the exception of where new stops would be located, in which the APE would be drawn to include one parcel on each corner of the affected intersection.

During the April 14, 2013 meeting, the SHPO's reviewer approved the proposed streamlined methodology and requested that the project team prepare a State of California Department of Parks and Recreation (DPR) 523 Form A for all properties 45 years of age or older, and a 523 B Form for all

properties that appeared to be potentially eligible for the NRHP, as determined by the project team’s qualified staff and utilizing the City of Los Angeles SurveyLA historic context themes.<sup>14</sup>

Following the introduction of additional build alternatives in 2014 (that added several new stop locations along the proposed alignment), and once the FTA and Metro had a better understanding of where potential MSF sites and TPSS locations would be, the project team revised the APE. The new APE was expanded to include the four parcels immediately adjacent to each proposed BRT or LRT stops for all alternatives, additional parcels along the street front to accommodate for potential visual impacts caused by the elevated LRT stops within the median, as well as tunnel locations, potential MSF sites, and TPSS locations for all build alternatives. See Figure 2-2: Area of Potential Effects Overview Map for an overview of the APE map. Since the new APE boundaries included over 400 properties that were 45 years of age or older that would traditionally require individual evaluation for historic significance, the project team conducted a reconnaissance survey of all properties within the proposed APE and consulted with SHPO again on February 11, 2015, in order to streamline the evaluation process even further.

The revised methodology proposed to the SHPO’s staff, and subsequently approved, was to only evaluate and record properties on DPR 523 A and B forms that are more than 45 years old that retain a moderate to high level of integrity and that have apparent potential significance. The determination of “potential significance” would be made by qualified architectural historians utilizing the historic contexts included in the City of Los Angeles’ Citywide Historic Context Statement and SurveyLA methodology for evaluating potential historical resources. For concentrated areas of potential right-of-way acquisition (such as the proposed MSFs), SHPO approved the proposed approach of evaluating these areas as districts within the SurveyLA historic context themes, rather than evaluating each of the properties on an individual basis.

Of the more than 400 parcels within the APE that were more than 45 years of age, 181 met the aforementioned Criteria for evaluation, either as a property requiring individual evaluation or as a property located with a potential district area. Table 2-1 below indicates the proposed stops for each of the build alternatives that were accounted for in the APE. The APE map is divided into segments; please refer to Figure 2-2 to Figure 2-23.

**Table 2-1: Proposed Stops and Alternatives within APE**

Proposed Stop	Figure	Alt. 1	Alt. 2	Alt 3.	Alt. 4A	Alt. 4B	Alt. 4C
Sylmar/San Fernando Metrolink	2-3	X	X	X	X	X	X
Hubbard	2-3	X	X				
Maclay	2-4	X	X	X	X	X	X
Paxton	2-6	X	X	X	X	X	X
Van Nuys/San Fernando	2-7	X	X	X			
Pacoima	2-7				X	X	X

<sup>14</sup> The SurveyLA is a city-wide historic resources inventory administered by the City of Los Angeles Office of Historic Resources (OHR). The SurveyLA methodology and Historic Context Statement has previously been reviewed and approved by OHP.

Proposed Stop	Figure	Alt. 1	Alt. 2	Alt 3.	Alt. 4A	Alt. 4B	Alt. 4C
Telfair	2-8			X			
Haddon	2-8			X			
Laurel Canyon	2-9	X	X	X	X	X	X
Arleta	2-10	X	X	X	X	X	X
Beachy	2-10			X			
Woodman	2-11	X	X	X	X	X	X
Plummer	2-12	X	X	X			
Tupper	2-13			X			
Nordhoff	2-13	X	X	X	X	X	X
Parthenia	2-14			X			
Chase	2-14	X		X			
Roscoe	2-15	X		X	X	X	X
Roscoe/Chase	2-14/15		X				
Lanark	2-15			X			
Blythe	2-16	X	X	X			
Van Nuys Metrolink	2-16	X	X	X	X	X	X
Valerio	2-19			X			
Sherman Way	2-19	X	X	X	X	X	X
Hart/Vose	2-20			X			
Vanowen	2-20	X	X	X	X	X	X
Kittredge	2-21			X			
Victory	2-21	X	X	X	X	X	X
Erwin/Sylvan	2-22			X			
Metro Orange Line	2-22	X	X	X	X	X	X
Oxnard/Bessemer MSF	2-23				X		
Raymer MSF	2-17					X	
Arminta MSF	2-17						X

Source: GPA Consulting, 2015.

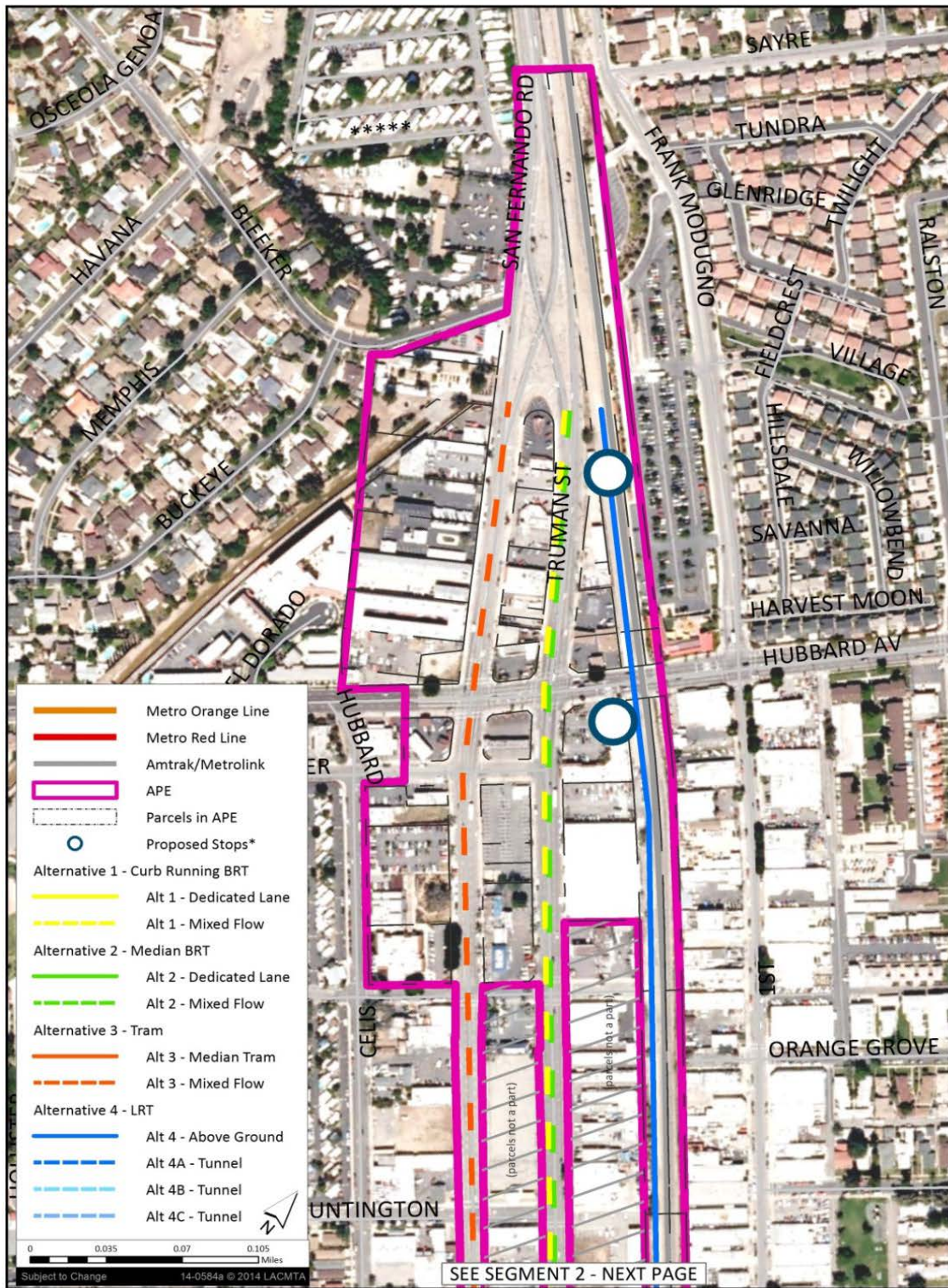
Figure 2-2: Area of Potential Effects Overview Map



\*Alignment generalized for this overview map only for clarity at this scale. Detailed alignments for each alternative are included on the map segments.

Source: GPA Consulting, 2015.

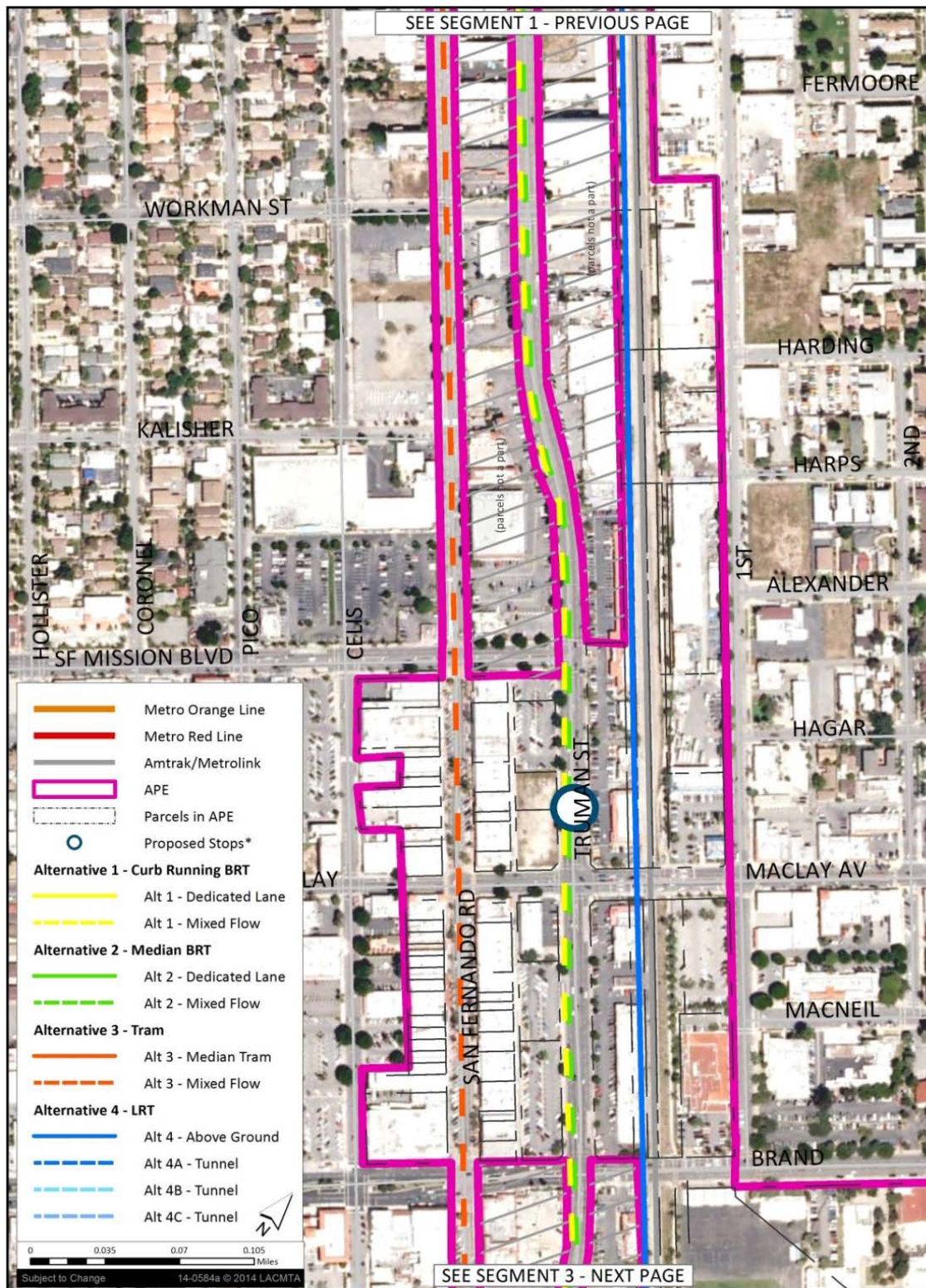
Figure 2-3: Area of Potential Effects Map, Segment 1



\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

Figure 2-4: Area of Potential Effects Map, Segment 2

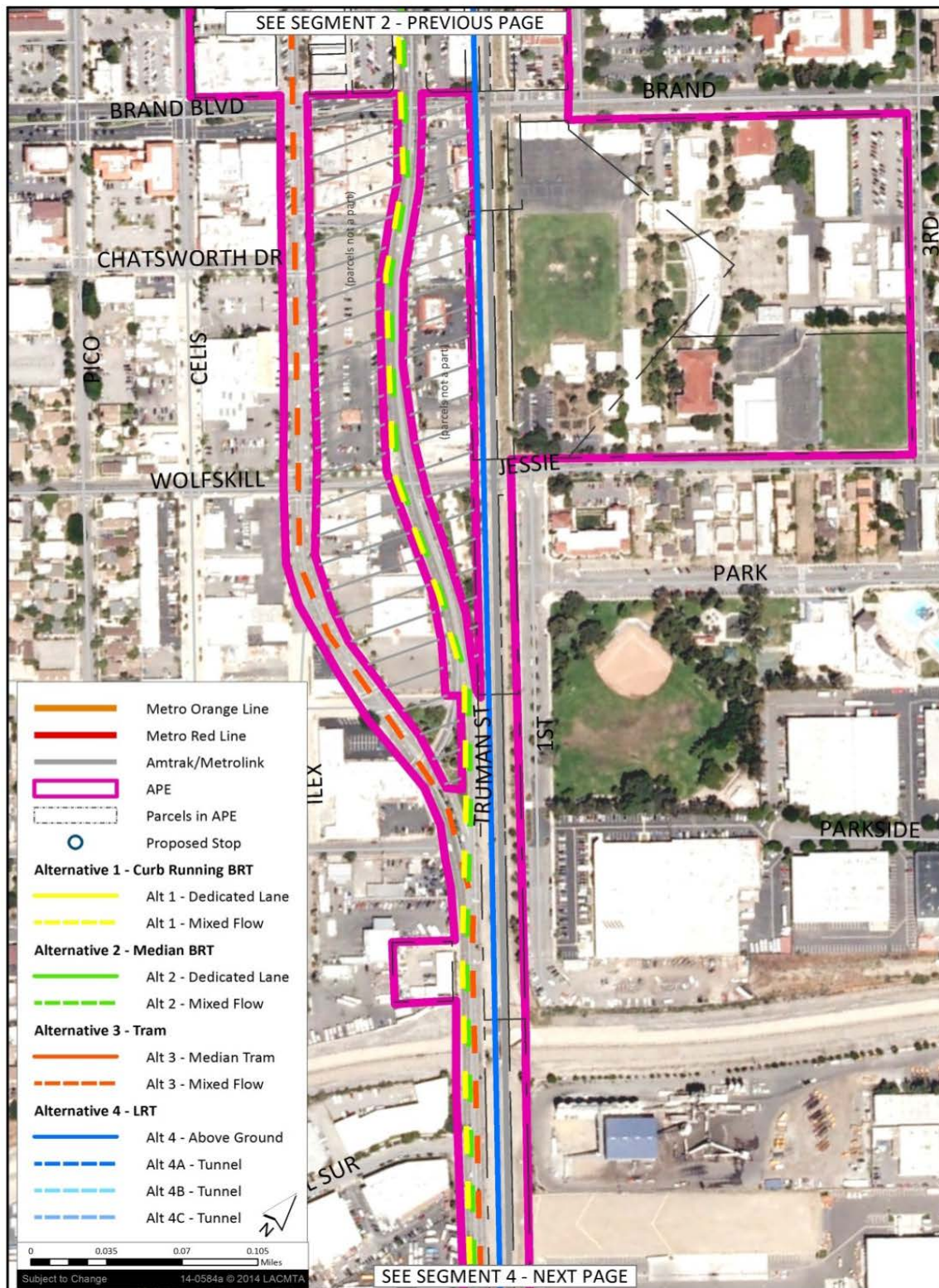


\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

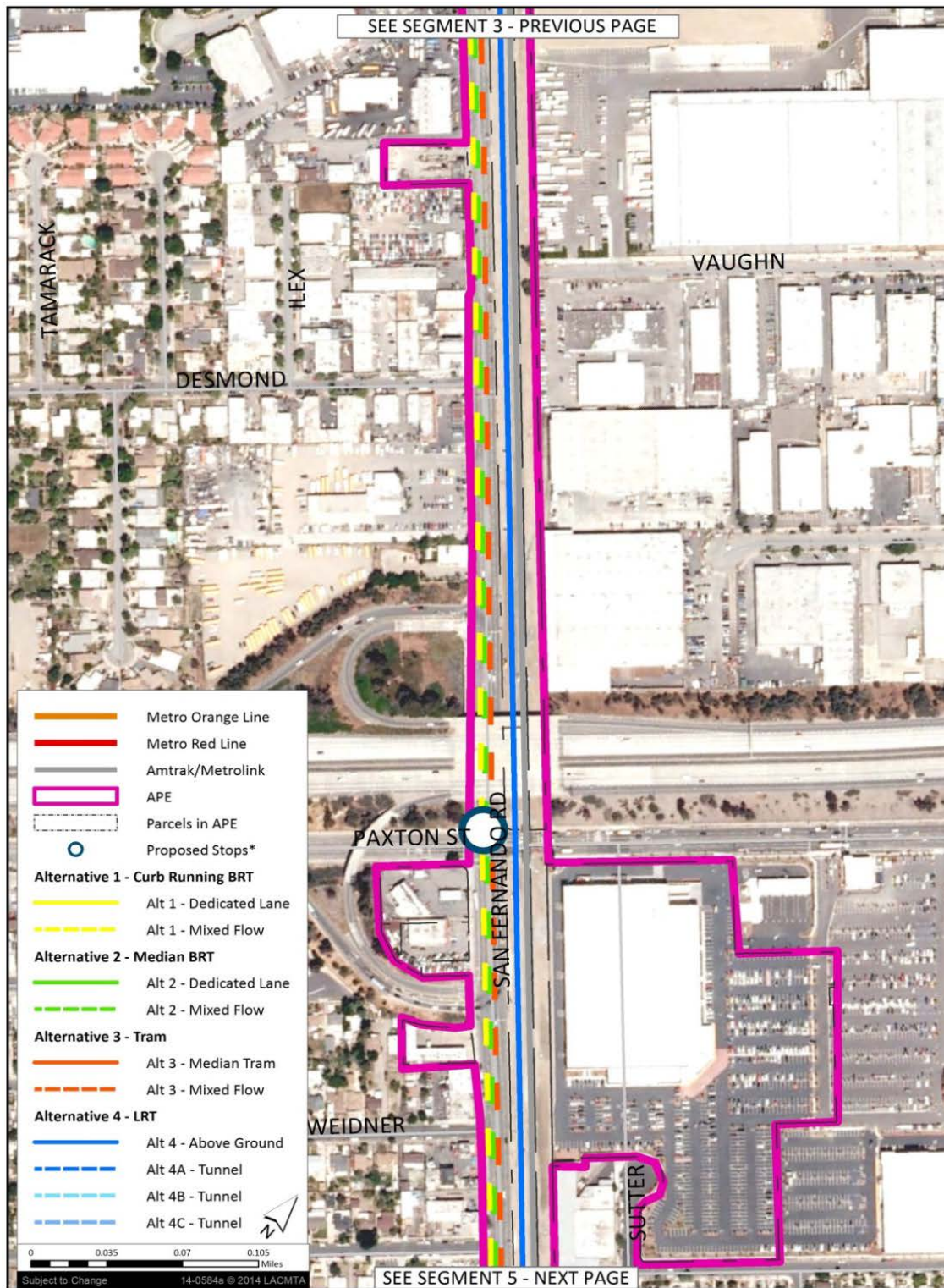


Figure 2-5: Area of Potential Effects Map, Segment 3



Source: GPA Consulting, 2015.

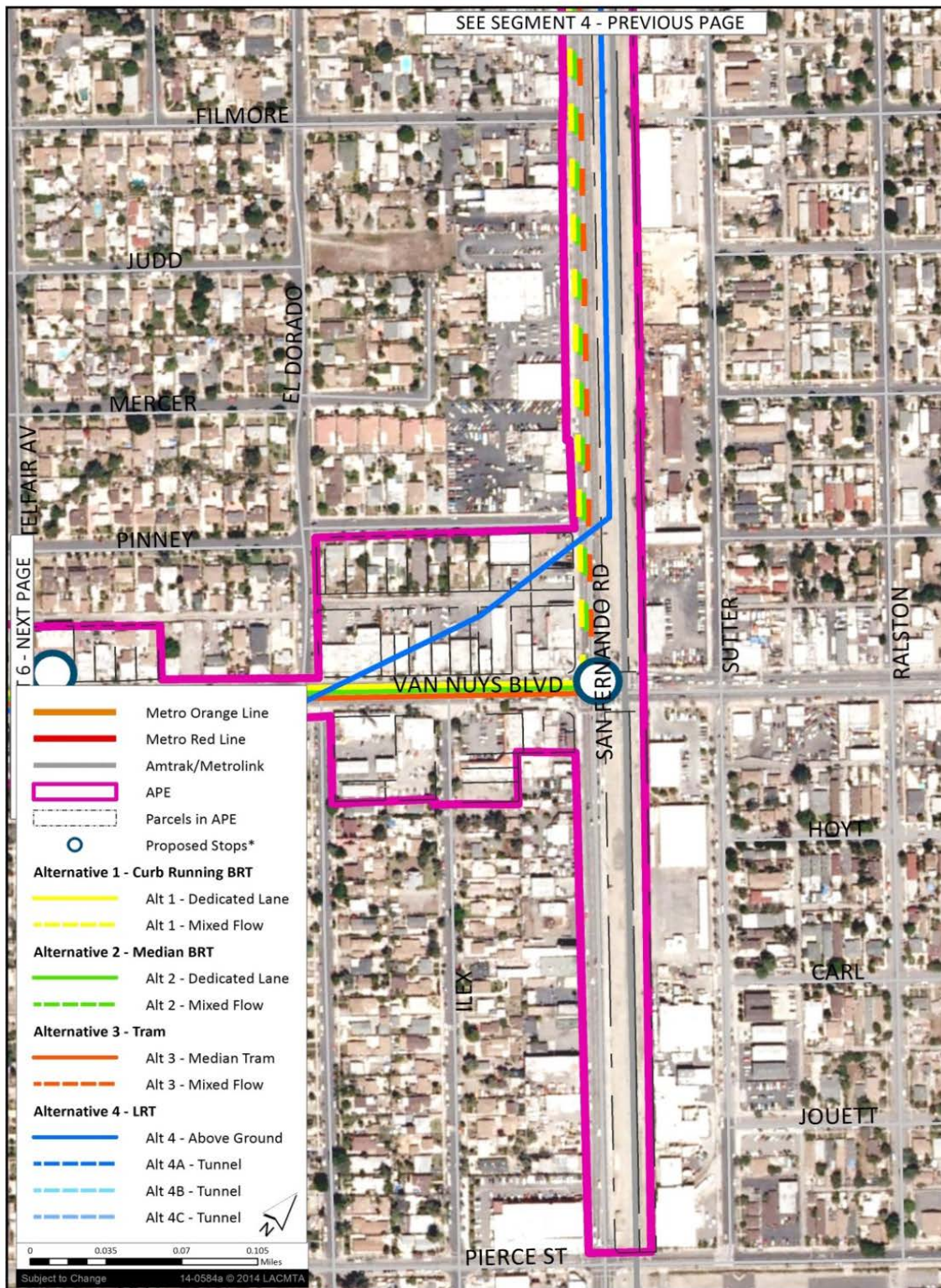
Figure 2-6: Area of Potential Effects Map, Segment 4



\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

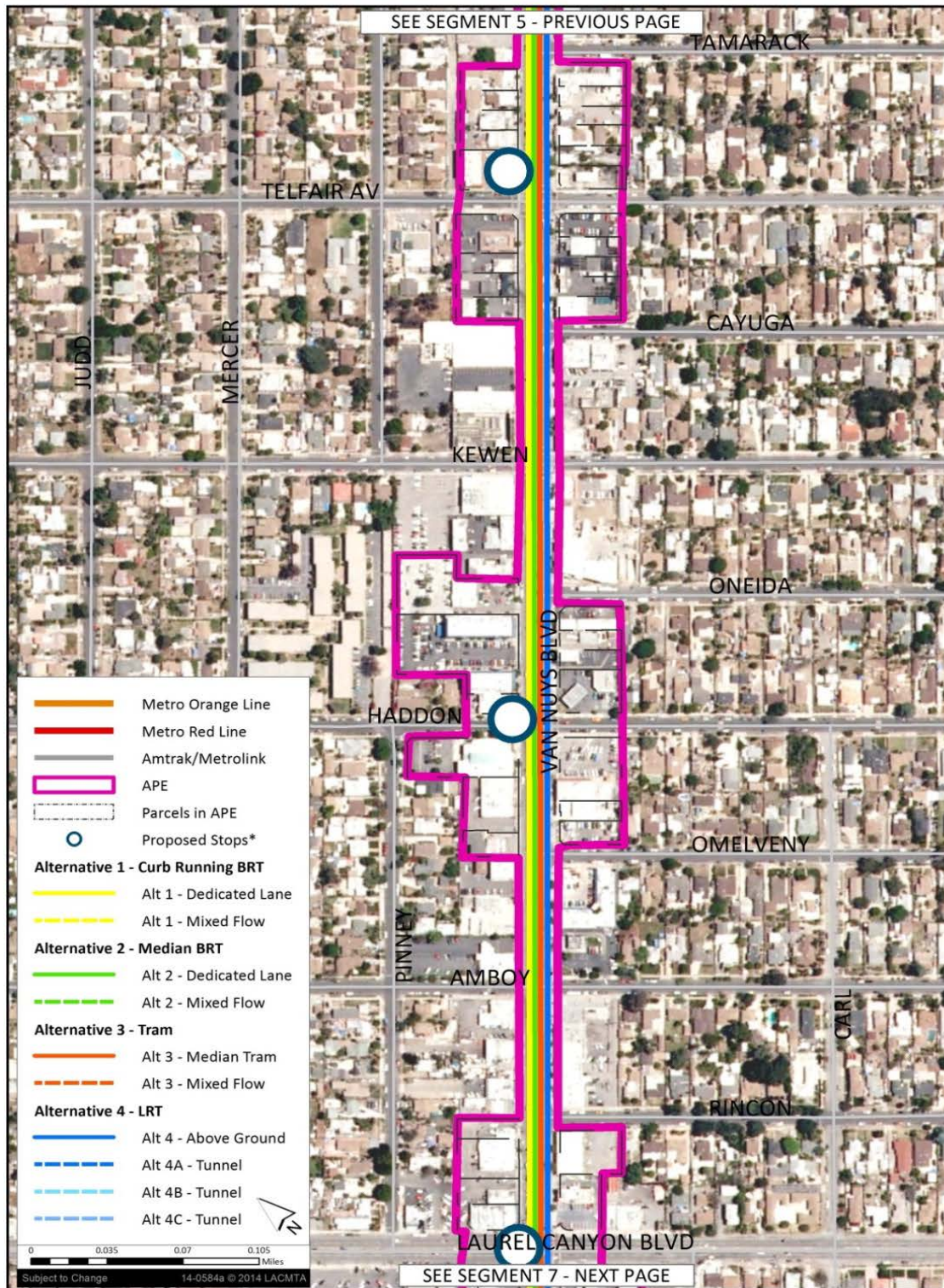
Figure 2-7: Area of Potential Effects Map, Segment 5



\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

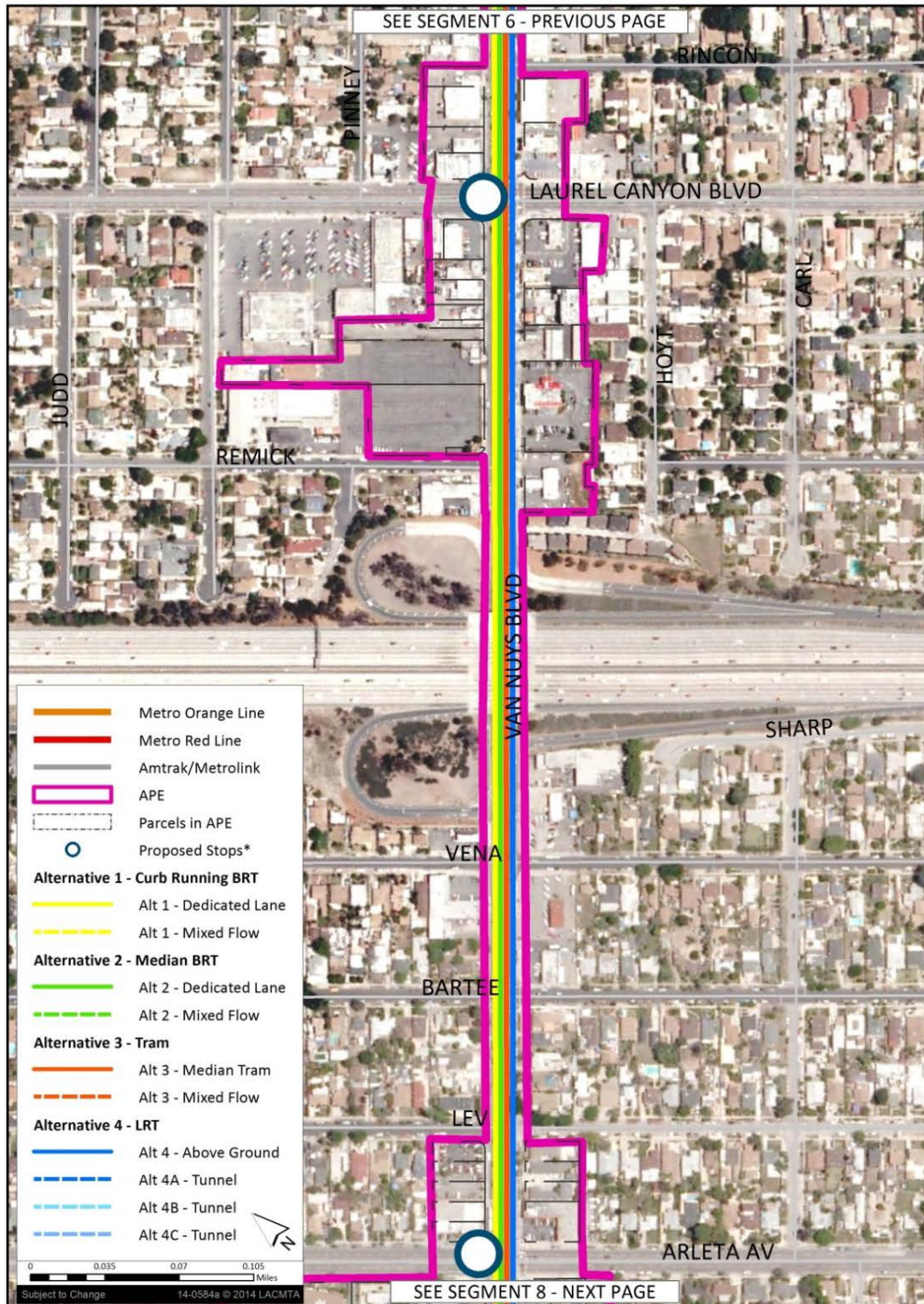
Figure 2-8: Area of Potential Effects Map, Segment 6



\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

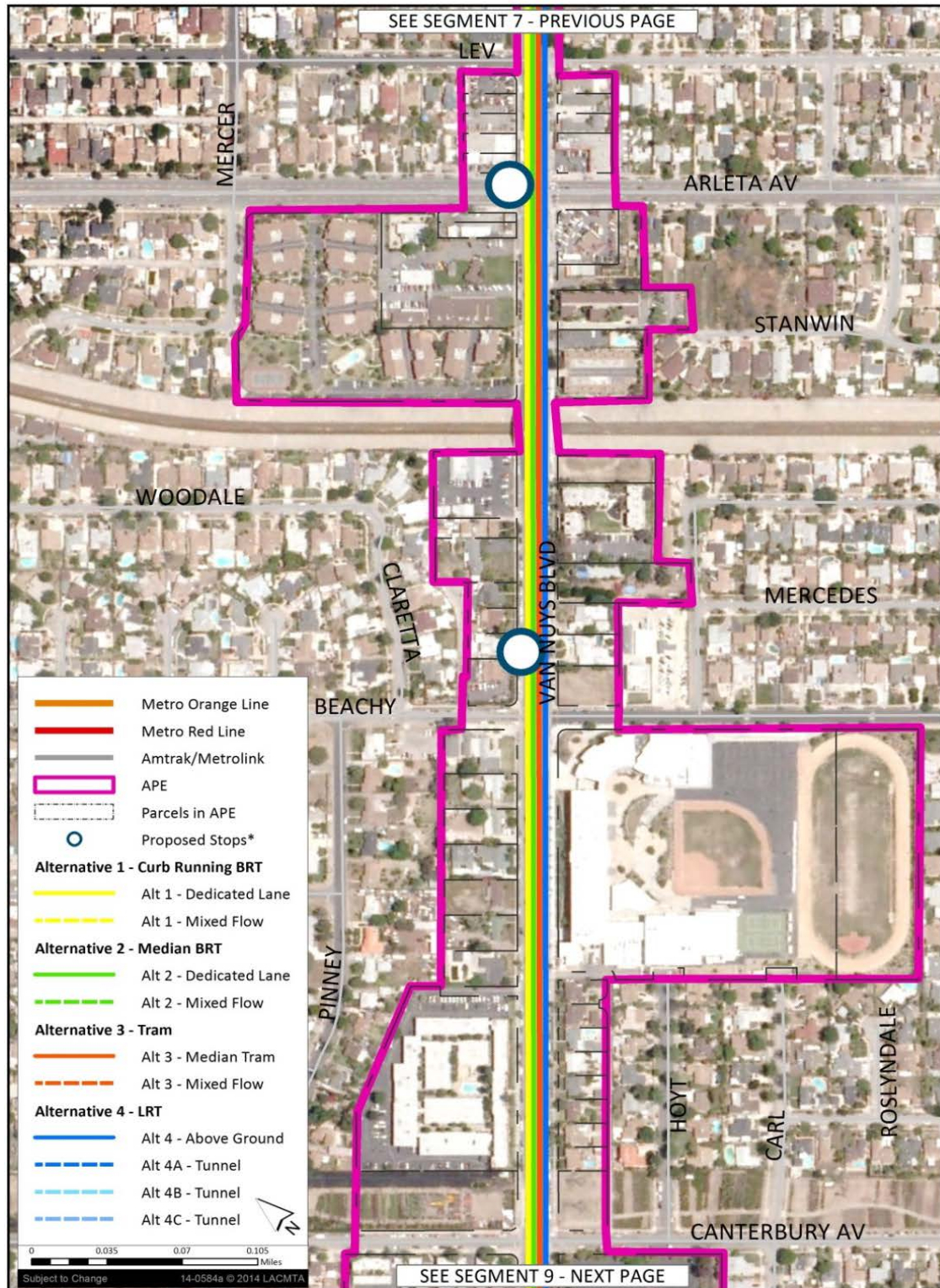
Figure 2-9: Area of Potential Effects Map, Segment 7



\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

Figure 2-10: Area of Potential Effects Map, Segment 8



\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

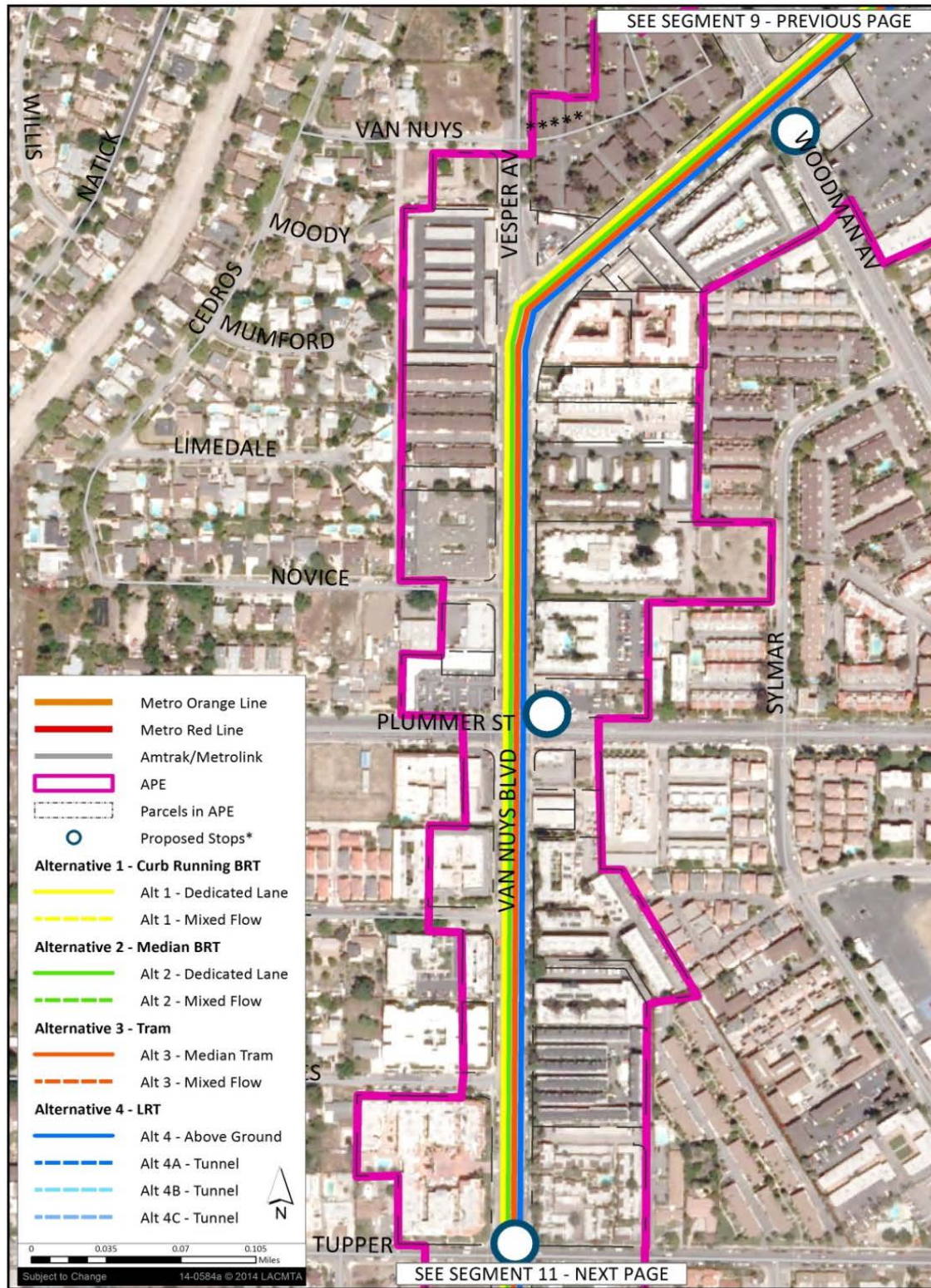
Figure 2-11: Area of Potential Effects Map, Segment 9



\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

Figure 2-12: Area of Potential Effects Map, Segment 10

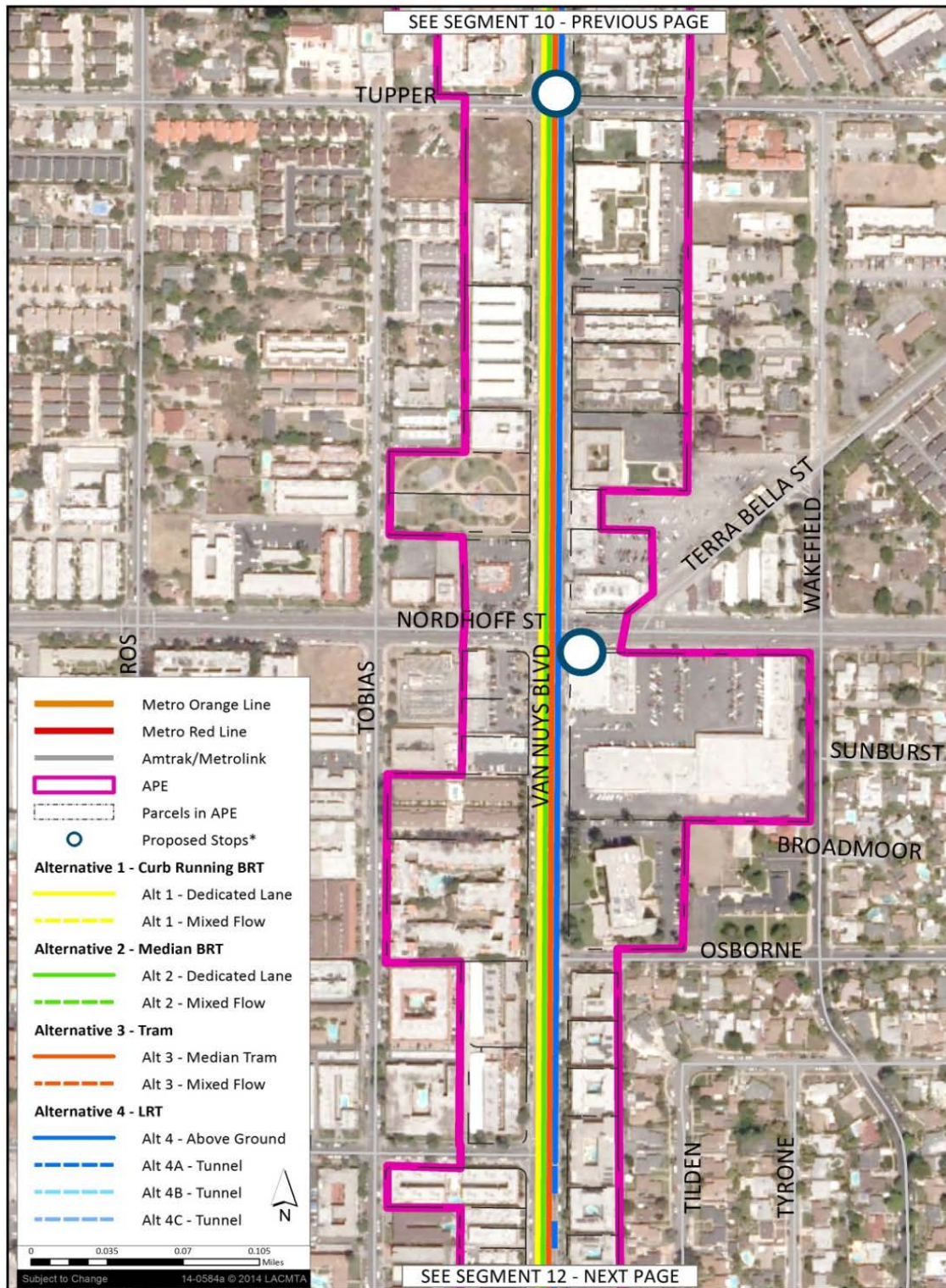


\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

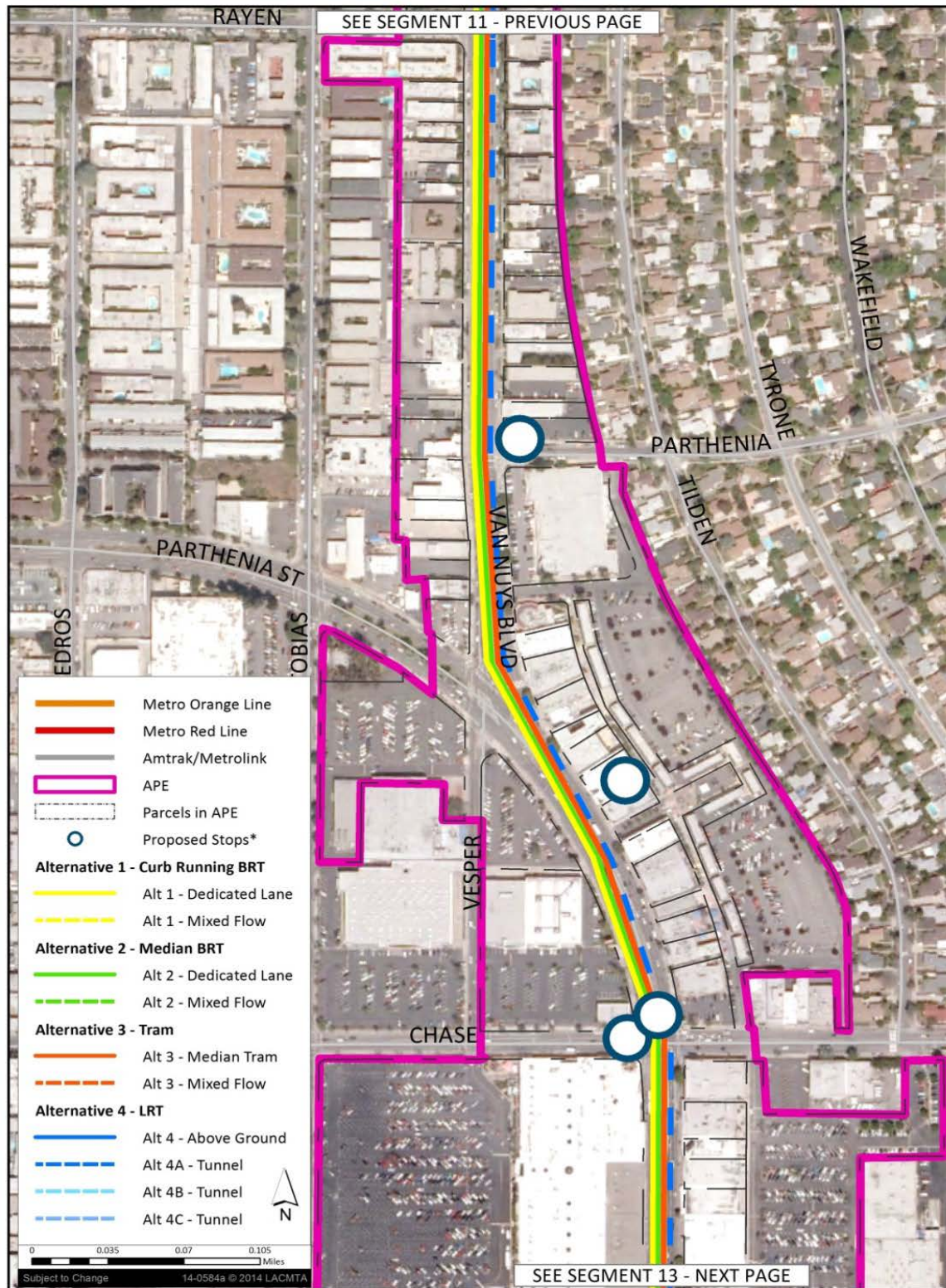


Figure 2-13: Area of Potential Effects Map, Segment 11



Source: GPA Consulting, 2015.

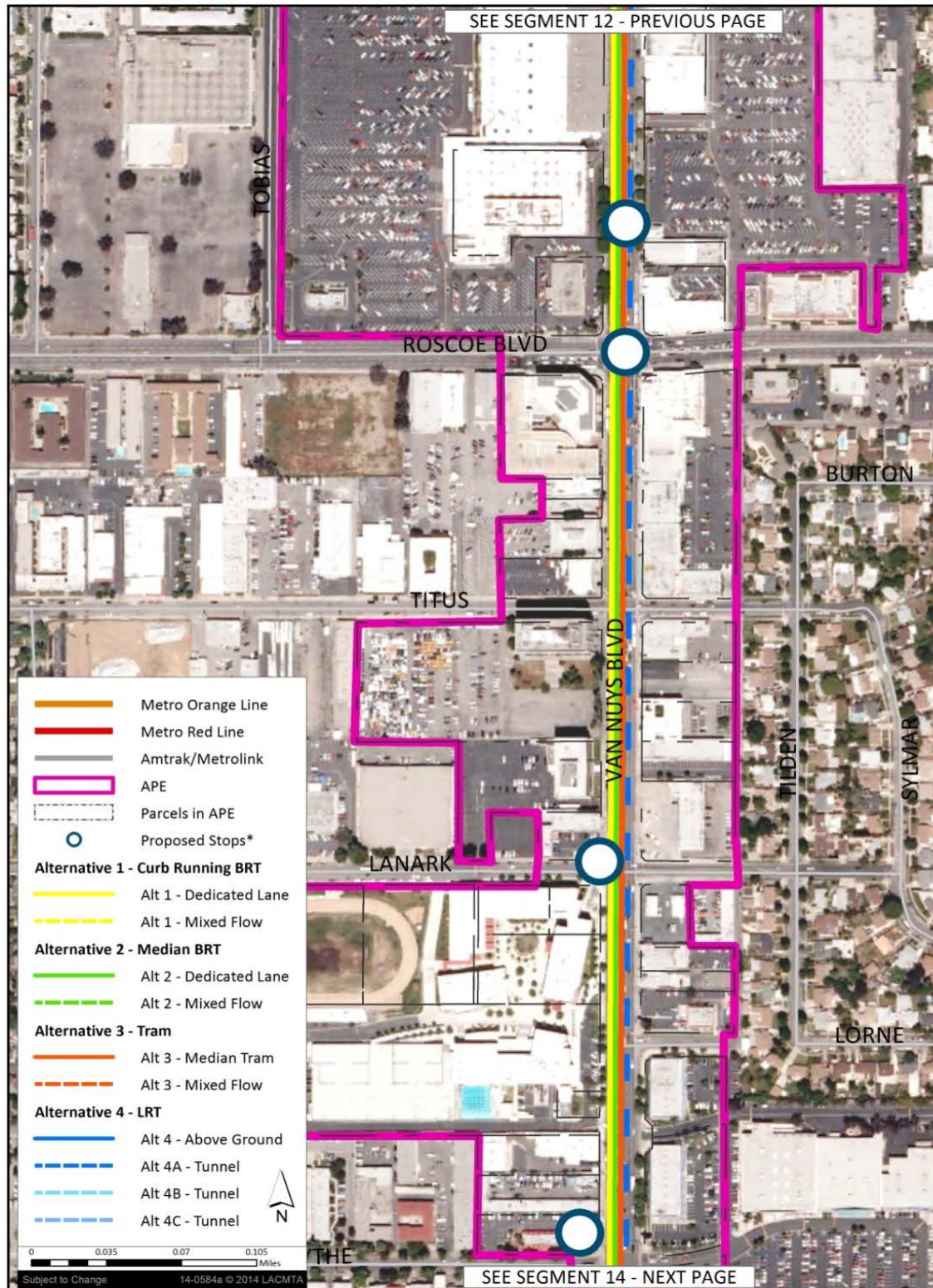
Figure 2-14: Area of Potential Effects Map, Segment 12



\*Stop Locations are approximate. See plans for each alternative for exact locations.

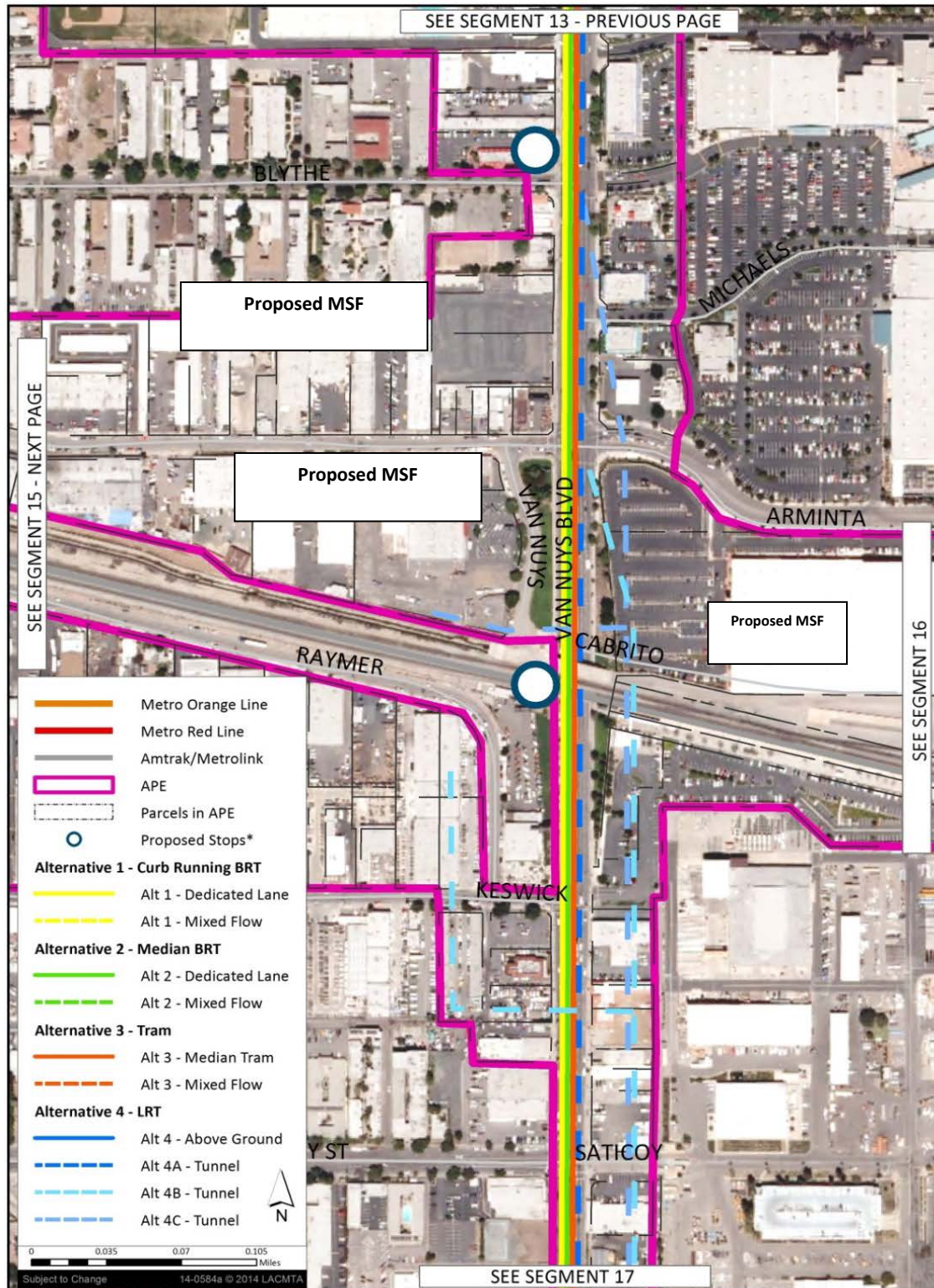
GPA Consulting, 2015.

Figure 2-15: Area of Potential Effects Map, Segment 13



Source: GPA Consulting, 2015.

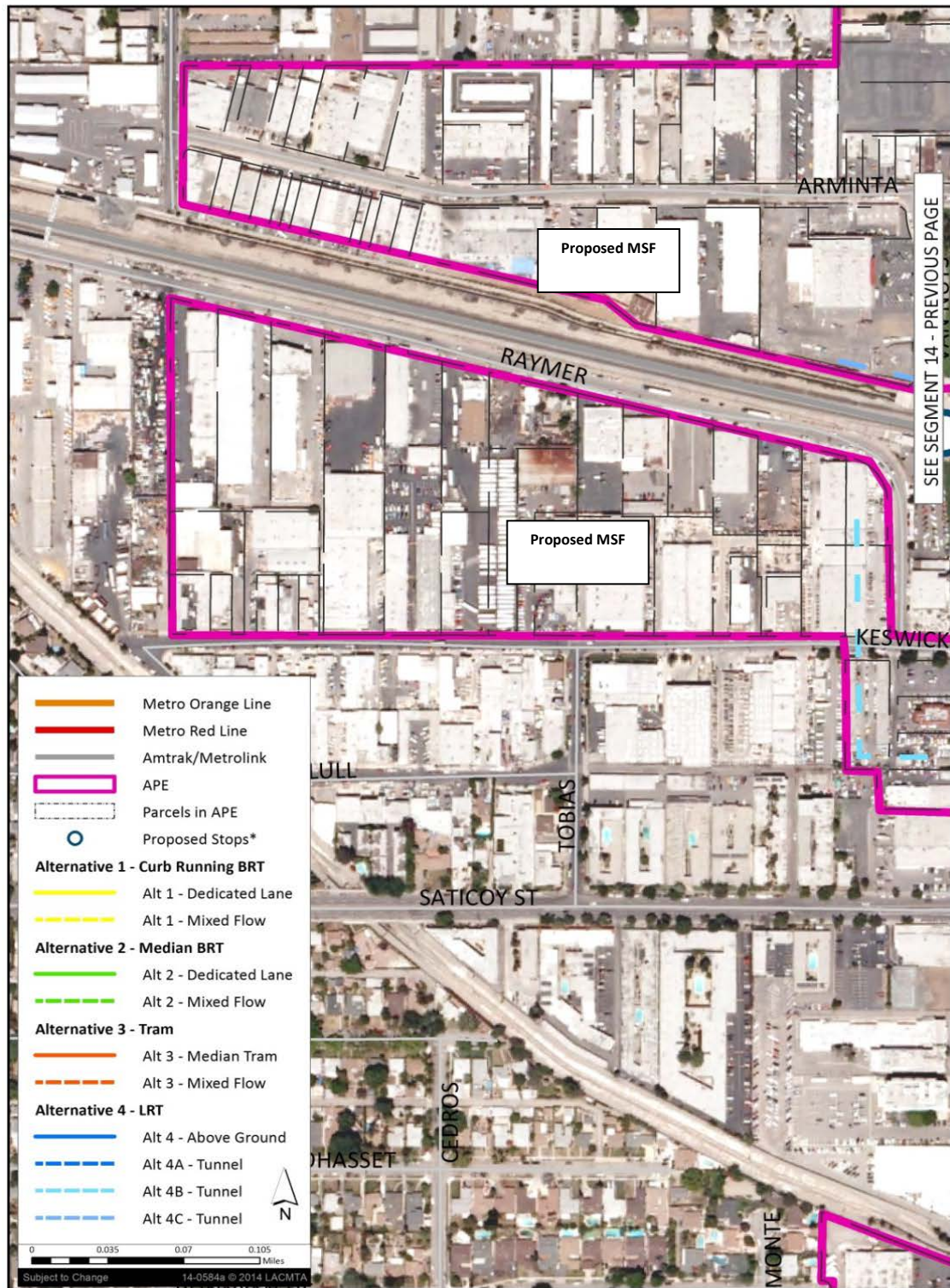
Figure 2-16: Area of Potential Effects Map, Segment 14



\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

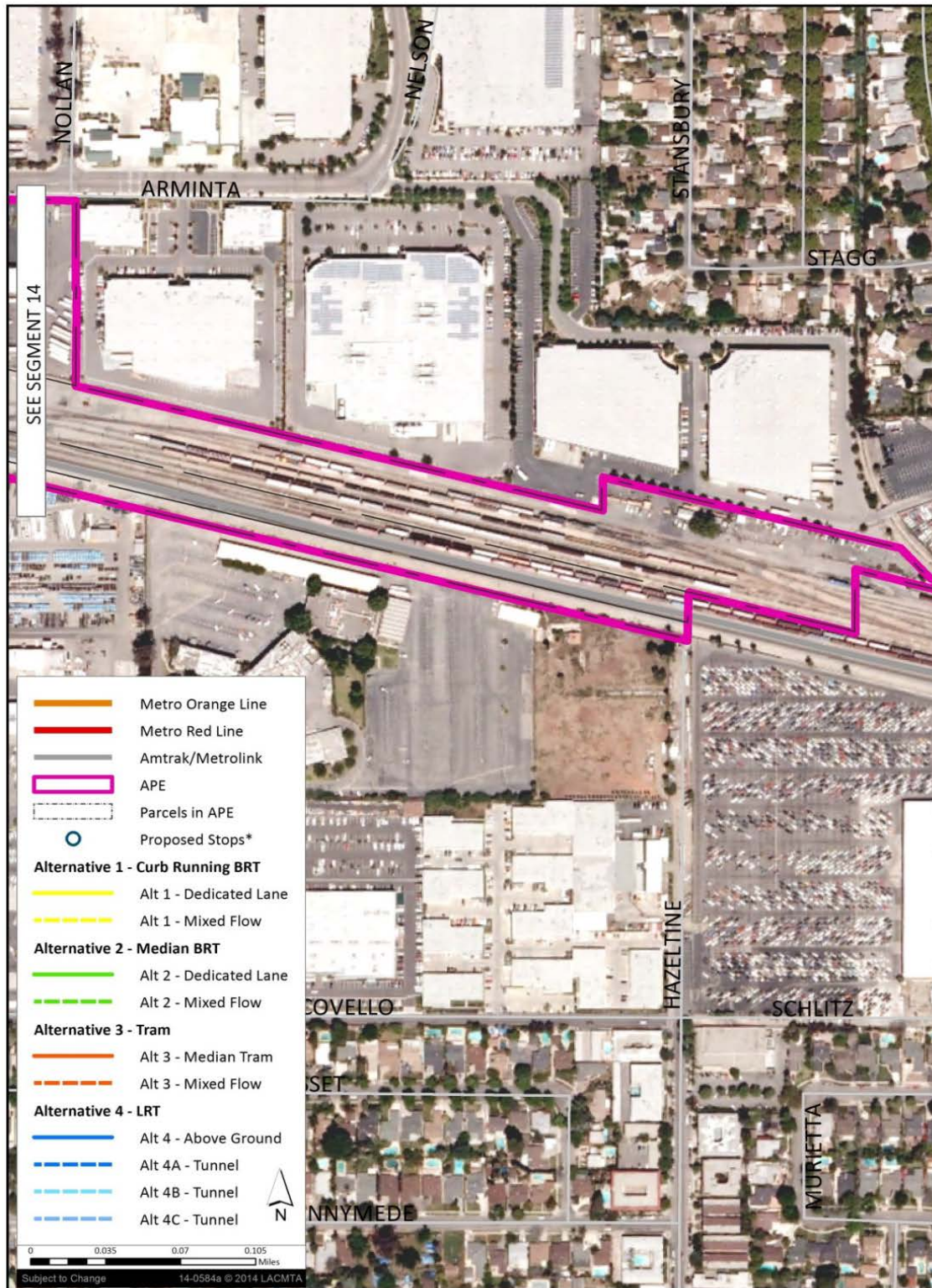
Figure 2-17: Area of Potential Effects Map, Segment 15



\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

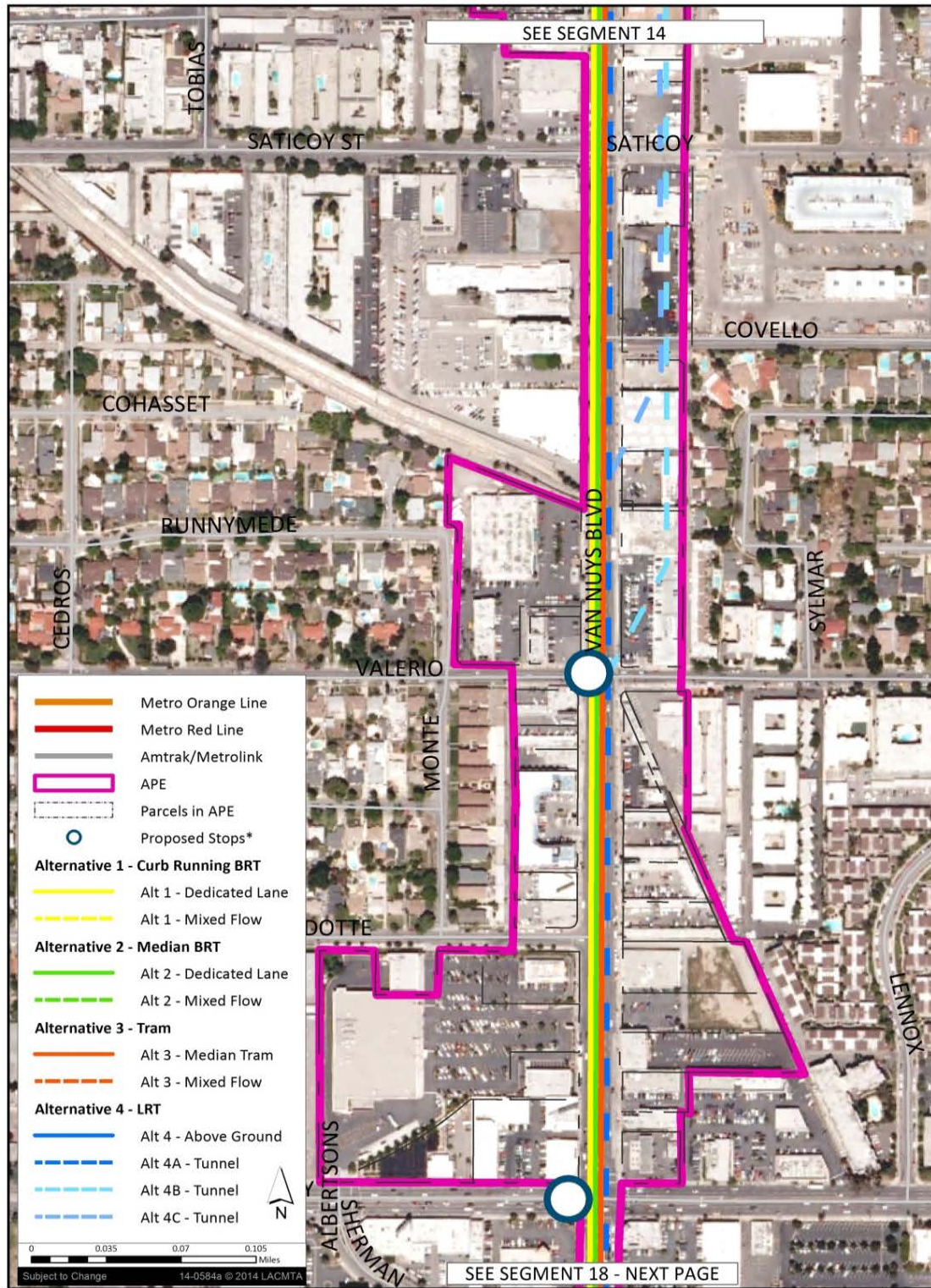
Figure 2-18: Area of Potential Effects Map, Segment 16



\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

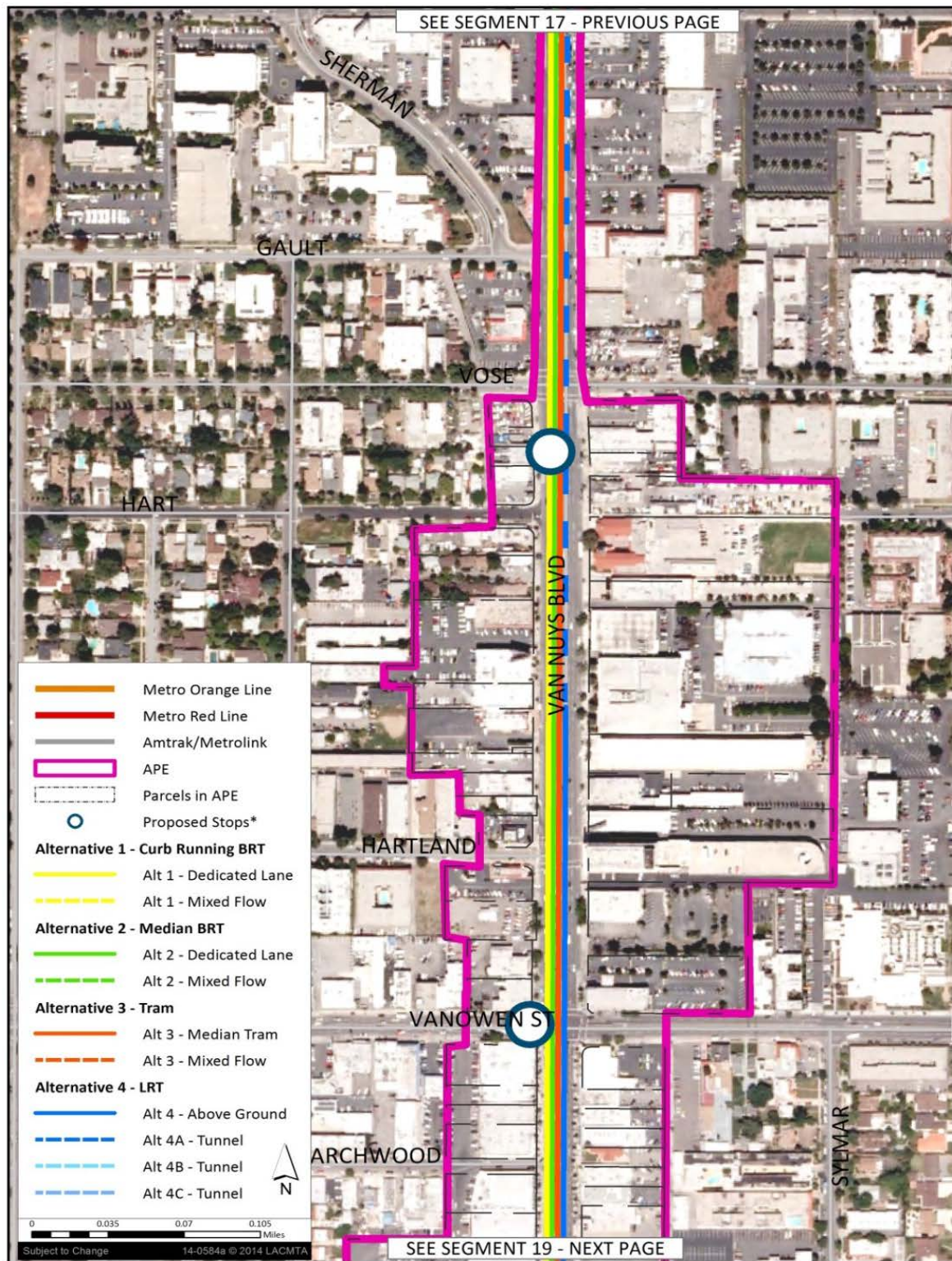
Figure 2-19: Area of Potential Effects Map, Segment 17



\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

Figure 2-20: Area of Potential Effects Map, Segment 18

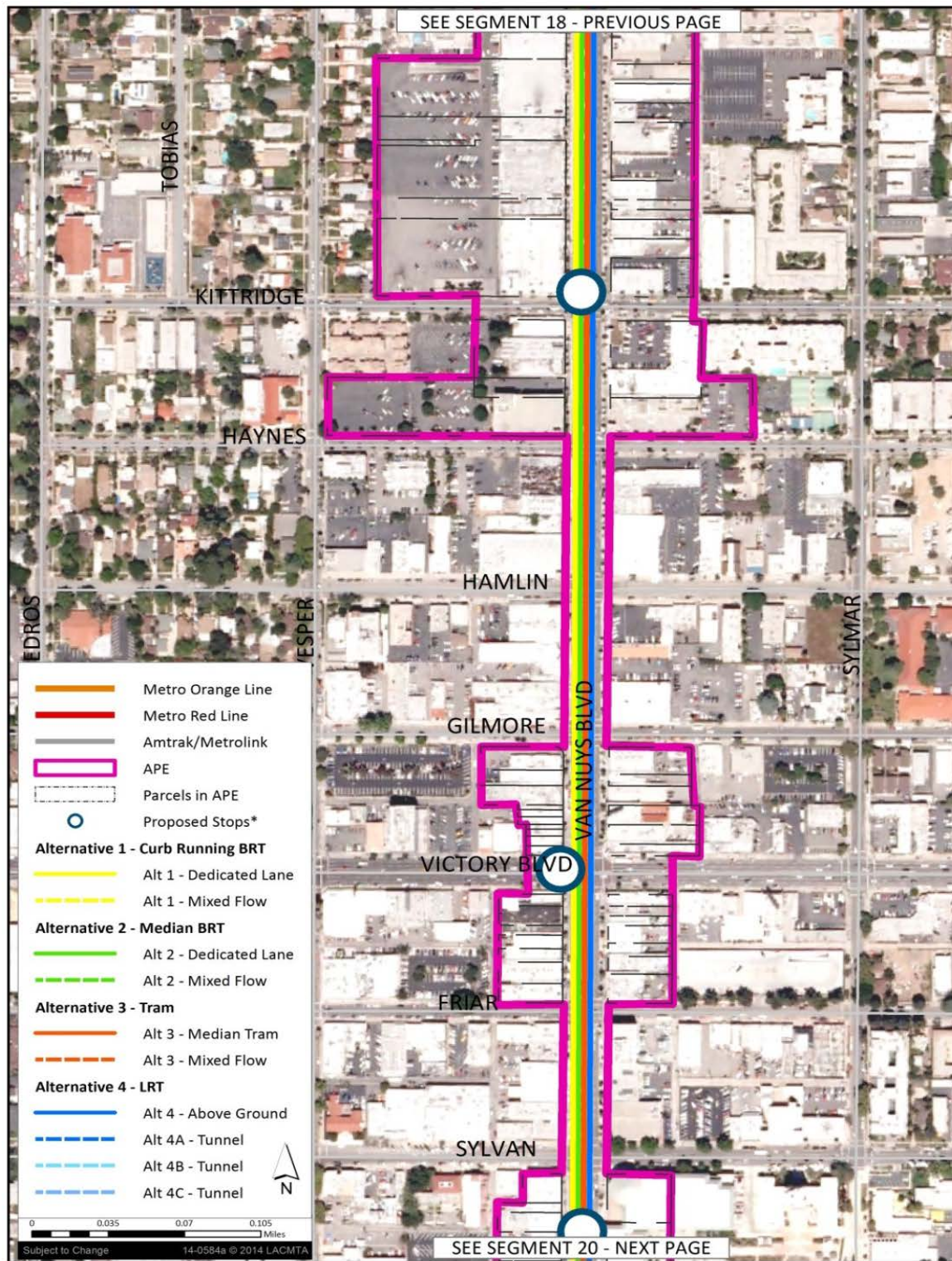


\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.



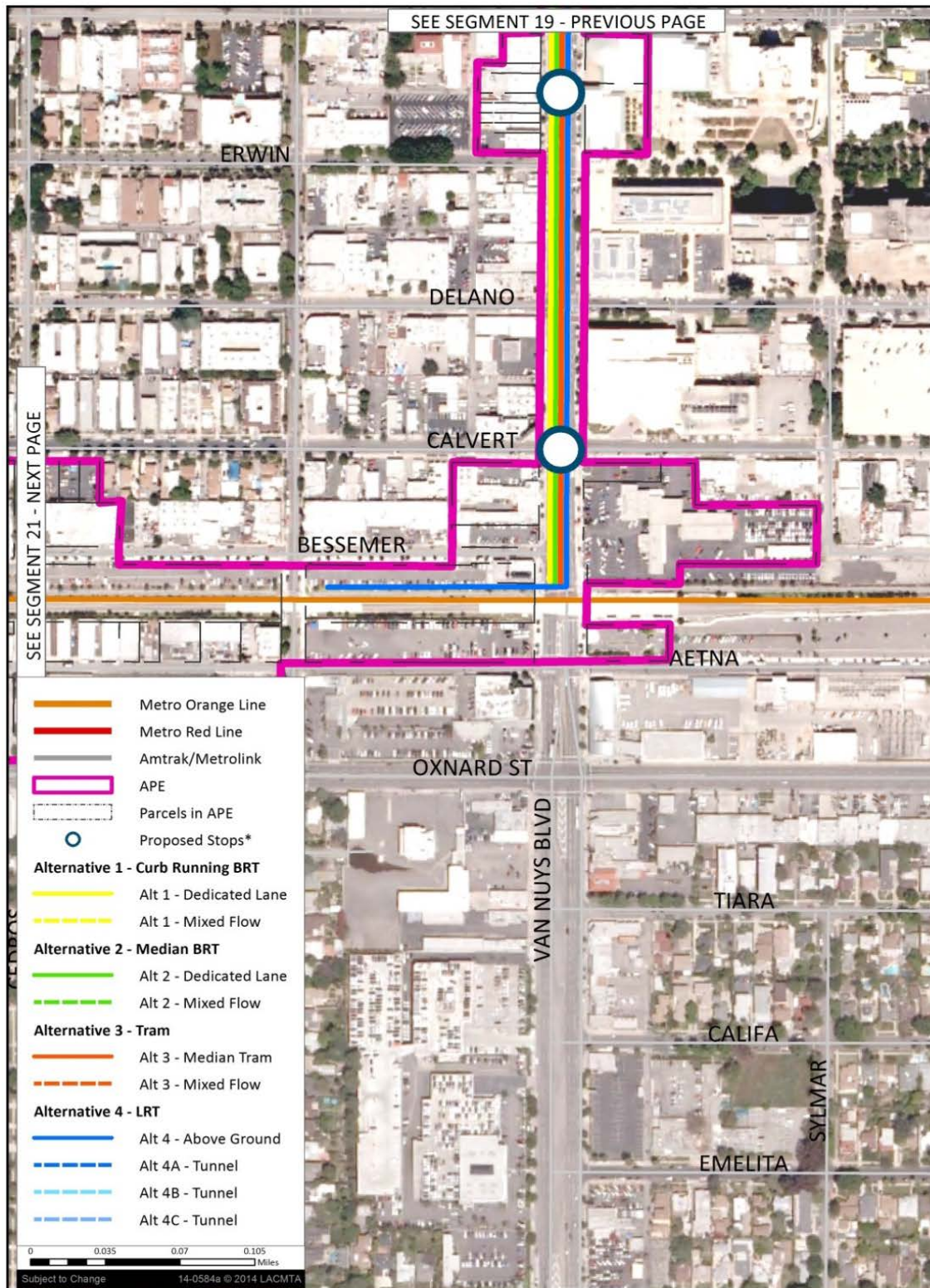
Figure 2-21: Area of Potential Effects Map, Segment 19



\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

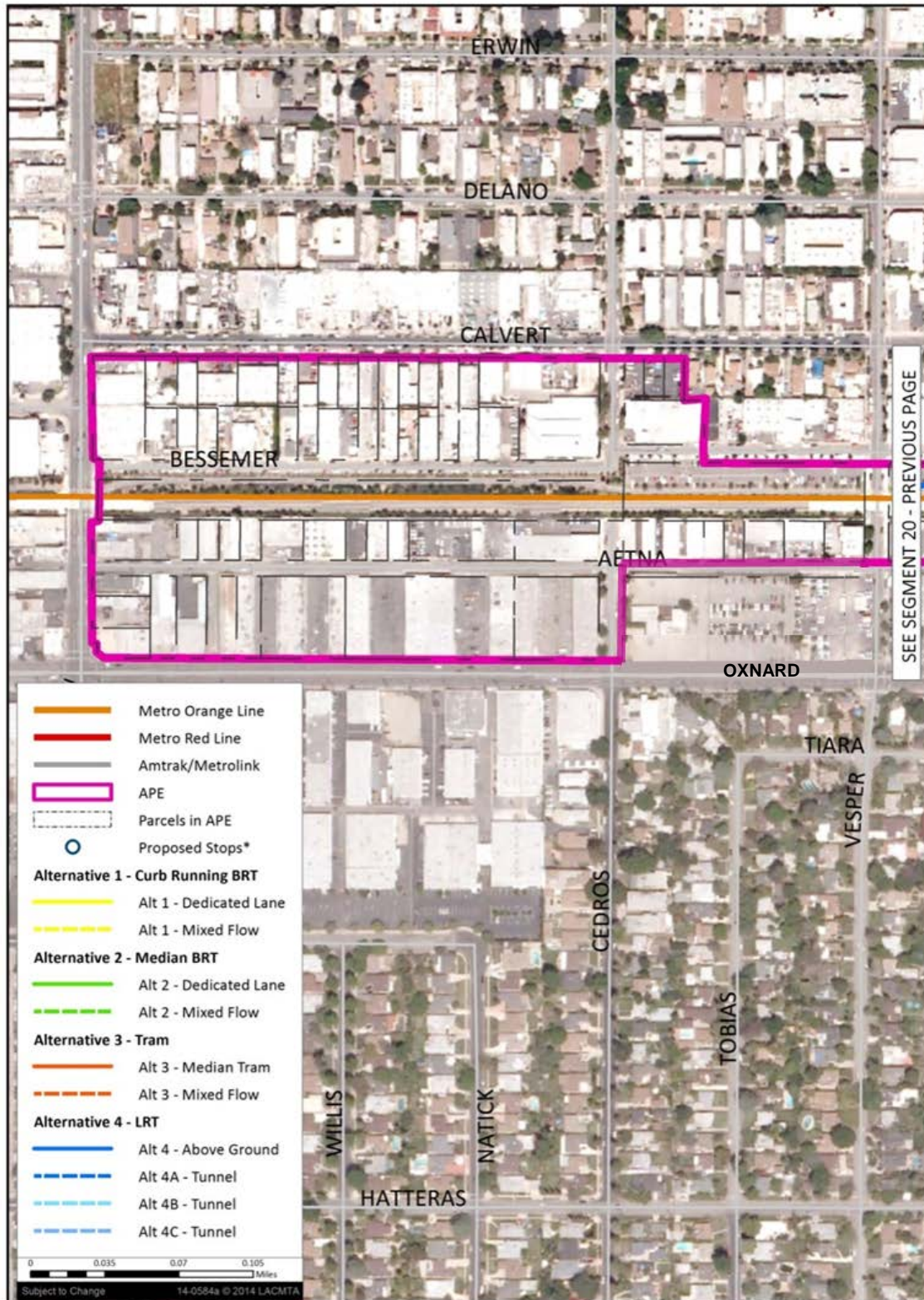
Figure 2-22: Area of Potential Effects Map, Segment 20



\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

Figure 2-23: Area of Potential Effects Map, Segment 21



\*Stop Locations are approximate. See plans for each alternative for exact locations.

Source: GPA Consulting, 2015.

### 2.2.1.2 Review Existing Information/Identification of Previously Recorded Resources

Background research was conducted to identify historical resources previously recorded and located in the study area. Background research included a records search at the South Central Coastal Information Center (SCCIC), located at California State University, Fullerton on May 28, 2013 (records search #13094.9772). The SCCIC maintains records of designated and/or identified historical resources that have been reported to SCCIC. The SCCIC records search that was conducted included properties located within 0.5 miles to the east and west of Van Nuys Boulevard and San Fernando Road. Records held at the SCCIC include properties listed on or formally determined eligible for listing on the NRHP, the CRHR, National Historic Landmarks (NHLs), California Historical Landmarks (CHLs), California Points of Historical Interest (PHIs), and properties that have been included in a local inventory of historical resources. Background research also included searches of locally available records at the City of Los Angeles and the City of San Fernando, because the study area included portions of both cities.

The City of Los Angeles' Office of Historic Resources (OHR) is currently managing a citywide survey, called SurveyLA, to identify and document historical resources. Surveys are being completed in phases and are divided by City of Los Angeles Community Plan Areas (CPAs). Portions of the study area within Los Angeles city limits are within the Mission Hills-Panorama City CPA and the Van Nuys-North Sherman Oaks CPA. The survey findings for the Mission Hills-Panorama City CPA were finalized in March 2014; the survey findings for the Van Nuys-North Sherman Oaks CPA are in the process of being finalized as of the date of this report.

Information that was gathered from the SCCIC, the City of Los Angeles, and the City of San Fernando was analyzed in order to identify historical resources previously recorded and located within the study area and the general project vicinity. The results of the records search are included in Section 3.1.3.

### 2.2.1.3 Seek Information from the Public/Interested Parties

In addition to the records search, the project team conducted general research and consulted with the public and groups/organizations that may have an interest in historical resources. As part of the project, a series of community outreach meetings were held as follows:

- Panorama High School, October 24, 2011;
- Pacoima Neighborhood City Hall, October 25, 2011;
- Van Nuys Civic Center, October 28, 2011;
- San Fernando Regional Pool Facility, April 12, 2012;
- Saint Mary Byzantine Catholic Church, April 17, 2012;
- Valley Presbyterian Hospital, April 18, 2012;
- Mission Community Police Station, May 1, 2012;
- Sepulveda Middle School, October 2, 2012;
- San Fernando High School, October 4, 2012;
- Panorama High School, October 6, 2012; and
- Marvin Braude Civic Center, October 9, 2012.

During these public outreach meetings, no comments or concerns were expressed specifically relating to the presence or effects on historic properties.

Local historical societies and local governments were identified and invited to participate in the Section 106 process in accordance with 36 CFR 800.3(f)(1). Letters were sent to the following parties on June 29, 2015 to notify them of the project, and to elicit any concerns or information regarding the potential for effects to historic properties located within the APE. Follow-up emails were sent to non-responsive parties on July 24, 2015. The following groups/persons were contacted:

- Ken Bernstein, Planning Manager, City of Los Angeles Office of Historic Resources, (200 N. Spring Street, Los Angeles, CA 90012, ken.bernstein@lacity.org). No response has been received to date.
- Richard Bruckner, Director of Planning, County of Los Angeles Regional Planning (320 W. Temple Street, 13<sup>th</sup> Floor, Los Angeles, CA 90012, rbruckner@planning.lacounty.gov). On August 13, 2015, a letter dated August 6, 2015 was received stating that the Department of Regional Planning does not, at this time, have any designated official Los Angeles County landmarks or properties identified as being of significant historic and/or cultural value (included in Appendix B).
- Michelle De Santiago, City of San Fernando (117 Macneil Street, San Fernando, CA 91340, mdesantiago@ci.san-fernando.ca.us). No response has been received to date.
- Kenneth Marcus, President, Historical Society of Southern California (Post Office Box 93487, Pasadena, CA 91109, hssc@socalhistory.org.) A response was received via email on July 26, 2015 from Amy Essington, Executive Director, stating that the Historical Society of Southern California was unable to comment on the project at this time (included in Appendix B).
- Adrian Scott Fine, Director of Advocacy, Los Angeles Conservancy (523 W.6<sup>th</sup> Street, Ste. 826, Los Angeles, CA 90014, afine@laconservancy.org). No response has been received to date.

#### 2.2.1.4 Identification of Potential Historical Resources

To identify potential historical resources, the project team conducted fieldwork and digitally photographed all the buildings over 45 years of age that retained moderate to high integrity located within the APE. Fieldwork was conducted on January 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup> and 13<sup>th</sup>, 2015. A total of 180 properties were identified that met these Criteria. These included primarily commercial and industrial buildings. Nineteen of the properties were evaluated individually, while the rest were evaluated as districts, per the methodology outlined in Section 2.2. Notes from visual observations were taken in the field, and documentary photographs were used for preparing DPR 523 forms. The results of the fieldwork and subsequent evaluations are outlined in Section 3.2.

#### Archaeological Resources

Potential impacts to archaeological resources resulting from the project alternatives were evaluated by determining whether ground disturbing activities would affect areas that contain or could contain any archaeological sites listed in or eligible for listing in the NRHP or the CRHR, or that are archaeological resources designated as a City of Los Angeles Historic-Cultural Monument, or that are otherwise considered a unique or important archaeological resource under CEQA.

#### Record Search

Information on existing archaeological resources was gathered through the use of a cultural resources literature and records search. On October 6, 2011, ICF conducted a records search at the SCCIC located at California State University Fullerton. SCCIC is a branch of the California Historical

Resources Information Center, which maintains the State of California’s official records of previously recorded cultural resource studies and recorded archaeological sites. SCCIC maintains the records for Los Angeles and Orange Counties. The SCCIC records search included the project study area and a 0.5-mile buffer surrounding the project study area. In addition, the ICF cultural resources library and the following sources were consulted:

- National Register of Historic Places;
- Historic Property Data Files;
- The California Register of Historical Resources;
- California Historical Landmarks Database; and
- Los Angeles Historic-Cultural Landmarks Database.

The results of the records search are included in Section 3.4.

## 2.3 Significance Thresholds

Significance thresholds are used to determine whether a project may have a significant environmental effect. The significance thresholds for historic properties, as defined by federal and state regulations and guidelines, are discussed below.

### 2.3.1 Federal

#### 2.3.1.1 Historic Resources

- A. To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of “exceptional importance”) and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:<sup>15</sup>Is associated with events that have made a significant contribution to the broad patterns of history;
- B. Is associated with the lives of persons significant in the past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

According to 36 CFR 800.5(a)(1), an Adverse Effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the NRHP in a manner that would diminish the integrity of the property’s location, setting, design, materials, workmanship, feeling, or association.

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<sup>15</sup> Title 36 Code of Federal Regulations Part 60.4.

Examples of adverse effects on historic properties include, but are not limited to:

- (i). Physical destruction of or damage to all or part of the property;
- (ii). Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines;
- (iii). Removal of property from its historic location;
- (iv). Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
- (v). Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;
- (vi). Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
- (vii). Transfer, lease, or sale of property out of federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.<sup>16</sup>

### 2.3.1.2 Archaeological Resources

An adverse effect is found on archaeological resources when an undertaking may alter, directly or indirectly, any of the characteristics of an archaeological resource that qualify the resource for inclusion in the NRHP because it meets one or more of the following established criteria:

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

### 2.3.1.3 Paleontological Resources

Significance thresholds are used to determine whether a project may have a significant environmental effect. Only qualified, trained paleontologists with specific expertise in the type of fossils being evaluated can determine the scientific significance of paleontological resources. Fossils are considered to be significant if one or more of the following criteria apply:

- A. The fossils provide information on the evolutionary relationships and developmental trends among organisms, living or extinct;

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<sup>16</sup> 36 CFR 800.5(a)(2)(i through vii).

- B. The fossils provide data useful in determining the age(s) of the rock unit or sedimentary stratum, including data important in determining the depositional history of the region and the timing of geologic events therein;
- C. The fossils provide data regarding the development of biological communities or interaction between paleobotanical and paleozoological biotas;
- D. The fossils demonstrate unusual or spectacular circumstances in the history of life;
- E. The fossils are in short supply and/or in danger of being depleted or destroyed by the elements, vandalism, or commercial exploitation, and are not found in other geographic locations.

As so defined, significant paleontological resources are determined to be fossils or assemblages of fossils that are unique, unusual, rare, uncommon, or diagnostically important. Significant fossils can include remains of large to very small aquatic and terrestrial vertebrates or remains of plants and animals previously not represented in certain portions of the stratigraphy. Assemblages of fossils that might aid stratigraphic correlation, particularly those offering data for the interpretation of tectonic events, geomorphologic evolution, and paleoclimatology are also critically important (Scott and Springer 2003; Scott et al. 2004).

## 2.3.2 State CEQA Guidelines

### 2.3.2.1 Historic Resources

In enacting the CRHR in 1998, the Legislature amended CEQA to clarify which properties are significant, as well as which project impacts are considered to be significantly adverse:

A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.<sup>17</sup>

A substantial adverse change means demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource is materially impaired.<sup>18</sup>

The State CEQA Guidelines include a slightly different definition of “substantial adverse change.”<sup>19</sup>

Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource is materially impaired.<sup>20</sup>

The Guidelines go on to state that “the significance of a historic resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that convey its significance and that justify its inclusion in or eligibility for inclusion in the CRHR local register, or its identification in a historic resources survey.”<sup>21</sup>

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<sup>17</sup> Public Resource Code Section 21084.1.

<sup>18</sup> Public Resource Code Section 5020.1(q).

<sup>19</sup> 14 CCR Section 15064.5(b)(2)(A)

<sup>20</sup> 14 CCR Section 15064.5(b)(2)(A).

<sup>21</sup> 14 CCR Section 15064.5(b)(2).



### 2.3.2.2 Archaeological Resources

For the purposes of the analysis in the EIR, in accordance with Appendix G of the State CEQA Guidelines, the project would have a significant archaeological resources impact under CEQA if it would:

- Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.
- Disturb any human remains, including those interred outside of formal cemeteries.

### 2.3.2.3 2.3.2.1 State CEQA Guidelines

Section 15064.5(b) of Appendix G of the State CEQA Guidelines goes on to define “substantial adverse change,” in relevant part, as follows:

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

### 2.3.2.4 Paleontological Resources

## 2.3.3 L.A. CEQA Thresholds Guide

### 2.3.3.1 Historic Resources

The following factors are set forth in the *L.A. CEQA Thresholds Guide*, which states that a project would normally have a significant impact on historical resources if it would result in a substantial adverse change in the significance of an historical resource. A substantial adverse change in significance occurs if the project involves:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and (historical/architectural) significance of a significant resource;

- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

Therefore, the test for determining whether or not the project will have a significant impact on identified historical resources is whether it will materially impair the physical integrity of the historical resource such that it would no longer be listed in the NRHP or CRHR, or other landmark programs such as the list of Los Angeles Historic-Cultural Monuments.

### 2.3.3.2 Archaeological Resources

According to the *L.A. CEQA Thresholds Guide*, a project would have a significant impact upon archaeological resources if it could disturb, damage, or degrade an archaeological resource or its setting that is found to be important under the criteria of CEQA because it:

- Is associated with an event or person of recognized importance in California or American prehistory or of recognized scientific importance in prehistory;
- Can provide information which is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable archaeological research questions;
- Has a special or particular quality, such as the oldest, best, largest, or last surviving example of its kind;
- Is at least 100-years-old and possesses substantial stratigraphic integrity; or
- Involves important research questions that historical research has shown can be answered only with archaeological methods.

## **3.1 Study Area Overview**

### **3.1.1 Description of the Study Area**

The study area includes a north-south arterial roadway, Van Nuys Boulevard, as well as a northwest-southeast arterial thoroughfare, Truman Street and San Fernando Road, and the Metro-owned railroad right-of-way adjacent to San Fernando Road and Truman Street. The existing setting consists primarily of low-rise commercial buildings (one to three stories in height) punctuated by high-rise commercial buildings (more than three stories in height), most often at major intersections. Some low-rise multi-family residential development is located along Van Nuys Boulevard approximately between Nordhoff Street and Woodman Avenue. Some single-family residential development exists along Van Nuys Boulevard north of Woodman Avenue and near the intersection of Van Nuys Boulevard and San Fernando Road. The majority of buildings date from the post-World War II period and after, 1947 to the present. East of Van Nuys Boulevard near its intersections with Arminta Street, Keswick Street, and Oxnard Boulevard, there are concentrations of industrial properties surrounding the railroad tracks, or prior railroad alignments. Previously identified historical resources, including 17 individual resources and two historic districts, are present within the study area and are discussed in Section 3.1.3.

### **3.1.2 Historical Context**

The early history of the San Fernando Valley was characterized by Native American settlement, Spanish, and Mexican colonization during the late eighteenth century and first part of the nineteenth century, and agricultural development under U.S. governance in the late nineteenth century. The town of San Fernando was founded in 1874 and is the oldest city in the San Fernando Valley. The land that became the City of San Fernando was located within the holdings of the Mission San Fernando, founded in 1797. The mission itself was abandoned following secularization of the missions in the 1830s, and the land became ranchos. Charles Maclay founded San Fernando; he sold town lots as well as agricultural land.<sup>22</sup> After the arrival of the Southern Pacific Railroad in 1876, the agricultural economy, which was the cornerstone of the town, flourished. Land was devoted to citrus and olives, among other crops.<sup>23</sup> The economy also prospered because the town was home to packing and shipping facilities for the area's agricultural industry.

Around the turn of the twentieth century, the growing real estate market and transportation improvements within Los Angeles County led to suburban development and the establishment of small independent towns in the San Fernando Valley. These included the towns of Pacoima and Van Nuys. Important events that facilitated suburban residential development in the San Fernando Valley

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<sup>22</sup> Leonard Pitt and Dale Pitt, *Los Angeles A to Z: An Encyclopedia of the City and County* (Berkeley: University of California Press, 1997), 447.

<sup>23</sup> County of Los Angeles Public Library, "San Fernando Community History," <<http://www.colapublib.org/history/sanfernando/>>. Accessed May 14, 2013.

included: establishment of Pacific Electric Railway lines from Hollywood to Van Nuys and San Fernando in 1909 and 1912, respectively; completion of the Owens Valley Aqueduct in 1913; and annexation of the 170-square mile San Fernando Addition by the City of Los Angeles in 1915 (followed by smaller annexations of outlying communities in the San Fernando Valley during the 1910s-1920s and continuing through the mid-century).

The City of San Fernando, which incorporated in 1911, remained a separate city and refused annexation by Los Angeles. The city possessed its own deep water wells, which allowed it to maintain its independence and retaining a reliable source of water. The communities of Pacoima and Van Nuys were among those annexed to the City of Los Angeles after the completion of the Owens Valley Aqueduct. Pacoima was established in 1887 along the Southern Pacific Railroad. Its founder, Jouett Allen, purchased 1,000 acres of land from San Fernando founder Charles Maclay, and the land was soon devoted to agricultural purposes, including the growth of citrus, olives, and apricots. After annexation by Los Angeles and access to water from the Owens Valley Aqueduct, agriculture flourished. The area became known for its farms, poultry ranches, and thoroughbred horses.<sup>24</sup> This remained the case until after World War II.

Van Nuys developed on land originally owned by Isaac Newtown Van Nuys, a prominent wheat rancher. The Van Nuys family sold approximately 475,000 acres of land to the Los Angeles Suburban Homes Company in 1909. The company developed the three towns of Van Nuys, Marian (now Reseda), and Owensmouth (now Canoga Park), and laid out Sherman Way (now Van Nuys Boulevard) to connect them. Lots in the new town of Van Nuys began selling in 1911.<sup>25</sup> The community was annexed by Los Angeles after the completion of the aqueduct, and growth was insured by reliable access to water as well as the area's accessibility via the Pacific Electric Railway line.<sup>26</sup>

From the 1910s onward, the separate agricultural communities of the San Fernando Valley grew and merged into residential communities that were increasingly served and designed for automobile use. These communities remained largely agricultural and disparate until after World War II.<sup>27</sup> In the five years following the end of the war, the population of the San Fernando Valley more than doubled from 176,000 to 402,538.<sup>28</sup> The landscape of the San Fernando Valley changed rapidly. Residential neighborhoods replaced agricultural land, and home construction could not keep up with demand.

Panorama City typified the rapid residential and commercial development of this period. Begun in 1947, it was the first planned tract development in the San Fernando Valley during the post-war period. Real estate developer Fritz Burns and industrialist Henry J. Kaiser purchased land from the Panorama Ranch north of Van Nuys. The new development soon consisted of residences, schools, playgrounds, a hospital, and a commercial center.<sup>29</sup> The subdivision took advantage of the postwar demand for family-oriented housing stock and was strategically located near large-scale work centers

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<sup>24</sup> Pacoima Chamber of Commerce, "Pacoima's History," <<http://www.pacoimachamber.com/pacoimas-history/>> Accessed May 14, 2013.

<sup>25</sup> Kevin Roderick, *The San Fernando Valley: America's Suburb* (Los Angeles: Los Angeles Times Books, 2001), 59.

<sup>26</sup> Pitt and Pitt, 522.

<sup>27</sup> Roderick, 113.

<sup>28</sup> Roderick, 113 and 123.

<sup>29</sup> Roderick, 126.

such as the General Motors assembly plant, which had opened in 1948.<sup>30</sup> Panorama City is an important example of suburban community design that influenced and shaped the postwar landscape in Southern California.

When World War II ended, the thousands of returning veterans, defense workers and their families created a huge demand not only for housing but for material goods and services. As a result, industrial production facilities in Los Angeles were expanded in order to meet those needs, primarily in the San Fernando Valley and near LAX; however, available land for industrial development was becoming more and more scarce. To solve this issue, the Industrial Association of the San Fernando Valley was formed, with the aim of rezoning farmland for industrial use. In the 1950s, they succeeded in rezoning over 7,000 acres along the Southern Pacific Railroad tracks through the San Fernando Valley. The majority of industrial buildings in Los Angeles are generic, single-story workshops that allowed successive tenants to install their own equipment for their respective needs. Typically, these tenants had a tendency to group together and form “districts.” One such example is the Garment District in downtown Los Angeles.

In addition to increased consumer demand after World War II, the country was entering the Cold War. Governments were investing hundreds of millions of dollars into research, development and manufacture of new aircraft and aerospace technologies, such as navigation, propulsion, and missiles. The most significant postwar industrial development in the San Fernando Valley was in the aerospace and defense industries. The field was so prevalent that by the 1960s, it comprised more than half of the jobs in Los Angeles. The majority of these jobs were concentrated in the San Fernando Valley at firms such as Rocketdyne, Northrop Grumman, and Lockheed Martin.<sup>31</sup>

The unprecedented growth of the San Fernando Valley – the population again doubled in the 1950s – caused congestion of its now outdated streets. In the late 1950s and 1960s, the construction of freeways through the San Fernando Valley helped alleviate traffic congestion. During this period, a shift towards development of multiple-family housing resulted.

Prior to the construction of the freeway system, a number of the major thoroughfares in the San Fernando Valley were laid out and utilized as highways. They were also designated as such. Ventura Boulevard was U.S. 101, Sepulveda Boulevard was State Route 7, and San Fernando Road was both U.S. 6 and State Route 99.<sup>32</sup> Ventura Boulevard was initially part of the El Camino Real, the route laid out by the Spanish to connect the missions in the mission system. It was widened by 70 feet in the 1920s to accommodate increased automobile traffic and was often utilized by commuters traveling between Los Angeles and the San Fernando Valley.<sup>33</sup> In the post-war period, it became an even more heavily traveled corridor lined with commercial development.

Van Nuys Boulevard was laid out by developers in the early twentieth century as a major north-south thoroughfare at the eastern end of the San Fernando Valley. Early on, Van Nuys Boulevard contained an electric railroad line, and it was increasingly used as an automobile route, resulting in the widening of the boulevard in the late 1950s. From its inception, commercial and entertainment uses gravitated to well-traveled Van Nuys Boulevard, including theatres, restaurants, shops, and

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<sup>30</sup> Greg Hise, *Magnetic Los Angeles* (Baltimore: Johns Hopkins University Press, 1999), 187.

<sup>31</sup> LSA Associates, et. al, “Draft Historic Context Statement: SurveyLA Industrial Development, City of Los Angeles, Los Angeles County, California,” August 2011.

<sup>32</sup> Roderick, 108.

<sup>33</sup> Roderick, 77 and 113.

recreational facilities. By the mid-century, large shopping plazas appeared, and automobile-related commerce like car washes, drive-through diners, and dealerships were prevalent on Van Nuys Boulevard. The corridor also became the administrative and public services center for the San Fernando Valley, beginning with the establishment of important civic institutions during the 1920s and 1930s within the community of Van Nuys. This area became known as the Van Nuys Government Center. As the San Fernando Valley's population expanded and its communities grew during the postwar period, additional civic institutions, public utility buildings, health services, and government-financed public housing were constructed along Van Nuys Boulevard. In this way, Van Nuys Boulevard served as the San Fernando Valley's Main Street, and it became an outdoor "show room" for commercial and institutional architecture that was expressive of the development of the broader San Fernando Valley.

### 3.1.3 Previously Identified Historical Resources

Within the study area, there are 15 individual properties that were previously recorded as historic properties/historical resources that are currently extant. Three of the 15 properties are located within the APE. They are indicated with an \* in the table below (Table 3-1) and further detailed in Sections 3.1.3.1 through 3.1.3.3. Of the 15 previously recorded resources, two individual properties are listed in the NRHP and the CRHR and local landmark programs; two individual properties are listed in the CRHR only; six properties are listed on the CRHR and local landmark programs, and three are designated at the local level as Los Angeles Historic Cultural Monuments (LA HCMs). Two properties were identified as appearing to be eligible as part of a previous study, including the San Fernando Road and the San Fernando Road Bridge over Pacoima Wash.

Bridge #53C-0302, the San Fernando Bridge over Pacoima Wash, was evaluated in 2012 and found to be not eligible for the NRHP or CRHR as an individual resource, but is a contributing feature of San Fernando Road, which was previously found eligible for listing in the NRHP and CRHR as part of a CEQA review process. The bridge is located within the APE.

Within the study area, there are two previously recorded historic districts. The previously recorded historic districts include the Van Nuys Historic Preservation Overlay Zone (HPOZ), which is locally designated by the City of Los Angeles, and the Panorama City Historic District, which is recorded as eligible for listing in the NRHP and is listed in the CRHR. Neither district is located within the APE and is not discussed further in this report.

As previously stated, the City of Los Angeles' OHR is currently managing a citywide survey, called SurveyLA, to identify and document historic resources in the city. Surveys are being completed in phases and are divided by City of Los Angeles Community Plan Area (CPA). Portions of the study area within Los Angeles city limits are within the Mission Hills-Panorama City CPA and the Van Nuys-North Sherman Oaks CPA. The survey findings for the Mission Hills-Panorama City CPA were finalized in March 2014; the survey findings for the Van Nuys-North Sherman Oaks CPA are in the process of being finalized as of the date of this report. The results of the SurveyLA have been included in this report. Table 3-1 includes information regarding the 15 individual properties that were previously recorded as historical resources and located within the study area. See Figure 2-1 for a full list of the California Historical Resource Status Codes and their meanings.

**Table 3-1: Previously Recorded Individual Historic Properties**

Ref. No.	Address	City	Zip	Designation/ Listing Type	Notes
1.	14601 Aetna Street*	Van Nuys	91411	CRHR	Department of Water and Power Building
2.	216 Hagar Street	San Fernando	91340	CRHR, identified City of San Fernando Historic Preservation Element	/
3.	447 Hagar Street	San Fernando	91340	CRHR, identified City of San Fernando Historic Preservation Element	/
4.	14603 Hamlin Street	Los Angeles	91411	HCM No. 203	Baird House (Volunteer League Community Center)
5.	130 N. Brand Boulevard*	San Fernando	91340	CRHR, identified City of San Fernando Historic Preservation Element	San Fernando Junior High School
6.	575 N. Maclay Avenue	San Fernando	91340	CRHR, identified City of San Fernando Historic Preservation Element	Morningside Elementary
7.	208 Park Avenue	San Fernando	91340	CRHR, identified City of San Fernando Historic Preservation Element	Old Rock Scout House
8.	804 Park Avenue	San Fernando	91340	CRHR, identified City of San Fernando Historic Preservation Element	Elks Lodge
9.	1100 Pico Street	San Fernando	91340	NRHP, CRHR, identified City of San Fernando Historic Preservation Element	Lopez Adobe
10.	14410 Sylvan Street	Los Angeles	91411	HCM No. 202, CRHR	Valley Municipal Building (Van Nuys City Hall)
11.	14415 Sylvan Street	Los Angeles	91401	CRHR	Fire Station #39
12.	14553 Sylvan Street	Los Angeles	91411	NRHP, CRHP, HCM No. 911	Van Nuys Branch Library
13.	14832 Sylvan Street	Los Angeles	91411	HCM No. 201	Van Nuys Woman's Club
14.	Havana and Bleeker Streets	Los Angeles	91342	HCM No. 50	Mission Wells and the Settling Basin (Area Of)
15.	San Fernando Road*	San Fernando	91340	Appears to be eligible for NRHP.	Portion of Segment B, including Bridge #53C-0302

Source: GPA Consulting, 2015.

Table 3-2 includes information regarding the 17 properties within the APE that were identified through SurveyLA efforts.

**Table 3-2: SurveyLA Findings within the APE**

Ref. No.	Address	CPA
1.	14601-14603 Aetna Street	Van Nuys - North Sherman Oaks
2.	6103 Cedros Avenue	Van Nuys - North Sherman Oaks
3.	14463 Haynes Street	Van Nuys - North Sherman Oaks
4.	6000 Kester Avenue	Van Nuys - North Sherman Oaks
5.	14829-33 Oxnard Street	Van Nuys – North Sherman Oaks
6.	6353 Van Nuys Blvd	Van Nuys - North Sherman Oaks
7.	6362 Van Nuys Blvd	Van Nuys - North Sherman Oaks
8.	6551 Van Nuys Blvd	Van Nuys - North Sherman Oaks
9.	6569 Van Nuys Blvd	Van Nuys - North Sherman Oaks
10.	6920 Van Nuys Blvd	Van Nuys - North Sherman Oaks
11.	8324 Van Nuys Boulevard	Mission Hills - Panorama City - North Hills
12.	8333 Van Nuys Boulevard	Mission Hills - Panorama City - North Hills
13.	8201 Van Nuys Boulevard	Mission Hills - Panorama City - North Hills
14.	8121 Van Nuys Boulevard	Mission Hills - Panorama City - North Hills
15.	14035 Van Nuys Boulevard	Mission Hills - Panorama City - North Hills
16.	9110 Van Nuys Boulevard	Mission Hills - Panorama City - North Hills
17.	14035 Van Nuys Boulevard	Mission Hills - Panorama City - North Hills

Source: GPA Consulting, 2015.

### 3.1.3.1 14601-3 Aetna Street

14601 Aetna Street, with an alternative address at 14603 Aetna Street, is a Progress Works Administration (PWA) Moderne Department of Water and Power (DWP) building that was used for meter repairs. It is listed in the California Historic Resources Information System (CHRIS) with a 2S2 status code (Individual property determined eligible for the NRHP, by consensus through a Section 106 consultation, listed on CRHR) dated March 20, 2002. The SCCIC was contacted on July 24, 2015 for additional documentation and information regarding this previous evaluation. Michelle Galaz, Assistant Coordinator at the SCCIC, responded on July 27, 2015 to say that there was no



documentation for this address in their office, or for its alternative address, 14603 Aetna Street. SCCIC made a request to the State Office of Historic Preservation (OHP) for additional documentation and information. The property evaluation was updated for the purposes of this report, but on August 13, 2015, the information from the prior evaluation was received from SCCIC. The results of the updated evaluation are detailed in Section 3.2, and the results of the previous evaluation are included in Appendix A.

**Figure 3-1: 14601-3 Aetna Street, view looking northeast**



### 3.1.3.2 130 North (N.) Brand Boulevard

130 N. Brand Boulevard is a junior high school campus. In 1995, the Auditorium (built in 1916), Science Building (built in 1916), and Boys' Gymnasium (built in 1937) were found to be individually significant for their architecture as part of a survey of properties damaged in the 1994 Northridge Earthquake. The prior evaluation and an update form are included in Appendix A.

**Figure 3-2: 130 N. Brand Boulevard, Auditorium, view looking southwest**



### 3.1.3.3 San Fernando Road

San Fernando Road is a multi-lane road that runs through the cities of Los Angeles, San Fernando, Burbank, and Glendale. Segments of the road were found eligible for the NRHP in 2013 as part of a CEQA review process.

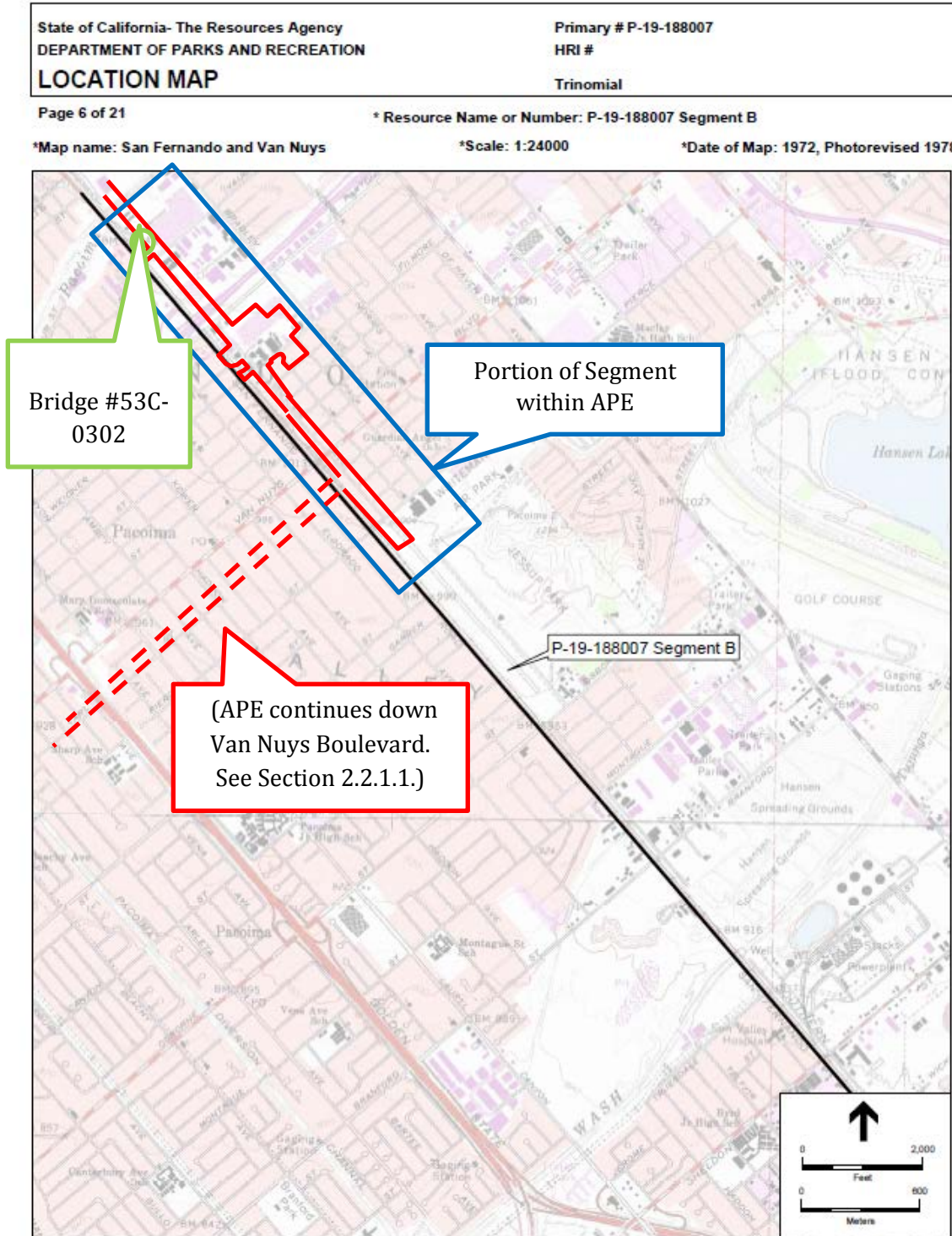
San Fernando Road was a major thoroughfare in Southern California as early as the 1870s until 1963. The road was in existence as early as 1863, but it was not cleared and packed until 1871 by Remi Nadeau, to ease transport of silver ore by wagon. In the 1920s, it was included as part of U.S. Highway 99, which spanned between the Mexican and Canadian borders; it was decommissioned in 1963 following the completion of I-5. Portions of San Fernando Road were first paved in 1910, with the rest paved and widened between 1925 and 1929. The road has undoubtedly been paved and repaved.

One segment, "Segment B," is located within the APE, which includes Bridge #53C-0302, the San Fernando Bridge over Pacoima Wash. This segment spans between the southern end of Truman Street to North Lincoln Street/Victory Place; the portion within the APE is located between the southern end of Truman Street to Pierce Street, a distance of approximately 1.5 miles. The prior evaluation and an update form are included in Appendix A.

Figure 3-3: San Fernando Road at Pinney Street, looking south



Figure 3-4: San Fernando Road. "Segment B" (approximate APE boundaries indicated in red)



Source: Environmental Science Associates.

### 3.1.4 Properties Identified for Further Study

There are 180 properties located in the APE that are more than 45 years old that were identified during the historic resources field study as requiring further study as an individual resource or as a district area (see Section 2.2.1.1 for a detailed explanation of identification efforts and the methodology utilized for determining properties that warrant further study). Twenty-one of the 180 properties had a moderate to high level of integrity and an apparent potential for significance, based on the City of Los Angeles’ Citywide Historic Context Statement and SurveyLA methodology for evaluating potential historical resources (as administered by the City of Los Angeles OHR). Each of these 21 properties were inventoried on a DPR 523 A Form and evaluated on a DPR 523 B Form; previous evaluations were updated.

Concentrations of related properties identified during the field study were evaluated as potential districts. Each property within the district was inventoried on a DPR 523 A Form. These forms are attached to a DPR 523 D Form (District Record) that includes an evaluation of each potential district. A list of the properties identified within the APE, the results of their evaluations, and the alternatives that may affect them are listed in Table 3-3 through Table 3-7 below. Please refer to the DPR form sets in Appendix A for additional details.

**Table 3-3: Individual Properties Evaluated as Part of Current Study**

Ref. No.	APN	Address	City	Description of Property	Year Built	Status Code	Alt.
1.	2241-026-007	14601 Aetna Street (also part of Bessemer & Oxnard Industrial District evaluation)	Los Angeles	PWA Moderne Department of Water & Power Building; HP14. Government Building	1937	3S	4A
2.	2519-017-900, 2519-018-900, 2519-019-900	130 N. Brand Blvd	San Fernando	Auditorium, Science Building, Boy’s Gymnasium	1916; 1937	2S2	4A, 4B, 4C
3.	2241-023-016	6103 Cedros Ave (also part of Bessemer & Oxnard Industrial District evaluation)	Los Angeles	Valley Planing Mill; HP08. Industrial Building	1923	6Z	4A
4.	2241-025-028	6000 Kester Ave (also part of Bessemer & Oxnard Industrial District evaluation)	Los Angeles	Valley Builders Supply; HP08. Industrial Building	1946	6Z	4A

Ref. No.	APN	Address	City	Description of Property	Year Built	Status Code	Alt.
5.	2241-025-018	14829-33 Oxnard Street (also part of Bessemer & Oxnard Industrial District evaluation)	Los Angeles	Valley Sash & Door; HP08. Industrial Building	1948	6Z	4A
6.	2521-032-008	1140 San Fernando Rd (also part of San Fernando Road Commercial District evaluation)	San Fernando	J.C. Penney Department Store; HP06. 1-3 Story Commercial Building	1953	3S	3
7.	2612-004-017	1601 San Fernando Rd	San Fernando	Mission Car Wash; HP06. 1-3 Story Commercial Building	1965	6Z	1, 2
8.	2241-004-007	6353 Van Nuys Blvd	Los Angeles	Art Deco Commercial Building; HP06. 1-3 Story Commercial Building	1939	3S	All
9.	2240-001-006	6362 Van Nuys Blvd	Los Angeles	Hart's Jewelry; HP06. 1-3 Story Commercial Building	1936	6Z	All
10.	2236-011-023	6551 Van Nuys Blvd	Los Angeles	Bank of America; HP06. 1-3 Story Commercial Building	1967	3S	3
11.	2236-011-020	6569 Van Nuys Blvd	Los Angeles	Van Nuys Savings & Loan; HP06. 1-3 Story Commercial Building	1954	6Z	3
12.	2217-009-801	6920 Van Nuys Blvd	Los Angeles	Pacific Telephone & Telegraph Offices; HP07. 3+ Story Commercial Building	1953	6Z	All
13.	2210-011-028	8121 Van Nuys Blvd	Los Angeles	Panorama Plaza; HP07. 3+ Story Commercial Building	1967	6Z	3
14.	2210-011-029	8155 Van Nuys Blvd	Los Angeles	Panorama Tower; HP07. 3+ Story Commercial Building	1962	6Z	3

Ref. No.	APN	Address	City	Description of Property	Year Built	Status Code	Alt.
15.	2210-010-022	8201 Van Nuys Blvd	Los Angeles	Van Nuys Savings & Loan; HP06. 1-3 Story Commercial Building	1957	3S	1, 3, 4A, 4B, 4C
16.	2638-022-019	8324 Van Nuys Blvd	Los Angeles	Panorama City Bank of America; HP06. 1-3 Story Commercial Building	1954	3S	All
17.	2638-038-002	8333 Van Nuys Blvd	Los Angeles	Broadway-Hale Department Store; HP06. 1-3 Story Commercial Building	1955	6Z	1, 2, 3
18.	2639-008-025	9110 Van Nuys Blvd	Los Angeles	Panorama Movie Theater; HP06. 1-3 Story Commercial Building	1958	3S	All
19.	2647-017-011	14035 Van Nuys Blvd	Los Angeles	Shoestring Food Stand; HP06. 1-3 Story Commercial Building	1961	6Z	All
20.	2237-013-906	14463 W Haynes St	Los Angeles	Mid-century Department of Water & Power Office; HP14. Government Building	1956	6Z	All
21.	N/A	San Fernando Road, Segment B and Bridge #53C-0302	San Fernando	Multi-lane paved roadway; HP38. Highway	c. 1871	3S	3

Source: GPA Consulting, 2015.

**Table 3-4: District Evaluation 1 – San Fernando Road Commercial District – 7N1**

Ref. No.	APN	Address	City	Description of Property	Year Built	Status Code	Alt.
22.	2521-032-003	1111 Celis St	San Fernando	HP06. 1-3 Story Commercial Building	1942	6Z	3
23.	2522-003-014	204 S Maclay Ave	San Fernando	HP06. 1-3 Story Commercial Building	1920	6Z	3
24.	2521-032-007	210 San Fernando Mission Blvd	San Fernando	HP06. 1-3 Story Commercial Building	1951	6Z	3
25.	2522-003-033	900 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1913	6Z	3
26.	2522-002-001	901 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1933	6Z	3
27.	2522-002-002	907 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1930	6Z	3
28.	2522-002-003	911 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1930	6Z	3
29.	2522-002-004	1003 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1929	6Z	3
30.	2522-003-026	1004 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1971	6Z	3
31.	2522-002-005	1007 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1938	6Z	3
32.	2522-003-002	1008 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1939	6Z	3
33.	2522-003-003	1010 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1935	6Z	3
34.	2522-002-006	1013 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1930	6Z	3
35.	2522-003-004	1014 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1940	6Z	3
36.	2522-003-005	1016 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1941	6Z	3
37.	2522-002-007	1019 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1921	6Z	3
38.	2522-003-031	1020 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1922	6Z	3
39.	2522-003-032	1022 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1912	6Z	3
40.	2522-002-008	1025 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1930	6Z	3
41.	2522-002-009	1027 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1931	6Z	3
42.	2522-003-008	1028 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1911	6Z	3
43.	2522-002-010	1029 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1931	6Z	3



Ref. No.	APN	Address	City	Description of Property	Year Built	Status Code	Alt.
44.	2522-003-009	1030 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1932	6Z	3
45.	2522-003-010	1034 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1930	6Z	3
46.	2522-002-016	1035 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1979	6Z	3
47.	2522-003-012	1040 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1971	6Z	3
48.	2522-003-013	1042 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1930	6Z	3
49.	2522-002-014	1045 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1972	6Z	3
50.	2521-032-001	1100 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1929	6Z	3
51.	2521-033-001	1103 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1972	6Z	3
52.	2521-033-002	1107 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1926	6Z	3
53.	2521-032-002	1108 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1940	6Z	3
54.	2521-033-003	1113 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1928	6Z	3
55.	2521-033-004	1115 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1939	6Z	3
56.	2521-032-013	1116 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1945	6Z	3
57.	2521-032-004	1122 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1971	6Z	3
58.	2521-033-005	1123 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1940	6Z	3
59.	2521-032-005	1126 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1971	6Z	3
60.	2521-033-006	1129 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1943	6Z	3
61.	2521-033-006	1130 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1955	6Z	3
62.	2521-032-008	1143 San Fernando Rd	San Fernando	HP06. 1-3 Story Commercial Building	1943	6Z	3

Source: GPA Consulting, 2015.

**Table 3-5: District Evaluation 2 – Bessemer & Oxnard Industrial District – 6Z**

Ref. No.	APN	Address	City	Description of Property	Year Built	Status Code	Alt.
63.	2241-026-006	14617 Aetna St	Los Angeles	HP08. Industrial Building	1969	6Z	4A
64.	2241-026-005	14623 Aetna St	Los Angeles	HP08. Industrial Building	1969	6Z	4A
65.	2241-026-002	14633 Aetna St	Los Angeles	HP08. Industrial Building	1940	6Z	4A
66.	2241-026-003	14637 Aetna St	Los Angeles	HP08. Industrial Building	1948	6Z	4A
67.	2241-026-004	14641 Aetna St	Los Angeles	HP08. Industrial Building	1969	6Z	4A
68.	2241-025-001	14705 Aetna St	Los Angeles	HP08. Industrial Building	1974	6Z	4A
69.	2241-025-002	14723 Aetna St	Los Angeles	HP08. Industrial Building	1945	6Z	4A
70.	2241-025-006	14753 Aetna St	Los Angeles	HP08. Industrial Building	1956	6Z	4A
71.	2241-025-007	14755 Aetna St	Los Angeles	HP08. Industrial Building	1951	6Z	4A
72.	2241-025-009	14807 Aetna St	Los Angeles	HP08. Industrial Building	1960	6Z	4A
73.	2241-025-010	14821 Aetna St	Los Angeles	HP08. Industrial Building	1957	6Z	4A
74.	2241-025-011	14823 Aetna St	Los Angeles	HP08. Industrial Building	1967	6Z	4A
75.	2241-025-012	14829 Aetna St	Los Angeles	HP08. Industrial Building	1959	6Z	4A
76.	2241-025-013	14833 Aetna St	Los Angeles	HP08. Industrial Building	1948	6Z	4A
77.	2241-025-014	14843 Aetna St	Los Angeles	HP08. Industrial Building	1951	6Z	4A
78.	2241-022-028	14645 Bessemer St	Los Angeles	HP08. Industrial Building	1965	6Z	4A
79.	2241-023-017	14725 Bessemer St	Los Angeles	HP08. Industrial Building	1973	6Z	4A
80.	2241-023-003	14735 Bessemer St	Los Angeles	HP08. Industrial Building	1952	6Z	4A
81.	2241-023-006	14741 Bessemer St	Los Angeles	HP08. Industrial Building	1970	6Z	4A
82.	2241-023-007	14747 Bessemer St	Los Angeles	HP08. Industrial Building	1960	6Z	4A
83.	2241-023-010	14751 Bessemer St	Los Angeles	HP08. Industrial Building	c. 1960	6Z	4A
84.	2241-023-014	14755 Bessemer St	Los Angeles	HP08. Industrial Building	1954	6Z	4A

Ref. No.	APN	Address	City	Description of Property	Year Built	Status Code	Alt.
85.	2241-023-013	14759 Bessemer St	Los Angeles	HP08. Industrial Building	1954	6Z	4A
86.	2241-025-009	14761 Bessemer St	Los Angeles	HP08. Industrial Building	1973	6Z	4A
87.	2241-024-004	14807 Bessemer St	Los Angeles	HP08. Industrial Building	1961	6Z	4A
88.	2241-024-006	14815 Bessemer St	Los Angeles	HP08. Industrial Building	1956	6Z	4A
89.	2241-024-017	14817 Bessemer St	Los Angeles	HP08. Industrial Building	1967	6Z	4A
90.	2241-024-012	14831 Bessemer St	Los Angeles	HP08. Industrial Building	1981	6Z	4A
91.	2241-024-018	14837 Bessemer St	Los Angeles	HP08. Industrial Building	1965	6Z	4A
92.	2241-024-015	14847 Bessemer St	Los Angeles	HP08. Industrial Building	1961	6Z	4A
93.	2241-023-004	14732 Calvert St	Los Angeles	HP08. Industrial Building	1962	6Z	4A
94.	2241-023-005	14738 Calvert St	Los Angeles	HP08. Industrial Building	1955	6Z	4A
95.	2241-023-008	14740 Calvert St	Los Angeles	HP08. Industrial Building	1964	6Z	4A
96.	2241-023-009	14748 Calvert St	Los Angeles	HP08. Industrial Building	1985	6Z	4A
97.	2241-023-011	14754 Calvert St	Los Angeles	HP08. Industrial Building	1955	6Z	4A
98.	2241-023-012	14758 Calvert St	Los Angeles	HP08. Industrial Building	1954	6Z	4A
99.	2241-024-001	14762 Calvert St	Los Angeles	HP08. Industrial Building	1966	6Z	4A
100.	2241-024-002	14768 Calvert St	Los Angeles	HP08. Industrial Building	1962	6Z	4A
101.	2241-024-007	14812 Calvert St	Los Angeles	HP08. Industrial Building	1957	6Z	4A
102.	2241-024-010	14822 Calvert St	Los Angeles	HP08. Industrial Building	1962	6Z	4A
103.	2241-024-019	14832 Calvert St	Los Angeles	HP08. Industrial Building	1965	6Z	4A
104.	2241-024-014	14834 Calvert St	Los Angeles	HP08. Industrial Building	1942	6Z	4A
105.	2241-025-027	6014 Kester Ave	Los Angeles	HP08. Industrial Building	1949	6Z	4A
106.	2241-025-021	6018 Kester Ave	Los Angeles	HP08. Industrial Building	1950	6Z	4A
107.	2241-025-015	6028 Kester Ave	Los Angeles	HP08. Industrial Building	1938	6Z	4A

Ref. No.	APN	Address	City	Description of Property	Year Built	Status Code	Alt.
108.	2241-024-016	6100 Kester Ave	Los Angeles	HP08. Industrial Building	1947	6Z	4A
109.	2241-025-024	14703 Oxnard St	Los Angeles	HP08. Industrial Building	1966	6Z	4A
110.	2241-025-025	14723 Oxnard St	Los Angeles	HP08. Industrial Building	1964	6Z	4A
111.	2241-025-016	14811 Oxnard St	Los Angeles	HP08. Industrial Building	1968	6Z	4A
112.	2241-025-017	14817 Oxnard St	Los Angeles	HP08. Industrial Building	1968	6Z	4A
113.	2241-025-019, 2241-025-020	14837-45 Oxnard St	Los Angeles	HP08. Industrial Building	1965	6Z	4A

Source: GPA Consulting, 2015.

**Table 3-6: District Evaluation 3 – Raymer Industrial District – 6Z**

Ref. No.	APN	Address	City	Description of Property	Year Built	Status Code	Alt.
114.	2210-030-008	14533 Keswick St	Los Angeles	HP08. Industrial Building	1990	6Z	4B
115.	2210-030-011	14545 Keswick St	Los Angeles	HP08. Industrial Building	1973	6Z	4B
116.	2210-030-013	14555 Keswick St	Los Angeles	HP08. Industrial Building	1952	6Z	4B
117.	2210-030-016	14605 Keswick St	Los Angeles	HP08. Industrial Building	1954	6Z	4B
118.	2210-030-024	14617 Keswick St	Los Angeles	HP08. Industrial Building	1954	6Z	4B
119.	2210-025-005	14635 Keswick St	Los Angeles	HP08. Industrial Building	1953	6Z	4B
120.	2210-025-035	14645 Keswick St	Los Angeles	HP08. Industrial Building	1979	6Z	4B
121.	2210-025-009	14663 Keswick St	Los Angeles	HP08. Industrial Building	1953	6Z	4B
122.	2210-025-036	14731 Keswick St	Los Angeles	HP08. Industrial Building	1955	6Z	4B
123.	2210-025-015	14737 Keswick St	Los Angeles	HP08. Industrial Building	1957	6Z	4B
124.	2210-025-016	14743 Keswick St	Los Angeles	HP08. Industrial Building	1954	6Z	4B
125.	2210-025-049	14745 Keswick St	Los Angeles	HP08. Industrial Building	1957	6Z	4B
126.	2210-025-018	14747 Keswick St	Los Angeles	HP08. Industrial Building	1953	6Z	4B
127.	2210-025-017	14751 Keswick St	Los Angeles	HP08. Industrial Building	1954	6Z	4B

Ref. No.	APN	Address	City	Description of Property	Year Built	Status Code	Alt.
128.	2210-025-019	14757 Keswick St	Los Angeles	HP08. Industrial Building	1953	6Z	4B
129.	2210-030-029	14546 Raymer St	Los Angeles	HP08. Industrial Building	1950	6Z	4B
130.	2210-030-028	14556 Raymer St	Los Angeles	HP08. Industrial Building	1980	6Z	4B
131.	2210-030-018	14606 Raymer St	Los Angeles	HP08. Industrial Building	1966	6Z	4B
132.	2210-030-017	14626 Raymer St	Los Angeles	HP08. Industrial Building	1955	6Z	4B
133.	2210-025-007	14646 Raymer St	Los Angeles	HP08. Industrial Building	1947	6Z	4B
134.	2210-025-008	14660 Raymer St	Los Angeles	HP08. Industrial Building	9146	6Z	4B
135.	2210-025-010	14704 Raymer St	Los Angeles	HP08. Industrial Building	1954	6Z	4B
136.	2210-025-044	14718 Raymer St	Los Angeles	HP08. Industrial Building	c. 1970	6Z	4B
137.	2210-025-045	14742 Raymer St	Los Angeles	HP08. Industrial Building	1957	6Z	4B
138.	2210-025-048	14746 Raymer St	Los Angeles	HP08. Industrial Building	1967	6Z	4B
139.	2210-025-013	14766 Raymer St	Los Angeles	HP08. Industrial Building	1956	6Z	4B

Source: GPA Consulting, 2015.

**Table 3-7: District Evaluation 4 – Arminta Industrial District – 6Z**

Ref. No.	APN	Address	City	Description of Property	Year Built	Status Code	Alt.
140.	2210-022-010	14515 Arminta St	Los Angeles	HP08. Industrial Building	1951	6Z	4C
141.	2210-022-009	14517 Arminta St	Los Angeles	HP08. Industrial Building	1957	6Z	4C
142.	2210-022-038	14521 Arminta St	Los Angeles	HP08. Industrial Building	1956	6Z	4C
143.	2210-022-034	14525 Arminta St	Los Angeles	HP08. Industrial Building	1956	6Z	4C
144.	2210-023-015	14528 Arminta St	Los Angeles	HP08. Industrial Building	1955	6Z	4C
145.	2210-022-043	14535 Arminta St	Los Angeles	HP08. Industrial Building	1958	6Z	4C
146.	2210-022-042	14541 Arminta St	Los Angeles	HP08. Industrial Building	1956	6Z	4C
147.	2210-023-003	14600 Arminta St	Los Angeles	HP08. Industrial Building	1953	6Z	4C

Ref. No.	APN	Address	City	Description of Property	Year Built	Status Code	Alt.
148.	2210-022-005	14601 Arminta St	Los Angeles	HP08. Industrial Building	1956	6Z	4C
149.	2210-022-030	14603 Arminta St	Los Angeles	HP08. Industrial Building	1963	6Z	4C
150.	2210-022-048	14611 Arminta St	Los Angeles	HP08. Industrial Building	1961	6Z	4C
151.	2210-022-049	14617 Arminta St	Los Angeles	HP08. Industrial Building	1955	6Z	4C
152.	2210-023-002	14620 Arminta St	Los Angeles	HP08. Industrial Building	1953	6Z	4C
153.	2210-022-035	14621 Arminta St	Los Angeles	HP08. Industrial Building	1956	6Z	4C
154.	2210-022-054	14631 Arminta St	Los Angeles	HP08. Industrial Building	1961	6Z	4C
155.	2210-022-001	14647 Arminta St	Los Angeles	HP08. Industrial Building	1973	6Z	4C
156.	2210-022-047	14649 Arminta St	Los Angeles	HP08. Industrial Building	1960	6Z	4C
157.	2210-021-015	14660 Arminta St	Los Angeles	HP08. Industrial Building	1952	6Z	4C
158.	2210-021-014	14701 Arminta St	Los Angeles	HP08. Industrial Building	1975	6Z	4C
159.	2210-021-021	14706 Arminta St	Los Angeles	HP08. Industrial Building	1955	6Z	4C
160.	2210-021-016	14710 Arminta St	Los Angeles	HP08. Industrial Building	1955	6Z	4C
161.	2210-021-013	14715 Arminta St	Los Angeles	HP08. Industrial Building	1955	6Z	4C
162.	2210-021-022	14716 Arminta St	Los Angeles	HP08. Industrial Building	1955	6Z	4C
163.	2210-021-023	14718 Arminta St	Los Angeles	HP08. Industrial Building	1955	6Z	4C
164.	2210-021-017	14720 Arminta St	Los Angeles	HP08. Industrial Building	1955	6Z	4C
165.	2210-021-012	14725 Arminta St	Los Angeles	HP08. Industrial Building	1955	6Z	4C
166.	2210-021-018	14730 Arminta St	Los Angeles	HP08. Industrial Building	1956	6Z	4C
167.	2210-021-028	14734 Arminta St	Los Angeles	HP08. Industrial Building	1956	6Z	4C
168.	2210-021-024	14736 Arminta St	Los Angeles	HP08. Industrial Building	1955	6Z	4C
169.	2210-021-040	14737 Arminta St	Los Angeles	HP08. Industrial Building	1957	6Z	4C
170.	2210-021-019	14740 Arminta St	Los Angeles	HP08. Industrial Building	1957	6Z	4C

Ref. No.	APN	Address	City	Description of Property	Year Built	Status Code	Alt.
171.	2210-021-039	14743 Arminta St	Los Angeles	HP08. Industrial Building	1955	6Z	4C
172.	2210-021-038	14744 Arminta St	Los Angeles	HP08. Industrial Building	1956	6Z	4C
173.	2210-021-030	14751 Arminta St	Los Angeles	HP08. Industrial Building	1956	6Z	4C
174.	2210-021-026	14752 Arminta St	Los Angeles	HP08. Industrial Building	1955	6Z	4C
175.	2210-021-010	14753 Arminta St	Los Angeles	HP08. Industrial Building	1956	6Z	4C
176.	2210-021-020	14756 Arminta St	Los Angeles	HP08. Industrial Building	1955	6Z	4C
177.	2210-021-009	14757 Arminta St	Los Angeles	HP08. Industrial Building	1960	6Z	4C
178.	2210-023-018	7815 Van Nuys Blvd	Los Angeles	HP08. Industrial Building	1955	6Z	4C
179.	2210-022-011	7855 Van Nuys Blvd	Los Angeles	HP08. Industrial Building	1955	6Z	4C
180.	2210-022-059	7905 Van Nuys Blvd	Los Angeles	HP08. Industrial Building	1953	6Z	4C

Source: GPA Consulting, 2015.

## 3.2 Evaluation Results

The following 10 properties were evaluated individually. The results of the evaluations are summarized below. See Figure 2-1 for a full list of the California Historical Resource Status Codes and their meanings. Please refer to the DPR form sets in Appendix A for additional details.

### 3.2.1 Historic Properties

The following 10 individual properties have either been previously evaluated or evaluated for this report and given a status code of 3S or 2S2. A 3S status code indicates that a property appears eligible for the NRHP as an individual property through a survey evaluation. A 2S2 status code indicates that it is an individual property determined eligible for the NRHP by a consensus through the Section 106 process, and it is listed in the CRHR. Therefore, all of the following are historic properties for the purposes of NEPA and Section 106 of the NHPA. The 10 properties are also historical resources for the purposes of CEQA because properties that are listed on or formally determined eligible for the NRHP are automatically included in the CRHR.

#### 14601-3 Aetna Street –3S

14601-3 Aetna Street was identified for further study as an example of PWA Moderne architecture and early infrastructure in the San Fernando Valley. It is listed in the California Historic Resources Information System (CHRIS) with a 2S2 status code from March 20, 2002. The SCCIC was contacted on July 24, 2015 for additional documentation and information regarding this previous evaluation. Michelle Galaz, Assistant

Coordinator at the SCCIC responded on July 27, 2015 to say that there was no documentation for this address in their office, or for its alternative address, 14603 Aetna Street. SCCIC made a request to the OHP for additional documentation and information. On August 13, 2015, the information from the prior evaluation was received from the SCCIC, which are included in Appendix A. The property was individually re-evaluated for listing on the NRHP and CRHR as part of this study. The evaluation determined that the property appears to be significant at the national and state level as a rare example of a pre-war DWP facility in the San Fernando Valley, and as an excellent example of the PWA Moderne style; the property retains sufficient integrity to convey its association with that trend and architectural style. As a result of this evaluation, the property was assigned a 3S status code, “Appears eligible for NRHP as an individual property through survey evaluation.”



### 130 N. Brand Boulevard – 2S2

130 N. Brand Boulevard was identified for further study due to its Classical Revival architecture on the junior high campus. It was previously evaluated in 1995 as part of a Section 106 survey of earthquake-damaged properties. It was given a status code of 2S2, “individual property determined eligible for NRHP by consensus through Section 106 process,” and listed in the CRHR as an excellent example of Classical Revival architecture. Therefore, it was subsequently listed in the CRHR. The project team reviewed the previous evaluation and after field inspection determined that the existing 2S2 status code is still valid.



### 1140 San Fernando Road – 3S

1140 San Fernando Road was identified for further study as a unique example of a J.C. Penney department store in a commercial strip, as opposed to a shopping mall. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property appears to be eligible for the NRHP and CRHR at the local level of significance for its association with the commercial development of the City of San Fernando and for its architectural style; it retains sufficient integrity to convey those associations. As a result of this evaluation, the property was assigned a 3S status code, “Appears eligible for NRHP as an individual property through survey evaluation.”





### 1601 San Fernando Road – 3S

1601 San Fernando Road was identified for further study as an example of a Googie style car wash on San Fernando Road. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property is significant under Criterion C as exemplifying a Googie car wash and that it retains sufficient integrity for listing. As a result of this evaluation, the property was assigned a 3S status code, “Appears eligible for NRHP as an individual property through survey evaluation.”



### 6353 Van Nuys Boulevard - 3S

6353 Van Nuys Boulevard was identified for further study as an example of Streamline Moderne architecture that represents an early period of commercial development in the San Fernando Valley. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property appears to meet the NRHP and CRHR Criteria at the local level of significance as a rare example of pre-World War II commercial development in the San Fernando Valley, as well as exemplifying the Streamline Moderne style; the property retains sufficient integrity to convey this significance. As a result of this evaluation, the property was assigned a 3S status code, “Appears eligible for NRHP as an individual property through survey evaluation.”



### 6551 Van Nuys Boulevard – 3S

6551 Van Nuys Boulevard was identified for further study as an example of New Formalist architecture and the work of Millard Sheets. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property appears to be eligible for the NRHP and CRHR as a good example of New Formalism in the San Fernando Valley. As a result of this evaluation, the property was assigned a 3S status code, “Appears eligible for NRHP as an individual property through survey evaluation.”



### 8201 Van Nuys Boulevard – 3S

8201 Van Nuys Boulevard was identified for further study as a rare example of Expressionist architecture. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property appears to meet the NRHP and CRHR Criteria for its architecture and as the work of W.A. Sarmiento, who was pivotal to the shift in bank design during the twentieth century, and that it retains sufficient integrity to convey that significance. As a result of this evaluation, the property was assigned a 3S status code, “Appears eligible for NRHP as an individual property through survey evaluation.” (Photo: SurveyLA).



### 8324 Van Nuys Boulevard – 3S

8324 Van Nuys Boulevard was identified for further study as part of a planned commercial strip for the successful post-war suburb of Panorama City. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property appears to be eligible for the NRHP and CRHR at the local level for its association with the planned development of Panorama City, and it retains sufficient integrity to convey that significance. As a result of this evaluation, the property was assigned a 3S status code, “Appears eligible for NRHP as an individual property through survey evaluation.” (Photo: Google Maps).



### 9110 Van Nuys Boulevard – 3S

9110 Van Nuys Boulevard was identified for further study as part of a planned commercial strip for the successful post-war suburb of Panorama City, and as the work of master architect William Pereira. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property was not an important example of Pereira’s work, but that it appears to meet the NRHP and CRHR Criteria at the local level for its association with Panorama City, and it retains sufficient integrity to convey that significance. As a result of this evaluation, the property was assigned a 3S status code, “Appears eligible for NRHP as an individual property through survey evaluation.” (Photo: GPA)



### San Fernando Road – 3S

A portion of San Fernando Road was identified for further study due to its historic alignment, dating from as early as 1871. It was previously evaluated in 2013 as part of a CEQA review process. Segments of the road were given a status code of 3S, “Appears eligible for NRHP as an individual property through survey evaluation.” One of the segments is included within the APE. The project team reviewed the previous evaluation and after field inspection determined that the existing 3S status code appears to still be valid. (Photo: GPA)



## 3.2.2 Non-Historic Properties

The following 15 properties were evaluated either individually or as a potential district area for this report and given a status code of 6Z or 7N1. A 6Z status code indicates that a property was “Found ineligible for the NRHP, CRHR, or Local Designation through survey evaluation.” A 7N1 status code indicates that a property “Needs to be reevaluated, [but] may become eligible for the NRHP with restoration or when meets other specific conditions.”

None of the following properties are historic properties for the purposes of NEPA or Section 106 of the NHPA, nor are they historical resources for the purposes of CEQA.

### 1. 6103 Cedros Avenue -6Z

6103 Cedros Avenue was identified for further study as an early example of an industrial planning mill in Los Angeles. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property lacks historical and architectural significance, and is therefore not eligible for listing on either register. As a result of this evaluation, the property was assigned a 6Z status code, “Found ineligible for NRHP, CRHR, or Local designation through survey evaluation.” (Photo: GPA)



### 6000 Kester Avenue - 6Z

6000 Kester Avenue was identified for further study as an example of a building supply warehouse in Los Angeles dating from the post-war building boom period. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property lacks historical and architectural significance and is therefore not eligible for listing on either register. As a result of this evaluation, the property was assigned a 6Z status code, “Found ineligible for NRHP, CRHR, or Local designation through survey evaluation.” (Photo: GPA)



### 14829-33 Oxnard Street – 6Z

14829-33 Oxnard Street was identified for further study as an example of a building supply warehouse in Los Angeles dating from the post-war building boom period. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property lacks historical and architectural significance, and is therefore not eligible for listing on either register. As a result of this evaluation, the property was assigned a 6Z status code, “Found ineligible for NRHP, CRHR, or Local designation through survey evaluation.” (Photo: GPA)



### 6362 Van Nuys Boulevard - 6Z

6362 Van Nuys Boulevard was identified for further study as an example of early period of commercial development in the San Fernando Valley and for its distinctive signage. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property has significance, but lacks sufficient integrity for listing. As a result of this evaluation, the property was assigned a 6Z status code, “Found ineligible for NRHP, CRHR, or Local designation through survey evaluation.” (Photo: GPA)



### 6569 Van Nuys Boulevard – 6Z

6569 Van Nuys Boulevard was identified for further study as an example of Mid-Century Modern architecture and the work of Culver Heaton and Millard Sheets. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property lacks historical and architectural significance, and is therefore not eligible for listing on either register. As a result of this evaluation, the property was assigned a 6Z status code, “Found ineligible for NRHP, CRHR, or Local designation through survey evaluation.” (Photo: GPA)



### 6920 Van Nuys Boulevard – 6Z

6920 Van Nuys Boulevard was identified for further study as an example of a Mid-Century Modern architecture and for its association with post-war infrastructure in the San Fernando Valley. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property lacks historical and architectural significance, and is therefore not eligible for listing on either register. As a result of this evaluation, the property was assigned a 6Z status code, “Found ineligible for NRHP, CRHR, or Local designation through survey evaluation.” (Photo: GPA)



### 8121 Van Nuys Boulevard – 6Z

8121 Van Nuys Boulevard was identified for further study as an example of Corporate International architecture. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property lacks historical and architectural significance, and is therefore not eligible for listing on either register. In addition, the building is less than 50 years old and is not of exceptional importance, so it would not meet the requirements of NRHP Criteria Consideration G. As a result of this evaluation, the property was assigned a 6Z status code, “Found ineligible for NRHP, CRHR, or Local designation through survey evaluation.” (Photo: SurveyLA).



### 8155 Van Nuys Boulevard – 6Z

8155 Van Nuys Boulevard was identified for further study as an example of Corporate International architecture. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property lacks historical and architectural significance, and is therefore not eligible for listing on either register. As a result of this evaluation, the property was assigned a 6Z status code, “Found ineligible for NRHP, CRHR, or Local designation through survey evaluation.” (Photo: GPA)



### 8333 Van Nuys Boulevard – 6Z

8333 Van Nuys Boulevard was identified for further study as an example of an early department store in the San Fernando Valley, and specifically Panorama City. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property likely has significance for its association with Post-war Suburbanization and Commercial Development, but that it lacks sufficient integrity to convey that association, and is therefore ineligible for listing on either register. As a result of this evaluation, the property was assigned a 6Z status code, “Found ineligible for NRHP, CRHR, or Local designation through survey evaluation.” (Photo: GPA)



### 14035 Van Nuys Boulevard – 6Z

14035 Van Nuys Boulevard was identified for further study as an example of the walk-up food stand property type. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property lacks historical and architectural significance, and is therefore not eligible for listing on either register. As a result of this evaluation, the property was assigned a 6Z status code, “Found ineligible for NRHP, CRHR, or Local designation through survey evaluation.” (Photo: GPA)



### 14463 Haynes Boulevard – 6Z

14463 Haynes Boulevard was identified for further study as an example of a Mid-Century Modern commercial building and for its association with post-war infrastructure in the San Fernando Valley. The property was individually evaluated for listing on the NRHP and CRHR. The evaluation determined that the property lacks historical and architectural significance, and is therefore not eligible for listing on either register. As a result of this evaluation, the property was assigned a 6Z status code, “Found ineligible for NRHP, CRHR, or Local designation through survey evaluation.” (Photo: GPA)



### San Fernando Road Commercial District – 7N1

The San Fernando Road Commercial District area was identified for further study as a concentration of low-rise commercial buildings in San Fernando, the majority of which were developed prior to World War II. This area is the commercial center of San Fernando. The area was evaluated as a district for listing on the NRHP and CRHR. The evaluation determined that the area likely has significance for its association with the Development of the City of San Fernando, but that it lacks sufficient integrity to convey its period of significance, and is therefore ineligible for listing on either register at this time. Should enough of the alterations be removed, the area could become eligible for listing on a historic register. As a result of this evaluation, the potential district was assigned a 7N1 status code, “Needs to be reevaluated – may become eligible for NRHP with restoration or when meets other specific conditions.” (Photo: GPA)



### Bessemer and Oxnard Industrial District – 6Z

The Bessemer and Oxnard Industrial District area was identified for further study as a concentrated area of industrial buildings from the mid-century located within the potential right-of-way acquisition areas for the proposed MSF. This area is roughly bounded by Calvert Street to the north, Vesper Avenue to the east, Oxnard Street to the south, and Kester Avenue to the west in the city of Los Angeles (see Appendix A for District Record Map). Per the information provided in Chapter 2.2.1 of this Report (Methodology), the SHPO’s reviewer approved the approach of evaluating these areas as districts within the SurveyLA historic context themes, rather than evaluating each of the properties on an individual basis due to their lack of likely individual significance. Therefore, the area was evaluated as a potential district for listing on the NRHP and CRHR. The evaluation determined that the area lacks historical and architectural significance, and is therefore not a district that would be eligible for listing on either register. As a result of this evaluation, the properties in this area were assigned a 6Z status code, “Found ineligible for NRHP, CRHR, or Local designation through survey evaluation.” (Photo: GPA)



### Arminta Industrial District – 6Z

The Arminta Industrial District area was identified for further study as a concentrated area of light industrial buildings from the mid-century within the potential right-of-way of a proposed MSF. It consists of the first legal parcel on the north and south sides of Arminta Street between its intersections with Van Nuys Boulevard and Willis Avenue in the city of Los Angeles near the Southern Pacific Railroad tracks (see Appendix A for District Map). Per the information



provided in Chapter 2.2.1 of this Report (Methodology), the SHPO's reviewer approved the approach of evaluating these areas as districts within the SurveyLA historic context themes, rather than evaluating each of the properties on an individual basis due to their lack of likely individual significance. The area was evaluated as a district for listing on the NRHP and CRHR. The evaluation determined that the area lacks historical and architectural significance, and is therefore not a district that would be eligible for listing on either register. As a result of this evaluation, the properties in this area were assigned a 6Z status code, "Found ineligible for NRHP, CRHR, or Local designation through survey evaluation." (Photo: GPA)

### **Raymer Industrial District – 6Z**

The Raymer Industrial District area was identified for further study as a concentrated area of light industrial buildings from the mid-century located with the potential right-of-way of a proposed MSF. The area is roughly bounded by Raymer Street to the north and east, Keswick Street to the south, and ends at the western boundaries of 14757 Keswick Street, 14747 Keswick Street, and 14766 Raymer Street to the west in the city of Los Angeles (see Appendix A for District Map). Per the information provided in Section 2.2 of this report (Methodology), the SHPO's reviewer approved the approach of evaluating these areas as districts within the



SurveyLA historic context themes, rather than evaluating each of the properties on an individual basis due to their lack of likely individual significance. The evaluation determined that the area lacks historical and architectural significance, and is therefore not a district that would be eligible for listing on either register. As a result of this evaluation, the properties in this area were assigned a 6Z status code, "Found ineligible for NRHP, CRHR, or Local designation through survey evaluation." (Photo: GPA)

## **3.3 Archaeological Resources**

### **3.3.1 Physical Environmental**

The project study area is located in an urbanized community in the heart of the San Fernando Valley. The San Fernando Valley is a 345 square-mile lowland in the northwest section of Los Angeles County, California. It is bordered by the Santa Susana Mountains on the north, the Verdugo Mountains on the East, the Santa Monica Mountains on the South, and Simi Hills on the west. The project study area extends from Ventura Boulevard at the southern terminus to the City of San Fernando, the Sylmar-San Fernando Metrolink Station, and the Lakeview Terrace neighborhood at the northern terminus. The study area includes the major north-south arterial roadway of Van Nuys Boulevard and the major north/west arterial roadway of San Fernando Road.

### **3.3.2 Prehistoric Human Occupation**

People have lived in California for more than 13,000 years and in the greater Los Angeles area for more than 9000 years Before Present (BP). The Topanga Complex is used to date sites within the San Fernando Valley. Treganza and Bierman identified two phases of the Topanga Complex, Phase I and



Phase II, with their research at sites CA-LAN-1 and CA-LAN-2 in Topanga Canyon.<sup>34</sup> In 1966, K. Johnson identified a third phase based on his work at CA-LAN-2 and compiled dates for all three phases.<sup>35</sup> Michael Moratto summarizes the three phases in his 2004 study, *California Archaeology*.<sup>36</sup> Moratto's summary was used as the basis for the following discussion.

**Phase I:** Phase I began prior to 5000 BP. An abundance of millingstones and manos found at Phase I sites indicate that processing hard seeds was a major subsistence activity. Archaeological deposits also contain large stone tools such as scrapers, choppers, hammerstones, and projectile points. During Phase I, the deceased were interred under millingstones and secondary burials were common.

**Phase II:** Radiocarbon dates acquired from Phase II sites place them temporally between 5000 BP and 3000 BP. Phase II is distinguished from Phase I by the inclusion of small projectile points, incised and cogged stones, and fewer core tools than Phase I. Secondary burials continued into Phase II and extended burials oriented south were introduced.

**Phase III:** Phase III dates between 3000 BP and 2000 BP and is marked by the introduction of large, circular rock ovens and flexed burials. Additional tools found at Phase III sites include mortars, pestles, pressure flaked projectile points, core tools, and millingstones.

### 3.3.3 Native American Ethnography

The project study area lies within Gabrielino and Fernandean ethnographic territories. The terms Gabrielino and Fernandean refer to Native American groups historically associated with the San Gabriel and San Fernando Missions. Gabrielino and Fernandean territory is not well defined, but generally believed to incorporate the watersheds of the Los Angeles, San Gabriel, and Santa Ana Rivers. It includes the entire Los Angeles Basin, the coast between Aliso Creek and Topanga Creek and the islands of San Clemente, San Nicholas, and Santa Catalina. The ancestors of the Gabrielinos and Fernandean likely arrived in the Los Angeles Basin around 2500 B.P. as part of what Kroeber (1925)<sup>37</sup> referred to as the "Shoshonean Wedge." By 1500 B.P., permanent villages were built in the lowlands along rivers and streams. Over 50 villages may have been occupied simultaneously with populations between 50 and 200 people per village (Bean and Smith 1978).<sup>38</sup>

Gabrielino and Fernandean houses were primarily domed, semi-subterranean, thatched structures of locally accessible materials including tule, fern, and carrizo. Principal game included deer, rabbit, fish, sea mammals, jackrabbit, woodrat, mice, ground squirrels, antelope, quail, and other birds. Acorns were the most important single food source and villages seem to have been located near water resources necessary for the leaching of acorns. Grass seeds were the next most abundant food source. Seeds were parched, ground, and cooked as a mush in various combinations. Additional food sources included various greens, cactus pods, yucca buds, bulbs, roots, and tubers. Tools for food acquisition,

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<sup>34</sup> Treganza, A.E. and A. Bierman. 1958. The Topanga Culture: Final Report on Excavations, 1948. Berkeley: *University of California Anthropological Records* 20(2):45-86.

<sup>35</sup> Johnson, K.L. 1966. LAN-2: A Late Manifestation of the Topanga Complex in Southern California Prehistory. Berkeley: *University of California Anthropological Records* 23:1-36.

<sup>36</sup> Moratto, Michael J. 2004. *California Archaeology*. Academic Press, Inc.

<sup>37</sup> Kroeber, A.L. 1925. Handbook of the Indians of California, Washington D.C.: *Smithsonian Institution, Bureau of American Ethnology Bulletin* 78.

<sup>38</sup> Bean L. J. and C.R. Smith. 1978. Gabrielino. In R.F. Heizer, vol. ed, *Handbook of North American Indians, Vol. 8., California*: 550-563. Washington D.C. Smithsonian Institute.

storage, and preparation included an inventory made from widely available materials. Hunting tools included shoulder-height bows with fire-hardened wood or stone-tipped arrows curved throwing sticks, rabbit nets, slings, and traps. Seeds were ground with handstones on shallow unshaped basin metates. The same granites were made into shaped or unshaped mortars and pestles for pounding acorns or small game. Coiled and twined baskets and steatite bowls were used in food gathering, preparation, storage, and serving. Other utensils for food preparation included wooden food paddles, brushes, tongs, tweezers, and wooden digging sticks.

### 3.3.4 Historic Background

European settlement of California began with the founding of Mission San Diego de Alcala in 1769. Several expeditions into California followed and led to the establishment of the San Gabriel Mission in 1771 and the San Fernando Mission in 1797. Mexico, including Southern California, won independence from Spain in 1821. In 1848, following the Mexican-American war, the American Southwest, including the project study area, was ceded to the United States.

The project study area is located in the San Fernando Valley of Southern California. Van Nuys Boulevard and the associated City of Van Nuys, is named after Isaac Van Nuys, a senior partner of San Fernando Farm Homestead Association (SFFHA). In 1869, the SFFHA purchased former California Governor Pio Pico's interest in the Valley and sold it to the Los Angeles Suburban Home Association (LASHA). Senior members of the LASHA included Harry Chandler and Harrison Gray Otis of the Los Angeles Times, Moses Sherman, a streetcar line owner, and Hobart Johnstone Whitley, a real-estate promoter. The group subdivided the Valley into three cities: Van Nuys, Marian (now Reseda), and Owensmouth (now Canoga Park). Van Nuys was designed around the Pacific Electric Redline and marketed by the SFFHA as the "town that started right." The city joined the City of Los Angeles in 1915. The project study area experienced a population boom after World War II, where it became a popular suburb for returning GIs. In 1945, General Motors built an Assembly Plant in Van Nuys, which led to continued growth. Today, Van Nuys is home to over 60,000 people.

### 3.3.5 Previously Identified Historical Resources

On October 6, 2011, ICF conducted a records search at the SCCIC located at California State University Fullerton. SCCIC is a branch of the California Historical Resources Information Center, which maintains the State of California's official records of previously recorded cultural resource studies and recorded archaeological sites. SCCIC maintains the records for Los Angeles and Orange Counties. The SCCIC records search included the project study area and a 0.5-mile buffer surrounding the project study area.

A review of SCCIC's records indicates that 56 previous cultural resource studies have been conducted within a 0.5-mile radius of the project alternatives. Approximately 25% of the project alternatives have been previously surveyed. Previous cultural resource studies have identified two archaeological sites within the project APE. Previous cultural resource studies have identified 15 additional cultural resource within a ½ mile radius of the APE, of which 12 are built resources and three are prehistoric archaeological sites.

The two archaeological sites located in the APE are Site #19-001124, three historical archaeological features associated with the Southern Pacific Railroad, and Site #19-002681, a multi-component prehistoric and historical archaeological site. The subsurface extents of these archaeological sites have not been determined. Neither resource has been evaluated for the CRHR or the NRHP. These sites are located within the project ROW, and not within the proposed MSF sites.

Site #19-001124 encompasses three historical archaeological features associated with the circa 1874 Southern Pacific Railroad San Fernando Station, engine house, and turntable. All of these buildings had been removed and the site was a vacant lot when the site was recorded in 1982. Three features were recorded at that time (Howell 1982).

Feature A consisted of two parallel linear foundations, apparently associated with the engine house. Feature B, also associated with the engine house location, was a single course brick foundation remnant. Feature C consisted of a 73.5-foot diameter circular brick foundation on which the roundhouse tracks had been laid.

Site #19-002681 encompasses two brick features, a concentration of historical glass, and a diffuse scatter of historical and prehistoric artifacts (Knight 2001). The first brick feature is a small brick and mortar foundation made up of about 250 whole and fragmented bricks. The second brick feature consisted of a mixture of bricks and non-local granitic cobbles, and some ashy soils.

The historical glass concentration encompassed about 100 fragments of whiskey and medicine bottles. Features of the glass and the bottle finishes (tops) suggested they were 50 to 75 years old.

Prehistoric items recovered included a metate fragment, a mano, a pestle, a hammerstone, a scrapper, and two flakes. Additional items that possibly were prehistoric included two possible groundstone or anvil fragments, a possible chopper, and three possible manuports.

## 3.4 Paleontological Resources

### 3.4.1 Regional Geology

The San Fernando Valley and adjacent mountains are part of the Transverse Ranges physiographic province that is composed of parallel, east-west trending mountain ranges and sediment-filled valleys (USGS 1996). The San Fernando Valley is a structurally complex, sedimentologically diverse, and tectonically evolving late Tertiary-Quaternary basin that contains the headwaters of the Los Angeles River and its tributaries. Prior to the advent of flood control, the valley floor was composed of active alluvial fans and floodplains. Seasonal streams emanating from Pacoima and Big Tujunga Canyons drain the complex western San Gabriel Mountains and deposit coarse, highly permeable alluvium that contains generally high-quality ground water. The San Fernando Valley is a structural trough that has been filled from the sides, with the major source of sediment being large drainages in the San Gabriel Mountains. Deposition on the major alluvial fan of Tujunga Wash and Pacoima Wash, which issues from the San Gabriel Mountains, and on smaller fans, has been influenced by ongoing compressional tectonics in the valley. Late Pleistocene deposits have been cut by active faults and warped over growing folds. Holocene alluvial fans are locally ponded behind active uplifts (Yerkes 1997).

### 3.4.2 Stratigraphy

The project study area is covered by fluvial and fan deposits that originated in the mountains to the east. These deposits were carried by water down Pacoima, Little Tujunga, Tujunga, and La Tuna Canyons into the study area. The surface of the project study area is mapped entirely as Quaternary alluvium and gravel (Figures 3-5 and 3-6; Dibblee 1991a, 1991b). Subsurface, at varying depths, the Quaternary older alluvium, Saugus Formation, Pico Formation, Topanga Formation, and Monterey Formation are present (Dibblee 1991a).

### 3.4.2.1 Mesozoic Quartz Diorite

At the base of the section is Mesozoic (65.5–251.0 million years [my]), potentially early Cretaceous (145.5–99.6 my), quartz diorite, which is locally named the Wilson Diorite. These grey, medium-grained quartz diorite rocks are composed of plagioclase feldspar, biotite, hornblende, and quartz (Dibblee 1991a).

### 3.4.2.2 Middle Miocene Topanga Formation

The middle Miocene (16–11.6 my) Topanga Formation consists of three units near the project study area: the upper Topanga Formation, a middle unit of volcanic rocks, and the lower Topanga Formation. Upper Topanga Formation rocks, which are light grey to tan semi-friable sandstone, consist of a pebble to cobble conglomerate deposited in a marine environment. The middle unit consists of basaltic to mafic andesitic flows and breccias, probably equivalent to the Conejo Volcanics of the central and western Santa Monica Mountains. Lower Topanga Formation rocks consist of nonmarine grey to reddish grey sandstone and conglomerate (Dibblee 1991a).

### 3.4.2.3 Late Miocene Monterey Formation

Dibblee (1991b) mapped these sediments as late (11.6–5.3 my) Miocene Monterey Formation (Tm, Tmss) and as “unnamed late Miocene shale.” However, Yerkes and Campbell (2005) mapped these sediments as “Modelo Formation.” Most local workers agree that the “Modelo Formation” is a local name for the Monterey Formation, which spans across California. The Monterey Formation includes three units that may be encountered at depth: undifferentiated Monterey Formation, Monterey Formation sandstone, and an upper unit of the Monterey Formation. Undifferentiated Monterey Formation consists of white-weathering, tan to dark brown, thinly bedded, hard platy to soft, fissile, semi-siliceous to porcelaneous shale. The Monterey Formation sandstone is a light grey to tan bedded sandstone to pebble deposit from deep marine fans (turbidites) (Dibblee 1991a, b). The upper unit of the Monterey Formation consists of white-weathering, thinly bedded, diatomaceous shale with platy, dark brown, siliceous shale (Dibblee 1991b).

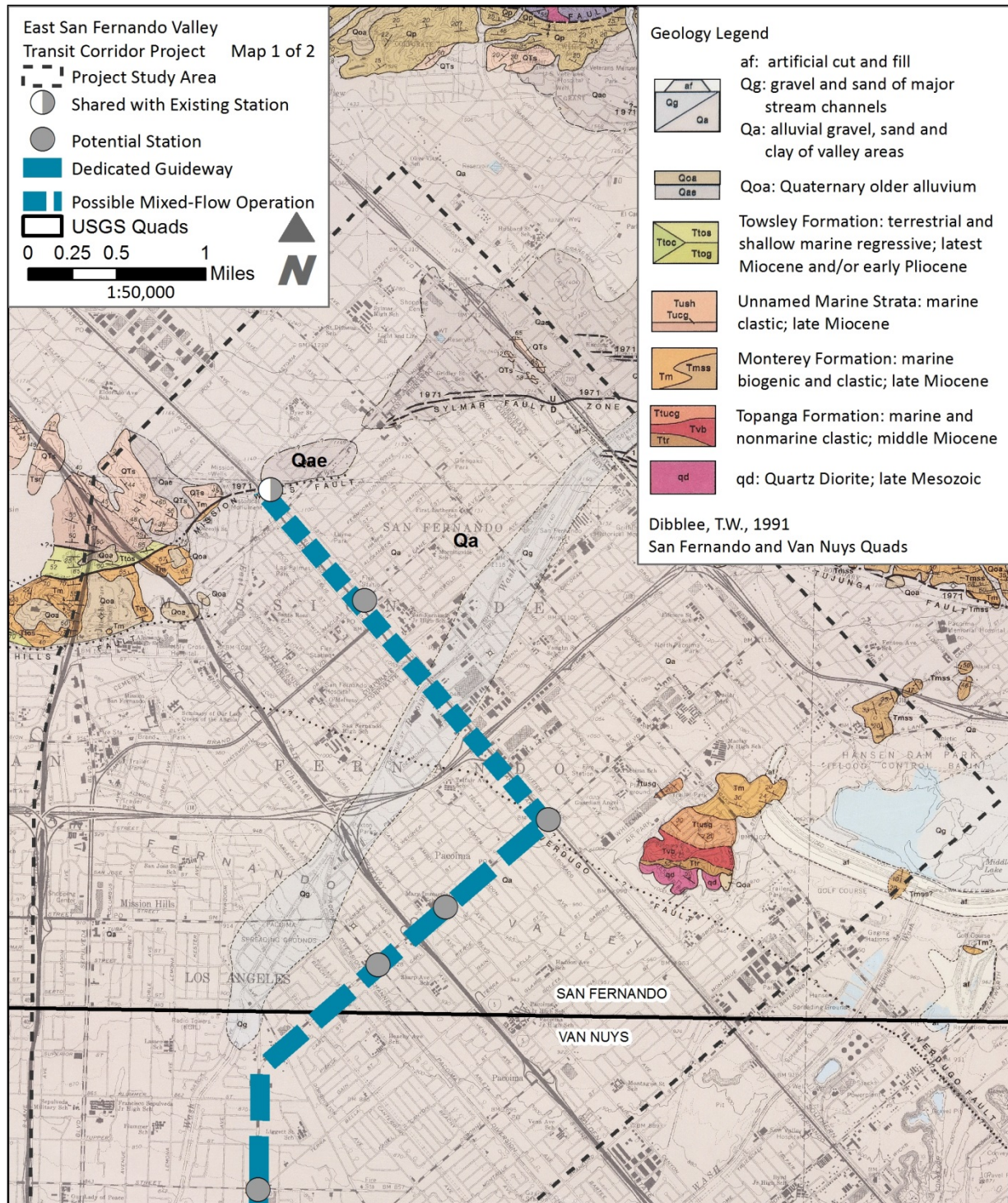
### 3.4.2.4 Pliocene Pico Formation

Dibblee (1991a) mapped these sediments as an “unnamed late Miocene marine strata” and late Miocene to Pliocene “Towsley Formation.” Yerkes and Campbell (2005) mapped these sediments as Pliocene (5.3–2.5 my) Pico Formation, which is the unit name used in this report. Yerkes and Campbell (2005) described the Pico Formation as marine clayey siltstone interbedded with sandstone.

### Pliocene to Pleistocene Saugus Formation

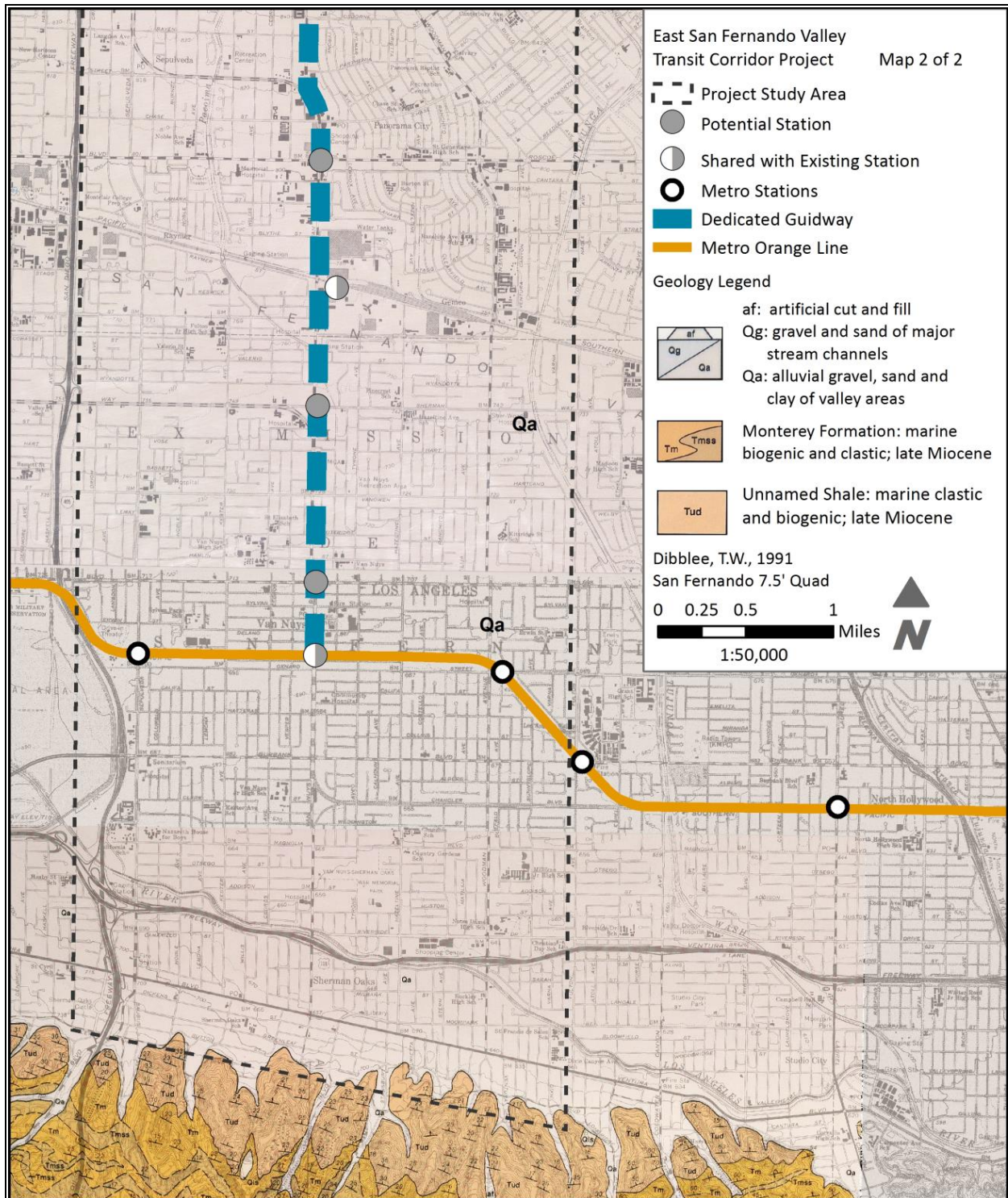
The Saugus Formation consists of interbedded light gray pebble-cobble conglomerate, sandstone, and green to red claystone. This formation was laid down in a stream environment during the Pliocene and Pleistocene epochs (5.3 my–11 thousand years [ky]) (Dibblee 1991a).

Figure 3-5: Geology of Project Study Area Map 1



Source: Dibblee, 1991.

Figure 3-6: Geology of Project Study Area Map 2



Source: Dibblee, 1991.

### 3.4.2.5 Quaternary Older Alluvium

The Quaternary older alluvial deposits consist of late Pleistocene (1.8 my–11 ky) consolidated, dissected alluvial gravels and sands (Dibblee 1991a). These deposits are derived from the mountains bordering the valley. Sediments from these deposits fine with increasing distance from the source range.

### 3.4.2.6 Quaternary Alluvium and Gravel

Quaternary alluvial deposits are derived from the mountains bordering the valley. They consist of clays to pebble-gravel deposits that fine with increasing distance from the source range (Dibblee 1991a, b). These alluvial fan to fluvial deposits of the Holocene Epoch are less than 11,000 ky. Quaternary gravel deposits are also derived from the mountains bordering the valley, but these sand and pebble-boulder deposits are located in modern stream and river courses (Dibblee 1991a). Yerkes and Campbell (2005) described these same sediments as Holocene alluvial fan deposits adjacent to stream channels and Holocene to late Pleistocene young alluvial deposits farther from the modern streams. The younger Holocene deposits adjacent to the streams are coarser than distant deposits, consisting of unconsolidated sand and pebble-boulder conglomerates, while Holocene to late Pleistocene deposits consist of unconsolidated silt to gravel that may or may not show soil development (Yerkes and Campbell 2005).

## 3.4.3 Known Fossils in Project Vicinity

Paleontological resources are remnants of ancient life. Vertebrate fossils (e.g., mammals, birds, reptiles, amphibians, fish) are rare and, if identifiable, usually significant under CEQA. Fossils of invertebrates (e.g., snails, corals, sand dollars, etc.) and plants are relatively common and may not meet significance criteria unless they are unusual for their time period or environment.

A search for known fossils was performed by the Natural History Museum of Los Angeles County (LACM) (McLeod 2012). No vertebrate fossils are known within the project boundaries. Nearby, vertebrate fossils are known from the Quaternary older alluvium. Known depths of these fossils range from 14 to 100 feet below the surface (Table 3-8). Fossils are also known from the Saugus, Pico, Topanga, and Monterey formations, but work for this project is not anticipated to be of sufficient vertical depth to affect these formations.

## 3.4.4 Paleontological Survey Results

Cogstone performed a field survey of the build alternatives on February 14, 2013. The field reconnaissance consisted of a windshield survey followed by a pedestrian survey of sediment exposures as encountered. Photographs were taken to document the condition of the project study area. Scale bars are centimeter scales.

Ground visibility in the project study area was very poor. Approximately 95% of the survey area was developed and obscured by hardscaping and landscaping. Where exposed, sediments primarily consisted of artificial fill used to build up roads and railways and previous building developments. However, a few exposures of native sediments were encountered. Where observed, native sediments consisted of light brown to tan, fine-grained, unconsolidated sand. This is consistent with the

**Table 3-8: Known Fossils in Quaternary Older Alluvium**

Common Name	Taxon	Depth	Locality
Bison, extinct	<i>Bison</i>	75 feet	LACM 3397
Mammoth, extinct	<i>Mammuthus</i>	unknown	LACM 7152
Bison, extinct	<i>Bison</i>		
Horse, extinct	<i>Equus</i>	unknown	LACM 1733
Mastodon, extinct	<i>Mammut</i>	unknown	LACM 5745
Horse, extinct	<i>Equus</i>		
Peccary, extinct	<i>Platygonus</i>	75–100 feet	LACM 3822
Camel, extinct	<i>Camelops</i>		
Bison, extinct	<i>Bison</i>		
Bison, extinct	<i>Bison</i>	20 feet	LACM 6208
Horse, extinct	<i>Equus</i>	14 feet	LACM 3263

Source: McLeod, 2012.

Holocene alluvium that is mapped at the surface of the project study area (Dibblee 1991a, 1991b). The best sediment exposure was located near the intersection of Van Nuys Boulevard and Gault Street, at an active construction site. Access to the site was restricted, making a close examination of the sediments impossible. However, a trench near the sidewalk revealed that the first few inches of surficial artificial fill was underlain by fine grained alluvial sediments to depths of at least six feet. No paleontological resources, whole or fragmentary, were observed within the project study area.

### 3.4.5 Paleontological Sensitivity

Using the Potential Fossil Yield (PFYC) system, geologic units are assigned a ranking from 1 (very low potential for fossils) to 5 (very high potential for fossils). Classifications are determined based on the relative abundance and scientific importance of vertebrate fossil localities or scientifically significant invertebrate or plant fossil localities. In Class 1 geologic units, fossils are non-existent or extremely rare due to transformation by extreme heat or deformation. Class 2 units are unlikely to contain fossils due mostly to young age of sediments. Class 3 rock units are divided into two subclasses. Class 3a includes rocks known to produce fossils but in unpredictable locations and abundance, while class 3b includes sedimentary rocks where fossils are not known and thus have an undemonstrated sensitivity. Class 4 units have a high abundance of known significant fossil localities. Class 5 units have highly significant fossil localities and occur in predictable locations.

Although significant localities may occasionally occur in a geologic unit, a few widely scattered important fossils or localities do not necessarily indicate a higher PFYC value; instead, the relative abundance of localities is intended to be the major determinant for the value assignment. Geological setting and fossil localities were considered in determining paleontological sensitivity according to PFYC criteria.



The Mesozoic quartz diorite is an igneous unit and does not contain fossils. It is ranked as Class 1 having very low sensitivity (Table 3-9). The Quaternary alluvium and gravel is ranked Class 2 or low. Due to the young age of these sediments, they are not sensitive for fossil resources.

The remaining project formations are all known to produce fossils within Los Angeles County but those fossils are distributed unevenly and sediments conducive to the preservation of fossils are generally fine-grained. The Quaternary older alluvium, Topanga Formation, Monterey Formation, Pico Formation, and the Saugus Formation are ranked as 3a or moderate on the PFYC scale.

**Table 3-9: Paleontological Sensitivity Rankings**

PFYC Ranking		5 very high	4 high	3a moderate; patchy	3b moderate; undemonstrated	2 low	1 very low
<b>Rock Units</b>	<b>Map symbol (Figure 3-1)</b>						
Mesozoic quartz diorite	qd						X
Topanga Formation	Ttucg/Tvb/ Ttr			X			
Monterey Formation	Tm/Tmss/ Tud			X			
Pico Formation	Tush/Tucg/ Ttoc/Ttos/ Ttog			X			
Saugus Formation	QTs/Ts/Tar			X			
Quaternary older alluvium	Qoa			X			
Quaternary alluvium and gravel	Qa/Qg					X	

Source: Cogstone, 2015.

The Quaternary older alluvium is a minimum of 100 feet thick under the project area (refer to Table 3-8). Unless impacts of exceptional depth are planned, project construction has little probability of encountering any other rock units.

## **4.1 Operational Impacts**

### **4.1.1 No-Build Alternative**

#### **4.1.1.1 Historic Resources**

The No-Build Alternative, which establishes a baseline for comparison with the other alternatives, involves no construction or changes to the existing transportation systems. No new transportation infrastructure would be built, apart from projects that are currently under construction or funded for construction and operation by 2040. Please refer to Section 1.1.2.1 for additional details on the No-Build Alternative.

As no new project facilities are proposed under the No-Build Alternative, no operational impacts on historic properties would occur.

#### **4.1.1.2 Archaeological Resources**

The No-Build Alternative would not result in new project facilities and consequently it would not result in any operational impacts on archaeological resources or human remains.

#### **4.1.1.3 Paleontological Resources**

The No-Build Alternative would not result in new facilities due to the proposed project and consequently it would not result in any operational impacts on paleontological resources.

### **4.1.2 TSM Alternative**

#### **4.1.2.1 Historic Resources**

The TSM Alternative would involve low-cost transit service improvements such as increased bus frequencies. These operational improvements would have no impact on any historic properties.

#### **4.1.2.2 Archaeological Resources**

The operational improvements proposed under the TSM Alternatives would have no impact on archaeological resources or human remains.

#### **4.1.2.3 Paleontological Resources**

The operational improvements proposed under the TSM Alternative would have no impact on paleontological resources.

## 4.1.3 Build Alternative 1 – Curb-Running BRT Alternative

### 4.1.3.1 Historic Resources

Under Alternative 1, 6.7 miles of existing curb lanes along Van Nuys Boulevard between San Fernando Road and the Metro Orange Line would be converted to dedicated curb-running bus lanes. In addition, this alternative would incorporate 2.5 miles of mixed-flow lanes, where buses would operate in the curb lane along San Fernando Road and Truman Street between Van Nuys Boulevard and Hubbard Avenue.

The Curb-Running BRT Alternative would include construction or upgrading of 18 bus stops at the following locations:

1. Sylmar/San Fernando Metrolink Station
2. Hubbard Station (Hubbard Avenue and Truman Street)
3. Maclay Station (Maclay Avenue and Truman Street)
4. Paxton Station (Paxton Street and San Fernando Road)
5. Van Nuys/San Fernando Station (Van Nuys Boulevard and San Fernando Road)
6. Laurel Canyon Station (Laurel Canyon and Van Nuys Boulevards)
7. Arleta Station (Arleta Avenue and Van Nuys Boulevard)
8. Woodman Station (Woodman Avenue and Van Nuys Boulevard)
9. Plummer Station (Plummer Street and Van Nuys Boulevard)
10. Nordhoff Station (Nordhoff Street and Van Nuys Boulevard)
11. Chase Station (Chase Street and Van Nuys Boulevard)
12. Roscoe Station (Roscoe and Van Nuys Boulevards)
13. Blythe Station (Blythe Street and Van Nuys Boulevard)
14. Van Nuys Metrolink Station (Van Nuys Boulevard and Keswick Street)
15. Sherman Way Station (Sherman Way and Van Nuys Boulevard)
16. Vanowen Station (Vanowen Street and Van Nuys Boulevard)
17. Victory Station (Victory and Van Nuys Boulevards)
18. Metro Orange Line Station (Van Nuys Boulevard and Metro Orange Line)

The bus stop platforms for Alternative 1 would be located on the existing sidewalk. On the platform, there would be a covered Informational Kiosk and Ticketing Portal and a seating area. The kiosk and ticketing portal would be under one canopy and the seating canopy under a second canopy. The metal canopies would be approximately 10 to 12 feet high, 8 to 10 feet wide and approximately 46 feet long. The two canopies would be approximately 24 feet apart. Sidewalk widening would be required on Truman Street at Hubbard Avenue (Meyer Street) and in both directions at Maclay Avenue where the existing sidewalk is less than 10 feet wide, in order to accommodate the canopy. Figure 4-1 and Figure 4-2 illustrate a typical station with a canopy that would be constructed under Build Alternative 1.

Visual impacts are the only impacts that could occur due to operation of Alternative 1. Thus, the applicable criterion for determining an adverse effect would be Criterion v: introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features. This Criterion generally addresses potential changes to a historic property's integrity of setting. Under Criterion v, this alternative would not result in atmospheric or audible elements that could diminish significant historic features of any properties; therefore, the discussion of impacts below focuses on the introduction of visual elements.

There are 10 historic properties in the APE. Five of the properties have a potential to be affected due to the introduction of visual elements under Alternative 1; however, based on the evaluations below, Alternative 1 would not cause an adverse effect on any historic properties.

### 1. 1601 San Fernando Road

Under Alternative 1, the southbound Hubbard Station would be constructed along Truman Street at the southwest corner of Truman and Meyer Streets. While the historic property (indicated with green shading in figure on page 4-5) is near the proposed bus stop canopy and ticketing kiosk (indicated with light blue shading), the station would be located to the rear of the property that faces Truman Street. The primary views of the historic car wash from San Fernando Road and Lazar Street would not be adversely affected by a new visual element or the sidewalk widening

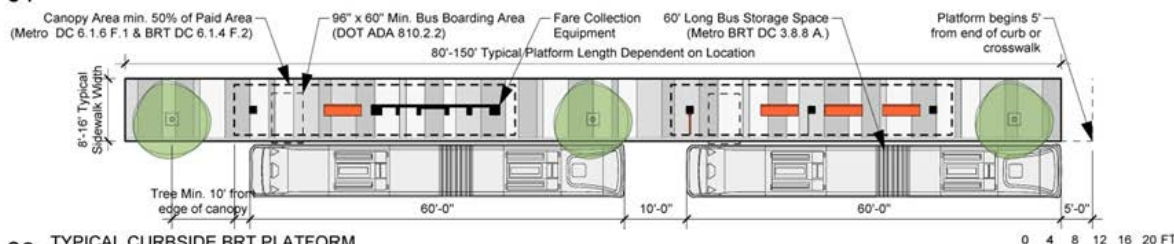


required to accommodate the new bus stop canopies. The property is already located in an urban area with existing bus service and other vehicular traffic. Streetscape elements, such as billboards, bus stops, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new bus station would not diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)

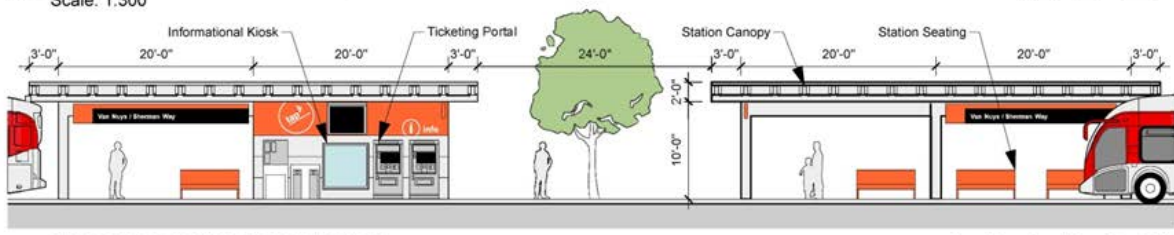
Figure 4-1: Illustrative Design Details for Curb-Running BRT Alternative Figure



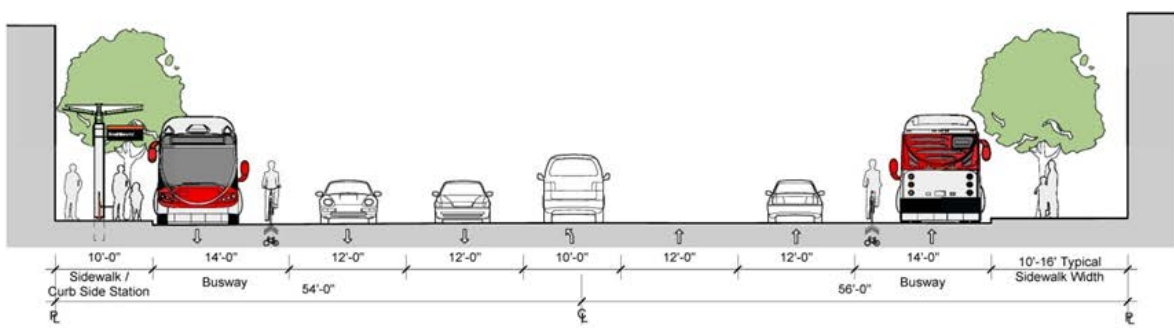
01 CURBSIDE BRT STATION ILLUSTRATION



02 TYPICAL CURBSIDE BRT PLATFORM



03 CURBSIDE BRT PLATFORM ELEVATION



04 CURBSIDE BRT @ 110' R.O.W.



**A1** ALTERNATIVE 1\_CURBSIDE RUNNING BRT  
DEIS/DEIR PROJECT DESCRIPTION  
Date: 3/5/14

Metro **M** John Kaliski Architects  
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**DRAFT**

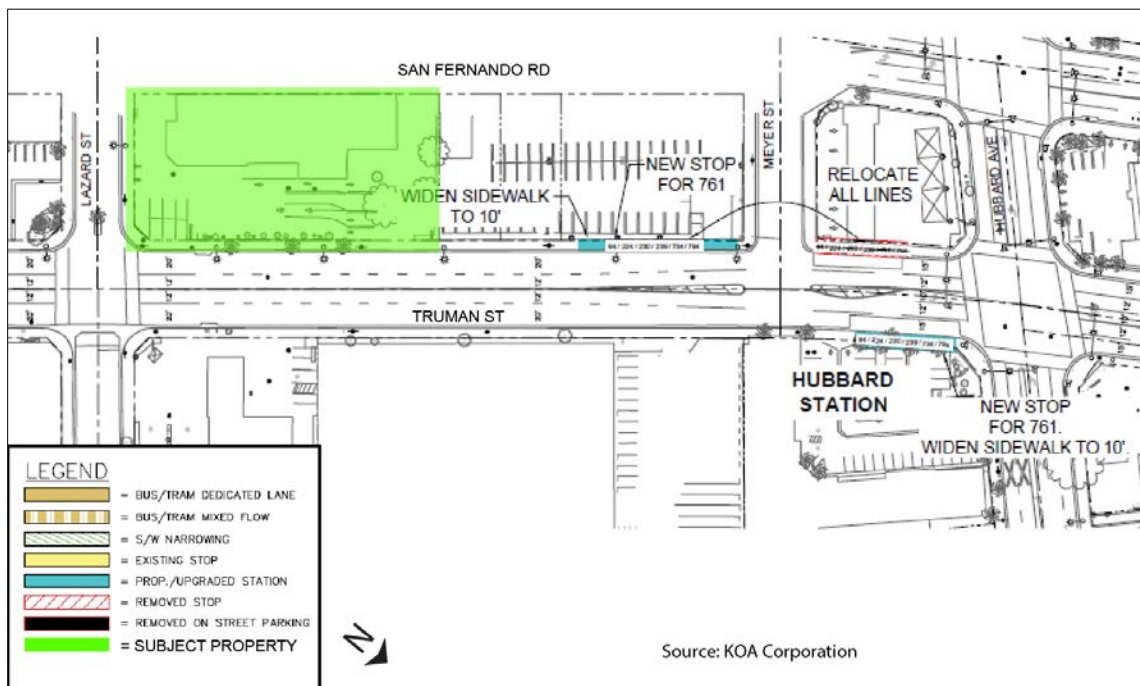
For: KOA CORPORATION  
PLANNING & ENGINEERING

Source: KOA Corporation.

Figure 4-2: Architectural Rendering for Curb-Running BRT Alternative



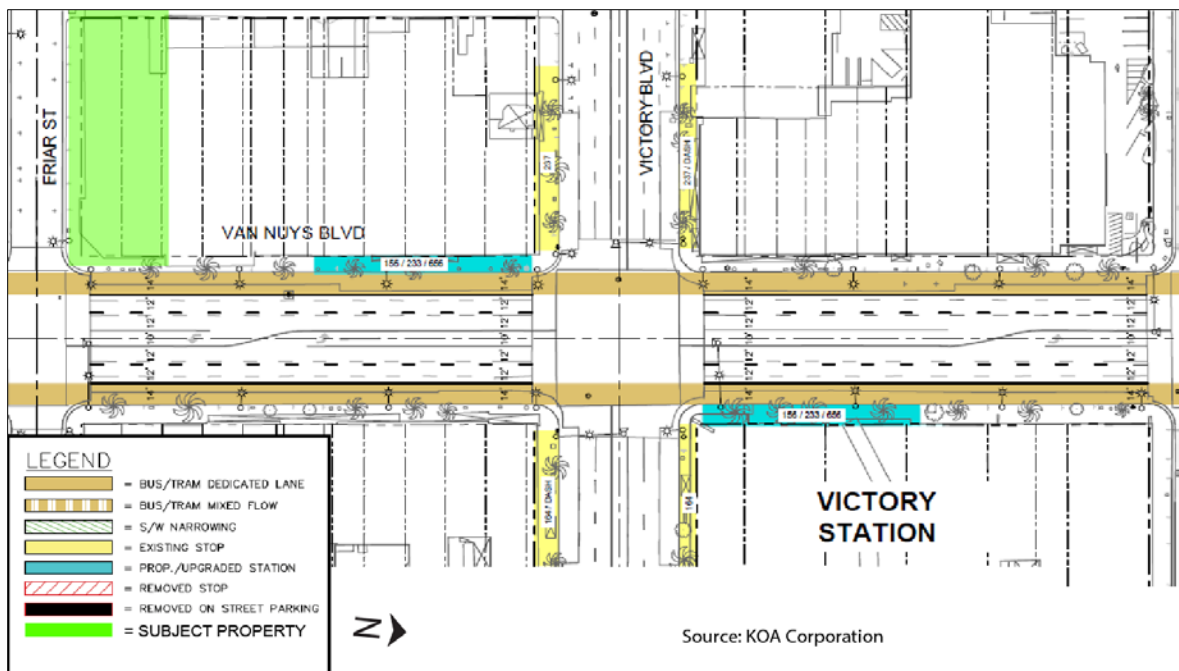
Source: KOA Corporation, 2015.



Source: KOA Corporation

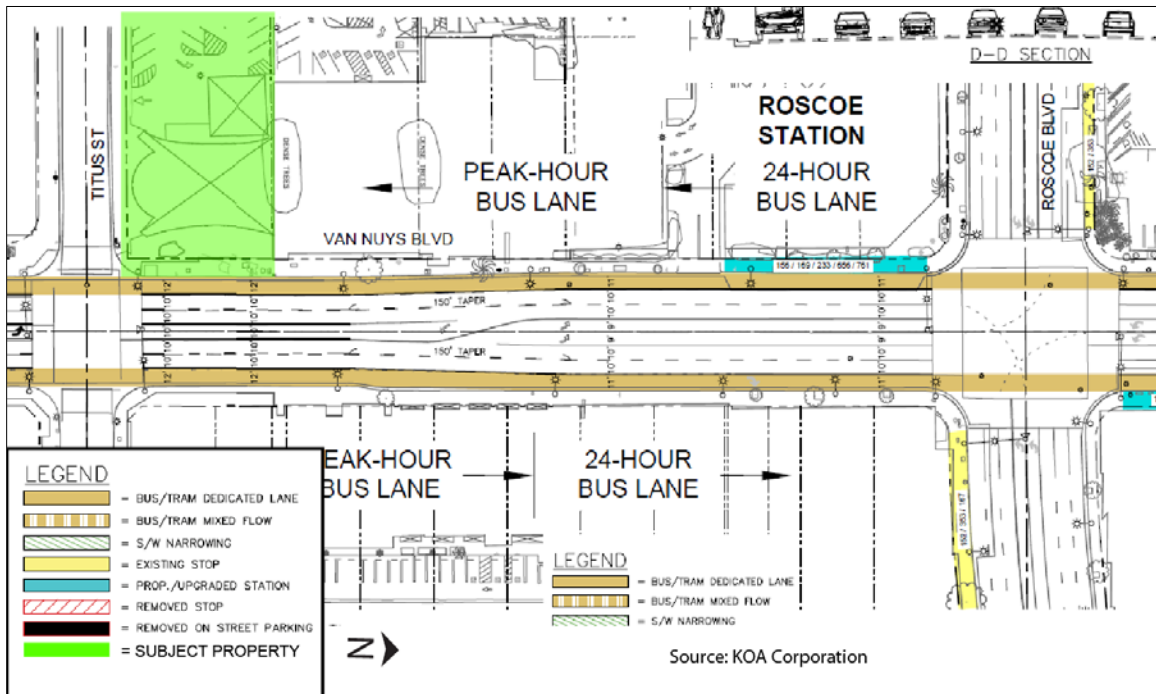
## 2. 6353 Van Nuys Boulevard

Under Alternative 1, the proposed southbound Victory Station would be constructed along Van Nuys Boulevard at the southwest corner of Van Nuys and Victory Boulevards. While the historic property (indicated with green shading) is near the proposed station (indicated with light blue shading), the station would not be constructed directly in front of the building. The primary views of the historic property from Van Nuys Boulevard and Friar Street would not be adversely affected by a new visual element. The property is already located in a dense urban area with existing bus service and other vehicular traffic. Streetscape elements, such as billboards, bus stops, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new bus station at the opposite end of the block would not diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)



### 3. 8201 Van Nuys Boulevard

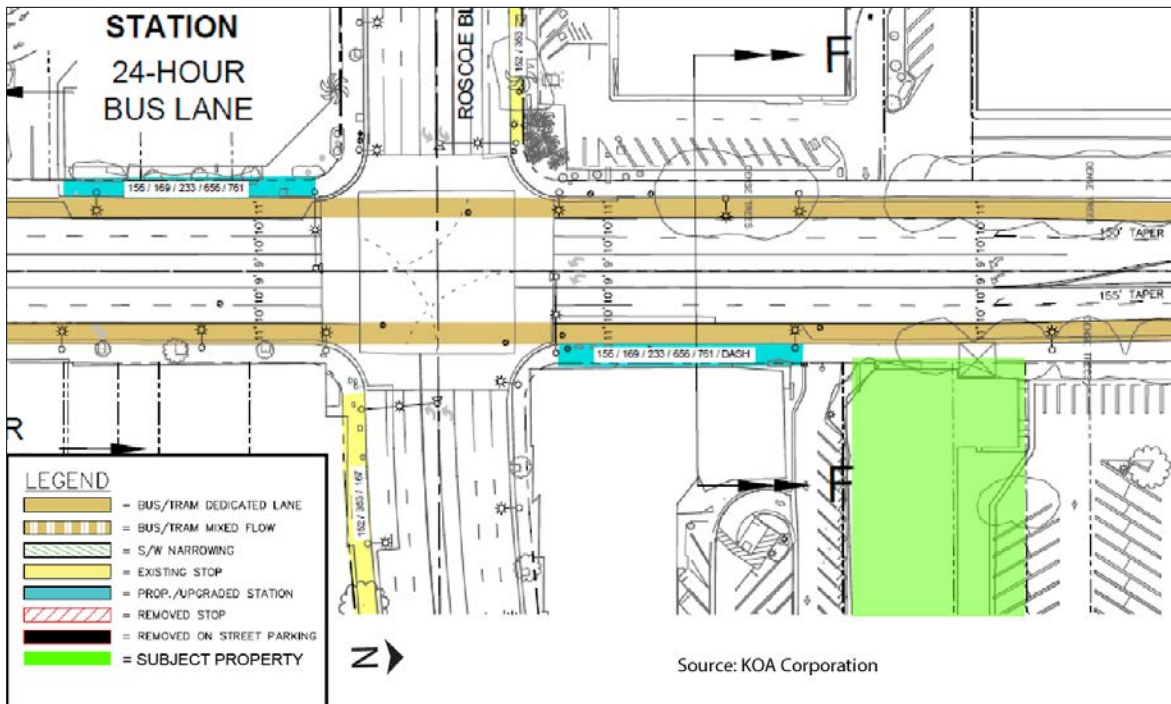
Under Alternative 1, the proposed southbound Roscoe Station would be constructed along Van Nuys Boulevard at the southwest corner of Roscoe and Victory Boulevards. While the historic property (indicated with green shading) is near the proposed station (indicated with light blue shading), the new station would not be constructed directly in front of the historic property. The primary views of the historic building from Van Nuys Boulevard and Titus Street would not be adversely affected by a new visual element down the street. The property is already located in a dense urban area with existing bus service and other vehicular traffic. Streetscape elements, such as billboards, bus stops, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new bus station would not diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: SurveyLA).





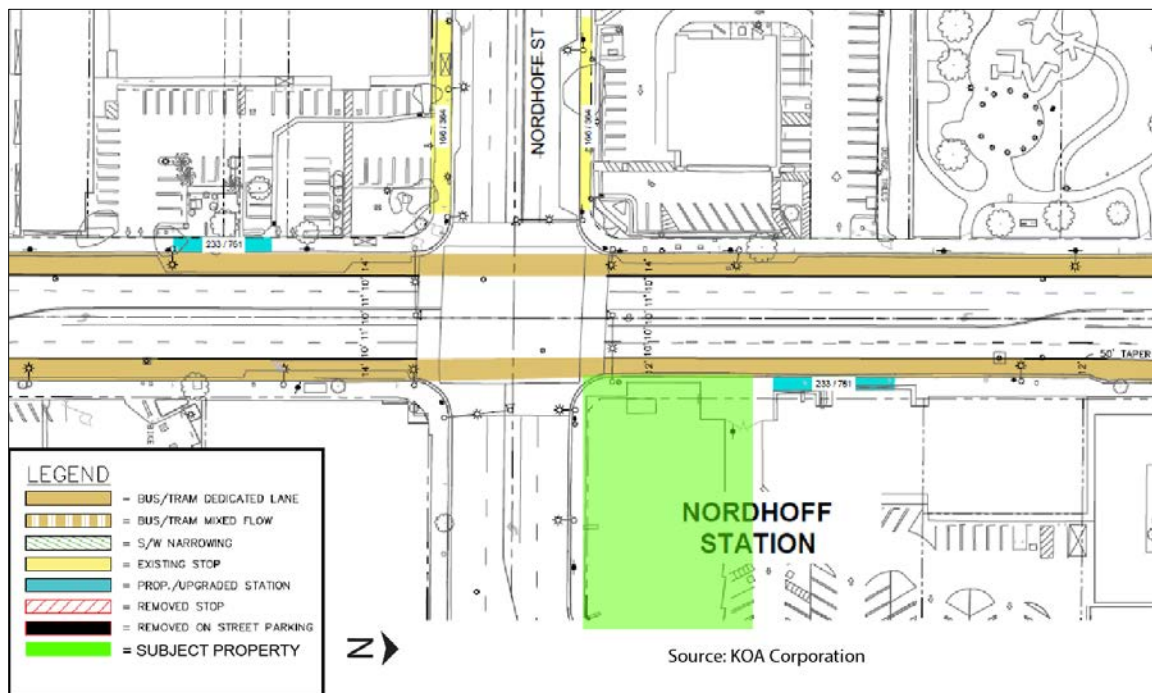
#### 4. 8324 Van Nuys Boulevard

Under Alternative 1, the proposed northbound Roscoe Station would be constructed along Van Nuys Boulevard north of its intersection with Roscoe Street. While the historic property (indicated with green shading) is near the proposed station (indicated with light blue shading), the station would not be constructed directly in front of the building. The primary view of the building from Van Nuys Boulevard would not be adversely affected by a new visual element. The property is already located in a dense urban area with existing bus service and other vehicular traffic. Streetscape elements, such as billboards, bus stops, lighting and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new bus station would not diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)



### 5. 9110 Van Nuys Boulevard

Under Alternative 1, the proposed northbound Nordhoff Station would be constructed along Van Nuys Boulevard north of its intersection with Nordhoff Street. While the historic property (indicated with green shading) is near the proposed station (indicated with light blue shading), the station would not be constructed directly in front of the building. The primary views of the building from Van Nuys Boulevard and Nordhoff Street would not be adversely affected by a new visual element. The property is already located in a dense urban area with existing bus service and other vehicular traffic. Streetscape elements, such as billboards, bus stops, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new bus station would not diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)



### 4.1.3.2 Archaeological Resources

Operation of the Curb-Running BRT Alternative would result in no impacts or effects on archaeological resources.

### 4.1.3.3 Paleontological Resources

Operation of the Curb-Running BRT Alternative would result in no impacts or effects on paleontological resources.

## 4.1.4 Build Alternative 2 – Median-Running BRT Alternative

### 4.1.4.1 Historic Resources

Alternative 2 would provide approximately 6.7 miles of dedicated median-running bus lanes along Van Nuys Boulevard between San Fernando Road and the Metro Orange Line; the median-running bus lanes would be similar in operation to the Metro Orange Line. The remaining 2.5 miles of the route would operate in traffic between the Sylmar/San Fernando Metrolink and the intersection of San Fernando Road and Van Nuys Boulevard.

Five existing bus stops along Truman Street and San Fernando Road would be upgraded and include ADA-compliant design upgrades:

1. Sylmar/San Fernando Metrolink Station
2. Hubbard Station
3. Maclay Station
4. Paxton Station
5. Van Nuys/San Fernando Station

In addition to upgrading 5 existing stations, the Median-Running BRT Alternative would include construction of 12 new bus stops platforms in the median at the following locations:

1. Laurel Canyon Station (Laurel Canyon and Van Nuys Boulevards)
2. Arleta Station (Arleta Avenue and Van Nuys Boulevard)
3. Woodman Station (Woodman Avenue and Van Nuys Boulevard)
4. Plummer Station (Plummer Street and Van Nuys Boulevard)
5. Nordhoff Station (Nordhoff Street and Van Nuys Boulevard)
6. Roscoe/Chase Station (Van Nuys Boulevard between Roscoe Boulevard and Chase Street)
7. Blythe Station (Blythe Street and Van Nuys Boulevard)
8. Van Nuys Metrolink Station (Van Nuys Boulevard and Keswick Street)
9. Sherman Way Station (Sherman Way and Van Nuys Boulevard)
10. Vanowen Station (Vanowen Street and Van Nuys Boulevard)
11. Victory Station (Victory and Van Nuys Boulevards)

## 12. Metro Orange Line Station (Van Nuys Boulevard and Metro Orange Line)

The new bus stop platforms for Alternative 2 would be located near the center of Van Nuys Boulevard. On the platform, there would be a ticketing portal, seating, and an informational kiosk. The seating would be located under a station canopy. The metal canopy would be approximately 10 to 12 feet high, 8 to 10 feet wide, and approximately 105 feet long. The total platform would be approximately 190 to 330 feet long, depending on the location. The kiosk and ticketing portal would be approximately 12 to 14 feet high. Sidewalk widening would be required on Truman Street at Hubbard Avenue (Meyer Street) and both directions at Maclay Avenue where the existing sidewalk is less than 10 feet wide, in order to accommodate the canopy. Figure 4-3 and Figure 4-4 illustrate a typical station with a canopy that would be constructed under Alternative 2.

The upgraded bus stops at Hubbard Avenue and Maclay Avenue would require widening of the sidewalks to 10 feet to accommodate the bus stop canopies. Due to the narrow sidewalk width, the southbound bus stop at Hubbard Avenue would be shifted south of Meyer Street.

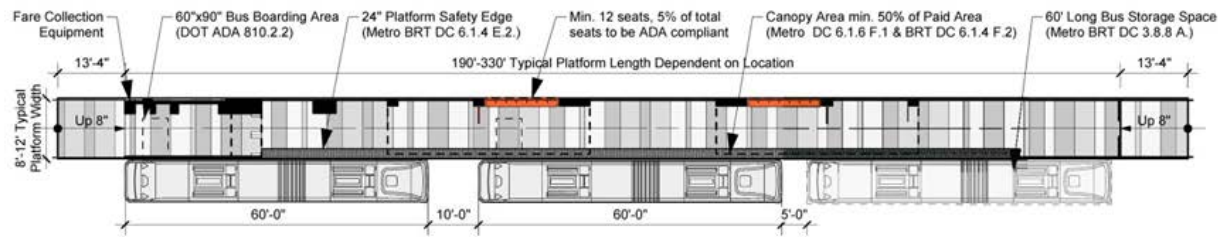
The only potential operational impacts or effects that could occur under Alternative 2 would be potential visual effects. Therefore, the only applicable criterion for adverse effect is Criterion v: introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features. This Criterion generally addresses potential changes to a historic property's integrity of setting. Under Criterion v, this alternative would not result in atmospheric or audible elements that could diminish significant historic features of any the properties; therefore, the discussion of impacts below focuses on the introduction of visual elements.

There are 10 historic properties in the APE. Four of the properties have a potential for adverse effect due to the introduction of visual elements under Alternative 2; however, based on the evaluations below, Alternative 2 would not cause an adverse effect on any historic properties.

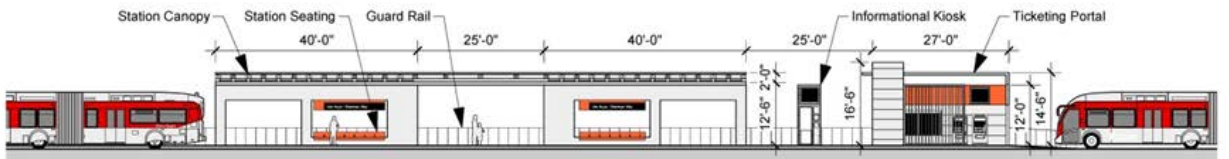
Figure 4-3: Illustrative Design Details for Median-Running BRT Alternative



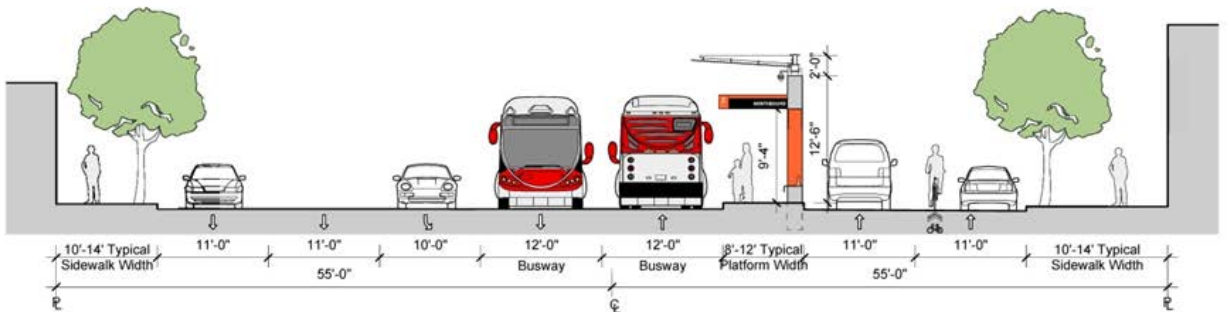
01 MEDIAN BRT STATION ILLUSTRATION



02 TYPICAL MEDIAN BRT PLATFORM  
Scale: 1/32" = 1'-0"



03 MEDIAN BRT PLATFORM ELEVATION  
Scale: 1/32" = 1'-0"



04 MEDIAN BRT @ 110' R.O.W.  
Scale: 1/16" = 1'-0"

**A2** ALTERNATIVE 2\_MEDIAN RUNNING BRT  
DEIS/DEIR PROJECT DESCRIPTION  
Date: 3/5/14

**DRAFT**

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PLANNING & ENGINEERING

Source: KOA Corporation.

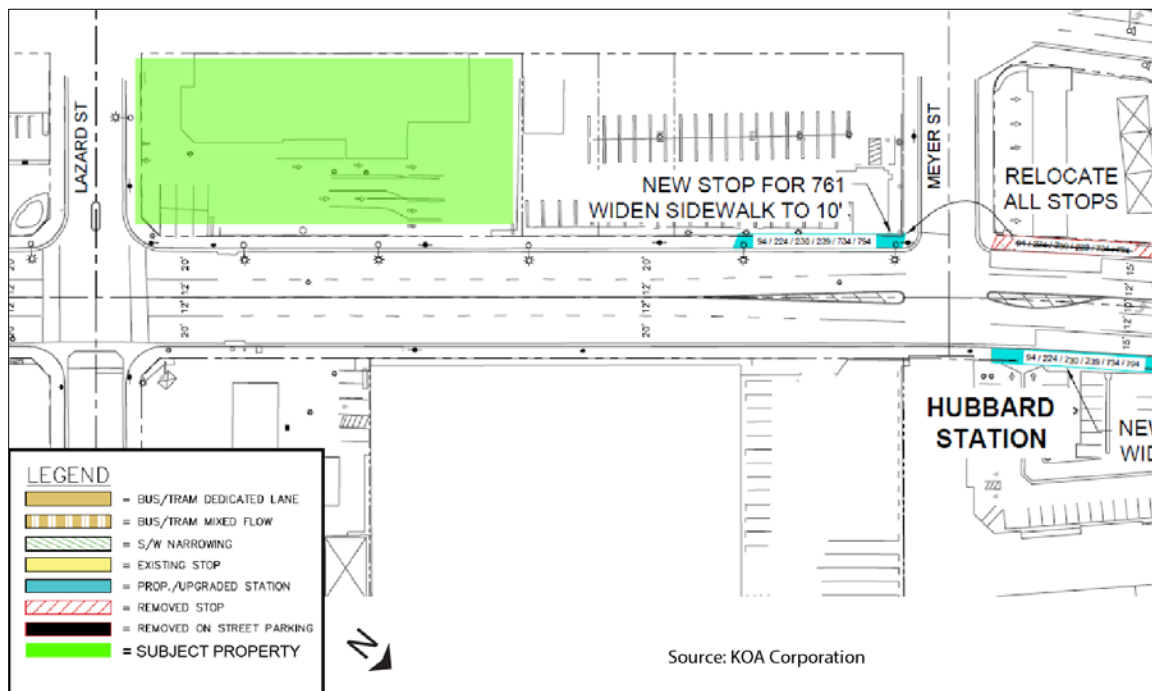
Figure 4-4: Architectural Rendering for Median-Running BRT Alternative



Source: KOA Corporation, 2014.

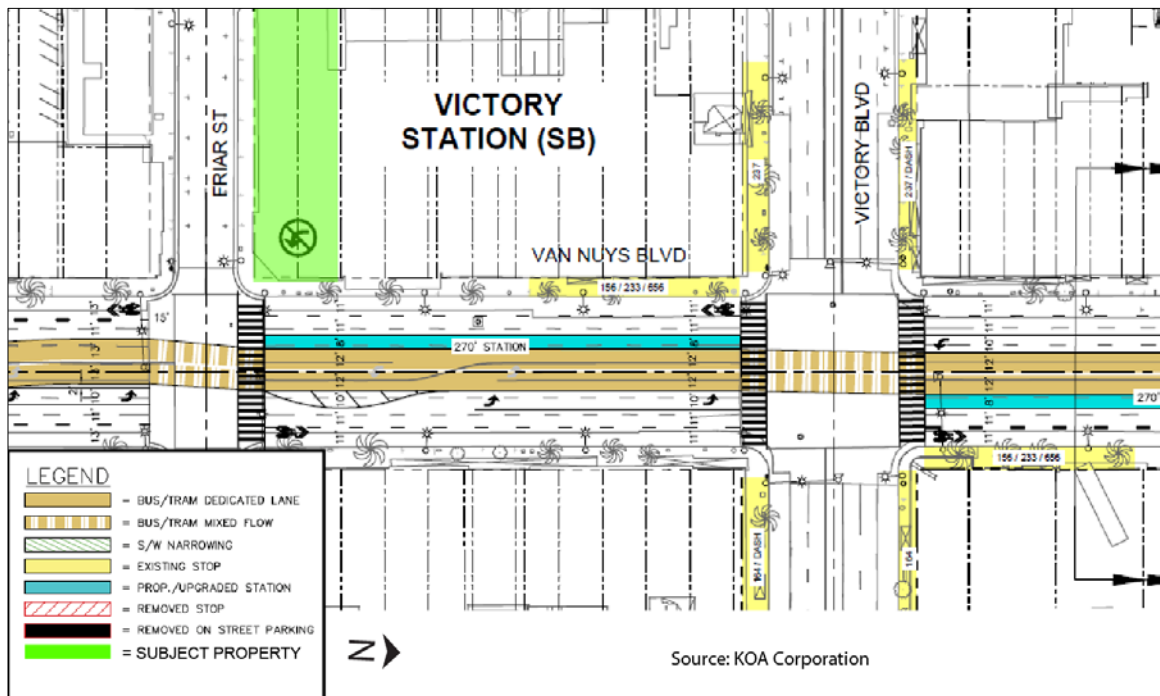
### 1. 1601 San Fernando Road

Under Alternative 2, the southbound Hubbard Station along Truman Street at the southwest corner of Truman and Meyer Streets would be upgraded. While the historic property (indicated with green shading) is near the proposed station (indicated with light blue shading), the station would be located to the rear of the property that faces Truman Street. The primary views of the building from San Fernando Road and Lazar Street would not be adversely affected by a new visual element or the sidewalk widening. The property is already located in an urban area with existing bus service and other vehicular traffic. Streetscape elements, such as billboards, bus stops, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new bus station would not diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)



## 2. 6353 Van Nuys Boulevard

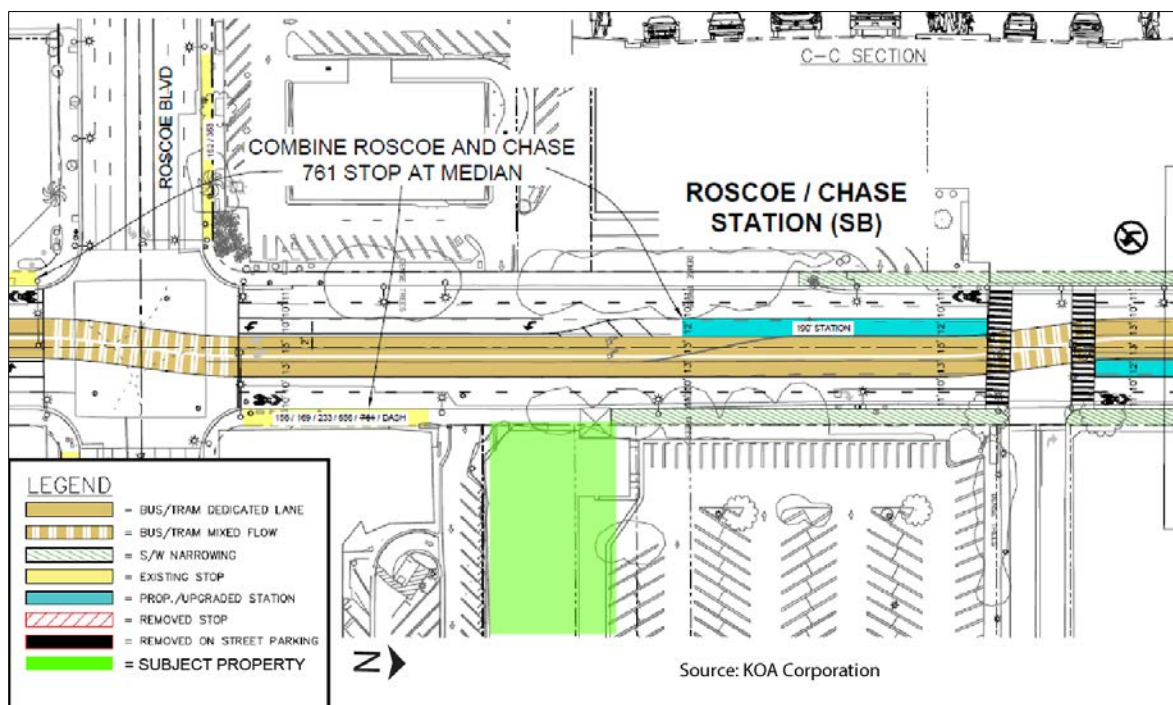
Under Build Alternative 2, the proposed southbound Victory Station would be constructed near the center of Van Nuys Boulevard between the intersection of Victory Boulevard and Friar Street. While the historic property (indicated with green shading) is near the proposed station (indicated with light blue shading), the station would not be constructed directly in front of the building; there would be two lanes of traffic separating the property from the proposed bus station. The primary views of the building from the west side of Van Nuys Boulevard and Friar Street would not be adversely affected by a new visual element. While the view might be obscured from the east side of Van Nuys Boulevard, the property is already located in a dense urban area with existing bus service and other vehicular traffic. Streetscape elements, such as billboards, bus stops, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new bus station would not diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)





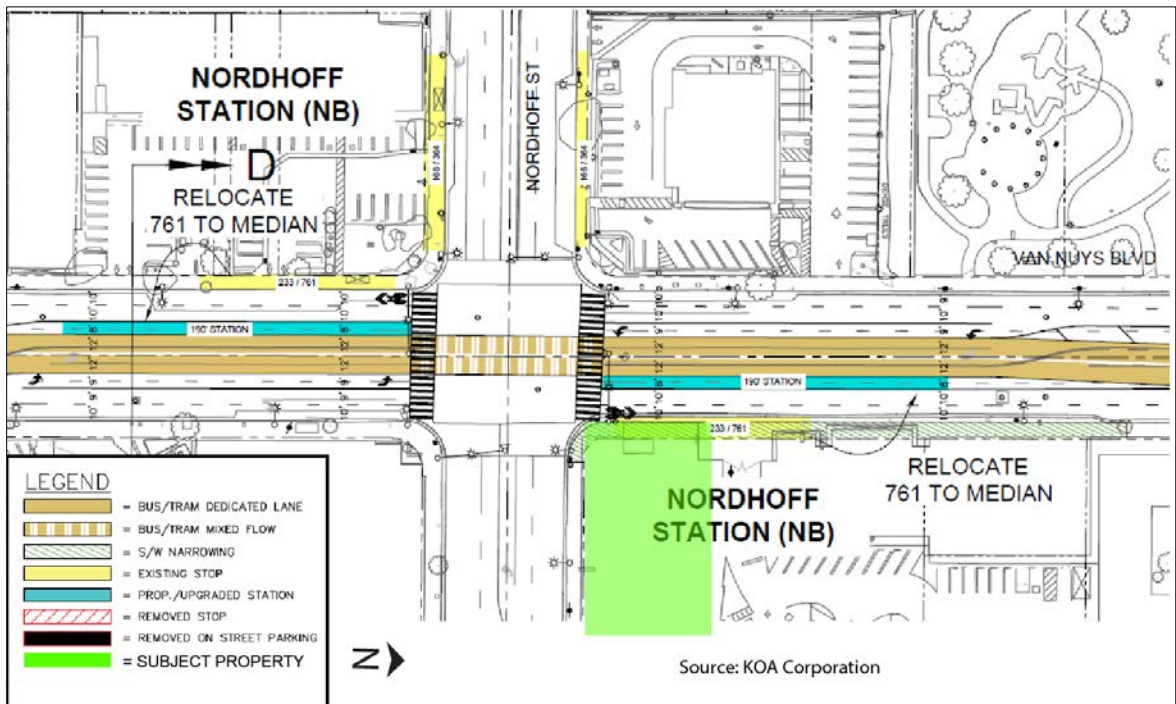
### 3. 8324 Van Nuys Boulevard

Under Alternative 2, the proposed southbound Roscoe/Chase Station would be constructed near the center of Van Nuys Boulevard north of its intersection with Roscoe Street. While the historic property (indicated with green shading) is near the proposed station (indicated with light blue shading), the station would not be constructed directly in front of the building. The primary view of the building from Van Nuys Boulevard would not be adversely affected by a new visual element. The property is already located in a dense urban area with existing bus service and other vehicular traffic. Streetscape elements, such as billboards, bus stops, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new bus station would not diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)



#### 4. 9110 Van Nuys Boulevard

Under Alternative 2, the proposed northbound Nordhoff Station would be constructed near the center of Van Nuys Boulevard north of its intersection with Nordhoff Street. While the historic property (indicated with green shading) is near the proposed station (indicated with light blue shading), the station would not be constructed directly in front of the building; there would be two lanes of traffic separating the property from the proposed bus station. The primary views of the building from the east side of Van Nuys Boulevard and Nordhoff Street would not be adversely affected by a new visual element. While the view might be obscured from the west side of Van Nuys Boulevard, the property is already located in a dense urban area with existing bus service and other vehicular traffic. Streetscape elements, such as billboards, bus stops, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new bus station would not diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)



#### 4.1.4.2 Archaeological Resources

Operation of Alternative 2 would not result in any impacts or effects on archaeological resources.

#### 4.1.4.3 Paleontological Resources

Operation of Alternative 2 would not result in any impacts or effects on paleontological resources.

### 4.1.5 Build Alternative 3 – Low-Floor LRT/Tram Alternative

#### 4.1.5.1 Historic Resources

Alternative 3 would operate along a 9.2-mile route from the Sylmar/San Fernando Metrolink Station to the north, to the Van Nuys Metro Orange Line Station to the south as described below.

- From the Sylmar/San Fernando Metrolink station, the Low-Floor LRT/Tram would operate within a median dedicated guideway on San Fernando Road.
- At Wolfskill Street, the Low-Floor LRT/Tram would operate within mixed-flow travel lanes on San Fernando Road to Van Nuys Boulevard.
- At Van Nuys Boulevard, the Low-Floor LRT/Tram would turn southwest and travel south within the median of Van Nuys Boulevard in a new dedicated guideway.
- The Low-Floor LRT/Tram would continue to operate in the median along Van Nuys Boulevard until reaching its terminus at the Van Nuys Metro Orange Line Station.

Alternative 3 would operate using low-floor articulated tram vehicles that would be electrically powered using overhead wires. This alternative includes supporting facilities, such as an overhead contact system (OCS), traction power substations (TPSS), signaling, and a maintenance and storage facility (MSF).

Stations for the Low-Floor LRT/Tram Alternative would be constructed at various intervals along the entire route. There are portions of the route where stations would be closer together and other portions where they would be located further apart. Twenty-eight ADA-compliant stations are proposed with the Low-Floor LRT/Tram Alternative:

1. Sylmar/San Fernando Metrolink Station
2. Maclay Station (Maclay Avenue and San Fernando Road)
3. Paxton Station (Paxton Street and San Fernando Road)
4. Van Nuys/San Fernando Station (Van Nuys Boulevard and San Fernando Road)
5. Telfair Station (Telfair Avenue and Van Nuys Boulevard)
6. Haddon Station (Haddon Avenue and Van Nuys Boulevard)
7. Laurel Canyon Station (Laurel Canyon and Van Nuys Boulevards)
8. Arleta Station (Arleta Avenue and Van Nuys Boulevard)
9. Beachy Station (Beachy Avenue and Van Nuys Boulevard)
10. Woodman Station (Woodman Avenue and Van Nuys Boulevard)

11. Plummer Station (Plummer Street and Van Nuys Boulevard)
12. Tupper Station (Tupper Street and Van Nuys Boulevard)
13. Nordhoff Station (Nordhoff Street and Van Nuys Boulevard)
14. Parthenia North Station (Parthenia Street and Van Nuys Boulevard)
15. Parthenia South Station (Parthenia Street and Van Nuys Boulevard)
16. Chase Station (Chase Street and Van Nuys Boulevard)
17. Roscoe Station (Roscoe and Van Nuys Boulevards)
18. Lanark Station (Lanark Street and Van Nuys Boulevard)
19. Blythe Station (Blythe Street and Van Nuys Boulevard)
20. Saticoy/Metrolink Station (Van Nuys Boulevard and Keswick Street)
21. Valerio Station (Valerio Street and Van Nuys Boulevard)
22. Sherman Way Station (Sherman Way and Van Nuys Boulevard)
23. Hart/Vose Station (Hart Street and Van Nuys Boulevard)
24. Vanowen Station (Vanowen Street and Van Nuys Boulevard)
25. Kittredge Station (Kittredge Street and Van Nuys Boulevard)
26. Victory Station (Victory and Van Nuys Boulevards)
27. Erwin/Sylvan Station (Sylvan Street and Van Nuys Boulevard)
28. Metro Orange Line Station (Van Nuys Boulevard and Metro Orange Line)

The new Low-Floor LRT/Tram platforms for Alternative 3 would be located near the center of the street. The platforms would be raised up to 14 inches from the street with an ADA-Accessible ramp. On the platform, there would be a ticketing portal, seating, and an informational kiosk. The seating would be located under a station canopy. The metal canopy would be approximately 10 to 12 feet high, 8 to 10 feet wide and approximately 150 feet long. The total platform would be approximately 270 to 450 feet long, depending on the location. The kiosk and ticketing portal would be approximately 12 to 14 feet high. OCS poles would be approximately 30 feet tall and placed every 90 to 170 feet between the two Low-Floor LRT/Tram tracks. The TPSSs, which are electrical substations, would be placed every 1 to 1.5 miles, for a total of 9 miles along the entire route; TPSSs would be approximately 60 by 80 feet and 12 to 14 feet high.

Three possible MSF sites are proposed:

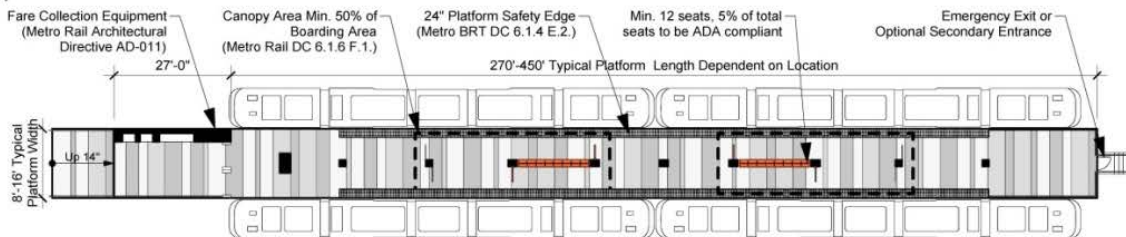
- MSF Option A – Van Nuys Boulevard/Metro Orange Line
- MSF Option B – Van Nuys Boulevard/Keswick Street
- MSF Option C – Van Nuys Boulevard/Arminta Street

Figure 4-5 and Figure 4-6 illustrate a typical station with a canopy that would be constructed under Alternative 3.

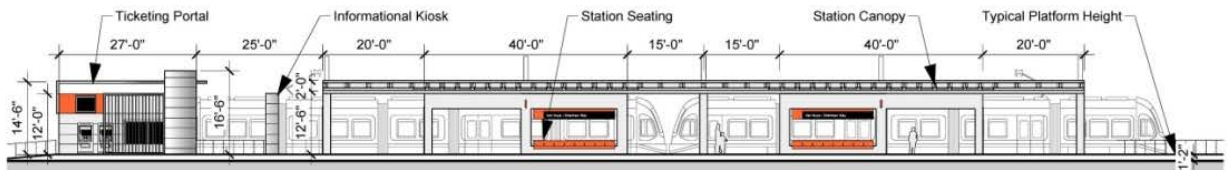
Figure 4-5: Illustrative Design Details for Low-Floor LRT/Tram Alternative



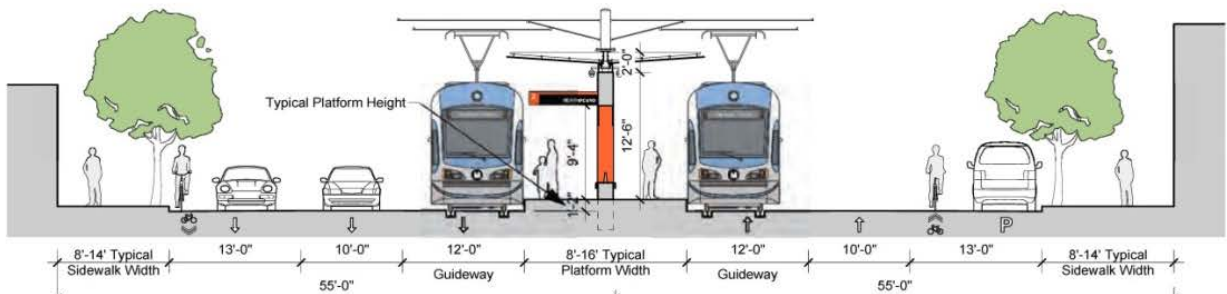
01 MEDIAN TRAM STATION ILLUSTRATION



02 TYPICAL MEDIAN TRAM PLATFORM  
Scale: 1:450



03 MEDIAN TRAM PLATFORM ELEVATION  
Scale: 1/32" = 1'-0"



04 MEDIAN TRAM @ 110' R.O.W.  
Scale: 1/16" = 1'-0"



**A3** ALTERNATIVE 3\_MEDIAN RUNNING TRAM  
DEIS/DEIR PROJECT DESCRIPTION

Date: 3/5/14

**DRAFT**



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For: **KOA CORPORATION**  
PLANNING & ENGINEERING

Source: KOA Corporation.

**Figure 4-6: Architectural Rendering for Low-Floor LRT/Tram Alternative**



Source: Metro, 2016.

The operational effects that could occur to historic properties under Alternative 3 would be potential visual effects. Therefore, the applicable Criterion for adverse effect would be Criterion v: introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features. Criterion v generally addresses potential changes to a historic property's integrity of setting. Under Criterion v, this alternative would not result in atmospheric or audible elements that could diminish significant historic features of any the properties; therefore, the impacts discussion that follows focuses on introduction of visual elements.

There are 10 historic properties in the APE. There is the potential for operational effects due to the introduction of new visual elements on seven of the 10 properties. These properties and the potential for operational visual effects are described below.

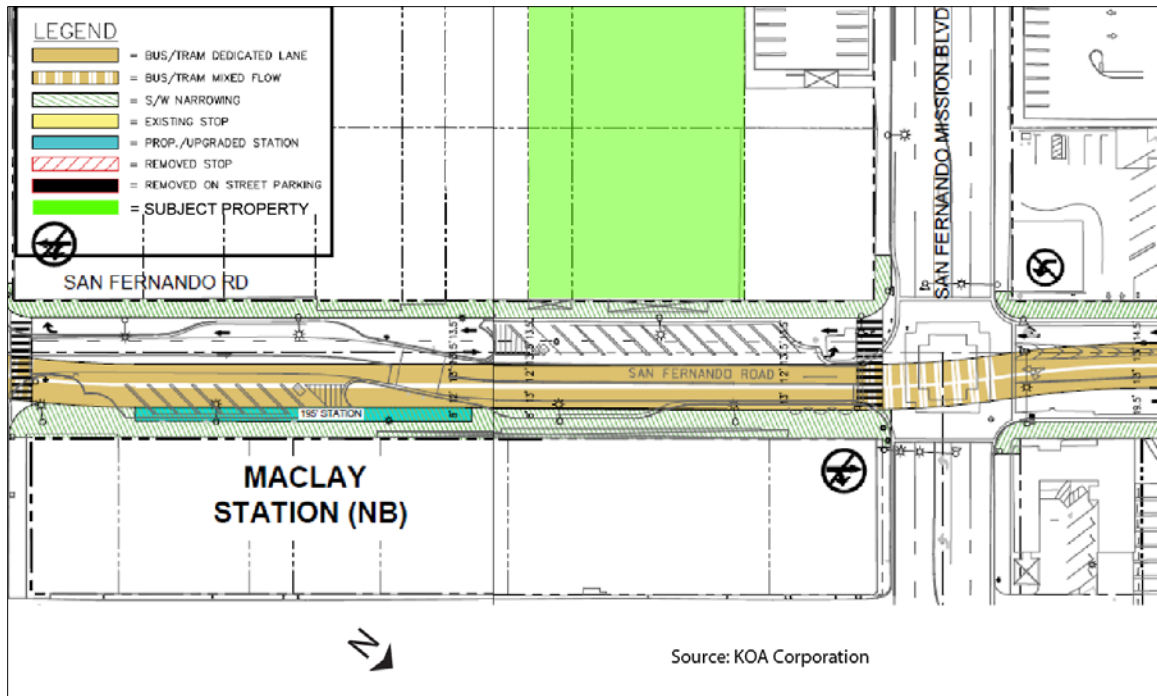
## 1. 1140 San Fernando Road

Under Build Alternative 3, the northbound Maclay Station would be constructed along the east side of San Fernando Road, north of its intersection with Maclay Avenue. While the historic property (indicated with green shading in figure on the next page) is near the proposed station (indicated with light blue shading in figure on the next page), the station would not be constructed directly in front of the building. While there would be an OCS and Low-Floor LRT/Trams passing in front of the building, the primary view of the façade from San



Fernando Road would not be adversely affected by this new visual element. The primary character-defining features of the building are located near the top of the building, including the distinctive original signage and Late Moderne detailing, which would likely still be visible over the 10- to 12-foot canopy. In addition, the integrity of setting has already been somewhat diminished. Many of the properties along the commercial strip have been heavily altered or are infill construction, and the sidewalks along San Fernando Road were widened at an unknown date. Historic photos

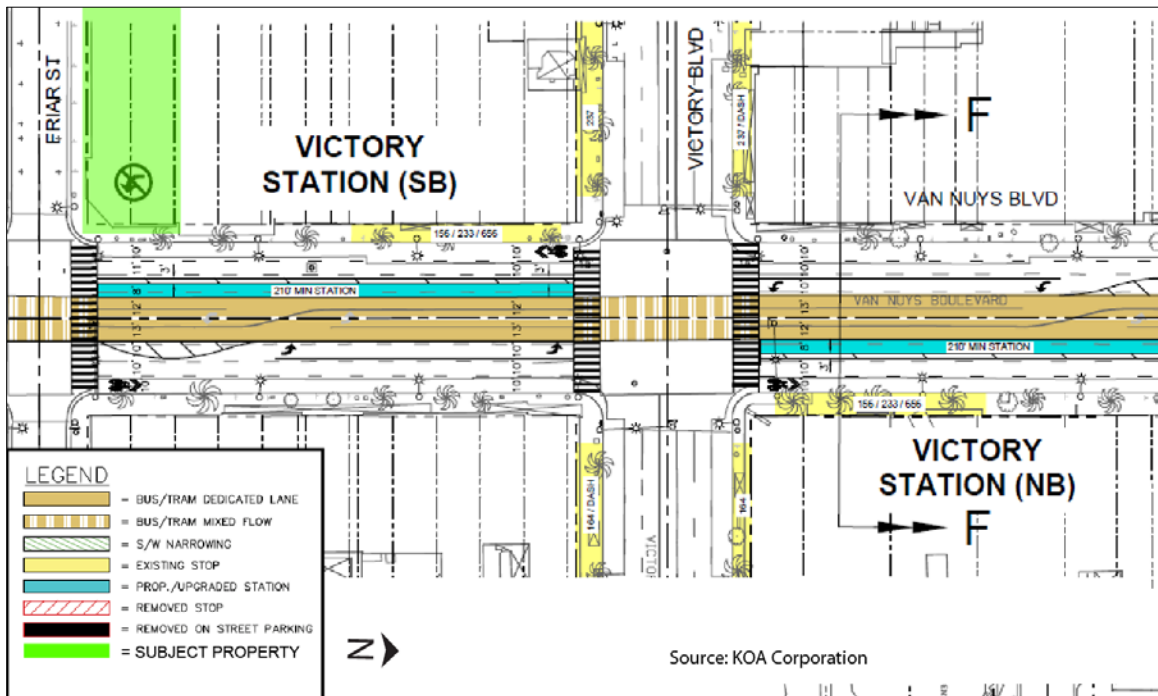
and aerial photography indicate that the existing curb bulb-outs, street planters, and the diagonal street parking configuration were added around 1969. Therefore, the setting has already been altered from its original, narrower sidewalk and parallel street parking configuration, as seen in the historic photograph to the left. The sidewalk narrowing (indicated in green hatching in figure on the next page) proposed as part of Alternative 3 and the construction of the Maclay Low-Floor LRT/Tram station would actually remove non-original features from the building's setting. Therefore, the introduction of the new Low-Floor LRT/Tram station and OCS would not diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP; rather, it would remove non-original features from the existing setting, and the station would not obscure the existing primary view of the building in a manner that it would no longer qualify for the NRHP. All other aspects of integrity would remain unchanged. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)





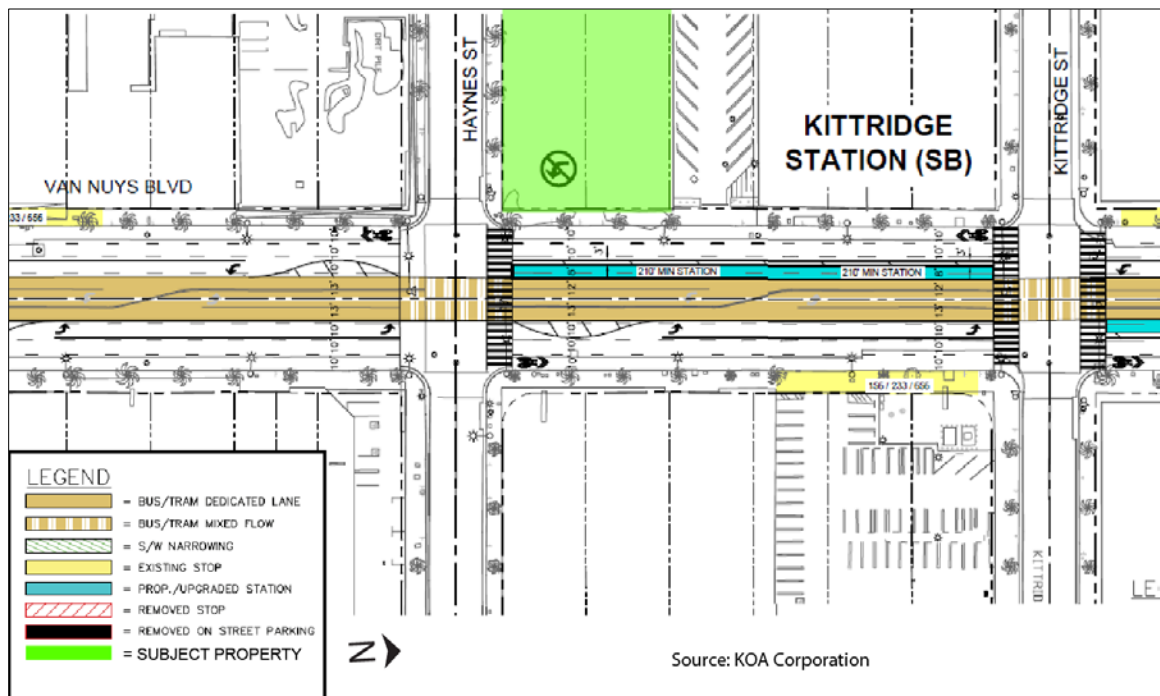
## 2. 6353 Van Nuys Boulevard

Under Alternative 3, the proposed southbound Victory Station would be constructed near the center of Van Nuys Boulevard between the intersection of Victory Boulevard and Friar Street. While the historic property (indicated with green shading) is near the proposed station (indicated with light blue shading), the station would not be constructed directly in front of the building; there would be two lanes of traffic separating the property from the proposed rail station. The primary views of the building from the west side of Van Nuys Boulevard and Friar Street would not be adversely affected by a new visual element. While the view might be obscured from the east side of Van Nuys Boulevard, the property is already located in a dense urban area with existing transit service and other vehicular traffic. Streetscape elements, such as overhead power lines, billboards, bus stops, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new Low-Floor LRT/Tram station and OCS would not diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)



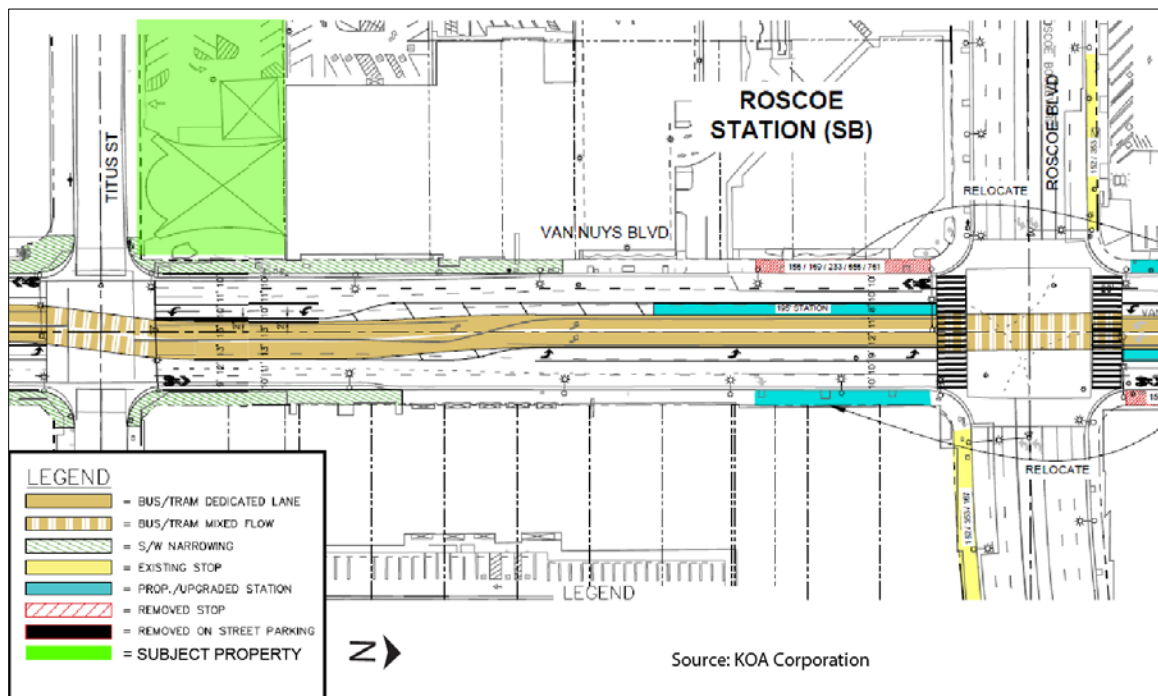
### 3. 6551 Van Nuys Boulevard

Under Alternative 3, the proposed southbound Kittridge Station would be constructed near the center of Van Nuys Boulevard between the intersections of Haynes Street and Kittridge Street. While the historic property (indicated with green shading) is near the proposed station (indicated with light blue shading), the station would not be constructed directly in front of the building; there would be two lanes of traffic separating the property from the proposed Low-Floor LRT/Tram station. The primary views of the building from the west side of Van Nuys Boulevard and Haynes Street would not be adversely affected by a new visual element. While the view might be partially obscured from the east side of Van Nuys Boulevard, the primary character-defining features of the building are located near the top of the building, including the dramatic roof overhang and the mural, which would likely still be visible over the 10- to 12-foot canopy. The building would be easily visible from the Low-Floor LRT/Tram alignment. The building is already located in a dense urban area with existing transit service and other vehicular traffic. Streetscape elements, such as overhead power lines, billboards, bus stops, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new tram station and OCS would not diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)



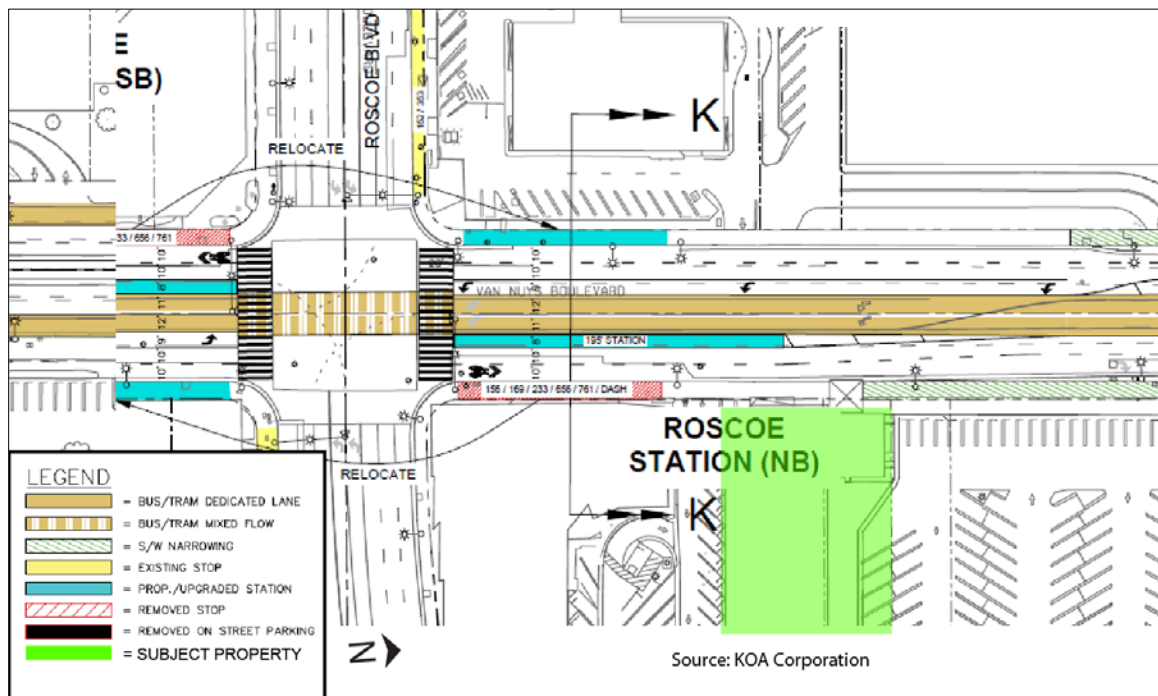
#### 4. 8201 Van Nuys Boulevard

Under Alternative 3, the proposed northbound Roscoe Station would be constructed along Van Nuys Boulevard north of its intersection with Roscoe Street. While the historic property (indicated with green shading) is near the proposed station (indicated with light blue shading), the station would not be constructed directly in front of the building. The building is located at the opposite end of the block, and there would be two lanes of traffic separating the property from the proposed Low-Floor LRT/Tram station. The primary views of the building from the Titus Street and the west side of Van Nuys Boulevard would not be adversely affected by a new visual element. The property is already located in a dense urban area with existing transit service and other vehicular traffic. Streetscape elements, such as overhead power lines, billboards, bus stops, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new Low-Floor LRT/Tram station and OCS would not diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. The immediately adjacent sidewalk is not a character-defining element of the building's significance, and therefore, the proposed narrowing of the sidewalk in front of the historic property would not cause a direct or indirect effect on the historic building. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)



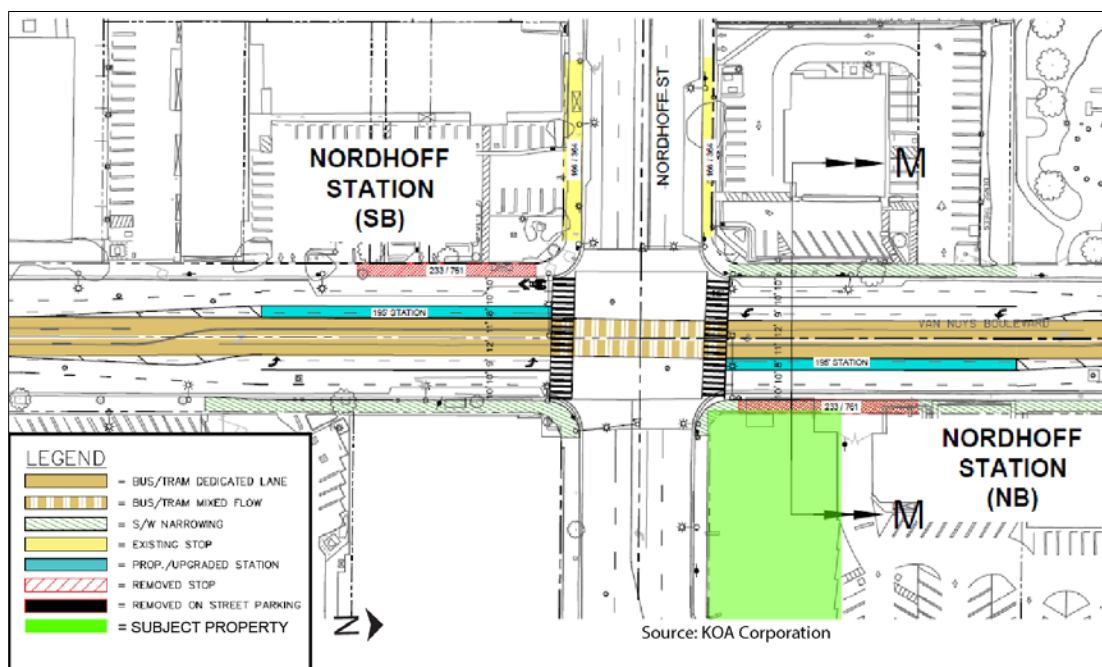
### 5. 8324 Van Nuys Boulevard

Under Alternative 3, the proposed northbound Roscoe Station would be constructed along Van Nuys Boulevard north of its intersection with Roscoe Street. While the historic property (indicated with green highlighting) is near the proposed station (indicated with light blue shading), the station would not be constructed directly in front of the building. There would be two lanes of traffic separating the property from the proposed Low-Floor LRT/Tram station. The primary views of the building from the east side of Van Nuys Boulevard would not be adversely affected by a new visual element. While the view might be obscured from the west side of Van Nuys Boulevard, the property is already located in a dense urban area with existing bus service and other vehicular traffic. Streetscape elements, such as overhead power lines, billboards, bus stops, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new Low-Floor LRT/Tram station and OCS would not diminish the property’s integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. Also, the adjacent sidewalk is not a character-defining feature of the historic property, and the removal of the existing bus stop and narrowing of the sidewalk would not cause a direct or indirect effect to the historic property. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)



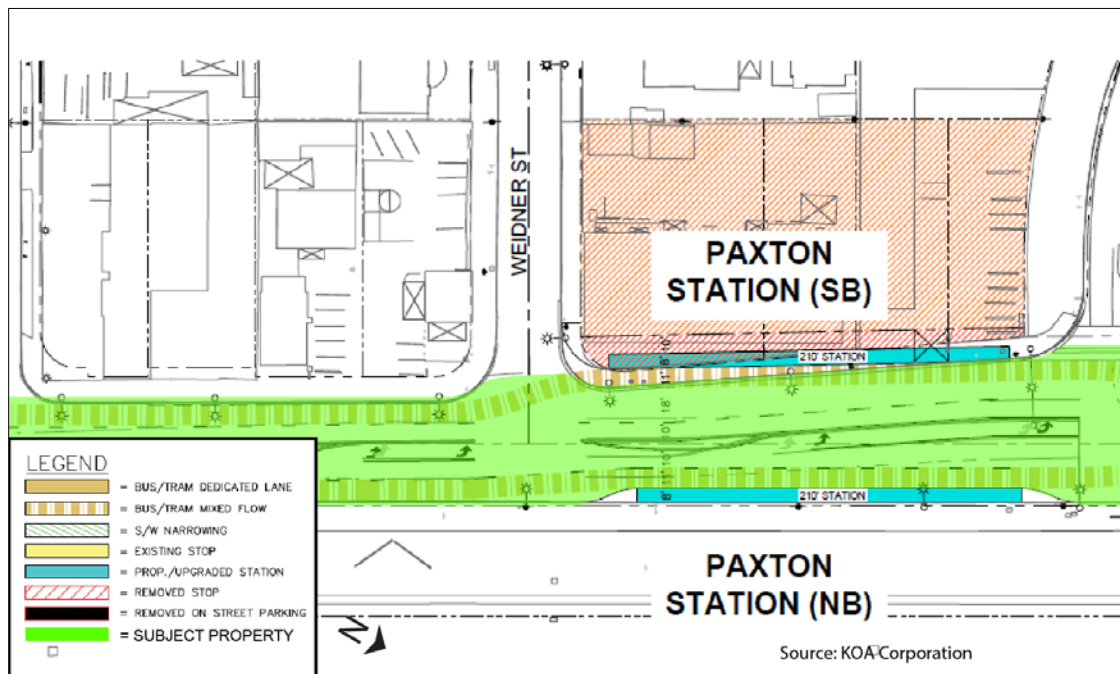
## 6. 9110 Van Nuys Boulevard

Under Alternative 3, the proposed northbound Nordhoff Station would be constructed near the center of Van Nuys Boulevard north of its intersection with Nordhoff Street. While the historic property (indicated with green shading) is near the proposed station (indicated with light blue shading), the station would not be constructed directly in front of the building; there would be two lanes of traffic separating the property from the proposed Low-Floor LRT/Tram station. The sidewalks would be narrowed, and an existing bus stop—consisting of a bench and signage—would be removed. The primary views of the building from the east side of Van Nuys Boulevard and Nordhoff Street would not be adversely affected by a new visual element. While the view might be obscured from the west side of Van Nuys Boulevard, the distinctive signage and marquee would likely still be visible over the 10- to 12-foot canopy. The property’s integrity of setting has already been diminished through the introduction of infill construction, but the property is still able to convey its significance through its other aspects of integrity. In addition, the property is already located in a dense urban area with existing bus service and other vehicular traffic. Streetscape elements, such as overhead power lines, billboards, bus stops, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new Low-Floor LRT/Tram station and OCS, and the narrowing of the sidewalk would not further diminish the property’s integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. The removal of the existing bus stop and the narrowing of the sidewalks would not cause a direct or indirect effect on the historic property. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)



## 7. San Fernando Road

Under Alternative 3, the proposed Paxton Station would be constructed on San Fernando Road between its intersection with Weidner Street and the 118 Freeway ramps, south of Paxton Street. While the proposed station (indicated with light blue shading) would be constructed on the historic property (indicated with green shading), the station would not diminish the property's integrity in such a way that it would no longer be eligible for the NRHP. In the previous evaluation, the property's significance was determined to be directly tied to its historic alignment rather than other physical attributes, such as materials or design. Because there are no proposed changes or adjustments to the existing alignment as part of the project, this alternative would not result in adverse effects on this historic property as the historic alignment, and the property's significance, would remain unchanged. (Photo: GPA)



#### **4.1.5.2 Archaeological Resources**

Operation of Alternative 3 would result in no impacts or effects on archaeological resources.

#### **4.1.5.3 Paleontological Resources**

Operation of Alternative 3 would result in no impacts or effects on paleontological resources.

### **4.1.6 Build Alternative 4 – LRT Alternative**

#### **4.1.6.1 Historic Resources**

Alternative 4 (LRT Alternative) would operate along a 9.2-mile route from the Sylmar/San Fernando Metrolink Station to the north, to the Van Nuys Metro Orange Line Station to the south. Portions of the LRT line would be similar to existing Metro LRT lines, such as the Metro Expo Line and the Metro Gold Line.

Alternative 4 would be electrically powered using overhead wires and would travel along the median of Van Nuys Boulevard for most of the route, with an underground segment of approximately 2.5 miles. This alternative includes supporting facilities, such as an overhead contact system (OCS), traction power substations (TPSS), signaling, and a maintenance and storage facility (MSF). Please see Section 1.1.2.1 for additional details on the LRT Alternative.

Stations for the LRT Alternative would be constructed, both above and below ground, at approximately 1-mile intervals. There would be three underground stations: Roscoe Station, Keswick/Metrolink Station, and Sherman Way Station. Entry to the underground stations would be provided by an entry plaza and portal. The portals would include stairs, escalators and elevators. Fourteen stations are proposed with the LRT Alternative:

1. Sylmar/San Fernando Metrolink Station
2. Maclay Station (Maclay Avenue and Antelope Valley Metrolink Railroad Corridor)
3. Paxton Station (Paxton Street and Antelope Valley Metrolink Railroad Corridor)
4. Pacoima Station (Van Nuys Boulevard and San Fernando Road)
5. Laurel Canyon Station (Laurel Canyon and Van Nuys Boulevards)
6. Arleta Station (Arleta Avenue and Van Nuys Boulevard)
7. Woodman Station (Woodman Avenue and Van Nuys Boulevard)
8. Nordhoff Station (Nordhoff Street and Van Nuys Boulevard)
9. Roscoe Station (Roscoe and Van Nuys Boulevards) - Underground
10. Keswick/Metrolink Station (Van Nuys Boulevard and Keswick Street) - Underground
11. Sherman Way Station (Van Nuys Boulevard and Sherman Way) - Underground
12. Vanowen Station (Vanowen Street and Van Nuys Boulevard)
13. Victory Station (Victory and Van Nuys Boulevards)
14. Metro Orange Line Station (Van Nuys Boulevard and Metro Orange Line)

The new station platforms for Alternative 4 would be located near the center of the street. The platforms would be raised up to 3 feet 3 inches from the street with an ADA-accessible ramp. On the platform, there would be a ticketing portal, seating, and an informational kiosk. The seating would be located under a station canopy. The metal canopy would be approximately 10 to 12 feet high, 8 to 10 feet wide and approximately 150 feet long. The total platform would be approximately 270 to 670 feet long, depending on the location. The kiosk and ticketing portal would be approximately 12 to 14 feet high. OCS poles would be approximately 30 feet tall and placed every 90 to 170 feet between the two tracks. The TPSSs, electrical substations, would be placed every 1 to 1.5 miles, with approximately seven along the entire route; TPSSs would be approximately 60 by 80 feet and 12 to 14 feet high.

Three possible MSF sites are proposed:

- MSF Option A – Van Nuys Boulevard/Metro Orange Line
- MSF Option B – Van Nuys Boulevard/Keswick Street
- MSF Option C – Van Nuys Boulevard/Arminata Street

Figure 4-7 and Figure 4-8 illustrate a typical station with a canopy that would be constructed under Build Alternative 4.

As the operation of a LRT will not involve a change in use, demolition, alteration, removal, or neglect of a property, nor are any of the historic properties within the study area under federal ownership, the only potential operational impacts or effects that could occur under Alternative 4 would be potential visual effects (see Section 4.16.1.3 for a list of criteria for adverse effect). Therefore the applicable Criterion for adverse effect would be Criterion v: introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features. Criterion v generally addresses potential changes to a historic property's integrity of setting. Under Criterion v, this alternative would not result in atmospheric or audible elements that could diminish significant historic features of any properties; therefore, the impacts analysis focuses on the introduction of visual elements.

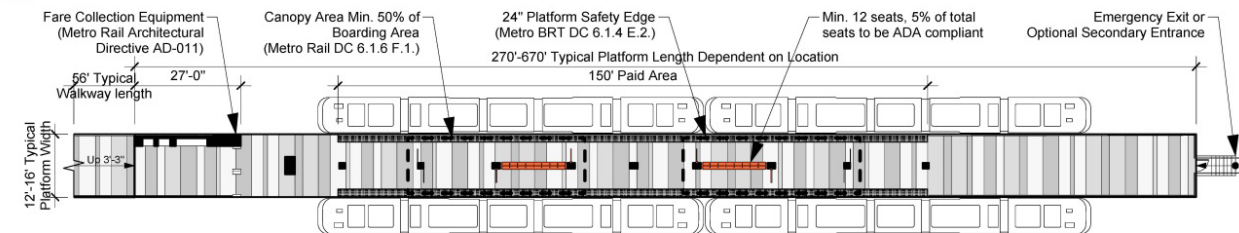
There are 10 historic properties in the APE. Four of the historic properties have a potential to be affected by the introduction of the introduction of new visual elements under Alternative 4; however, based on the evaluations below, Alternative 4 would not cause an adverse effect on any historic properties because none of the new features would diminish the setting of any historic property in a manner that the property would no longer be eligible for the NRHP.



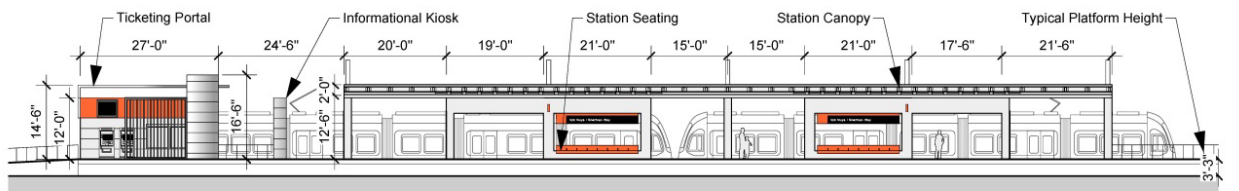
Figure 4-7: Illustrative Design Details for LRT Alternative



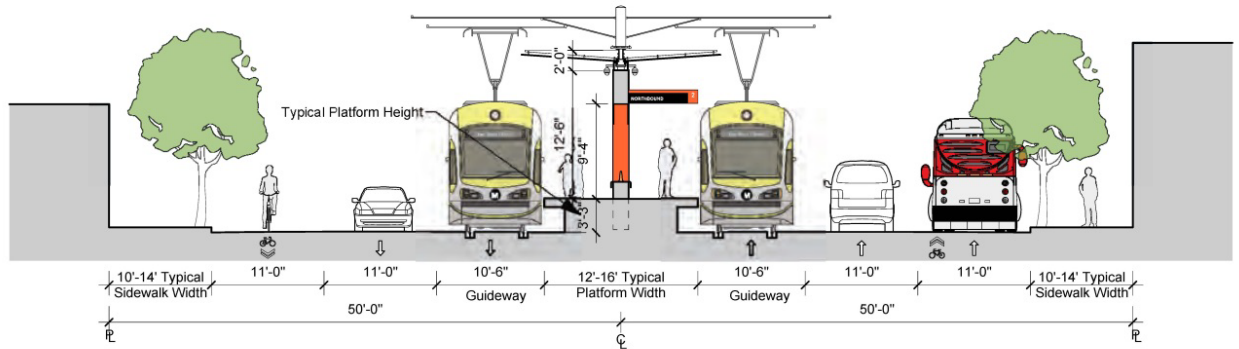
01 LRT ENTRY PORTAL ILLUSTRATION



02 TYPICAL MEDIAN LRT PLATFORM  
Scale: 1:500



03 MEDIAN LRT PLATFORM ELEVATION  
Scale: 1/32" = 1'-0"



04 MEDIAN LRT @ 100' R.O.W.  
Scale: 1/16" = 1'-0"

**A4a**

**ALTERNATIVE 4\_MEDIAN RUNNING LRT**

DEIS/DEIR PROJECT DESCRIPTION

Date: 3/5/14

**DRAFT**

**Metro**

**John Kaliski Architects**  
www.johnkaliski.com  
3780 Wilshire Boulevard, Suite 300  
Los Angeles, California 90010  
(213) 383-7980 ph  
(213) 383-7981 fax

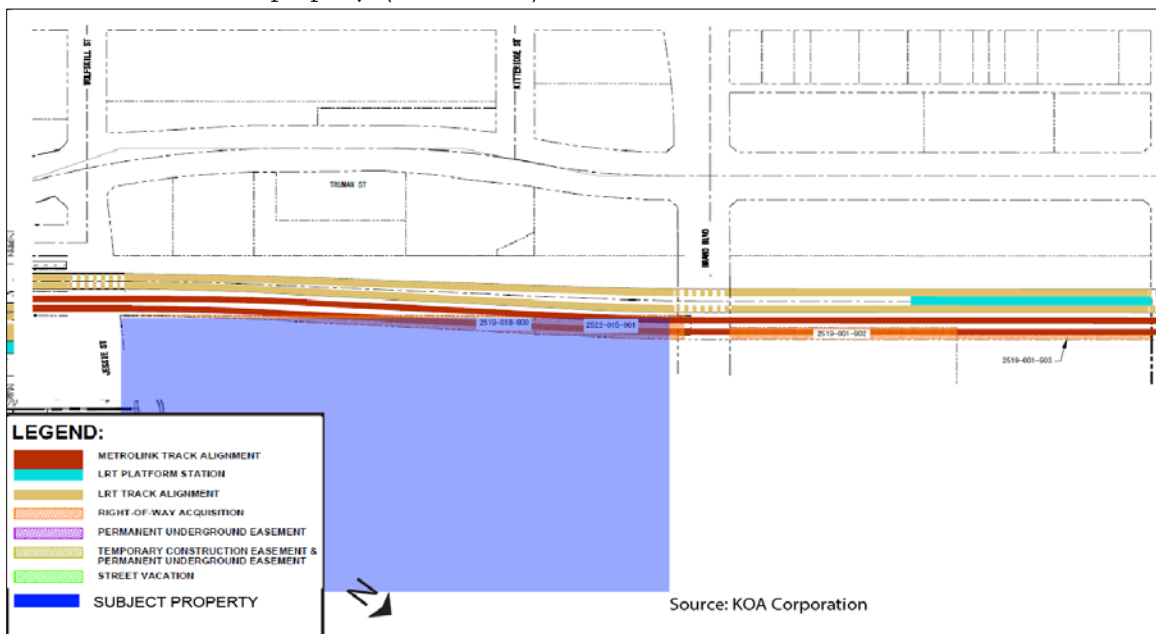
For: **KOA CORPORATION**  
PLANNING & ENGINEERING

**Figure 4-8: Architectural Rendering for LRT Alternative**



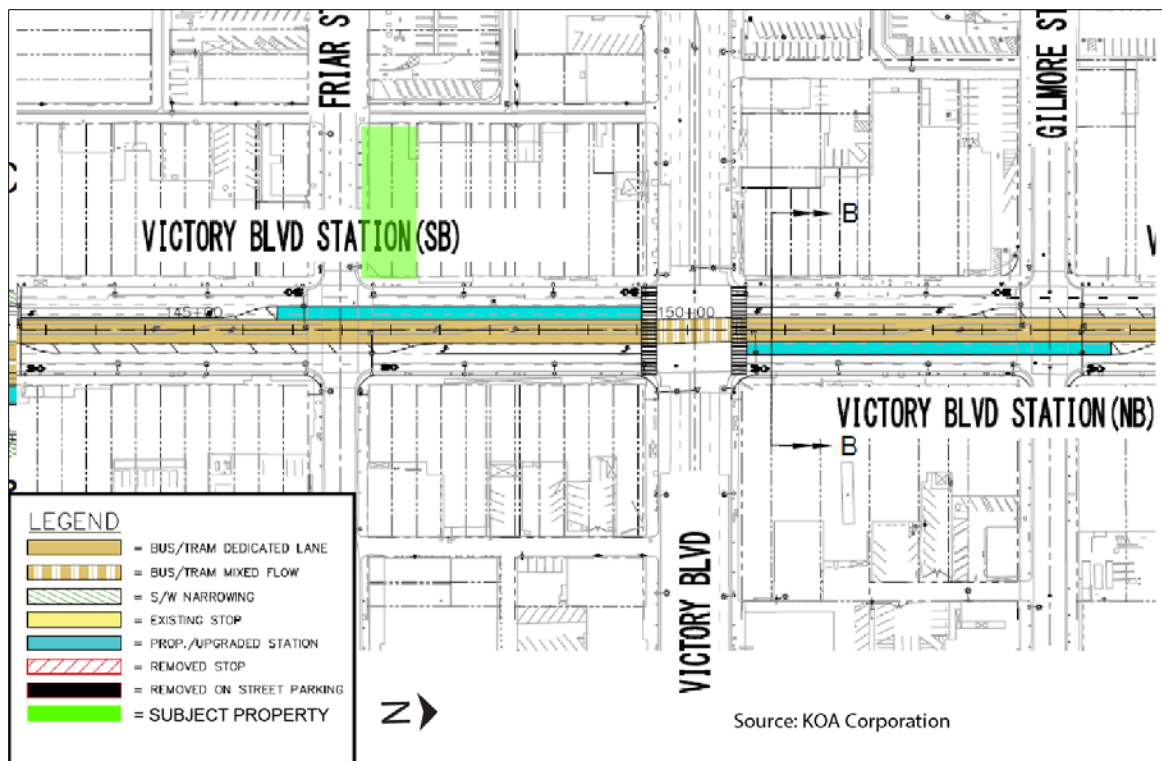
### 1. 130 N. Brand Avenue

Under Alternative 4, the proposed Maclay Station would be constructed on the Antelope Valley Metrolink Railroad Corridor, south of its crossing with Maclay Street. While the school campus (indicated with purple shading) is near the proposed station (indicated with light turquoise shading), the station would not be constructed near the historic properties on the campus. The Auditorium, Science Building, and Boys' Gymnasium are set back onto the campus, and would be visually separated from the proposed station by other, non-historic school buildings, and the primary views of the historic properties would not be adversely affected by a new visual element. The properties' integrity of setting has already been diminished through the introduction of new school buildings, but the properties are still able to convey their significance through other aspects of integrity. Furthermore, the three properties are significant for their architecture. Properties significant for this reason are able to convey their significance even if their integrity of setting has been diminished (e.g., architectural specimens that have been moved from their original locations can still be eligible for the NRHP regardless of setting). The property is already located along the railroad track, which is an early alignment that predates the historic school buildings. Therefore, the introduction of the new LRT station and increased use of the existing railroad tracks would not diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP. All other aspects of integrity would remain unchanged. There would be no other anticipated effects. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)



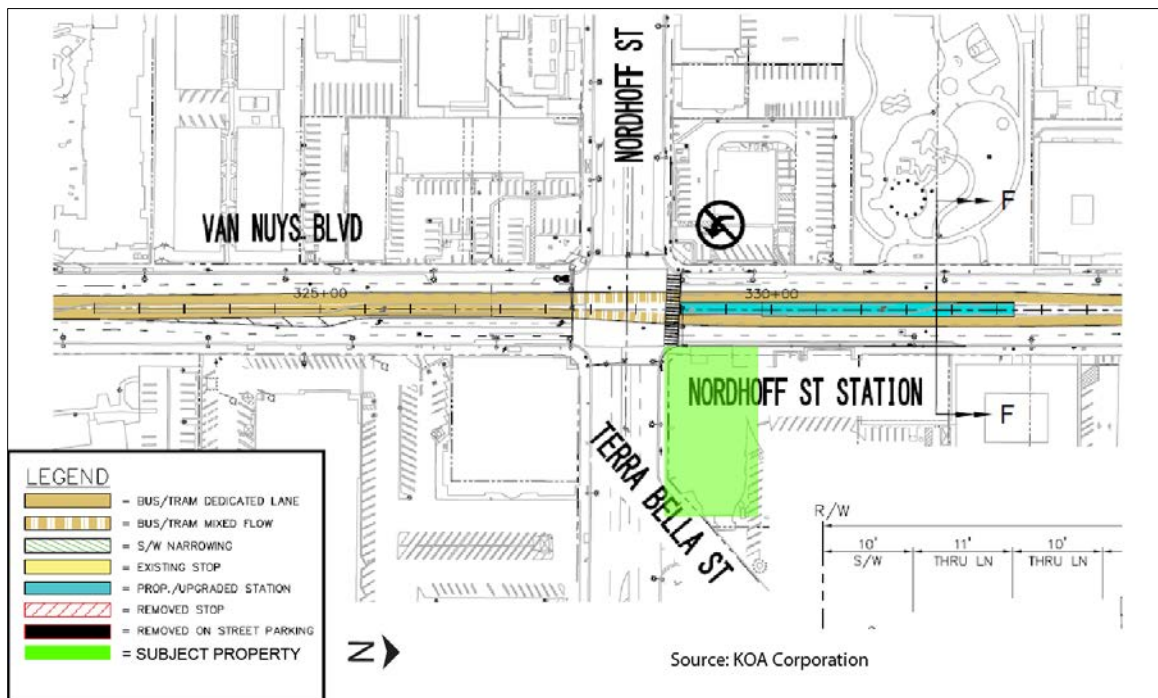
## 2. 6353 Van Nuys Boulevard

Under Alternative 4, the proposed southbound Victory Station would be constructed near the center of Van Nuys Boulevard approximately between the intersection of Victory Boulevard and Friar Street. While the historic property (indicated with green shading) is near the proposed station (indicated with light blue shading), the station would not be constructed directly in front of the building; there would be two lanes of traffic separating the property from the proposed rail station. The primary views of the building from the west side of Van Nuys Boulevard and Friar Street would not be adversely affected by a new visual element. While the view might be obscured from the east side of Van Nuys Boulevard, the property is already located in a dense urban area with existing transit service and other vehicular traffic. Streetscape elements, such as overhead power lines, billboards, bus stops, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Furthermore, the property's setting is not an essential aspect of integrity for the property to convey its significance. Therefore, the introduction of the new LRT station and OCS would not diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. No other potential effects are anticipated. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)



### 3. 9110 Van Nuys Boulevard

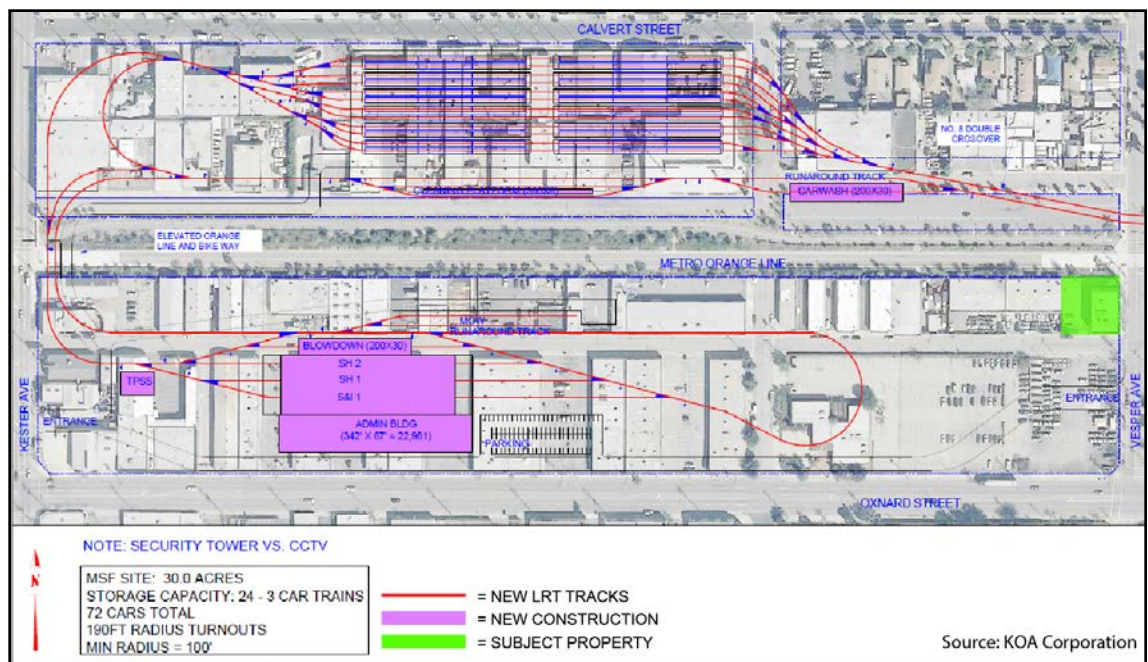
Under Alternative 4, the proposed northbound Nordhoff Station would be constructed near the center of Van Nuys Boulevard north of its intersection with Nordhoff Street. While the historic property (indicated with green shading) is near the proposed station (indicated with light blue shading), the station would not be constructed directly in front of the building; there would be two lanes of traffic separating the property from the proposed LRT station. The primary views of the building from the east side of Van Nuys Boulevard and Nordhoff Street would not be adversely affected by a new visual element. While the view might be obscured from the west side of Van Nuys Boulevard, the distinctive signage and marquee would likely still be visible over the 10- to 12-foot high canopy. The property's integrity of setting has already been diminished through the introduction of infill, but it is still able to convey its significance through its other aspects of integrity. The property's setting is not an essential aspect of integrity for it to convey its significance. In addition, the property is already located in a dense urban area with existing bus service and other vehicular traffic. Streetscape elements, such as overhead power lines, billboards, bus stops, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new LRT station and OCS would not further diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. Therefore, this alternative would not result in adverse effects on this historic property. (Photo: GPA)



#### 4. 14601-3 Aetna Street

Under Alternative 4, a proposed MSF site would be generally bounded by Calvert Street to the north, Oxnard Street to the south, Vesper Avenue to the east, and Kester Avenue to the west. While the historic property (indicated with green shading) is within these boundaries, it will not be taken. LRT tracks (indicated with red lines) would be constructed to the north and west of the historic property. Structures related to the MSF site (indicated with pink shading), including an administration building, carwash, and cleaning platform, will also be constructed within these boundaries. The primary views of the historic property are from Aetna Street and Vesper. The nearest new element, the LRT tracks, are presumed to be at grade and would therefore not obscure the building from view. Furthermore, the nearest tracks are more than 100 feet away from the historic property. The nearest new structure, the car wash, is approximately 360 feet away from the historic property, and the existing Metro Orange Line would visually separate the historic property from the proposed car wash.

The property's integrity of setting has already been diminished through the introduction of infill construction, including the Metro Orange Line, but the property is still able to convey its significance through its other aspects of integrity. In addition, the property is already located in a dense urban area with existing bus service and other vehicular traffic. Streetscape elements, such as overhead power lines, lighting, and other transportation infrastructure, already exist in the area immediately surrounding the property. Therefore, the introduction of the new MSF Site would not further diminish the property's integrity of setting in such a way that it would no longer be eligible for the NRHP, and all other aspects of integrity would remain unchanged. Therefore, this alternative would not result in adverse effects on this historic property.



### 4.1.6.2 Archaeological Resources

The LRT Alternative would result in no operational impacts or effects on archaeological resources.

### 4.1.6.3 Paleontological Resources

The LRT Alternative would result in no operational impacts or effects on paleontological resources.

## 4.2 Construction Impacts

Earth moving and demolition activities could result in the destruction or alteration of cultural resources. Additionally, construction of the build alternatives has the potential to cause mild damage to historic properties as a result of temporary vibration caused during construction. Any physical effects caused by vibration would meet Criterion (i) for adverse effect, “Physical destruction of or damage to all or part of the property.” However, even if physical damage would occur due to construction vibration, it is unlikely that the damage caused would diminish the design, materials, or workmanship in a manner that the properties would no longer qualify for the NRHP.

The Noise and Vibration Impacts Report, Task 6.1.7, outlines the FTA damage risk vibration limits for different building types, as well as the predicted vibration levels generated by construction equipment that may be used to construct proposed stations near the historic properties (see Tables 4-1 and 4-2). None of the buildings within the APE appear to be Building Category IV, such as an adobe building, so the lowest possible threshold of vibration damage would be 0.2 in/sec PPV. Additionally, with the exception of the properties that are proposed to be demolished under Alternatives 3 and 4, all of the other buildings are generally at least 25 feet from any proposed construction activities, including the demolition and/or construction of bus stops, kiosks, low-floor LRT and LRT platforms, etc. Please see the full Noise and Vibration Impacts Report for further details on potential vibratory impacts on nearby buildings and the discussion of the construction impacts of each of the alternatives that follows.

**Table 4-1: FTA Construction Vibration Damage Criteria**

Building Category	PPV (in/sec)
I. Reinforced-concrete, steel or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Non-engineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12

Source: FTA Guidance Manual, 2006

**Table 4-2: Construction Vibration Predictions for General Construction Equipment**

Equipment	PPV at 25 ft (in/sec)	PPV at 50 ft (in/sec)
Vibratory Roller	0.21	0.07
Hoe Ram	0.09	0.03
Large Bulldozer	0.09	0.03
Caisson Drilling	0.09	0.03
Loaded Trucks	0.08	0.03
Jackhammer	0.04	0.01
Small Bulldozer	0.003	0.001

Source: ATS Consulting, 2014

## 4.2.1 No-Build Alternative

### 4.2.1.1 Historic Resources

Under the No-Build Alternative, no new infrastructure would be built within the study area as part of the project. There would be no construction or vibration effects on historic properties associated under the No-Build Alternative.

### 4.2.1.2 Archaeological Resources

The No-Build Alternative would result in no excavation activities. There would be no construction impacts to archaeological resources associated with the No-Build Alternative.

### 4.2.1.3 Paleontological Resources

The No-Build Alternative would result in no excavation activities. There would be no construction impacts to paleontological resources associated with the No-Build Alternative.

## 4.2.2 TSM Alternative

### 4.2.2.1 Historic Resources

The TSM Alternative would include relatively low-cost transit service improvements, such as increased bus frequencies, and possibly minor physical improvements including bus stop amenities/improvements and minor modifications to the roadway network (traffic signalization improvements). These improvements would require only light construction equipment, and any construction would be of very short duration. Therefore, no construction or vibration effects on historic properties are anticipated as a result of the TSM Alternative.



### 4.2.3 Archaeological Resources

The TSM Alternative would result in no or very minimal excavation activities. As a consequence, no construction impacts to archaeological resources are anticipated under the TSM Alternative.

### 4.2.4 Paleontological Resources

Only shallow grading activities for bus stops amenities and signalization improvements may be required under the TSM Alternative. Typically these sorts of excavations are less than five feet deep and in California, Holocene valley deposits are typically more than eight feet deep. Assuming construction impacts are less than eight feet deep, there would be no construction impacts to paleontological resources associated with the TSM Alternative.

## 4.2.5 Build Alternative 1 – Curb-Running Bus Rapid Transit Alternative

### 4.2.5.1 Historic Resources

Under Alternative 1, all of the historic properties listed below that have a potential to be affected by the construction of proposed bus stations are located far enough (more than 25 feet) away from the proposed construction areas, such that any equipment used would not exceed the FTA damage risk vibration limits.

1. 1601 San Fernando Road – Approximately 180 feet from proposed Hubbard Station
2. 6353 Van Nuys Boulevard – Approximately 100 feet from proposed Victory Station
3. 8201 Van Nuys Boulevard – Over 200 feet from proposed Roscoe Station
4. 8324 Van Nuys Boulevard – Approximately 40 feet from proposed Roscoe Station
5. 9110 Van Nuys Boulevard – Approximately 50 feet from proposed Nordhoff Station

While the use of a vibratory roller could generate vibration of up to 0.21 in/sec PPV, none of the historic properties are 25 feet or less from the proposed stops. Therefore, this alternative would not result in adverse effects on any historic properties during construction.

### 4.2.5.2 Archaeological Resources

The Curb-Running BRT Alternative would involve excavation during station upgrades and sidewalk widening and removal. Under this alternative, it is anticipated that the existing Division 15 (East Valley) MSF would accommodate the 10 new buses without needing to be expanded. Archaeological sites 19-001124 and 19-002681 are both located in the footprint of this alternative. If construction were to take place in these site areas, there is a potential for significant impacts/adverse effects to archaeological resources. Implementation of Mitigation Measure MM AR-1 (see Section 5.3.2) would reduce potential impacts on these archaeological resources to less-than-significant levels.

Previous ground disturbance at station and sidewalk locations has probably destroyed subsurface archaeological resources. This suggests that there is a low potential for ground-disturbing activities associated with this alternative to expose and affect previously unknown significant cultural resources, including archeological resources. However, there is still a possibility that archaeological materials

may be exposed during construction. Grading and trenching, as well as other ground-disturbing actions, have the potential to damage or destroy previously unidentified and potentially significant cultural resources within the project area, including archeological resources. Disturbance of any deposits that have the potential to provide significant cultural data would be considered a significant impact or adverse effect. Implementation of Mitigation Measure MM AR-2 (see Section 5.3.2) would reduce potential impacts on archeological resources to less-than-significant levels.

No human remains have been previously discovered in the APE, and no burials or cemeteries are known to occur within the APE. However, construction would involve earth-disturbing activities, and it is still possible that human remains may be discovered, possibly in association with archaeological sites. Mitigation Measure MM AR -3 (see Section 5.3.2) has been included in the event that human remains are found during ground-disturbing activities. Impacts would be less than significant with mitigation incorporated.

### 4.2.5.3 Paleontological Resources

The Curb-Running BRT Alternative would involve excavation within the Quaternary alluvium during station upgrades and sidewalk widening and removal. All earthmoving activities are anticipated to be restricted to the shallow, surficial sediments, which are too young in age to contain fossils. This alternative would have no impact on paleontological resources.

## 4.2.6 Build Alternative 2 – Median-Running BRT Alternative

### 4.2.6.1 Historic Resources

The construction or upgrading of the stations and BRT guideway would not involve any changes to individual properties such as alteration, demolition, deterioration, sale, or transfer of ownership.

Additionally, under Build Alternative 2, most of the historic properties listed below that have a potential to be affected by the construction of proposed bus stations are located far enough (more than 25 feet) away from the proposed construction areas such that any equipment used would not exceed the FTA damage risk vibration limits.

1. 1601 San Fernando Road – Approximately 180 feet from proposed Hubbard Station
2. 6353 Van Nuys Boulevard – Approximately 40 feet from proposed Victory Station
3. 8324 Van Nuys Boulevard – Approximately 80 feet from proposed Roscoe/Chase Station
4. 9110 Van Nuys Boulevard – Approximately 20 feet from proposed Nordhoff Station

While the vibratory roller could generate vibration of up to 0.21 in/sec PPV at a range of 25 feet, and 9110 Van Nuys Boulevard is less than 25 feet away from the proposed stop, research indicates that the building is made of reinforced concrete construction, and can therefore withstand vibration levels of 0.5 in/sec PPV. Therefore, no adverse effects on 9110 Van Nuys Boulevard, or any other historic properties, would result from this alternative during construction.

#### 4.2.6.2 Archaeological Resources

The Median-Running BRT Alternative would involve shallow excavation during bus stop platform construction in the median, station upgrades, and sidewalk widening. Archaeological sites 19-001124 and 19-002681 are both located in the footprint of this alternative. If construction were to take place in these areas, there is a potential for significant impacts/adverse effects to archaeological resources. Implementation of Mitigation Measure MM AR-1 (see Section 5.3.2) would reduce potential impacts on these archaeological resources to less-than-significant levels.

Similar to Alternative 1, Alternative 2 has the potential to encounter and adversely affect archaeological resources and human remains, since construction would involve earth-disturbing activities, and it is possible that archaeological resources or human remains may be discovered, which would be considered a significant impact. Mitigation Measure MM AR-2 (see Section 5.3.2) would reduce potential impacts on archeological resources, and Mitigation Measure MM AR-3 (see Section 5.3.2) would reduce potential impacts on human remains. Impacts would be less than significant with mitigation incorporated.

#### 4.2.6.3 Paleontological Resources

The Median-Running BRT Alternative would involve shallow excavation within the Quaternary alluvium during bus stop platform construction in the median, station upgrades, and sidewalk widening. These shallow earthmoving activities would not affect paleontological resources, since the sediments that would be disturbed by construction are too young in age to contain fossils.

### 4.2.7 Build Alternative 3 – Low-Floor LRT/Tram Alternative

#### 4.2.7.1 Historic Resources

The construction of the 28 stations and two of the three possible MSF sites would not involve any changes to individual properties, such as alteration, demolition, deterioration, sale, or transfer of ownership.

Under Alternative 3, most of the historic properties listed below that have a potential to be affected by the construction of proposed tram stations are located far enough (more than 25 feet) away from the proposed construction areas such that any equipment used would not exceed the FTA damage risk vibration limits.

1. 1140 San Fernando Road – Approximately 80 feet from proposed Maclay Station
2. 6353 Van Nuys Boulevard – Approximately 30 feet from proposed Victory Station
3. 6551 Van Nuys Boulevard – Approximately 40 feet from proposed Kittridge Station
4. 8324 Van Nuys Boulevard – Approximately 40 feet from proposed Roscoe Station
5. 9110 Van Nuys Boulevard – Approximately 20 feet from proposed Nordhoff Station

While the vibratory roller could generate vibration of up to 0.21 in/sec PPV at a range of 25 feet, and 9110 Van Nuys Boulevard is less than 25 feet away from the proposed stop, research indicates that the building is made of reinforced concrete construction, and can therefore withstand vibration levels of 0.5 in/sec PPV. Therefore, this alternative would not result in adverse effects on 9110 Van Nuys Boulevard during construction.

Therefore, Alternative 3 with MSF Options A, B, and C would not result in adverse effects on any historic properties.

#### 4.2.7.2 Archaeological Resources

The Low-Floor LRT/Tram Alternative would involve shallow excavation during low-floor LRT/tram station platform construction in the median, station upgrades, and sidewalk widening. Archaeological site 19-002681 is located in the footprint of this alternative, and has the potential to be affected by construction activities. If construction were to take place in these site areas, there is a potential for significant impacts/adverse effects to archaeological resources. Implementation of Mitigation Measure MM AR-1 (see Section 5.3.2) would reduce potential impacts on these archaeological resources to less-than-significant levels.

Alternative 3 has the potential to encounter and adversely affect archaeological resources and human remains, since construction would involve earth-disturbing activities, and it is possible that archaeological resources or human remains may be discovered, which would be considered a significant impact/adverse effect. Implementation of Mitigation Measure MM AR-2 (see Section 5.3.2) would reduce potential impacts on archeological resources, and Mitigation Measure MM AR-3 (see Section 5.3.2) would reduce potential impacts on human remains. Impacts would be less than significant with mitigation incorporated.

No archaeological resources are recorded within the three proposed MSF sites - Arminta Street, Keswick Street, and Aetna Street. Previous construction in these MSF sites has probably destroyed most subsurface archaeological resources. For this reason, construction of the MSF facility for this alternative has a low potential for ground-disturbing activities to expose and affect previously unknown significant archeological resources. However, there is still a possibility that archaeological materials may be exposed during construction. Grading and trenching, as well as other ground-disturbing actions, have the potential to damage or destroy previously unidentified and potentially significant cultural resources within the project area, including archeological resources. Disturbance of any deposits that have the potential to provide significant cultural data would be considered a significant impact/adverse effect. Implementation of Mitigation Measure MM AR-2 (see Section 5.3.2) would reduce potential impacts on cultural resources, including archeological resources, associated with the proposed project to less-than-significant levels.

No human remains have been previously discovered in the MSF site portions of the APE, and no burials or cemeteries are known to occur within the MSF locations. However, construction would involve earth-disturbing activities, and it is still possible that human remains may be discovered, possibly in association with archaeological sites. Mitigation Measure MM AR-3 (see Section 5.3.2) has been included in the event that human remains are found during ground-disturbing activities. Impacts would be less than significant with mitigation incorporated.

#### 4.2.7.3 Paleontological Resources

The Low-Floor LRT/Tram Alternative would involve shallow excavation within the Quaternary alluvium during bus stop platform construction in the median, station upgrades, and sidewalk widening. These shallow earthmoving activities would not adversely affect paleontological resources, since the disturbed sediments are too young in age to contain fossils.

No paleontological resources are recorded within the three proposed MSF sites - Arminta Street, Keswick Street, and Aetna Street. Although there has been prior construction in these MSF sites, fossils in valley areas are located subsurficially. New impacts into native sediments for sewer and

water lines as well as for underground storage tanks may result in significant impacts/adverse effects to paleontological resources. Implementation of Mitigation Measure CUL-2 would reduce potential impacts on paleontological resources, including archeological resources, associated with the proposed project to less-than-significant levels.

## 4.2.8 Build Alternative 4 – Light Rail Transit Alternative

### 4.2.8.1 Historic Resources

Alternative 4 (LRT Alternative) would operate along a 9.2-mile route from the Sylmar/San Fernando Metrolink Station to the north, to the Van Nuys Metro Orange Line Station to the south. Portions of the LRT line would be similar to existing Metro LRT lines, such as the Metro Expo Line and the Metro Gold Line.

Alternative 4 would be electrically powered using overhead wires and would travel along the median of Van Nuys Boulevard for most of the route, with an underground segment of approximately 2.5 miles. This alternative includes supporting facilities, such as an overhead contact system (OCS), traction power substations, (TPSS), signaling, and a maintenance and storage facility (MSF).

Stations for the LRT Alternative would be constructed, both above and below ground, at approximately 1-mile intervals. There would be three underground stations: Roscoe Station, Keswick/MetroLink Station, and Sherman Way Station. Entry to the underground stations would be provided by an entry plaza and portal. The portals would include stairs, escalators and elevators. Fourteen stations are proposed with the LRT Alternative:

1. Sylmar/San Fernando Metrolink Station
2. Maclay Station (Maclay Avenue and Antelope Valley Metrolink Railroad Corridor)
3. Paxton Station (Paxton Street and Antelope Valley Metrolink Railroad Corridor)
4. Pacoima Station (Van Nuys Boulevard and San Fernando Road)
5. Laurel Canyon Station (Laurel Canyon and Van Nuys Boulevards)
6. Arleta Station (Arleta Avenue and Van Nuys Boulevard)
7. Woodman Station (Woodman Avenue and Van Nuys Boulevard)
8. Nordhoff Station (Nordhoff Street and Van Nuys Boulevard)
9. Roscoe Station (Roscoe and Van Nuys Boulevards) - Underground
10. Keswick/MetroLink Station (Van Nuys Boulevard and Keswick Street) - Underground
11. Sherman Way Station (Van Nuys Boulevard and Sherman Way) - Underground
12. Vanowen Station (Vanowen Street and Van Nuys Boulevard)
13. Victory Station (Victory and Van Nuys Boulevards)
14. Metro Orange Line Station (Van Nuys Boulevard and Metro Orange Line)

The new station platforms for Alternative 4 would be located near the center of the street. The platforms would be raised up to 3 feet 3 inches from the street with an ADA-accessible ramp. On the platform, there would be a ticketing portal, seating, and an informational kiosk. The seating would be located under a station canopy. The metal canopy would be approximately 10 to 12 feet high, 8 to 10 feet wide and approximately 150 feet long. The total platform would be approximately 270 to 670 feet long, depending on the location. The kiosk and ticketing portal would be approximately 12 to 14 feet high. OCS poles would be approximately 30 feet tall and placed every 90 to 170 feet between the two tracks. The TPSSs, electrical substations, would be placed every 1 to 1.5 miles, with approximately seven along the entire route; TPSSs would be approximately 60 by 80 feet and 12 to 14 feet high.

Three possible MSF sites are proposed:

- MSF Option A – Van Nuys Boulevard/Metro Orange Line
- MSF Option B – Van Nuys Boulevard/Keswick Street
- MSF Option C – Van Nuys Boulevard/Arminata Street

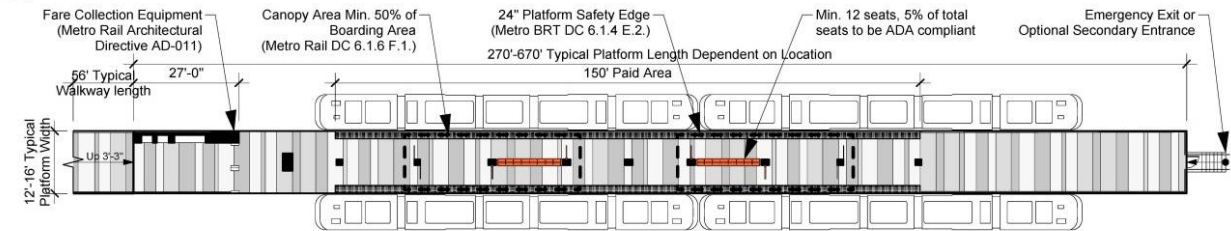
The MSF site would be an operational and administrative facility. The site would be comprised of maintenance and repair shops, storage areas for vehicles, materials, and tools, staff offices, break rooms, and dispatcher work areas. The MSF would serve as a point of origin and terminus for daily service.

Figure 4.16-12 and Figure 4.16-13 illustrate a typical station with a canopy that would be constructed under Build Alternative 4.

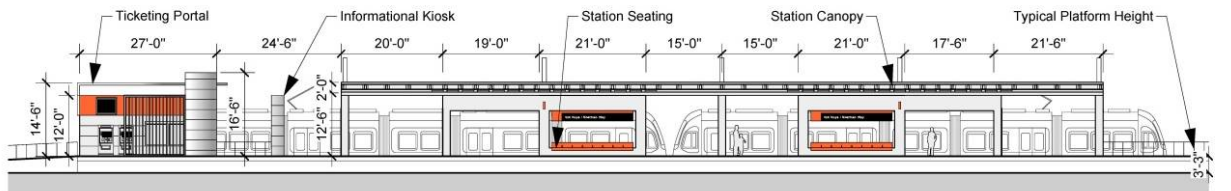
Figure 4.16-12: Illustrative Design Details for LRT Alternative



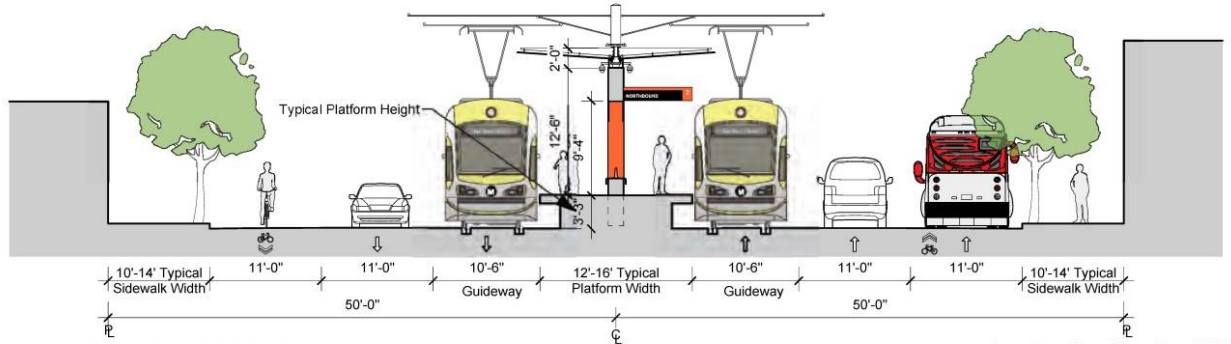
01 LRT ENTRY PORTAL ILLUSTRATION



02 TYPICAL MEDIAN LRT PLATFORM  
Scale: 1:500



03 MEDIAN LRT PLATFORM ELEVATION  
Scale: 1/32" = 1'-0"



04 MEDIAN LRT @ 100' R.O.W.  
Scale: 1/16" = 1'-0"

**A4a** ALTERNATIVE 4\_MEDIAN RUNNING LRT  
DEIS/DEIR PROJECT DESCRIPTION  
Date: 3/5/14

Metro **M** John Kaliski Architects  
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For: **KOA CORPORATION**  
PLANNING & ENGINEERING

Figure 4.16-13: Architectural Rendering for LRT Alternative



Under Alternative 4, there are 3 historic properties that have a potential to be affected by the construction of proposed aboveground LRT stations. None of the buildings within the APE appear to be Building Category IV, such as an adobe building, so the lowest possible threshold of vibration damage would be 0.2 in/sec PPV. The highest predicted level of vibration for an aboveground station is the use of a vibratory roller at 0.21 in/sec PPV from a distance of 25 feet. (See Tables 4.16-5 and 4.16-6 for additional information regarding the FTA construction damage criteria and predictions of vibration caused by typical construction equipment).

15. 130 N. Brand Boulevard– Approximately 600 feet from proposed Maclay Station
16. 6353 Van Nuys Boulevard – Approximately 75 feet from proposed Victory Station
17. 9110 Van Nuys Boulevard – Approximately 40 feet from proposed Nordhoff Station

As the above 3 properties are located more than 25 feet away from the proposed construction areas, equipment used for the construction of an aboveground station would not exceed the predicted FTA damage risk vibration limits.

Under Alternative 4, pile drivers could be used in the construction of underground stations. Pile drivers may be capable of producing the higher predicted vibration levels shown in Table 4.16-7. Two historic properties have the potential to be affected by the construction of proposed underground stations.

1. 8201 Van Nuys Boulevard – Approximately 600 feet from proposed Roscoe Station



2. 8324 Van Nuys Boulevard – Approximately 100 feet from proposed Roscoe Station

As these two properties are located at least 100 feet away from the proposed underground station, the use of a pile driver is unlikely to exceed the predicted FTA damage risk vibration limits at that distance.

**Table 4.16-7: Construction Vibration Predictions for Pile Drivers**

Equipment	PPV at 25 ft (in/sec)	PPV at 50 ft (in/sec)
Pile Driver (Impact)	1.52	0.54
Pile Driver (Sonic)	0.73	0.26

Source: ATS Consulting, 2014.

Under Alternative 4, there is one historic property that has the potential to be affected by the construction of MSF Option A – Van Nuys Boulevard/Metro Orange Line. None of the buildings within the APE appear to be Building Category IV, such as an adobe building, so the lowest possible threshold of vibration damage would be 0.2 in/sec PPV. The highest predicted level of vibration for an aboveground MSF site is the use of a vibratory roller at 0.21 in/sec PPV from a distance of 25 feet. (See Tables 4.16-5 and 4.16-6 for additional information regarding the FTA construction damage criteria and predictions of vibration caused by typical construction equipment).

1. 14601-3 Aetna Street – Approximately 120 feet from proposed LRT tracks at MSF Site

As the historic property is located more than 100 feet away from the nearest new element proposed as part of the MSF (entry tracks), the equipment used for the construction of the MSF would not exceed the predicted FTA damage risk vibration limits.

Therefore, this alternative would not result in adverse effects on any historic properties during construction.

**4.2.8.2 Archaeological Resources**

The LRT Alternative would involve shallow excavations for LRT station platform construction in the median, station upgrades, and sidewalk widening. There would be 14 stations, three of which would be underground near Sherman Way, the Van Nuys Metrolink station, and Roscoe Boulevard. Entry to the three underground stations would be provided from an entry plaza and portal. Additionally the LRT Alternative includes an underground segment beneath Van Nuys Boulevard from just north of Parthenia Street to Hart Street.

Archaeological sites 19-001124 and 19-002681 are both located in the footprint of this alternative. If construction were to take place in these site areas, there is a potential for significant impacts to archaeological resources. Implementation of Mitigation Measure MM AR-1 (see Section 5.3.2) would reduce potential impacts on these archaeological resources to less-than-significant levels.

This alternative requires extensive excavations, and although previous ground disturbance at tunnel, plaza, station, and sidewalk locations has probably destroyed subsurface archaeological resources. Due to the extent of excavations, this alternative has a moderate potential for ground-disturbing activities to expose and affect previously unknown significant archeological resources. However, there is still a possibility that archaeological materials may be exposed during construction. Grading and trenching, as well as other ground-disturbing actions, have the potential to damage or destroy previously unidentified and potentially significant cultural resources within

the project area, including archeological resources. Disturbance of any deposits that have the potential to provide significant cultural data would be considered a significant impact. Implementation of Mitigation Measure MM AR-2 (see Section 5.3.2) would reduce potential impacts on cultural resources, including archeological resources, associated with the proposed project to less-than-significant levels.

No human remains have been previously discovered in the APE, and no burials or cemeteries are known to occur within the APE. However, construction would involve earth-disturbing activities, and it is still possible that human remains may be discovered, possibly in association with archaeological sites. Mitigation Measure MM AR-3 (see Section 5.3.2) has been included in the event that human remains are found during ground-disturbing activities. Impacts would be less than significant with mitigation.

No archaeological resources are recorded within the three proposed MSF sites, Arminta Street, Keswick Street, and Aetna Street. Previous construction in these MSF sites has probably destroyed most subsurface archaeological resources. For this reason, construction of the MSF facility for this alternative has a low potential for ground-disturbing activities to expose and affect previously unknown significant archeological resources. However, there is still a possibility that archaeological materials may be exposed during construction. Grading and trenching, as well as other ground-disturbing actions, have the potential to damage or destroy previously unidentified and potentially significant cultural resources within the project area, including archeological resources. Disturbance of any deposits that have the potential to provide significant cultural data would be considered a significant impact. Implementation of Mitigation Measure MM AR-2 (see Section 5.3.2) would reduce potential impacts on cultural resources, including archeological resources, associated with the proposed project to less-than-significant levels.

No human remains have been previously discovered in the MSF site portions of the APE, and no burials or cemeteries are known to occur within the MSF locations. However, construction would involve earth-disturbing activities, and it is still possible that human remains may be discovered, possibly in association with archaeological sites. Mitigation Measure MM AR-3 (see Section 5.3.2) has been included in the event that human remains are found during ground-disturbing activities. Impacts would be less than significant with mitigation incorporated.

#### 4.2.8.3 Paleontological Resources

The LRT Alternative would involve shallow excavations for bus stop platform construction in the median, station upgrades and sidewalk widening. There would be 14 stations, three of which would be underground near Sherman Way, the Van Nuys Metrolink station, and Roscoe Boulevard. Entry to the three underground stations would be provided from an entry plaza and portal. Additionally the LRT Alternative includes an underground segment beneath Van Nuys Boulevard from just north of Parthenia Street to Hart Street.

Shallow earthmoving activities will not impact paleontological resources, since the impacted sediments are too young in age to contain fossils. However deeper excavations have the potential to significantly impact the paleontologically sensitive Quaternary older alluvium that underlies the surficial Quaternary alluvium at variable depths across the project area. Pleistocene fossils are known from the Quaternary older alluvium at depths between 14 and 100 feet below the surface in the San Fernando Valley.

Two methods are being proposed for tunnel construction; Cut and Cover method and Tunnel Boring Machine (TBM) method, both of which have the potential to negatively impact paleontological

resources. Impacts can be mitigated through monitoring efforts if the cut and cover method is adopted.

No paleontological resources are recorded within the three proposed MSF sites, Arminta Street, Keswick Street, and Aetna Street. Although there has been prior construction in these MSF sites, fossils in valley areas are located subsurface. New impacts into native sediments for sewer and water lines as well as for underground storage tanks may result in significant impacts to paleontological resources. Implementation of Mitigation Measure CUL-2 would reduce potential impacts on paleontological resources, including archeological resources, associated with the proposed project to less-than-significant levels.

## 4.3 Effects Summary

### 4.3.1 Historic Resources

There are 10 historic properties in the APE that have a potential to be affected by one or more of the four build alternatives. FTA has applied the Criteria of Adverse Effect pursuant to 36 CFR 800.5 and determined that, none of the build alternatives would have an adverse effect on these historic properties within the APE.

### 4.3.2 Archaeological Resources

No impacts or adverse effects to archaeological resources would occur under the No-Build and TSM Alternatives.

Alternatives 1, 2, and 3 have a low potential to affect previously unknown archaeological resources. Additionally, archaeological site 19-002681 is located within the footprint of these alternatives, and has the potential to be affected by construction activities. If impacts on any known or previously unknown archaeological resources and human remains do occur, then implementation of proposed mitigation measures MM-AR-1 through MM-AR-3 (see Section 5.3.2) would reduce those impacts to less than significant.

Alternative 4, due to the much greater extent of excavations proposed to construct the subway portion of the alignment, has a moderate potential to expose and affect previously unknown archaeological resources. Additionally, the construction of Alternative 4 has the potential to affect archaeological sites 19-001124 and 19-002681, which lie within the footprint of the alternative. Similar to the other build alternatives, proposed mitigation measures MM-AR-1 through MM-AR-3 (see Section 5.3.2) would reduce any potential impacts that might occur to archaeological resources to less than significant.

### 4.3.3 Paleontological Resources

No impacts or adverse effects on paleontological resources are expected to occur under the TSM Alternative, Alternative 1, and Alternative 2. Under Alternative 3, although no paleontological resources are recorded within the MSF sites, construction activities associated with these facilities that affect native sediments (e.g., construction of sewer or water lines or underground storage tanks) may result in significant impacts/adverse effects to paleontological resources. Mitigation measure MM-PR-1 (see Section 5.3.3) would reduce impacts to less than significant. Under Alternative 4, deeper excavations would be required, which have the potential to significantly affect Pleistocene fossils that may be present in the paleontologically sensitive Quaternary older alluvium. Alternative 4, similar to

Alternative 3, could result in impacts to paleontological resources due to construction of the MSF. Mitigation measure MM-PR-2 (see Section 5.3.3) would reduce potential impacts to less than significant.

## **4.4 Cumulative Impacts**

### **4.4.1 No-Build Alternative**

#### **4.4.1.1 Historic Resources**

Under the No-Build Alternative, there would be no adverse effects or impacts to historic properties; therefore, this alternative would not contribute to cumulative impacts on any historic properties identified as part of this study or as a result of any other planned projects within the region.

#### **4.4.1.2 Archaeological Resources**

Under the No-Build Alternative, there would be no adverse effects or impacts to historic properties; therefore, this alternative would not contribute to cumulative impacts on any archaeological resources identified as part of this study or as a result of any other planned projects within the region.

#### **4.4.1.3 Paleontological Resources**

The No-Build Alternative would not result in any adverse effects or impacts to paleontological resources; therefore, it would not contribute to any cumulative paleontological resources impacts.

### **4.4.2 TSM Alternative**

#### **4.4.2.1 Historic Resources**

Under the TSM Alternative, there would be no adverse effects or impacts to historic properties; therefore, this alternative would not contribute to cumulative impacts on the properties identified as part of this study or as a result of any other planned projects within the region.

#### **4.4.2.2 Archaeological Resources**

Under the TSM Alternative, there would be no adverse effects or impacts to archaeological resources; therefore, this alternative would not contribute to cumulative impacts on the properties identified as part of this study or as a result of any other planned projects within the region.

#### **4.4.2.3 Paleontological Resources**

No impacts to paleontological resources would occur under the TSM Alternative; therefore, this alternative would not contribute to any cumulative paleontological resources impacts.

## **4.4.3 Build Alternative 1 – Curb-Running BRT Alternative**

### **4.4.3.1 Historic Resources**

Under the Curb-Running BRT Alternative, there would be no adverse effects or impacts to historic properties; therefore, this alternative would not contribute to cumulative impacts on the properties identified as part of this study or as a result of any other planned projects within the region.

### **4.4.3.2 Archaeological Resources**

Under the Curb-Running BRT Alternative, there would be no adverse effects or impacts to archaeological resources or human remains; therefore, this alternative would not contribute to cumulative impacts on archaeological resources as part of this project or as a result of any other planned projects within the region.

### **4.4.3.3 Paleontological Resources**

Under the Curb-Running BRT Alternative, there would be no adverse effects or impacts to paleontological resources; therefore, this alternative would not contribute to cumulative impacts on paleontological resources as part of this project or as a result of any other planned projects within the region.

## **4.4.4 Build Alternative 2 – Median-Running BRT Alternative**

### **4.4.4.1 Historic Resources**

Under the Median-Running BRT Alternative, there would be no adverse effects or impacts to historic properties; therefore, this alternative would not contribute to cumulative impacts on these properties.

### **4.4.4.2 Archaeological Resources**

The cumulative impacts analysis for archaeological resources is based on the cumulative projects list method of cumulative analysis, as described by CEQA Guidelines, § 15130, subd. (b)(1)(A), and for the build alternatives, refers to the cumulative projects. These projects are located within and in close proximity to the proposed project corridor alignment. Most of the projects consist of development projects, whose construction could include excavation that would disturb buried archaeological resources and human remains. Under the Curb-Running BRT Alternative, adverse effects or significant impacts to archaeological resources or human remains are not anticipated. However, if impacts do occur, mitigation measures would reduce potential impacts to minor adverse under NEPA or less than significant under CEQA. Nonetheless, if the proposed project disturbs buried archaeological resources or human remains, and if any of the other cumulative projects also disturb buried archaeological resources or human remains, even though the proposed project's impacts may be less-than-significant after mitigation, the proposed project would still result in a cumulatively considerable contribution to a significant cumulative impact on archaeological resources.

### **4.4.4.3 Paleontological Resources**

Under the Median-Running BRT Alternative, there would be no adverse effects or impacts to paleontological resources; therefore, this alternative would not contribute to cumulative impacts on paleontological resources as part of this project or as a result of any other planned projects within the region.

## **4.4.5 Build Alternative 3 – Low-Floor LRT/Tram Alternative**

### **4.4.5.1 Historic Resources**

Under the Low-Floor LRT/Tram Alternative, there would be no adverse effects or impacts to historic properties; therefore, this alternative would not contribute to cumulative impacts on the properties identified as part of this study or as a result of any other planned projects within the region.

### **4.4.5.2 Archaeological Resources**

Related and other proposed projects in the study area, i.e., the San Fernando Valley, could require earthmoving activities during construction that could disturb or result in the destruction of archaeological resources, a potentially significant impact. However, under the Low-Floor LRT Alternative, the potential for encountering significant archaeological resources is considered to be low. Additionally, if previously unknown resources are discovered, proposed measures would mitigate potential impacts to archaeological resources or human remains to a less-than-significant level. As a consequence, and because the related projects may also include mitigation measures to minimize or reduce potential impacts to archaeological resources, Alternative 3 is not expected to result in or contribute to significant cumulative impacts on archaeological resources within the study area.

### **4.4.5.3 Paleontological Resources**

Other related projects could require excavation to depths containing fossil bearing soils and could result in the destruction of fossil resources, a potentially significant impact. However, potential impacts to any paleontological resources that may be encountered during construction of Alternative 3 would be mitigated to a less-than-significant-level. Additionally, the related projects may also include mitigation measures that would minimize or reduce potential impacts to a less-than-significant level. Therefore, Alternative 3, after mitigation, would not contribute to any cumulative impacts to paleontological resources.

## **4.4.6 Build Alternative 4 – LRT Alternative**

### **4.4.6.1 Historic Resources**

Under the LRT Alternative, there would be no adverse effects or impacts to historic properties; therefore, this alternative would not contribute to cumulative impacts on the properties identified as part of this study or as a result of any other planned projects within the region.

### **4.4.6.2 Archaeological Resources**

Under the Light Rail Transit Alternative, there would be no adverse effects under Section 106 to archaeological resources or human remains; therefore, this alternative would not contribute to cumulative impacts on archaeological resources as part of this project or as a result of any other planned projects within the region.

Related and other proposed projects in the study area, i.e., the San Fernando Valley, could require earthmoving activities during construction that could disturb or result in the destruction of archaeological resources, a potentially significant impact. Although the LRT Alternative is not expected to result in impacts to previously identified archaeological resources in the study area, this alternative has a higher potential for encountering significant archaeological resources than the other

build alternatives because of the depth and extent of excavation proposed. However, if previously unknown resources are discovered, proposed measures would mitigate potential impacts to archaeological resources or human remains to a less-than-significant level. As a consequence, and because the related projects may also include mitigation measures to minimize or reduce potential impacts to archaeological resources, the LRT Alternative (Alternative 4) is not expected to result in or contribute to significant cumulative impacts on archaeological resources within the study area.

#### **4.4.6.3 Paleontological Resources**

As stated above for Alternative 3, other related projects could require excavation to depths containing fossil bearing soils and could result in the destruction of fossil resources, a potentially significant impact. Only the subsurficial excavations of the LRT Alternative have the potential to affect fossils as this is the only build alternative with excavations planned in geologically sensitive units. Although the project and cumulative impacts could be significant, compliance with the design and mitigation measures described in Chapter 5 would reduce the project and cumulative impacts to a less-than-significant level.

## 5.1 Compliance Requirements and Design Features

### 5.1.1 Historic Resources

There are no specific design features or regulatory compliance requirements that are applicable to historic resources.

### 5.1.2 Archaeological Resources

If human remains are encountered during construction of any of the build alternatives, the Native American Graves Protection and Repatriation Act (NAGPRA) requires the person who makes the discovery to immediately notify the responsible federal agency official by phone, presumably the FTA. State Health and Safety Code Section 7050.5 states that further disturbances and activities will cease in any area or nearby area suspected to overlie remains, and the County Coroner be contacted. Pursuant to Public Resources Code Section 5097.98, if the remains are thought to be Native American, the coroner will notify the NAHC, who will then notify the Most Likely Descendent (MLD). Metro and the FTA will contact the MLD on the respectful treatment and disposition of the remains. Further provisions of PRC 5097.98 are to be followed as applicable. Also, see mitigation measure MM-AR-3 (see Section 5.3.2) below.

### 5.1.3 Paleontological Resources

There are no specific design features or regulatory compliance requirements that are applicable to paleontological resources.

## 5.2 Operational Mitigation Measures

### 5.2.1 Historic Resources

Operational mitigation measures are not required since there are no anticipated operational effects on historic properties as a result of operation of the proposed transit facilities.

### 5.2.2 Archaeological Resources

No operational mitigation measures are required.

### 5.2.3 Paleontological Resources

No operational mitigation measures are required since there are no foreseeable operational effects to paleontological resources or fossils.



## 5.3 Construction Mitigation Measures

### 5.3.1 Historic Resources

Construction mitigation measures are not required since there are no anticipated construction effects on historic properties as a result of the construction of the proposed transit facilities.

### 5.3.2 Archaeological Resources

The following measures are proposed to avoid potential impacts that could occur to archaeological resources during construction of Alternatives 3 and 4.

**MM-AR-1:** Within the site areas and a 500-foot buffer zone, monitoring by a qualified archaeologist and culturally affiliated Native American shall be conducted within the project APE during all initial ground-disturbing activities. If, during cultural resources monitoring, the archaeologist determines that the sediments being excavated have been previously disturbed and are unlikely to contain significant cultural materials, the archaeologist shall request that monitoring be reduced or eliminated. If buried cultural resources such as flaked or ground stone, historic debris, or human remains are inadvertently discovered during ground-disturbing activities, work shall stop in that area and within 100 feet of the find. Metro will notify the FTA, ACHP, and SHPO of those actions that it proposes to avoid, minimize, or mitigate adverse effects. Treatment measures for items that are not associated with human remains typically include development of avoidance strategies, capping with fill material, or mitigation of impacts through data recovery programs such as excavation or detailed documentation. Consulting parties will have 48 hours to provide their views on the proposed actions. The FTA will ensure that timely filed recommendations of consulting parties are taken into account prior to granting approval of the measures that Metro will implement to resolve adverse effects. Metro shall carry out the approved measures prior to resuming construction activities in the location of the discovery.

Metro will ensure that the expressed wishes of Native American individuals, tribes, and organizations are taken into consideration when decisions are made regarding the disposition of Native American archaeological materials and records relating to Indian tribes.

- **MM-AR-2:** If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate the find and make recommendations. If the resources are determined to be significant, Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified archaeologist determines that the discovery represents a potentially significant cultural resource, Metro will notify FTA and SHPO within 48 hours of the discovery to determine the appropriate course of action. Additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.

- **MM-AR-3:** If human remains are discovered that are thought to be Native American, Metro and the FTA shall consult with the affected Native American individuals, tribes, and organizations regarding the treatment of cultural remains and artifacts. These shall be treated in accordance with the requirements of the California Health and Safety Code. If the county coroner/medical examiner determines that the human remains are or may be of Native American origin, then the discovery shall be treated in accordance with the provisions of PRC 5097.98 (a) – (d), which provides for the notification of human remains and associated grave goods.

### 5.3.3 Paleontological Resources

The following construction mitigation measure is proposed to mitigate potential impacts to paleontological resources, if they occur, under Alternatives 1, 2, and 3.

**MM-PR-1:** Metro shall retain the services of a qualified paleontologist (minimum of graduate degree, 10 years of experience as a principal investigator, and specialty in vertebrate paleontology) to oversee execution of this mitigation measure. Metro’s qualified principal paleontologist shall then develop a Paleontological Resources Monitoring and Mitigation Plan (PRMMP) acceptable to the collections manager of the Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County. Metro will implement the PRMMP during construction. The PRMMP will clearly demarcate the areas to be monitored and specify criteria. At the completion of paleontological monitoring for the proposed project, a paleontological resources monitoring report will be prepared and submitted to the Natural History Museum of Los Angeles County to document the results of the monitoring activities and summarize the results of any paleontological resources encountered.

The PRMMP shall include specifications for processing, stabilizing, identifying, and cataloging any fossils recovered as part of the proposed project. Metro’s qualified principal paleontologist shall prepare a report detailing the paleontological resources recovered, their significance, and arrangements made for their curation at the conclusion of the monitoring effort.

## Chapter 6

# Impacts Remaining After Mitigation

---

### 6.1 Historic Resources

None of the alternatives for the proposed project would result in significant adverse effects to any historic properties within the APE; therefore, no mitigation would be required, and there would be no unavoidable significant adverse impacts under CEQA.

### 6.2 Archaeological Resources

The proposed mitigation measures would reduce impacts to archaeological resources to a minor adverse effect under NEPA and a less-than-significant level under CEQA.

### 6.3 Paleontological Resources

The proposed mitigation measures (CUL-1; CUL-2) would reduce the potential remaining impacts to paleontological resources to a minor adverse effect under NEPA and a less-than-significant level under CEQA.

## **7.1 Historic Resources**

There are 10 historical resources in the APE that have a potential for substantial adverse change under any of the four build alternatives; however, none of the build alternatives would cause a substantial adverse change, and would therefore not have a significant effect on the environment.

For additional details on impacts analysis for this project, please refer to Chapter 4.

## **7.2 Archaeological Resources**

Compliance with mitigation measures would reduce all build alternatives to a less-than-significant level.

## **7.3 Paleontological Resources**

The No-Build Alternative would result in no impacts.

Compliance with the mitigation measures should reduce all build alternatives to a less-than-significant impact to paleontological resources.

### 8.1 Historic Resources

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## Appendix A: DPR 523 Form Sets



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3S

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14601 AETNA ST

P1. Other Identifier: 14603 AETNA ST

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 14601 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-026-007

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-026-007 includes a two-story Department of Water and Power building. The building is located on the northeast corner of Aetna Street and Vesper Avenue.

The building was constructed in 1938 in the PWA Moderne style. The building is rectangular in plan and has a flat roof with a raised parapet. The exterior is clad in smooth stucco. The primary elevation faces south towards Aetna Street.

The primary elevation is visually divided into vertical bays by shallow, scored stucco pilasters. Within each bay there are one or two multi-light paired casement windows. The entrance is slightly recessed in the westernmost bay and consists of single partially-glazed slab door within a decorative stucco surround. Above the door there is a bas-relief Los Angeles seal. The door is accessed by two shallow, concrete steps. The south and east elevations are visually divided into vertical bays by shallow, scored stucco pilasters. Within each bay there are two to four multi-light paired casements. The west elevation is similar to the rest, and includes a small balconette and side entrances.

The building shares a parcel with an asphalt parking area to the west.

\*P3b. Resource Attributes: (List Attributes and codes) HP09. Public Utility Building

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

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



P5b. Description of Photo:

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1938 SurveyLA

\*P7. Owner and Address:  
LAXINETA IRWIN B HART GERALD W  
14601 AETNA ST VAN NUYS CA 91411

\*P8. Recorded by:

Allison Lyons  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by Recorder) 14601 AETNA ST

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Office/Shop Building

B4. Present Use: Office

\*B5. Architectural Style: PWA Moderne

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

Constructed 1937. Alterations include tile work in 1938 and interior partitions in 1967.

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

\*B8. Related Features: Parking lot

B9a. Architect: None listed

B9b Builder: Bureau of Water Works and Supply

\*B10. Significance: Theme Institutional Development/Municipal Water & Power

B10 Area: Los Angeles

Period of Significance: 1916-1980

Property Type: Institutional

Applicable Criteria: A/1; C/3

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was public and private institutional development in Los Angeles, specifically the theme of municipal water and power (1916-1980). The subject building was constructed in 1937 for the Bureau of Water Works and Supply in Van Nuys.

The growth of the City of Los Angeles in the early twentieth century was tied to infrastructure development and expansion. During this period, outlying communities were connected to the water supply of Los Angeles, opening new regions for residential development. A flurry of annexations began with the construction of the Los Angeles Aqueduct between 1908 and 1913. The city was 115 square miles in 1910. By 1915, it has increased to 442 square miles following the annexations of surrounding areas, including the San Fernando Valley. Migration and annexations increased the City's population from 533,535 in 1915 to 1,300,000 in 1930.

As the boundaries of the city grew, the departments in charge of infrastructure consolidated. Between 1914 and 1924, 32 private water utilities operating in the City of Los Angeles were taken over by the Bureau of Water Works and Supply. In 1937, the Bureau of Water Works and Supply consolidated with the Bureau of Power and Light to become the Los Angeles Department of Water and Power (DWP). Satellite offices throughout the city expanded the reach of the DWP and provided city services to new residential, commercial, and industrial development. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None

\*B14. Evaluator: Allison Lyons

GPA Consulting

231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale.  
Base image courtesy of Google Maps.

\*Resource Name or #:(Assigned by Recorder) 14601 AETNA ST

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): Van Nuys was center of the Bureau of Water Works and Supply and, later, DWP's water construction and service crews for the entire San Fernando Valley from the 1910s through 1960s. The building was constructed as a thirteen room office and shop building for the Bureau of Water Works and Supply the year the bureau was consolidated into the DWP. The building was part of the general expansion of public works infrastructure and administration buildings during the later period of initial urban development in the San Fernando Valley. Built in an industrial area adjacent to the Southern Pacific Railroad tracks, the administration building on Aetna Street was designed to fit into the scale and character of the surrounding neighborhood. DWP facilities were planned with a rail spur in their yards to assist with the movement of heavy materials and equipment. The building was part of a larger complex on the south side of Aetna Street that included pipe storage yards, maintenance shops, and vehicle sheds.

Much of the DWP infrastructure in the San Fernando Valley dates to the post-World War II period. By 1956, it was necessary to provide new and enlarged quarters in both east and west sections of the valley. A large facility, the East Valley Headquarters, was constructed to service the eastern valley in 1956. Additional building programs for the department in the western sections of the valley took place between 1962 and 1963. The Valley District Commercial Office appears to be eligible for listing under Criterion A for its association with an early period of DWP growth and expansion in the San Fernando Valley.

Criterion B:

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Research did not reveal any associations with prominent persons or groups, and numerous persons have likely worked at and in the building since its construction in 1937; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, 14601-3 Aetna Street does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

14601-3 Aetna Street is an excellent example of the PWA Moderne style applied to an institutional building. The PWA Moderne style was popular nationally between 1928 and 1945, particularly for public works administration (PWA) buildings. The style is characterized by a stripped appearance with minimal ornamentation, including some zigzags, medallions, or plaster reliefs. Exterior surfaces are finished with smooth stucco or polished stone and accented with design features such as fluted pilasters to emphasize verticality. PWA Moderne buildings have a formal symmetry and massing. Windows are arranged in vertical recessed bays between pilasters. Roofs are usually flat.

Like many buildings constructed by public works departments during this period, 14601-3 Aetna Street was designed in a PWA Moderne style. The building was constructed by Bureau of Water Works and Supply and no architect is listed on the building permit. The building exemplifies the character-defining features of the PWA Moderne style and appears eligible for listing under Criterion C for embodying the distinctive characteristics of a type, period, or method of construction.

No architect could be identified for the building; therefore, it cannot be determined if the building is eligible for listed under Criterion C as the work of a master.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The materials and craftsmanship found on 14601-3 Aetna Street are very common and are not extraordinary.

The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. 14601-3 Aetna was also evaluated as part of a district. In the case of the subject area, the majority of the features within are not individually distinct but together they form a cohesive and distinguishable industrial area through their shared use. However, in order to be eligible for the National Register, a district must also be significant under another criterion in addition to being a distinguishable entity. The district in which 14601-3 Aetna Street was included does not appear to be eligible under any other criterion, and as such, the district does not appear to be eligible under Criterion C.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The DWP building at 14601-3 Aetna Street was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The property retains its integrity of location, as it remains where it was built and has not been moved. The integrity of setting is mostly intact, as the property is surrounded by low rise industrial buildings, as it would have been historically; however, the Southern Pacific Railroad line now serves as the Orange bus way and is not an active railroad line. The building retains its integrity of design, materials and

\*Resource Name or #:(Assigned by Recorder) 14601 AETNA ST

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

workmanship; it has undergone minimal alterations on the exterior, including the addition of new signage over the main entryway. The original workmanship and materials are still very apparent, and the original design intent remains clear. The building retains the integrity of association with its significance under Criterion A as an early DWP building in Van Nuys and its significance under Criterion C as an excellent example of PWA Moderne design.

Summary:

14601-3 Aetna Street appears to be eligible for listing on the National Register of Historic Places under two Criteria. The building is among the few examples of DWP buildings in the San Fernando Valley from the pre-World War II era, representing the early expansion of infrastructure into the area as the City of Los Angeles grew. Therefore, 14601-3 Aetna Street appears eligible for listing under Criterion A. It appears eligible under Criterion C for embodying the distinctive characteristics of the PWA Moderne architectural style.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property appears to be individually eligible for the California Register for the same reasons outlined above.

Sources:

Ancestry.www.ancestry.com. Accessed July 2015.

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

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # 131457  
Trinomial \_\_\_\_\_  
NRHP Status Code 2S2 Pending SHPO concur.

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date  / /

Page 1 of 4

\*Resource Name or #: Department of Water & Power, 14601 Aetna Street

P1. Other Identifier: Power Substation

\*P2. Location:  Not for Publication  Unrestricted a. County Los Angeles

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 14601 Aetna Street City Van Nuys Zip 91411

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

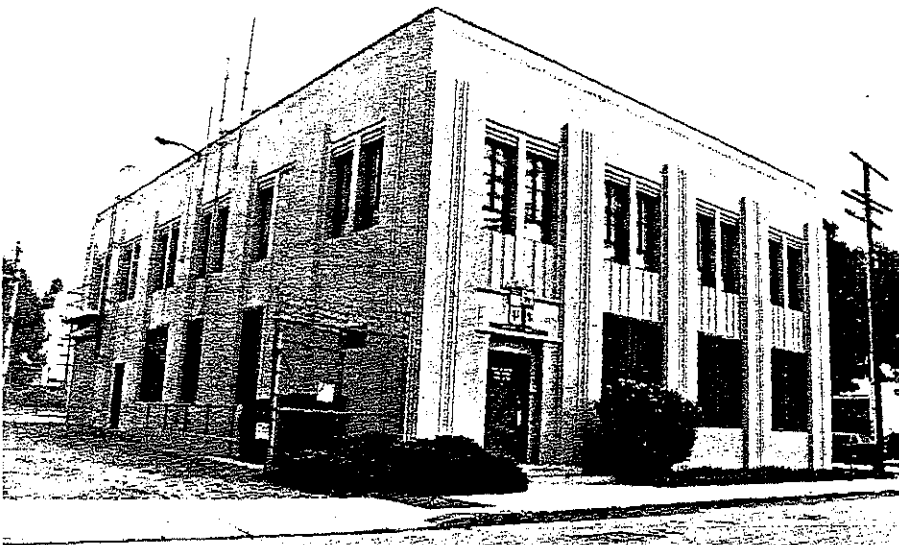
Project APE Map No. 19; County Assessor's Parcel Number 2241-026-900. Northwest corner of Vesper and Aetna

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

The Municipal Property located at 14601 Aetna is a restrained example of PWA Moderne design. It is rectangular in plan, four bays wide, six bays deep and two stories high with a flat roof and parapet. The main entrance is off the Aetna Street elevation occupying one bay in the Southwest corner of the building. The entrance is slightly recessed and flanked by two square, engaged, modified Doric columns, supporting a molded relief entablature punctuated by a the City of Los Angeles crest. The entrance door is a solid un decorated industrial style metal door. The bays are separated by wide molded concrete piers, with subtle decorative flutes at the centers, and narrow ribs at the edges. Each pier rises uninterrupted from the ground to just above the top windows, where a top curve joins the unadorned frieze. Molded spandrel panels run between the piers. Pairs of slightly recessed multi-light casement windows are located in each bay with a single hopper window bellow. The ground level windows are partially obscured by security grating. At the cornice there is a narrow band of scalloping. The building is sited on a suburban lot adjacent to a railroad ROW, and is in excellent condition. The boundry of the National Register Eligible property is coincident with the property boundry of parcel 2241-026-900.

\*P3b. Resource Attributes: (List attributes and codes) HP9. Public Utility Building

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



P5b. Description of Photo: (View, date, etc.)  
Photo #/Roll view northeast

Date: 01/17/01

\*P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1937 F.

Source: Building permit

\*P7. Owner and Address:

L A City Dept Of Water & Power

Po Box 51111

Los Angeles Ca 90051-0100

M--Municipal

\*P8. Recorded by:(Name, affiliation, address)

John English/Gail Miller

Myra L. Frank & Associates, Inc.

811 West 7th Street, Suite 800

Los Angeles, CA 90017

\*P9. Date Recorded: 03/02/2001

\*P10. Survey Type:(Describe)

Intensive Survey Effort

Section 106 Compliance

P--Project Review

\*P11. Report Citation: (Cite survey report/other sources or "none") San Fernando Valley East West Transportation Corridor Project Request for Determination of Eligibility and Effects Report, prepared for LACMTA, 2001

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

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 2S2 Pending SHPO concur.

\*Resource Name or #: Department of Water & Power, 14601 Aetna Street

B1. Historic Name: Bureau of Water Works and Supply

B2. Common Name: Department of Water & Power

B3. Original Use: Municipal Property

B4. Present Use: P--Public (Municipal Property)

\*B5. Architectural Style: PWA Moderne

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

No major alterations. Main entry door replaced, security grilles added to windows.

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

\*B8. Related Features:

B9a. Architect: NONE

b. Builder: W. J. Wilkinson

\*B10. Significance: Theme Architecture

Area San Fernando Valley

Period of Significance 1937

Property Type Municipal Property

Applicable Criteria C

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

The Department of Water and Power (DWP) Building is located on Lot 1 of Block 58 in Tract 1200. Tract 1200 was created from sections 9 & 10 of Tract 1000 (640 acres) in 1911. The DWP building is a good, intact example of the PWA Moderne architectural style, that was commonly used for utilitarian buildings and structures during the 1930s. The Los Angeles Department of Water and Power employed the style for many of its buildings including district offices, pumping stations, electrical distribution stations and maintenance facilities. The DWP building at 14603 Aetna St. was built as an office and repair shop for utility meters and related equipment. It was erected in Van Nuys to service the growing utility network in the central San Fernando Valley. Generally, intact examples of the PWA Moderne style are becoming increasingly rare; however, those constructed for the DWP are still evident throughout Los Angeles. Within the context of the San Fernando Valley the DWP building appears to be individually eligible for the National Register at the local level under criterion (C) and the California Register under Criterion 3 because it is a relatively rare example of PWA Moderne architecture in a municipal structure located within the San Fernando Valley.

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

\*B12. References:

Sanborn Insurance Co. Maps, 1952 (updated 1969)

Los Angeles Assessor's Map Books, Book 234 Page 40, 1934-1941

Van Nuys Dept. of Building & Safety, original permit #33896 10/14/37

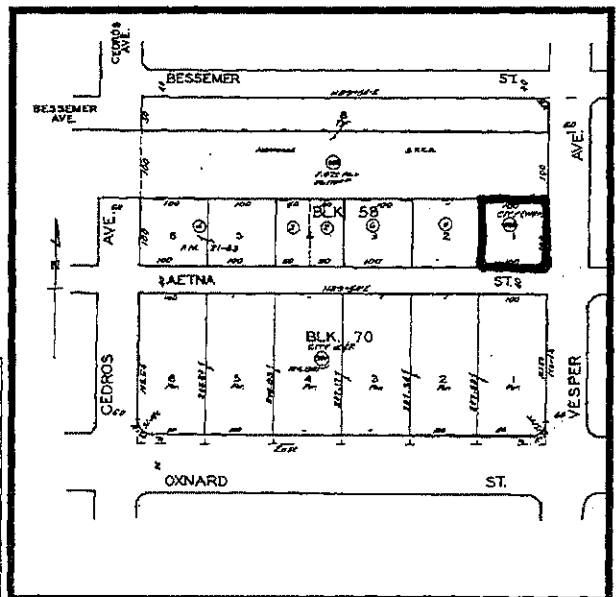
B13. Remarks:

Zoning: LAM2-1\*

\*B14. Evaluator: Gail Miller, Myra Frank & Assoc., Inc.

Date of Evaluation: 01/17/2001

(This space reserved for official comments.)





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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

**CONTINUATION SHEET**

Page 3 of 4 \*Recorded by John English/Gail Miller \*Date 03/02/2001  Continuation  Update  
\*Resource Name or #: Department of Water & Power, 14601 Aetna Street

P5a. Photographs, dated January 17, 2001  
Top-South elevation, facing north



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

**CONTINUATION SHEET**

Page 4 of 4 \*Recorded by John English/Gail Miller \*Date 03/02/2001  Continuation  Update  
\*Resource Name or #: Department of Water & Power, 14601 Aetna Street

Bottom-Detail, entrance area, facing north



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 6103 CEDROS AVE

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 6103 CEDROS AVE City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-023-016

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-023-016 includes a large industrial property made up of four buildings. The property is located on the northeast corner of Cedros Avenue and Bessemer Street.

The property was developed in 1926. The primary building is located at the southeast corner of the property. It is rectangular in plan and has multi-gabled roof with flush eaves. The exterior is clad in vertical siding. The primary elevation faces east towards Cedros Street.

The primary entrance is at the south end of the east elevation. It appears to have been altered, and consists of a single wood slab door with sidelights sheltered within a narrow projecting porch. The porch has a pediment and is supported by square, fluted posts. North of the entrance, there are three window openings that consist of a single fixed window at the center flanked by two single-light casement windows, and four window openings that appear to have been infilled. Much of the south elevation is obscured by overgrown vegetation. Based on what is visible, there is a group of wood windows behind security bars, and a number of window openings that have been infilled or covered by plywood or sheet metal. On the west elevation, there is an industrial sliding wood door sheltered by a pent corrugated metal roof. The north elevation is not visible from the public right-of-way. Near the center of the roof there are two brick projections with pent roofs and clerestory windows.

The three additional buildings on the property are gabled corrugated metal sheds with sliding metal doors on their gabled ends. There are paved asphalt parking areas between the sheds and the primary building.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/8/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1926 SurveyLA

\*P7. Owner and Address:  
CEDROS PLACE LLC  
6502 VAN NUYS BLVD VAN NUYS CA 91401

**\*P8. Recorded by:**

Allison Lyons  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 6103 CEDROS AVE

B1. Historic Name: Valley Planing Mill

B2. Common Name: Valley Planing Mill

B3. Original Use: Planing Mill

B4. Present Use: Planing Mill

\*B5. Architectural Style: No Style

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

Constructed 1923. Alterations include changes to the door and window openings of the office building in 1943. The majority of changes to the site in

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

\*B8. Related Features: Parking lot.

B9a. Architect: Frank Jeans

B9b Builder: Illegible

\*B10. Significance: Theme Industrial Development, Building the City

B10 Area: Los Angeles

Period of Significance: 1876-1965

Property Type: Industrial

Applicable Criteria: N/A

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was industrial development in Los Angeles, specifically the theme of building materials (1876-1965).

The Valley Planing Mill is a complex of four industrial buildings constructed and altered in several phases beginning in 1923 along the Southern Pacific Company Railroad right-of-way in Van Nuys. Wood products generally came to Los Angeles through the port, where dockworkers loaded them onto train cars headed for a decentralized network of lumberyards and planing mills. Industries requiring the distribution of goods and materials between the port and city were typically located adjacent to railroad lines, and the Valley Planing Mill is among many industrial buildings concentrated along the Southern Pacific line through the San Fernando Valley.

The building industry had a direct influence on the growth and construction of the hundreds of thousands of buildings that make up the Los Angeles' built environment. Construction-related industries, including planing mills and lumberyards, developed in tandem with a series of population booms in Los Angeles. During these booms thousands of new homes, offices, schools, churches, and industrial plants expanded the city's building stock. Transportation networks and water infrastructure in the Van Nuys area were rapidly expanded by the Suburban Homes Company, a real estate syndicate, throughout the 1910s, creating the framework for residential, commercial, and industrial development in Van Nuys that corresponded to a population boom in Los Angeles during the 1920s. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Allison Lyons

GPA Consulting

231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



\*Resource Name or #:(Assigned by Recorder) 6103 CEDROS AVE

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): The Valley Planing Mill was established by N.J. Witmer and D.C. Shank, and sold to Achilles Carpenter in the early 1920s. The Carpenter family owned and operated the mill for three generations. The company specialized in manufacturing wood sash and doors. Among the few advertisements for the company is an announcement from 1926 that "the company is preparing to furnish the mill work, sash, doors, and interior for a \$250,000 American colonial-type residence to be erected at Santa Monica." In 1964, the company provided millwork and cabinetry for Richard Nixon's house in the upscale Trousdale Estates area of Beverly Hills. Both of these properties were in luxury real estate markets.

Although the Valley Planing Mill is a longtime business in Van Nuys and continues to operate as a mill, it was not historically associated with a building company that made a significant contribution within the local, regional, or national marketplace. The Valley Planing Mill appears to have been a specialty manufacturer working on custom designs instead of large scale suburban developments; therefore, the property does not appear eligible for listing in the National Register under Criterion A.

Criterion B:

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. The planing mill was established by N.J. Witmer and D.C. Shank. Research did not reveal any further information on Witmer, while Shank was only indicated in association with the mill. Subsequent owners include Achilles Carpenter, Carpenter died in 1943, at which time he was an executive of Valley Planing Mill. Subsequent generations of the Carpenter family continuously owned and operated the mill at least until the early 1980s; however, though they successfully managed a local business, research did not reveal any reason to believe Carpenter and his family are of historical significance. Numerous persons have likely worked at and managed the mill since its construction in 1923; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Research did not reveal any associations with prominent persons or groups since its establishment in the early 1920s. Therefore, Valley Planing Mill does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The Valley Planing Mill is a carpentry shop property type. It is a typical example of vernacular construction for an industrial complex with a combination of large volume warehouse buildings and smaller office buildings constructed from corrugated steel and surplus building materials. The common construction type of the complex does not exemplify the distinctive characteristics of a type, period or method of construction. The Valley Planning Mill is not indicative of any significant trends in industrial architecture. Buildings like these are utilitarian in nature and do not necessarily have distinctive styles, types or materials; therefore, the Valley Planing Mill is not eligible under Criterion C for embodying the distinctive characteristics of a type.

Frank Jeans was the architect for the first mill building on the parcel. Additional research did not yield information on the significance of his work. The Valley Planing Mill served as its own contractor and used prefabricated industrial parts, such as dust bins, for most building projects on the parcel. Jeans is not a well-known or significant architect in Los Angeles; therefore, the Valley Planing Mill is not eligible for listing under Criterion C as representative of the work of a master.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The materials and craftsmanship found on the Valley Planing Mill are very common and are not extraordinary. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case.

The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. 6103 Cedros Avenue was also evaluated as part of a district. In the case of the subject area, the majority of the features within are not individually distinct but together they form a cohesive and distinguishable industrial area through their shared use. However, in order to be eligible for the National Register, a district must also be significant under another criterion in addition to being a distinguishable entity. The district in which 6103 Cedros Avenue was included does not appear to be eligible under any other criterion, and as such, the district does not appear to be eligible under Criterion C.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The Valley Planing Mill was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The property retain integrity of feeling as it retains an industrial use and aesthetic. Integrity of setting has been compromised. The complex is still surrounded by low-density residential, commercial, and industrial

\*Resource Name or #:(Assigned by Recorder) 6103 CEDROS AVE

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

buildings, as it was historically; however, a bus route and bike path replaced the railroad tracks to the south of the parcel, diminishing integrity of setting. The integrity of materials and workmanship have been diminished. The property was substantially altered and remodeled since the time of its initial construction. The property retains an industrial design aesthetic, though it has been altered substantially, diminishing integrity of design. The integrity aspect of association does not apply, as there is no significant association to evaluate.

Summary:

While the property retains some aspects of integrity, it lacks historical and architectural significance for the above reasons and therefore does not appear to be eligible for listing in the National Register under any criterion.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property appears to be individually eligible for the California Register for the same reasons outlined above.

Sources:

Ancestry. [www.ancestry.com](http://www.ancestry.com). Accessed July 2015.

Architectural Resources Group. "SurveyLA Draft Historic Resources Survey Report: Van Nuys-North Sherman Oaks Community Plan Area." May 2015.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011. □  
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

Historic Places LA: Los Angeles Historic Resources Inventory. [www.historicplacesla.org](http://www.historicplacesla.org). Accessed July 2015.

The Los Angeles Times.

Los Angeles Department of Building and Safety Building Permits, various dates.

LSA Associates, et. al. "Draft Historic Context Statement: SurveyLA Industrial Development, City of Los Angeles, Los Angeles County, California." August 2011.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Office of Historic Resources. "Mid-Century Modernism." SurveyLA Architecture and Engineering Historic Context Statement, 2014.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14463 W HAYNES ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 14463 W HAYNES ST City: Los Angeles Zip 91401  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2237-013-906

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2237-013-906 includes a one-story Department of Water and Power (DWP) building. The bank is located on the northeast corner of Van Nuys Boulevard and Haynes Street.

The building was constructed circa 1960 in the Mid-Century Modern style. The building is rectangular in plan and has a flat roof and raised parapet. The exterior is clad in scored stucco and brick. The primary elevation faces west towards Van Nuys Boulevard. The north elevation abuts an adjacent commercial property and is not visible.

The primary elevation sheltered by a projecting concrete canopy. The entrance is located at the southwest corner of the building and consists of a pair of fully-glazed automatic doors with sidelights. Above the entrance, there is a group of fixed single-light windows. North of the entrance, there are groups of fixed single-light metal windows arranged on walls that are angled inward. Above the entrance there is a large rectangular vertical slab with signage advertising the DWP center. On the south elevation, there is a recessed entrance that consists of a pair of metal doors with half-circle glazing. The doors are recessed within a stucco entryway that is supported by two metal piers. The remainder of the elevation features symmetrically arranged paired metal casements and fixed metal windows with spandrel panels. At the east end of the south elevation, there is an area obscured by three metal brise-soleils. The features of the east elevation are also obscured by vegetation and metal brise-soleils. Based on what is visible, there is a rear entrance that appears to be a pair of fully-glazed metal doors with a single-light transom and sidelight.

The building shares a parcel with an asphalt parking area to the east.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking E, 1/13/15

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1956 Los Angeles Department of Building

**\*P7. Owner and Address:**

L A CITY DEPT OF WATER AND POWER  
PO BOX 51111 LOS ANGELES CA 90051

**\*P8. Recorded by:**

Allison Lyons  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 14463 W HAYNES ST

B1. Historic Name: LADWP Valley District Commercial Office

B2. Common Name: Van Nuys Utilities Center

B3. Original Use: Office

B4. Present Use: Office

\*B5. Architectural Style: Modernism, Mid-Century

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

Constructed 1956. Alterations include interior remodeling in 2008, roof re-framing in 2009, and a floor plan revision in 2012.

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

\*B8. Related Features: Parking lot.

B9a. Architect: Paul W. Speer

B9b Builder: Paul W. Speer

\*B10. Significance: Theme Institutional Development, Municipal Water and Power

B10 Area: Los Angeles

Period of Significance: 1916-1980

Property Type: Infrastructure

Applicable Criteria: N/A

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was the public and private institutional development of Los Angeles, specifically the theme of municipal water and power (1916-1980).

The Valley District Commercial Office of the Los Angeles Department of Water & Power was constructed as part of the infrastructure development of the Van Nuys and Panorama City areas of the San Fernando Valley in the post-World War II era. Infrastructure, both publically and privately funded, progressed in tandem with the residential, commercial, and industrial development of the San Fernando Valley. The postwar building boom transformed the valley from an agricultural region to a place of industrial plants and residential developments. Linking residents and companies to the rest of Los Angeles was a thorough network of roads, power, water, and communication infrastructure, all of which expanded to meet increasing demand in the decades following World War II. Completed in 1956, the Valley District Commercial Office replaced two older Department of Water and Power offices at 6000 Van Nuys Boulevard and 6618 Van Nuys Boulevard.

The Valley District Commercial Office is an unusual example of a Department of Water and Power office building. The building included an auditorium for the demonstration of new electrical appliances. Services available at the office included consultations with professionals who offered advice and assistance for remodeling homes. The building also featured displays of the latest home appliances. The customer service center was equipped with advanced equipment to process orders quickly. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheets for full list of references.

B13. Remarks: None.

\*B14. Evaluator: Allison Lyons

GPA Consulting

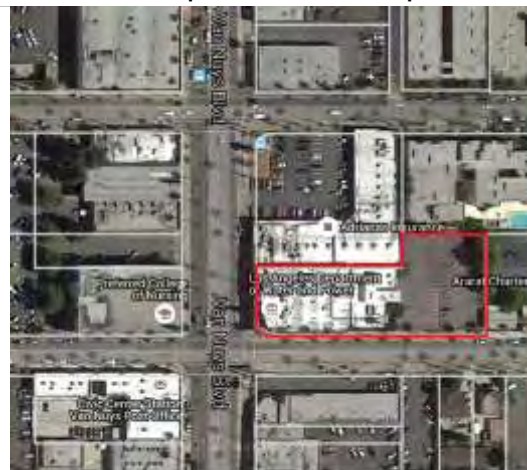
231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale.  
Base image courtesy of Google Maps.



\*Resource Name or #:(Assigned by Recorder) 14463 W HAYNES ST

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): Noteworthy for its customer experience center, Valley District Commercial Office was not a typical branch subsidiary of the Los Angeles Department of Power and Water. However, the customer experience aspects of the branch did not appear to start a long term trend to include these services in other DWP offices. Research did not reveal that the Valley District Commercial Office is distinctive from the general trend of building and expanding services in the San Fernando Valley; expansion of the DWP; or large scale municipal infrastructure planning projects. Therefore, the Valley District Commercial Office does not appear to be eligible for listing under Criterion A.

Criterion B:

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Research did not reveal any associations with prominent persons or groups, and numerous persons have likely worked at and managed the building since its construction in 1956; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the Valley District Commercial Office does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The Valley District Commercial Office is a Mid-Century Modern commercial building completed in 1956. Its distinctive design feature is "Luminous pylon that rises over 50 feet above the street." The building is a typical example of the Mid-Century Modern style applied to an institutional building. Mid-Century Modernism was a popular architectural style between approximately 1945 and 1970. The Mid-Century Modern style is most often characterized by simple, geometric volumes; an emphasis on horizontality; flat roof, often with wide, overhanging eaves; floor-to ceiling windows; and minimal decorative detailing. Buildings constructed in the style also often have exposed structural systems, such as steel frame or post and beam construction, and clerestory windows. The Valley District Commercial Office possesses many of the character-defining features of the style, including simple, geometric massing; flat roof; and minimal decorative detailing. On the interior, it featured typical finishes for the era, including a drop ceiling with lighting in panels in the lobby and terrazzo flooring. It stands as a representative example of the Mid-Century Modern style, but not a particularly remarkable example. It is not significant under Criterion C for embodying the distinctive characteristics of a type, period or method of construction. According to building permits, the building has no architect, but was designed by general contractor Paul W. Speer. Speer designed and built numerous buildings for the DWP and other industrial uses in California in the 1950s, utilizing typical design motifs and forms. Speer began his work as a contractor with several master architects. He worked with Frank Lloyd Wright on the Sturges House (1939) and John Lautner on several residential projects. Speer started his own company in 1950, focusing on commercial, industrial, and institutional projects, including Marineland in Rancho Palos Verdes. For aerospace research and development facilities, he developed a giant jet engine test cell that suppressed the sound of powerful engines as they were tested. Speer's company began working with the DWP with the design and construction of the headquarters for Owens River aqueduct in Independence, California and maintenance facilities for the aqueduct in Mojave in 1955. He continued his industrial work with the design and construction of the Owens-Corning Fiberglas Corporation office, completed in 1957. He began building tract housing and multi-family projects in 1960s and 1970s.

Speer was certainly a prolific contractor, but his work does not rise to the level of a master and he was not an architect. While he was certainly influenced by his professional associations with Wright and Lautner, most of Speer's buildings were functional with minimal design components, probably part of cost-savings measures for the industrial and utility company clients. The Valley District Commercial Office is not significant under Criterion C as the work of a master.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The materials and craftsmanship found on the Valley District Commercial Office are rather common and are not extraordinary. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The building is an individual property that is not related to surrounding properties, such as through use or aesthetics, in a way that would constitute a significant concentration or distinguishable area. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C as a significant and distinguishable entity.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The Valley District Commercial Office was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is mostly intact, as the property is surrounded by low-rise commercial, as it would have been historically; however, many of the surrounding buildings have been remodeled or heavily altered. The building retains its integrity of design, materials and workmanship; it has undergone some alterations, including the replacement of signage and infill of windows. The original workmanship and materials are still very apparent, and the original design intent remains clear. The integrity aspect of association does not apply, as there is no significant association to evaluate.

Summary:

\*Resource Name or #:(Assigned by Recorder) 14463 W HAYNES ST

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

While the property retains some aspects of integrity, it lacks historical and architectural significance for the above reasons and therefore does not appear to be eligible for listing in the National Register under any criterion.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property is not individually eligible for the California Register for the same reasons outlined above. While it retains some aspects of integrity, it lacks historical and architectural significance and is therefore not eligible for listing in the California Register under any criterion.

Sources:

Ancestry. [www.ancestry.com](http://www.ancestry.com). Accessed July 2015.

Architectural Resources Group. "SurveyLA Draft Historic Resources Survey Report: Van Nuys-North Sherman Oaks Community Plan Area." May 2015.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011.   
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

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The Los Angeles Times.

Los Angeles Department of Building and Safety Building Permits, various dates.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Office of Historic Resources. "SurveyLA Historic Context Statement Outline: Architectural, Historic, and Cultural Resources of Los Angeles." July 2014.

Speer Construction, 2015. Accessed July 15, 2015. <http://www.speerconstruction.com/HISTORY.html>.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 6000 KESTER AVE

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 6000 KESTER AVE City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-028

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-028 includes a one-story commercial building. The building is located on the northeast corner of Kester Avenue and Oxnard Street.

The building was constructed in 1946. The building is rectangular in plan and has a combination flat and side-gabled roof. The exterior is clad in textured stucco. The primary elevation faces east towards Kester Avenue. The north and east elevations abut adjacent commercial properties and are not visible.

At the south end of the primary elevation is a recessed porch supported by wood posts. Within the porch there are two metal roll-up doors, a wood slab door and two small windows with metal security bars. On the north end of the west elevation there are two additional windows with metal security bars. On the south elevation, there are two small windows with metal security bars and a metal tilt-up door.

At the west end of the property, there is a dirt yard for storage of building materials.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SE, 1/7/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1946 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

VBS INC  
1335 SAN CARLOS RD ARCADIA CA 91006

**\*P8. Recorded by:**

Allison Lyons  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 6000 KESTER AVE

B1. Historic Name: Valley Builders Supplies

B2. Common Name: Valley Builders Supplies

B3. Original Use: Building Supply Warehouse

B4. Present Use: Building Supply Warehouse

\*B5. Architectural Style: No Style

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

Constructed 1945. Alterations include the 1950 addition of a roof sign, the removal of a portion of the building for street widening in 1970 and installa

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

\*B8. Related Features: Parking lot.

B9a. Architect: None

B9b Builder: W.E. Arnold

\*B10. Significance: Theme Industrial Development, Building the City/Commercial Development, Commercial Ide B10 Area: Los Angeles

Period of Significance: 1876-1965/1850-1980

Property Type: Industrial

Applicable Criteria: N/A

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was industrial development of Los Angeles, specifically the theme of building materials (1876-1965), and commercial development, under the theme of commercial identity. The subject building was constructed in 1945 for Valley Builders Supplies in Van Nuys.

Population booms in Los Angeles created a demand for building that fueled the growth of the construction industry. Successive building booms occurred in 1885–1888, 1910, 1923–1929, and 1945–1965. During these periods, thousands of new homes, offices, schools, churches, and industrial plants expanded the city’s building stock. The collective need for building materials and supplies created a proliferation of lumber yards, planing mills, steel fabricators, stone and masonry suppliers, and concrete ready-mix facilities. Building supply facilities were constructed close to areas with booming populations creating a demand for new construction. Properties associated with the manufacture and distribution of building supplies were usually of little architectural distinction and were repurposed or fell into disrepair when the demand for supplies subsided at the conclusion of a boom period.

Valley Builders Supplies is typical of buildings associated with the construction industry. Building materials generally came to Los Angeles through the port, where dockworkers loaded them onto train cars headed for a decentralized network of lumberyards and planing mills. Valley Builders Supplies was located along the Southern Pacific Railroad tracks. Industries requiring the distribution of goods and materials between the port and city were typically located adjacent to railroad lines. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Allison Lyons

GPA Consulting

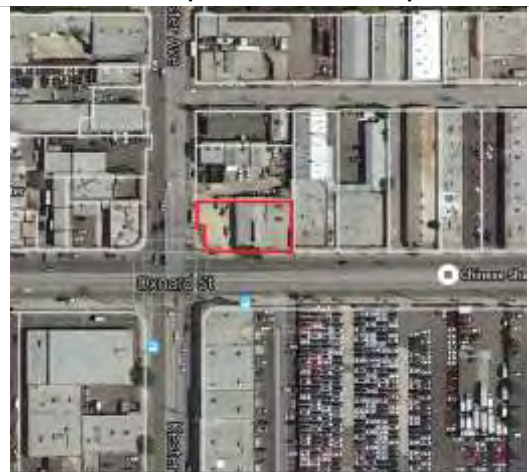
231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale.  
Base image courtesy of Google Maps.

\*Resource Name or #:(Assigned by Recorder) 6000 KESTER AVE

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): Valley Builders Supplies is among many industrial buildings concentrated along the Southern Pacific Railroad tracks in Van Nuys that catered to the construction industry.

Valley Builders Supplies was among many businesses in the Van Nuys area that provided materials for the construction boom that shaped the San Fernando Valley during the postwar period. The building was constructed as a warehouse by W.C. Arnold in 1945. As demand for building supplies tapered off in the late 1960s, interior office partitions were added to the Valley Builders Supplies building. While it is associated with this broad period of history and events important in the history of Los Angeles, research did not uncover any associations between Valley Builders Supplies and construction companies that were influential in the growth and development of the San Fernando Valley. Therefore, the property does not appear to be eligible for listing under Criterion A for an association with industrial development in Los Angeles.

Valley Builders Supply has been in continuous operation at 6000 Kester Avenue since 1946. While the property has been the long-term location of the business, research did not uncover evidence that Valley Builders Supply is a business that made important contributions to commercial growth and development; has gained regional or national importance; has particular significance for its association with a neighborhood; or was a business significant in commercial history. Therefore, the Valley Builders Supply does not appear to be eligible for listing under Criterion A for an association with commercial development in Los Angeles.

Criterion B:

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. The original owner is listed on the initial permit as W.C. Arnold. Research did not reveal any definitive information about Arnold; given that the business itself was not of particular historical significance, there is little reason to believe that Arnold would be a significant figure. Research did not reveal any other associations with prominent persons or groups. Numerous persons have likely worked at and managed the building since its construction in 1945 and opening in 1946; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the building located at 6000 Kester Avenue does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

6000 Kester Avenue is a building supply warehouse. Typical features of warehouse property types include minimal exterior design features, raised loading docks, and expansive interior volumes. For properties associated with the building industry, warehouses are typically sited near railroad tracks. These warehouses are sited on their parcels to maximize space for storage yards. The warehouse type is not architecturally distinctive. The building supply warehouse type generally resembles a shed surrounded by a large yard. These flexible buildings were easily expanded, as Valley Building Supply was in 1950. Such buildings grew over time to accommodate the demand for products during the long building boom between 1945 and 1965. Valley Builders Supplies is a typical example of this type. The building stands as a representative example of the building supply warehouse, but not a particularly remarkable example. It is not significant under Criterion C for embodying the distinctive characteristics of a type, period, or method of construction.

Valley Builders Supplies is not eligible for listing under Criterion C as representative of the work of a master. No architect is listed on the building permit filed in 1945 or on subsequent alteration permits.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The materials and craftsmanship found on the Valley Builders Supplies are very common and are not extraordinary. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. 6000 Kester was also evaluated as part of a district. In the case of the subject area, the majority of the features within are not individually distinct but together they form a cohesive and distinguishable industrial area through their shared use. However, in order to be eligible for the National Register, a district must also be significant under another criterion in addition to being a distinguishable entity. The district in which 6000 Kester was included does not appear to be eligible under any other criterion, and as such, the district does not appear to be eligible.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

6000 Kester Avenue was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is mostly intact, as the property is surrounded by industrial and low rise commercial buildings, as it would have been historically; however, many of the surrounding buildings have been remodeled or heavily altered. The building has undergone substantial alterations, including window opening alterations, some window replacements, recladding, additions; and removal of square footage to accommodate a street extension in 1970. The cumulative effect of these alterations compromises the integrity of materials, design, and workmanship. The integrity aspect of association does not apply, as there is no significant association to evaluate.

\*Resource Name or #:(Assigned by Recorder) 6000 KESTER AVE

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

Summary:

While the property retains some aspects of integrity, it lacks historical and architectural significance for the above reasons and therefore does not appear to be eligible for listing in the National Register under any criterion.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property is not individually eligible for the California Register for the same reasons outlined above. While it retains some aspects of integrity, it lacks historical and architectural significance and is therefore not eligible for listing in the California Register under any criterion.

Sources:

Ancestry.www.ancestry.com. Accessed July 2015.

Architectural Resources Group. "SurveyLA Draft Historic Resources Survey Report: Van Nuys-North Sherman Oaks Community Plan Area." City of Los Angeles, Office of Historic Resources. May 2015.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011.   
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

Los Angeles Times

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LSA Associates, et. al. "Draft Historic Context Statement: SurveyLA Industrial Development, City of Los Angeles, Los Angeles County, California." August 2011.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Office of Historic Resources. "SurveyLA Historic Context Statement Outline: Architectural, Historic, and Cultural Resources of Los Angeles." July 2014.

"Van Nuys 1926-1948." Sanborn Maps. ProQuest's Digital Sanborn Maps, 1867-1970. Access through Los Angeles Public Library.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14833 OXNARD ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 14833 OXNARD ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-018

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-018 includes a one-story industrial building. The building is located on Oxnard Street, east of its intersection with Kester Avenue.

The building was constructed in 1947. It is rectangular in plan with a front-gabled roof. The exterior is clad in corrugated metal. The primary elevation faces south towards Oxnard Street. The east elevation abuts an adjacent property and is not visible. On the south elevation, there is a pair of wood-paneled doors surrounded by single-light display windows. The south elevation is sheltered by a shallow mansard roof clad in metal. On the west elevation, there are multi-light metal windows. On the north elevation, there is a vehicular bay and two multi-light metal windows.

The building shares a parcel with an asphalt parking area to the west.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SE, Google Maps, 6/3/15

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1948 Los Angeles Department of Building

\*P7. Owner and Address:  
MCCUNE CATHERINE MCCUNE M  
15060 ENCANTO DR SHERMAN OAKS CA 91403

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 14833 OXNARD ST

B1. Historic Name: Valley Sash and Door

B2. Common Name: Valley Sash and Door

B3. Original Use: Building Supply Warehouse

B4. Present Use: Building Supply Warehouse

\*B5. Architectural Style: No Style

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

Constructed 1948. Alterations include the construction of a roof to connect two individual buildings in 1956 and the removal of square footage and a

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

\*B8. Related Features: Parking lot

B9a. Architect: None

B9b Builder: John L. Hodges

\*B10. Significance: Theme Industrial Development: Building Materials

B10 Area: Los Angeles

Period of Significance: 1876-1965

Property Type: Industrial

Applicable Criteria: N/A

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was industrial development of Los Angeles, specifically the theme of building materials (1876-1965), and commercial development, under the theme of commercial identity. The subject building was constructed in 1947 for Valley Sash and Door.

Population booms in Los Angeles created a demand for building that fueled the growth of the construction industry. Successive building booms occurred in 1885–1888, 1910, 1923–1929, and 1945–1965. During these periods, thousands of new homes, offices, schools, churches, and industrial plants expanded the city's building stock. The collective need for building materials and supplies created a proliferation of lumber yards, planing mills, steel fabricators, stone and masonry suppliers, and concrete ready-mix facilities. Building supply facilities were constructed close to areas with booming populations creating a demand for new construction. Properties associated with the manufacture and distribution of building supplies were usually of little architectural distinction and were repurposed or fell into disrepair when the demand for supplies subsided at the conclusion of a boom period.

Valley Sash and Door is typical of buildings associated with the construction industry. Building materials generally came to Los Angeles through the port, where dockworkers loaded them onto train cars headed for a decentralized network of lumberyards and planing mills. Valley Builders Supplies was located along the Southern Pacific Railroad tracks. Industries requiring the distribution of goods and materials between the port and city were typically located adjacent to railroad lines.

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Amanda Yoder

GPA Consulting

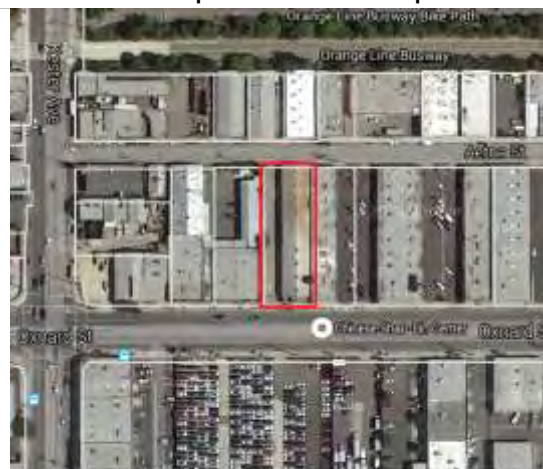
231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale.  
Base image courtesy of Google Maps



\*Resource Name or #:(Assigned by Recorder) 14833 OXNARD ST

Recorded By Amanda Yoder

Date: 8/10/2015  Continuation  Update

B10. Significance (Continued from Page 2): Valley Sash and Door is among many industrial buildings concentrated along the Southern Pacific Railroad tracks in Van Nuys that catered to the construction industry.

Valley Sash and Door was among many businesses in the Van Nuys area that provided materials for the construction boom that shaped the San Fernando Valley during the postwar period. The building was constructed as a warehouse by John L. Hodges in 1948. While it is associated with this broad period of history and events important in the history of Los Angeles, research did not uncover any associations between Valley Sash and Door and construction companies that were influential in the growth and development of the San Fernando Valley. Therefore, the property does not appear to be eligible for listing under Criterion A for an association with industrial development in Los Angeles.

Valley Sash and Door has been in continuous operation at 14829-33 Oxnard Street since 1947. While the property has been the long-term location of the business, research did not uncover evidence that Valley Sash and Door is a business that made important contributions to commercial growth and development; has gained regional or national importance; has particular significance for its association with a neighborhood; or was a business significant in commercial history. Therefore, the Valley Sash and Door does not appear to be eligible for listing under Criterion A for an association with commercial development in Los Angeles.

Criterion B:

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. The original owner is listed on the initial permit as John L. Hodges. Research did not reveal any definitive information about Hodges; given that the business itself was not of particular historical significance, there is little reason to believe that Hodges would be a significant figure. Research did not reveal any other associations with prominent persons or groups. Numerous persons have likely worked at and managed the building since its construction in 1948; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the building located at 14829-33 Oxnard does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

14829-33 Oxnard Street is a building supply warehouse. Typical features of warehouse property types include minimal exterior design features, raised loading docks, and expansive interior volumes. For properties associated with the building industry, warehouses are typically sited near railroad tracks. These warehouses are sited on their parcels to maximize space for storage yards. The warehouse type is not architecturally distinctive. The building supply warehouse type generally resembles a shed surrounded by a large yard. Valley Sash and Door is a typical example of this type. The building stands as a representative example of the building supply warehouse, but not a particularly remarkable example. It is not significant under Criterion C for embodying the distinctive characteristics of a type, period, or method of construction.

Valley Builders Supplies is not eligible for listing under Criterion C as representative of the work of a master. No architect is listed on the building permit filed in 1948 or on subsequent alteration permits and all work was carried out by the business owner.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The materials and craftsmanship found on the Valley Builders Supplies are very common and are not extraordinary. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. 14829-33 Oxnard Street was also evaluated as part of a district. In the case of the subject area, the majority of the features within are not individually distinct but together they form a cohesive and distinguishable industrial area through their shared use. However, in order to be eligible for the National Register, a district must also be significant under another criterion in addition to being a distinguishable entity. The district in which 14829-33 Oxnard Street was included does not appear to be eligible under any other criterion, and as such, the district does not appear to be eligible.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

14829-33 Oxnard Street was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is mostly intact, as the property is surrounded by industrial and low rise commercial buildings, as it would have been historically; however, many of the surrounding buildings have been remodeled or heavily altered. The building has undergone some alterations, including a new entrance addition in 1967, but the utilitarian building appears to retain its integrity of workmanship, design and materials. The integrity aspect of association does not apply, as there is no significant association to evaluate.

Summary:

While the property retains some aspects of integrity, it lacks historical and architectural significance for the above reasons and therefore does not appear to be eligible for listing in the National Register under any criterion.

California Register of Historical Resources Evaluation:

\*Resource Name or #:(Assigned by Recorder) 14833 OXNARD ST

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

As the requirements for the California Register mirror those of the National Register, the property is not individually eligible for the California Register for the same reasons outlined above. While it retains some aspects of integrity, it lacks historical and architectural significance and is therefore not eligible for listing in the California Register under any criterion.

Sources:

Ancestry.www.ancestry.com. Accessed July 2015.

Architectural Resources Group. "SurveyLA Draft Historic Resources Survey Report: Van Nuys-North Sherman Oaks Community Plan Area." City of Los Angeles, Office of Historic Resources. May 2015.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011.   
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

Los Angeles Times

LSA Associates, et. al. "Draft Historic Context Statement: SurveyLA Industrial Development, City of Los Angeles, Los Angeles County, California." August 2011.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Office of Historic Resources. "SurveyLA Historic Context Statement Outline: Architectural, Historic, and Cultural Resources of Los Angeles." July 2014.

"Van Nuys 1926-1948." Sanborn Maps. ProQuest's Digital Sanborn Maps, 1867-1970. Access through Los Angeles Public Library.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code** 3S

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**Page 1** \*Resource Name or # (Assigned by Recorder) 1140 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 1140 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-032-008

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-032-008 includes a two story commercial building. It is located on San Fernando Road, just southeast of its intersection with San Fernando Mission Boulevard.

The store was constructed for JC Penney in 1953 with Streamline Moderne style influences. The building is rectangular in plan and has a flat roof with a raised parapet. The exterior is clad in glazed tile and scored stucco. The primary elevation faces northeast and is flush with the sidewalk along San Fernando road. The northwest and southeast elevations abut adjacent commercial properties. The entrance is recessed within the ground floor of the primary elevation. The centered entry consists of three pairs of fully-glazed double doors with single-light transoms. The doors are flanked by butted glass display windows with metal frames. At either end of the primary elevation there is a group of three butted glass windows within a metal frame. The center of the primary elevation is sheltered by a projecting canopy. There is no fenestration on the second story. At the northwest end of the second floor there is neon signage reading, "J.C. Penney Co." At the southeast end of the primary elevation, there is a neon blade sign that spans the entire second floor and reads, "Penney's."

On the southwest (rear) elevation, there is a pair of fully-glazed metal doors flanked by mirrored fully-glazed doors, all with single-light transoms. On either side of the doors, there is a single fully-glazed metal display window. Above the doors and windows there is signage reading, "J.C. Penney Co."

Any additional features are not visible from the public right-of-way.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1953 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

1140 SAN FERNANDO ROAD LLC  
601 S BRAND BLVD 3RDFL SAN FERNANDO CA

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe) \_\_\_\_\_

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by Recorder) 1140 SAN FERNANDO RD

B1. Historic Name: J.C. Penney

B2. Common Name: J.C. Penney

B3. Original Use: Department Store

B4. Present Use: Department Store

\*B5. Architectural Style: Streamline Moderne

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

Constructed 1953. Alterations include reroofing in 1985 and interior remodeling in 2004.

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

\*B8. Related Features: None.

B9a. Architect: None listed

B9b Builder: Listed as Michael Birnkrant

\*B10. Significance: Theme Development of San Fernando

B10 Area: San Fernando

Period of Significance: 1911-1960

Property Type: Commercial

Applicable Criteria: A/1

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was the commercial development of the City of San Fernando (1911-1960). The subject property is occupied by a department store building constructed for the J.C. Penny Company in 1953. The town of San Fernando was founded in 1874 and is the oldest city in the San Fernando Valley. The land that became the City of San Fernando was located within the holdings of the Mission San Fernando, founded in 1797. The mission itself was abandoned following secularization of the missions in the 1830s, and the land became privately owned ranchos. Charles Maclay founded the town of San Fernando; he sold town lots as well as agricultural land. After the arrival of the Southern Pacific Railroad in 1876, the agricultural economy that was the cornerstone of the town flourished. Land was devoted to citrus and olives, among other crops. The town's economy also flourished because it was home to packing and shipping facilities for the area's agricultural industry.

The town possessed its own deep water wells, which allowed it to maintain its independence from the City of Los Angeles in the 1910s when other small towns in the area felt compelled to consolidate with the larger city after the completion of the Los Angeles Aqueduct in 1913, in order to have access to a reliable source of water. San Fernando incorporated in 1911, and remains an independent city to this day.

The city experienced steady growth throughout the first part of the twentieth century. It grew rapidly during the boom years of the 1920s, when cities all over Southern California were experiencing major growth. Between 1920 and 1930, the city's population more than doubled. After experiencing slow but steady growth during the Great Depression and World War II, San Fernando experienced another boom during the post-World War II period. The decade of the 1950s saw the city's greatest growth to date. Between 1950 and 1960, the city's population increased from 12,922 to 16,093. Residential neighborhoods replaced agricultural land, and the majority of the area's commercial development occurred during this period. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Amanda Yoder

GPA Consulting

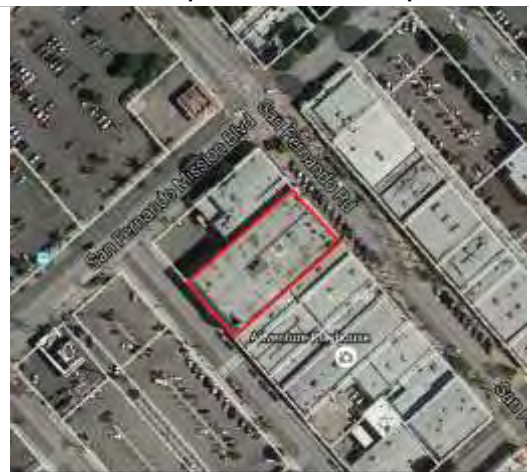
231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale.  
Base image courtesy of Google Maps.

\*Resource Name or #:(Assigned by Recorder) 1140 SAN FERNANDO RD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): Prior to the construction of the freeway system, a number of the major thoroughfares in the San Fernando Valley were laid out and utilized as highways. They were also designated as such. San Fernando Road was first laid out in the 1870s by Remi Nadeau, who ran a wagon operation for miners, as a road for the teamsters traveling between Los Angeles and the mines in the Owens Valley, passing through the town of San Fernando on their way. For much of the Valley's history, it served as the major north-south automobile highway through the area. It ran between the communities in the Valley, including San Fernando and Burbank. It now ends north of San Fernando on its western end and in the Cypress Park neighborhood of Los Angeles on the eastern end.

The J.C. Penney Company was co-founded by James Cash Penney in 1913. Starting from a single store in Kemmerer, Wyoming, he and his partners opened and operated retail stores throughout the northwestern states for several years under the name "The Golden Rule." However, in 1913, they incorporated with the new company name and moved their headquarters to New York City in order to be closer to their manufacturers. By 1928, there were more than 1,023 new J.C. Penney stores, targeted towards small communities and inexpensive locations, selling products that would be in demand. This strategy helped the company survive—if not profit—during the Great Depression. Penney continued to work for the company until his death in 1971, at the age of 95.

The subject building was constructed on the main commercial thoroughfare in San Fernando and remained in continuous operation until 2012. San Fernando appears to have met Penney's expansion criteria of placing new stores in small communities and inexpensive locations, which is a likely reason for why it was chosen for a new J.C. Penney store. The store served as an anchor for downtown San Fernando, and successfully operated for the better part of a decade as one of the only department stores in the city. As such, the subject property appears to have been an important and long-lasting influence on the commercial development of San Fernando and therefore appears to be eligible for the National Register under Criterion A.

Criterion B:

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. Research indicates that the property was developed by Michael Birnkrant. Birnkrant was a financier and philanthropist who was active on numerous boards throughout the city of Los Angeles, including the University of Southern California and the Bel Air Association. He worked as a lawyer in Chicago until 1945, when he retired from law and turned his attention to real estate investments. As a real estate investor, Birnkrant was no doubt involved with the development and construction of numerous buildings throughout the Southern California area. For a property to be eligible under Criterion B, it must be associated with the life of a significant person, but it must also be the best representation of their productive life. As one of many real estate properties in Birnkrant's portfolio, this J.C. Penney is not the best representation of his productive work. A property that may be better suited to convey this association would be a personal office, his home, or a property directly related to his philanthropic work. As such, the subject property does not appear to be eligible under Criterion B for its association with Michael Birnkrant. With thousands of stores across the United States by 1953, any association with James Cash Penney would be too tenuous to be significant. Research did not reveal any other associations with prominent persons or groups. Numerous persons have likely managed and worked in the department store since its construction in 1953; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the J.C. Penney store does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The subject building is an example of the Late Moderne style. Late Moderne was a popular style in Southern California from the late 1940s through the end of the 1950s. The style was derived from the earlier Streamline Moderne style, which had an emphasis on smooth surfaces, curved edges and horizontality. After the war, the curved edges of the Streamline style evolved into sharp angles. The style is characterized by its flat roofs, smooth cladding, contrasting colors, horizontal bands of cladding material and windows—typically metal sash—and unornamented surfaces. The subject building exhibits many of these character-defining features as well as a quality of design and as such, it appears to be eligible under Criterion C as a good example of the Late Moderne style.

An early Department of Building & Safety document lists Michael Birnkrant as the owner and builder. Birnkrant was a real estate investor, so he likely hired a firm to complete the design and construction work; however, research did not reveal the names of these parties. The application of design features from the period are not indicative of the work of a master, and the subject property does not appear to be eligible under Criterion C for that reason. High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case.

The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. In the case of the subject property, it is located within a cohesive commercial strip. Although the majority of the buildings within the commercial strip are not individually distinct, together they form a distinguishable area with historical significance to the city of San Fernando. Unfortunately, the majority of the components that add to the district's historic character must also possess integrity, as must the district as a whole. The district as a whole does not retain integrity as many of the buildings within the district have been heavily altered; therefore the subject property does not appear to be eligible under this aspect of Criterion C as the surrounding area does not retain sufficient integrity to be significant as a

\*Resource Name or #:(Assigned by Recorder) 1140 SAN FERNANDO RD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

distinguishable entity.  
Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The J.C. Penney store was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting has been somewhat diminished as the surrounding buildings have been heavily altered, though the overall scale and massing of the commercial strip is still intact. The integrity of design, materials and workmanship are all intact; building permit research indicates that the majority of alterations to the building took place on the interior. As such, the building retains the integrity of feeling of a Late Moderne department store, and its association with the history of the city of San Fernando.

Summary:

The property appears to be eligible for listing in the National Register for its Late Moderne architecture and association with the commercial development of San Fernando as a pivotal presence along its primary commercial corridor and appears to retain sufficient integrity to convey that association.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property appears to be eligible for the California Register for the same reasons outlined above.

Sources:

Ancestry.www.ancestry.com. Accessed July 2015.

"Birnkranz Named on Board of USC." Los Angeles Times. June 27, 1961, 14.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011.   
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

Christian, Ralph J. American Association for State and Local History. "National Register of Historic Places Nomination Form: J.C. Penney Historic District, Kemmerer, Wyoming." 1977.

Gleye, Paul. Architecture of Los Angeles. Los Angeles: Rosebud Books, 1981.

Historic Places LA: Los Angeles Historic Resources Inventory. Wwww.historicplacesla.org. Accessed July 2015.

Leu, Melissa. "Attempt to Remove J.C. Penney Sign in San Fernando Sparks Uproar." July 30, 2012. Accessed July 2015.  
<http://latimesblogs.latimes.com/lanow/2012/07/san-fernando-jcpenny-fails-to-take-sign-down.html>

Los Angeles Department of Building and Safety Building Permits, various dates.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

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Pitt, Dale and Leonard Pitt. Los Angeles: A to Z. Berkeley: University of California Press, 1997.

Roderick, Kevin. The San Fernando Valley: America's Suburb. Los Angeles: Los Angeles Times Books, 2009.

"San Fernando: Community History." County of Los Angeles Public Library. Accessed July 14, 2015,   
<http://www.colapublib.org/history/sanfernando/>

United States Department of Commerce, Bureau of the Census. County and City Data Book, 1967: A Statistical Abstract Supplement. Washington D.C.:U.S. Government Printing Office, 1967.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3S

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**Page 1** \*Resource Name or # (Assigned by Recorder) 1601 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 1601 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2612-004-017

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2612-004-017 includes a car wash and office building. The car wash is located on the north corner of San Fernando Road and S. Lazar Street.

The car wash was constructed in 1965 with Googie style influences. The car wash consists of a flat metal roof supported by tapered metal piers and enclosed on its southwest elevation with wrought iron fencing, where the property faces the street. The piers on the southwest elevation extend two-stories in height and are capped with decorative starburst detailing. On the southwest edge of the roof, there are seven curving rectangular shapes that contain each of the letters in "CAR WASH." Between the two center piers there is a neon sign that reads "Mission."

Abutting the northeast elevation of the car wash, there is a two-story office building that appears to date from the 1970s. The remainder of the parcel contains an asphalt parking area.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/6/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1965 Los Angeles County Tax Assessor

\*P7. Owner and Address:  
NNN CA AUTO SVC LLC  
450 S ORANGE AVE #900 ORLANDO FL 32801

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe) \_\_\_\_\_

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by Recorder) 1601 SAN FERNANDO RD

B1. Historic Name: Mission Car Wash

B2. Common Name: Mission Car Wash

B3. Original Use: Service Station/Car Wash

B4. Present Use: Car Wash

\*B5. Architectural Style: Googie

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

Constructed 1965. Alterations include a second-story addition to the building adjacent to the car wash and replacement signage.

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

\*B8. Related Features: Parking lot

B9a. Architect: None Listed

B9b Builder: Rheemetal Buildings

\*B10. Significance: Theme Development of the City of San Fernando

B10 Area: San Fernando

Period of Significance: 1911-1960

Property Type: Commercial

Applicable Criteria: C/3

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was the commercial development of the City of San Fernando (1911-1960). The Mission Car Wash was constructed in 1965 on San Fernando Road. The town of San Fernando was founded in 1874 and is the oldest city in the San Fernando Valley. The land that became the City of San Fernando was located within the holdings of the Mission San Fernando, founded in 1797. The mission itself was abandoned following secularization of the missions in the 1830s, and the land became privately owned ranchos. Charles Maclay founded the town of San Fernando; he sold town lots as well as agricultural land. After the arrival of the Southern Pacific Railroad in 1876, the agricultural economy that was the cornerstone of the town flourished. Land was devoted to citrus and olives, among other crops. The town's economy also flourished because it was home to packing and shipping facilities for the area's agricultural industry.

The town possessed its own deep water wells, which allowed it to maintain its independence from the City of Los Angeles in the 1910s when other small towns in the area felt compelled to consolidate with the larger city after the completion of the Los Angeles Aqueduct in 1913, in order to have access to a reliable source of water. San Fernando incorporated in 1911, and remains an independent city to this day.

The city experienced steady growth throughout the first part of the twentieth century. It grew rapidly during the boom years of the 1920s, when cities all over Southern California were experiencing major growth. Between 1920 and 1930, the city's population more than doubled. After experiencing slow but steady growth during the Great Depression and World War II, San Fernando experienced another boom during the post-World War II period. The decade of the 1950s saw the city's greatest growth to date. Between 1950 and 1960, the city's population increased from 12,922 to 16,093. Residential neighborhoods replaced agricultural land, and the majority of the area's commercial development occurred during this period. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale.  
Base image courtesy of Google Maps.



\*Resource Name or #:(Assigned by Recorder) 1601 SAN FERNANDO RD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): Prior to the construction of the freeway system, a number of the major thoroughfares in the San Fernando Valley were laid out and utilized as highways. They were also designated as such. San Fernando Road was first laid out in the 1870s by Remi Nadeau, who ran a wagon operation for miners, as a road for the teamsters traveling between Los Angeles and the mines in the Owens Valley, passing through the town of San Fernando on their way. For much of the Valley's history, it served as the major north-south automobile highway through the area. It ran between the communities in the Valley, including San Fernando and Burbank. It now ends north of San Fernando on its western end and in the Cypress Park neighborhood of Los Angeles on the eastern end.

The subject property is occupied by a car wash constructed in 1965. As an automobile-related property on one of the main thoroughfares through the San Fernando Valley, it was likely constructed to serve the growing postwar population as well as passersby. Its eye-catching design and signage oriented towards the road likely attracted motorists to the business to get their cars washed as they drove through the San Fernando Valley. As such, the subject property appears to be related to the trend of postwar growth in San Fernando; however, mere association with a trend is insufficient for eligibility under Criterion A; the specific association must be important as well. Research did not reveal any reason to believe that this car wash was especially important to the development of San Fernando during in this time period. Therefore, the subject property does not appear to be National Register under Criterion A.

Criterion B:

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. Building permit research indicates that the property was originally owned by David Rega and Lorato Carafelli, and later by David and Grace Rega, his wife. Research did not reveal any definitive information about Carafelli, nor any reason to believe that the Regas were of historical significance. It appears that they lived in Michigan in the 1950s where David worked as a tile contractor before moving to the California area. The owners through the 1980s and 2000s include Manda Lali Prenji, Faramarz Khododad, Tony Khododad, Hal Golstein and Joseph Kohan. Any association with these owners is too recent. Insufficient time has passed to properly interpret their historic contributions, if any.

Research did not reveal any other associations with prominent persons or groups, and numerous persons have likely worked at the car wash since its construction in 1965; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the Mission Car Wash does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The subject building exhibits characteristics of the Googie style as applied to a car wash. The "Googie" name is derived from a coffee shop in Los Angeles called Googie's, designed by John Lautner. The style was popular in the 1950s and 1960s, inspired by the Space Age, futuristic aesthetic of the era. It was also driven by the emerging car culture, as businesses adapted to the need for automobile accommodation, as well as the ability to stand out on a commercial strip to attract customers as they sped by. The style was generally applied to coffee shops, diners and fast food restaurants but was also applied to recreational buildings such as bowling alleys. Character-defining features of the style include dramatic rooflines, complex building forms, expansive glass walls, futuristic decorative elements including rockets and stars, and elaborate, eye-catching neon signage. The Mission Car Wash is characterized by distinctive neon signage oriented towards the main street, brightly-colored, geometric supports and "starburst" decorative motifs. The building appears to be eligible under Criterion C for exemplifying a Googie car wash from the postwar period.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The Mission Car Wash is an individual property that is not related to surrounding properties, such as through use or aesthetics, in a way that would constitute a significant concentration or distinguishable district area. However, based upon the above reasons, the subject building appears to be eligible for the National Register under Criterion C for possessing the distinctive characteristics of a postwar, Googie car wash.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The Mission Car Wash was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is also intact, as the property is still surrounded by low-rise commercial buildings, as it likely would have been historically. The integrity of design, materials and workmanship are all intact; while the office building adjacent to the car wash was given a second-story addition in the 1990s, the street-facing elevation is still primarily intact. As such, the property retains its integrity of feeling and association postwar Googie designs.

\*Resource Name or #:(Assigned by Recorder) 1601 SAN FERNANDO RD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

Summary:

The property retains sufficient integrity and appears to be eligible for listing in the National Register as an excellent example of a postwar Googie car wash.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property appears to be eligible for the California Register for the same reasons outlined above.

Sources:

Ancestry. www.ancestry.com. Accessed July 2015.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011.   
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

City of San Fernando Building Permit Records, various dates.

Historic Places LA: Los Angeles Historic Resources Inventory. www.historicplacesla.org. Accessed July 2015.

Los Angeles Department of Building and Safety Building Permits, various dates.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Office of Historic Resources. "SurveyLA Historic Context Statement Outline: Architectural, Historic, and Cultural Resources of Los Angeles." July 2014.

Pitt, Dale and Leonard Pitt. Los Angeles: A to Z. Berkeley: University of California Press, 1997.

Roderick, Kevin. The San Fernando Valley: America's Suburb. Los Angeles: Los Angeles Times Books, 2009.

"San Fernando: Community History." County of Los Angeles Public Library. Accessed July 14, 2015,   
<http://www.colapublib.org/history/sanfernando/>.

SurveyLA Historic Context Statement. Architecture and Engineering. "Googie: 1935-1969."

United States Department of Commerce, Bureau of the Census. County and City Data Book, 1967: A Statistical Abstract Supplement. Washington D.C.:U.S. Government Printing Office, 1967.

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

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 3S

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
 DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 6353 VAN NUYS BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
 and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
 c. Address 6353 VAN NUYS BLVD City: Los Angeles Zip 91401  
 d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
 e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-004-007

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
 Los Angeles County Assessor's parcel number 2241-004-007 includes a one-story commercial building. The building is located on the northwest corner of Van Nuys Boulevard and Friar Street.

The building was constructed in 1939 with Art Deco influences. The building is rectangular in plan and has a bow truss roof and raised parapet. The exterior is clad in smooth stucco. The primary elevation faces east towards Van Nuys Boulevard. The north elevation abuts an adjacent commercial property and is not visible.

The primary elevation sheltered by a projecting concrete canopy. The entrance is located on the chamfered southeast corner of the building and consists of a pair of fully-glazed metal doors with single-light sidelights and transom. The remainder of the elevation consists of full-height fixed metal windows above a concrete bulkhead. A rounded awning has been installed on the primary elevation, above the canopy. On the south elevation, there are two single doors, one of which is recessed. There appear to be additional window openings, though they have been infilled. On the south elevation, there is a metal roll-up vehicular door.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
 View looking W, 1/13/15

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1939 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

R J LAND CO  
 PO BOX 12567 LA JOLLA CA 92039

**\*P8. Recorded by:**

Allison Lyons  
 GPA Consulting  
 231 California Street  
 El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by Recorder) 6353 VAN NUYS BLVD

B1. Historic Name: Owl Drug Co.

B2. Common Name: Q Bargain

B3. Original Use: Drug Store

B4. Present Use: Store

\*B5. Architectural Style: Streamline Moderne

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

Constructed 1938. Tile bulkheads and awnings were installed the same year. Additional alterations include an addition and interior remodel in 1948,

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

\*B8. Related Features: None.

B9a. Architect: Marcus P. Miller

B9b Builder: None listed

\*B10. Significance: Theme Commercial Development, Variety Stores

B10 Area: Los Angeles

Period of Significance: 1880-1980

Property Type: Commercial

Applicable Criteria: A/1; C/3

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was commercial development in Los Angeles, specifically the theme of variety stores (1880-1980).

Van Nuys Boulevard began to take shape as a commercial corridor separate from the historic downtown Los Angeles business district during the 1920s. The street was renamed from North Sherman Way and commercial growth intensified northward from Ventura Boulevard. The building at 6353 Van Nuys Boulevard was the longtime location of a drug store, restaurant, and shoe store. The building was commissioned by the Roymar Realty Company, a commercial property developer, in 1938 and immediately occupied by Sontag Drug Company and Karl's Shoe Store and after completion in 1939. Shortly thereafter, the building became a location of Owl Drug Company, a national chain which expanded into the outlying business centers of Los Angeles in the 1930s and 1940s. Roymar Realty Company developed many commercial properties during the 1930s in growing residential suburbs of Los Angeles. Retail stores with these types of tenants were common along the commercial corridors of Los Angeles as the city grew outwards.

The building exhibits features from a transitional period of commercial development when shopkeepers attracted consumers traveling by multiple means, including pedestrians on foot, drivers in cars, and riders on streetcars and buses. The building is a typical variety store from the period and an early part of a low rise commercial corridor catering to surrounding residential developments. Prominent signage along the roofline and on a stylized vertical projection from the roof of the building attracted attention and ensured visibility in the surrounding low rise built environment. Large storefront display windows drew in pedestrians and advertised goods. Historically, the building featured neon signage, further attracting passersby. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Allison Lyons

GPA Consulting

231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



\*Resource Name or #:(Assigned by Recorder) 6353 VAN NUYS BLVD

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): While 1930s variety stores are a common property type in Los Angeles, there are few examples from the pre-World War II era in the San Fernando Valley. The building at 6353 Van Nuys Boulevard represents an early period of retail development along Van Nuys Boulevard as commercial activity and residential growth were in nascent stages of development. Therefore, 6353 Van Nuys Boulevard appears eligible for listing under Criterion A.

Criterion B:

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Research did not reveal any associations with prominent persons or groups, and numerous persons have likely worked at and managed the building since its construction in 1939; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, 6353 Van Nuys Boulevard does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The subject building is a Streamline Moderne style commercial retail building completed in 1939. It is a fairly typical application of the style to a 1-3 story commercial building, exhibiting the distinctive characteristics of the type and period. Streamline Moderne was a popular style in Los Angeles from the early 1930s through the end of World War II. Like the emerging urban landscape of Los Angeles, the style emphasized horizontality. The style was characterized by smooth surfaces and curved edges. Ornamentation was minimized and curvatures of the elevations were framed by plaster and stucco "speed lines" continuing along the elevations of the building. Streamline Moderne was an ideal style for increasingly automobile-centered commercial architecture. It was the first style to incorporate electric light into architectural structure. As originally constructed, the building was a Sontag Drug Store with neon signage at its corner entrance. The building embodies the distinctive characteristics of the type and style. 6353 Van Nuys Boulevard appears to be eligible for listing under Criterion C for embodying the distinctive characteristics of the Streamline Moderne low rise commercial retail store type.

Architect Marcus P. Miller designed the building for the Roymar Realty Company. Miller, a native of Illinois, began his architectural career in the office of Curtlett and Beelman, prominent architects who designed many landmark buildings in Los Angeles, including the Eastern Columbia Building on Broadway. Miller worked in a partnership with William V. Kernan from 1927 to 1938. He established a solo practice in 1938, the year 6353 Van Nuys Boulevard was commissioned. Miller worked with Roymar on several other commercial buildings in the Los Angeles area, including a Vons grocery store on Wilshire and 14th Street in Santa Monica. Other buildings designed by Miller include the Montecito Apartments (a designated City of Los Angeles Historic-Cultural Monument). He was an early practitioner of programmatic architecture and designed the storefront alteration for The Darkroom on Wilshire Boulevard, creating an entry that looked like a camera for camera store. Miller died on November 1, 1949. Miller's career is distinguished by a variety of Art Deco, Streamline Moderne, and programmatic architecture, though he is not recognized as a master architect within any of these styles. The building at 6353 Van Nuys Boulevard is a typical example of his commercial work; however, few examples of low rise Streamline Moderne commercial architecture designed by Miller appear to remain intact. Therefore, the building does not appear to be eligible under Criterion C as the work of a master.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The materials and craftsmanship found on 6353 Van Nuys Boulevard are rather common and are not extraordinary. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The building is an individual property that is not related to surrounding properties, such as through use or aesthetics, in a way that would constitute a significant concentration or distinguishable area. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C as a significant and distinguishable entity.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

6353 Van Nuys Boulevard was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is mostly intact, as the property is surrounded by low rise commercial buildings, as it would have been historically; however, many of the surrounding buildings have been remodeled or heavily altered. The building has undergone some alterations, including the replacement of original storefronts and bulkheads and the removal of neon signage, compromising its integrity of materials. Despite these alterations, the building retains its integrity of design and workmanship. The original workmanship and the original design intent, signifying the Streamline Modern design of the building with smooth plaster siding, speed lines and rounded corner details, and projecting vertical signage support, remains clear. The building retains the integrity of association with its significance under Criterion A as an early commercial building along Van Nuys Boulevard and its significance under Criterion C as an excellent example of Streamline Moderne design.

Summary:

\*Resource Name or #:(Assigned by Recorder) 6353 VAN NUYS BLVD

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

6353 Van Nuys Boulevard appears to be eligible for listing on the National Register of Historic Places under two criteria. While 1930s variety stores are a common property type in Los Angeles, there are few examples from the pre-World War II era in the San Fernando Valley. The building at 6353 Van Nuys Boulevard represents an early period of development along Van Nuys Boulevard as commercial activity and residential growth were in nascent stages of development. Therefore, 6353 Van Nuys Boulevard appears eligible for listing under Criterion A. It appears eligible under Criterion C for embodying the distinctive characteristics of the Streamline Moderne low rise commercial retail store type. Though the building has been altered from its original appearance, the cumulative effect of these alterations does not significantly affect the integrity of the building.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property is individually eligible for the California Register for the same reasons outlined above.

Sources:

Ancestry. www.ancestry.com. Accessed July 2015.

Architectural Resources Group. "SurveyLA Draft Historic Resources Survey Report: Van Nuys-North Sherman Oaks Community Plan Area." City of Los Angeles, Office of Historic Resources. May 2015.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011.

"The Darkroom." Los Angeles Conservancy. Accessed July 28, 2015. <https://www.laconservancy.org/locations/darkroom>.

"Finding Aid for the Marcus P. Miller Papers, circa 1923-circa 1953." Accessed July 28, 2015.  
<[http://www.oac.cdlib.org/findaid/ark:/13030/c8br8rgm/entire\\_text/](http://www.oac.cdlib.org/findaid/ark:/13030/c8br8rgm/entire_text/).

Longstreth, Richard W. City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950. Boston: MIT Press, 1997.

Los Angeles Department of Building and Safety Building Permits, various dates.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

"New Bay City Building Slated." Los Angeles Times, May 15, 1938, E2.

Office of Historic Resources. "LA Modernism, 1919-1945, Theme 3: Related Responses to the Modern Age, 1930-1945." SurveyLA Architecture and Engineering Historic Context Statement, 2008.

Office of Historic Resources. "Variety Stores, 1880-1980." SurveyLA Commercial Development Historic Context Statement, 2014.

Roderick, Kevin. The San Fernando Valley: America's Suburb. Los Angeles: Los Angeles Times Books, 2001.

"Store Building to Be Erected." Los Angeles Times, August 16, 1931: D2.

"Structural Details Told: Market Housed in Streamlined New Building." Los Angeles Times, August 17, 1939: B7.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 6362 VAN NUYS BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 6362 VAN NUYS BLVD City: Los Angeles Zip 91401  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2240-001-006

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2240-001-006 includes an early one-story commercial building. The building is located on Van Nuys Boulevard, mid-block between its intersections with Victory Boulevard and Friar Street.

The building was constructed in 1936. The building is rectangular in plan and has a bow truss roof and raised parapet. The exterior is clad in smooth stucco. The primary elevation faces west towards Van Nuys Boulevard. The north and south elevations abut adjacent commercial properties and are not visible.

The primary elevation is sheltered by a rounded canvas awning. At the south end of the east elevation there is a recessed storefront with a single door, single-light butted glass windows and tile bulkhead. There is an additional entrance to the north of the storefront, but it is obscured by a metal security door. The remainder of the primary elevation consists of single-light fixed metal windows and tile bulkhead. At the top of the east elevation, there are two exterior-lit neon signs reading, "HART's Pawn Shop" and "HART'S Jewelers." Between these two signs is an additional L-shaped blade sign with exterior-lit neon forming the letters of "HART'S PAWN SHOP: INSTANT CASH." On the blade sign, "HART'S" is arranged within the shape of two hearts with an arrow. The east elevation is not visible from the public right of way.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking E, 1/13/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1936 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

VAN LLC  
26385 RIO AVE CARMEL CA 93923

**\*P8. Recorded by:**

Allison Lyons  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 6362 VAN NUYS BLVD

B1. Historic Name: Dr. Harry S. Brown's Optical and Jewelry Store

B2. Common Name: Hart's Jewelers

B3. Original Use: Jewelry Store

B4. Present Use: Jewelry Store

\*B5. Architectural Style: No Style

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

Constructed 1936. Alterations include tenant improvements for current occupant as early as 1950 and installation of what is presumed to be the extra

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

\*B8. Related Features: None.

B9a. Architect: Robert Derrah

B9b Builder: OJ Newman

\*B10. Significance: Theme Commercial Development, Early Neighborhood Commercial Development and Com B10 Area: Los Angeles

Period of Significance: 1880-1930

Property Type: Commercial

Applicable Criteria: N/A

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was commercial development in Los Angeles, specifically the themes of early neighborhood commercial development (1880-1930) and commercial identity.

Van Nuys Boulevard began to take shape as a commercial corridor separate from the historic downtown Los Angeles business district during the 1920s. The street was renamed from North Sherman Way and commercial growth intensified northward from Ventura Boulevard. The commercial corridor along Van Nuys Boulevard became a retail destination featuring banks, jewelry stores, clothing stores, drug stores, and restaurants. The commercial corridor transformed in the 1930s and 1940s as more customers arrived by automobile. Parking was located to the rear of the buildings and along Van Nuys Boulevard. Prominent signage characterized the shopping corridor. Signage of all types- rooftop, blade, and marquis- attracted consumers traveling by multiple means, including pedestrians on foot, drivers in cars, and riders on streetcars and buses. Prominent signage along the roofline, on a stylized vertical projection, and on overhanging blade signs attracted attention and ensured visibility in the surrounding low rise built environment. Large storefront display windows drew in pedestrians and advertised goods.

6362 Van Nuys Boulevard was originally constructed in 1936 and used as Dr. Harry S. Brown's optical and jewelry store. Brown had operated a shop at the location since 1925. By 1946, there were numerous jewelry stores concentrated along adjacent blocks of Van Nuys Boulevard. Dodd's jewelry store and Swanson's appliances took over the storefronts at 6362 Van Nuys in 1947. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for full list of references.

B13. Remarks: None.

\*B14. Evaluator: Allison Lyons

GPA Consulting

231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale.  
Base image courtesy of Google Maps.



\*Resource Name or #:(Assigned by Recorder) 6362 VAN NUYS BLVD

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): Hart's Jewelers was established in downtown Los Angeles and opened at this location on June 13, 1949, where it has been in continuous operation ever since. The store initially offered jewelry, watch, and appliance repair. One of the distinctive features of the building is a double-faced neon sign for Hart's Pawn Shop and Hart's Jewelers added in 1953 and designed by the Interstate Neon Corporation. Research did not reveal any information about Hart's Pawn Shop and Hart's Jewelers beyond the length of time the stores have been located at 6362 Van Nuys Boulevard.

Retail stores of this type are common along the commercial corridors of Los Angeles and represent a period of commercial retail growth from a time when the city grew outwards from the historic downtown shopping district. While 1930s retail stores are a common property type in Los Angeles, there are few examples from the pre-World War II era in the San Fernando Valley that retain signage from a longtime tenant. The building at 6362 Van Nuys Boulevard represents an early period of retail development along Van Nuys Boulevard. The signage on the building also represents a longtime San Fernando Valley business that has remained at the same location since 1949. Therefore, 6362 Van Nuys Boulevard appears eligible for listing under Criterion A.

#### Criterion B

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. Research indicates that the proprietor of Hart's Jewelers was a man named Herbert Gordon; however, research did not reveal any definitive information on Gordon. Given the lack of information found on the company itself, there is little reason to believe Gordon would be of historical significance if the business itself was not. Research did not reveal any associations with other prominent persons or groups, and numerous persons have likely worked at and managed the building since its construction in 1936; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the 6362 Van Nuys Boulevard does not appear to be eligible for listing under Criterion B.

#### Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

6362 Van Nuys Boulevard is a vernacular 1930s commercial building that does not embody a distinctive architectural style, period, or method of construction. Therefore, it is not eligible for listing under Criterion C for embodying the distinctive characteristics of a type, period, or method of construction.

The building was designed by architect Robert V. Derrah, a master architect of the Period Revival and Streamline Moderne styles known for designing innovative commercial buildings. Derrah established an architectural practice in Beverly Hills in 1924. In addition to numerous residential buildings, he designed several large, iconic commercial and institutional buildings in Los Angeles, including the Southern California Gas Company building in downtown Los Angeles, Crossroads of the World in Hollywood, and the Streamline Moderne-style Coca Cola Company Plant on Central Avenue. Derrah died in Los Angeles in 1946. 6362 Van Nuys Boulevard is not representative of the work of Robert Derrah; the building does not exemplify the whimsy or Modernism that distinguished Derrah's designs. Therefore, it is not eligible for listing under Criterion C for representing the work of a master.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The materials and craftsmanship found on 6362 Van Nuys Boulevard are rather common and are not extraordinary. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The building is an individual property that is not related to surrounding properties, such as through use or aesthetics, in a way that would constitute a significant concentration or distinguishable area. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C as a significant and distinguishable entity.

#### Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

#### Integrity:

6362 Van Nuys Boulevard was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is mostly intact, as the property is surrounded by low rise commercial buildings, as it would have been historically; however, many of the surrounding buildings have been remodeled or heavily altered. The building has several alterations, including the addition of awnings, security doors, replacement of some windows, and the removal of the original storefront entrance. Though the building retains its historic signage, the cumulative effect of these alterations may compromise the integrity of materials, design, and workmanship. The building retains the integrity of association with its significance under Criterion A as an early commercial building along Van Nuys Boulevard and the longtime location of local business.

#### Summary:

\*Resource Name or #:(Assigned by Recorder) 6362 VAN NUYS BLVD

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

The property appears to be eligible for listing under Criterion A for its association with the early commercial development of the San Fernando Valley. However, its integrity has been compromised by extensive alterations and therefore does not appear to be eligible for listing in the National Register under any criterion.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property is not individually eligible for the California Register for the same reasons outlined above. It does not retain sufficient integrity to convey its significance., therefore it is not eligible for listing in the California Register under any criterion.

Sources:

Ancestry.www.ancestry.com. Accessed July 2015.

Architectural Resources Group. "SurveyLA Draft Historic Resources Survey Report: Van Nuys-North Sherman Oaks Community Plan Area." City of Los Angeles, Office of Historic Resources. May 2015.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011.   
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

"Finding Aid for the Robert Vincent Derrah Papers, circa 1929-circa 1942." Online Archive of California. Accessed July 29, 2015.  
<[http://www.oac.cdlib.org/findaid/ark:/13030/c8nc6065/entire\\_text/](http://www.oac.cdlib.org/findaid/ark:/13030/c8nc6065/entire_text/).

Los Angeles Department of Building and Safety Building Permits, various dates.

Office of Historic Resources. "SurveyLA Historic Context Statement Outline: Architectural, Historic, and Cultural Resources of Los Angeles." July 2014.

Roderick, Kevin. The San Fernando Valley: America's Suburb. Los Angeles: Los Angeles Times Books, 2001.

"San Fernando Valley City Directory 1937-1938." Access July 29, 2015. <<http://rescarta.lapl.org/>.

"Van Nuys City Directory 1945-1946." Access July 29, 2015. <<http://rescarta.lapl.org/>.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3S

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

**Page 1** \*Resource Name or # (Assigned by Recorder) 6551 VAN NUYS BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 6551 VAN NUYS BLVD City: Los Angeles Zip 91401  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2236-011-023

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2236-011-023 includes a one-story bank building. The bank is located on the northwest corner of Van Nuys Boulevard and Haynes Street.

The building was constructed in 1967 and designed by master architect Paul R. Williams. The New Formalist building also features a prominent exterior mural by the artist Millard Sheets. The building is rectangular in plan and has a flat roof and raised parapet. The exterior is clad in stucco and marble panels. The primary elevation faces east towards Van Nuys Boulevard.

The primary elevation is recessed and sheltered by a projecting portion of the roof; the roof is supported by full-height piers sheathed in marble panels. There is a rectangular sign supported by two posts on the roof, advertising the bank. The primary entrance is centered on the east elevation and consists of two pairs of fully-glazed metal doors with transoms. The doors are flanked by fixed metal windows and above the entrance is a large mural by Millard Sheets. The north elevation consists of a stucco panel wall. The south elevation features a punched concrete screen that shelters fixed, metal-frame windows. The one story wing to the south is a solid stucco and marble wall. The one story wing to the north contains a retail store with single-light fixed metal display windows and a recessed entry. The entry is a single fully-glazed metal door. There are additional fixed metal display windows on the north elevation. The south elevation is a solid stucco wall. On the rear elevation, there is a secondary entrance and ATMS that are sheltered by a projecting porch with a flat roof; the porch roof is supported by square piers that are sheathed in marble panels. Above the porch there are two geometric metal screens.

The building shares a parcel with an asphalt parking area to the west.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking W, 1/13/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1967 Los Angeles County Tax Assessor

\*P7. Owner and Address:  
6551 VAN NUYS BOULEVARD LLC  
13317 VENTURA BLVD #H SHERMAN OAKS CA

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by Recorder) 6551 VAN NUYS BLVD

B1. Historic Name: Bank of America

B2. Common Name: Bank of America

B3. Original Use: Bank

B4. Present Use: Bank

\*B5. Architectural Style: New Formalism

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

Constructed 1966. Alterations include conversion of existing offices to a medical office in 2006, installation of new restrooms in 2012 and remodeling

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

\*B8. Related Features: Parking lot.

B9a. Architect: Howard William Frank

B9b Builder: Robert E. McKee

\*B10. Significance: Theme Postwar Suburbanization and Commercial Development

B10 Area: Los Angeles

Period of Significance: 1938-1970

Property Type: Commercial

Applicable Criteria: N/A

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic contexts considered under Criterion A were postwar suburbanization (1938-1975) and the commercial development of Van Nuys under the theme of banks and financial institutions (1870-1980). The subject building was constructed in 1966 as a Bank of America branch in Van Nuys. Like much of California, the area that comprises present-day Van Nuys was subdivided from Spanish land grants. Land grants were large land holdings that were previously part of a Spanish mission. The missions were secularized and divided into land grants, which were given to prominent citizens and military figures before being further divided into ranchos and sold to private interests. In the early twentieth century, the construction of infrastructure made the area more desirable for development, including the Southern Pacific Railroad, a Pacific Electric Line and the Los Angeles Aqueduct. With rail access and a ready water supply on the way, the Los Angeles Suburban Home Syndicate purchased nearly 50,000 acres of land for speculation. They divided it into three new towns: Van Nuys, Marian (now Reseda) and Owensmouth (now Canoga Park). Van Nuys was founded in 1911 and became the most successful and fastest-growing of the three communities before being annexed to Los Angeles in 1915.

Through the 1920s and 1940s, the area continued to thrive, and major arterial routes like Van Nuys Boulevard provided quick access to other areas of Los Angeles, attracting commercial and institutional development. During World War II, military and civilian wartime jobs brought thousands of new workers to the area. The Van Nuys Airport was repurposed into Van Nuys Army Airfield and aircraft and defense manufacturing plants such as Lockheed Aircraft, RCA and Marquardt relocated nearer to the air field. Residential development increased to meet the demand of these new workers, as did the number of commercial properties needed to serve the new population. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Amanda Yoder

GPA Consulting

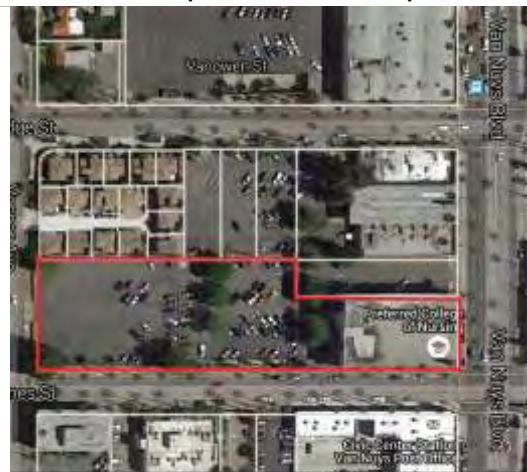
231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale.  
Base image courtesy of Google Maps.

\*Resource Name or #:(Assigned by Recorder) 6551 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): Automobile-oriented strip malls were the most prevalent, springing up along major thoroughfares. After the war, Van Nuys continued to develop and grow, until it was almost completely built out by the 1960s and 1970s.

Bank of America originated as the Bank of Italy. It was founded by Amadeo P. Giannini in 1904 in San Francisco. The Bank of Italy enjoyed early growth and success by catering to new demographics and small, modest accounts. They expanded to Los Angeles in 1913, and business continued to boom and expand. In 1923, Bank of Italy opened an opulent new main office in downtown Los Angeles, which would serve as its headquarters until 1930. In 1930, the Bank of Italy merged with another financial institution, called Bank of America, and all existing branches would be called Bank of America from then on. By World War II, Bank of America had become the largest bank in the world and was beginning to expand overseas. Its first international branch was located in Italy, and was soon followed by branches in the Philippines, China and Guam.

Considering the international reach of Bank of America and the sheer number of branches, there is little reason to believe that this Van Nuys branch was particularly important in the history of the financial institution. The construction of the bank is part of the continued postwar commercial growth in Van Nuys, and the need to provide services to the growing population. However, mere association with a trend is insufficient for eligibility under Criterion A; the specific association must be important as well. Research did not reveal any reason to believe that this specific bank was especially important to the development of Van Nuys or the history of Bank of America during this time period. As such, the subject property does not appear to be National Register under Criterion A.

Criterion B:

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. Research did not reveal any association with prominent persons or groups. Numerous persons have likely worked in the bank since its construction in 1966; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the bank building does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The subject building is an example of New Formalist architecture. New Formalism is considered to be a reaction to the extensive use of steel and glass aesthetic that became so popular following World War II. New Formalists embraced Classical forms and applied them in new, abstracted ways and did not shy away from ornamentation. The subject building exhibits many features of the style, including the flat roof with a heavy overhang, a prominent colonnade of stylized columnar supports, smooth wall surfaces, integrated plantings and perforated screens over glass; however, the building is "boxy" and small in scale, lacking the sense of monumentality that was derived from the style's Classical predecessors and the use of curvilinear shapes such as arches or rounded openings that set the style apart from other Modernist aesthetics. While the subject property is lacking some of the more refined features of excellent examples of the style, there are few examples in the San Fernando Valley. As such, it stands as an excellent example of the New Formalist style in the Valley region. Therefore, it appears to be significant under Criterion C for embodying the distinctive characteristics of a type, period or method of construction.

The building is generally considered to have been designed by master architect Paul R. Williams; however, the architect is listed as Howard William Frank on the original permit. Research indicates that Frank was the chief designer for Paul Williams before establishing his own practice in 1954. While Frank appears to have been a successful architect, securing contracts for a number of institutional buildings and the national Baskin-Robbins headquarters facility in Burbank, there is no evidence to suggest that he would be considered a master architect or an especially influential figure in his field. As such, the property is not significant under Criterion C as the work of a master.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture. The primary elevation of the building features a mural by Millard Sheets representing the community of Van Nuys with images of agriculture, aerospace and early missions. While the mural has artistic value and certainly helps to elevate the typical architecture, a property is not eligible if it does not express aesthetic ideals or design concepts more fully than other properties of its type.

Millard Sheets was a prolific and well-known Southern California-based artist. As a teenager, Sheets worked with artists Clarence Hinkle and later F. Tolles Chamberlain at the Choinard School of Art in Los Angeles. He went on to become an instructor at Choinard between 1929 and 1935, and later at Scripps College in Claremont, California where he also served as director of the art school. He also directed the Los Angeles County Art Institute for several years in the 1950s.

Sheets' design sense began to fully develop in 1929, and is most vividly seen in his murals. By 1953, he had established his own production studio, Millard Sheets Designs, Inc., to fabricate his designs. He became so successful that he was able to resign from his directorial positions. Sheets' work is seen across the United States, but in California he is best known for his mosaic murals on the numerous Home Savings & Loan Association buildings throughout Southern California. Some of the most notable examples are located in Beverly Hills and Hollywood. Sheets would design many of these banks himself, including the building and the mosaic mural to adorn it. This top-to-bottom approach created a harmonious "whole package" of

\*Resource Name or #:(Assigned by Recorder) 6551 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015  Continuation  Update

Sheets' design aesthetic that is particularly striking. In the case of the subject property, the mural feels less like a harmonious, fully-executed design and more as if the mural was applied to the front of the bank, in the empty space between the doors and the roof. As such, the property does not appear to express Millard Sheets' aesthetic ideals more fully than other properties of its type, such as the Home Savings & Loan banks throughout Southern California, and does not appear to be significant under Criterion C for high artistic value.

The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The Bank of America building is an individual property that is not related to surrounding properties, such as through use or aesthetics, in a way that would constitute a significant concentration or distinguishable area. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C as a significant and distinguishable entity.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The subject building was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is also intact, as the property is still surrounded by low-rise commercial buildings, many dating from the postwar era, as it would have been historically. The integrity of design, materials and workmanship are all intact. Alterations appear to have been concentrated on the interior and the rear parking lot. As such, the building is still able to evoke the feeling of a midcentury bank branch and its association with New Formalist architecture in the Valley.

Summary:

The property appears to be eligible for listing in the National Register as a good example of New Formalist architecture in the San Fernando Valley and appears to retain sufficient integrity to convey that association.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property appears to be individually eligible for the California Register for the same reasons outlined above.

Sources:

American Institute of Architects. "The AIA Historical Directory of American Architects: 1956 American Architects Directory." Accessed July 2015. <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1956%20American%20Architects%20Directory.aspx>

Ancestry. [www.ancestry.com](http://www.ancestry.com). Accessed July 2015.

Architectural Resources Group. "SurveyLA Draft Historic Resources Survey Report: Van Nuys-North Sherman Oaks Community Plan Area." City of Los Angeles, Office of Historic Resources. May 2015.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011.   
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

Erenson, Adam. "A Definitive List for Home Savings and Loan artwork, Savings of America artwork, and the Millard Sheets Studio public projects." Accessed July 2015. <http://adamarensen.com/homesavingsbankart/thelist/>.

Historic Places LA: Los Angeles Historic Resources Inventory. [www.historicplacesla.org](http://www.historicplacesla.org). Accessed July 2015.

Los Angeles Conservancy. "Millard Sheets: Architectural Designer." Accessed July 2015. <https://www.laconservancy.org/architects/millard-sheets-architectural-designer>.

Los Angeles County Museum of Art. "Millard Sheets." Accessed July 2015. <http://collections.lacma.org/node/167925>.

Los Angeles Department of Building and Safety Building Permits, various dates.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Office of Historic Resources. "SurveyLA Historic Context Statement Outline: Architectural, Historic, and Cultural Resources of Los Angeles." July 2014.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 6569 VAN NUYS BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 6569 VAN NUYS BLVD City: Los Angeles Zip 91401  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2236-011-020

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2236-011-020 includes a one-story commercial building. The office building is located on the southwest corner of Van Nuys Boulevard and Kittridge Street.

The building was constructed in 1954 and designed by Culver Heaton. It is Mid-Century Modern in style, with Googie influences. The building is generally rectangular in plan and has three distinct parts; the center of the building is nearly two stories in height and is flanked by two one-story wings. The center of the building has a folded plate, zig-zag shaped roof, while the wings have flat roofs with raised parapets. The exterior is clad in smooth stucco and marble panels. The primary elevation faces east towards Van Nuys Boulevard.

The primary entrance is centered on the east elevation in the two story portion of the building. It consists of a pair of fully-glazed metal doors within a curtain wall system. The entrance is sheltered by a projecting, zig-zag canopy with a folded plate roof that covers the two-story portion of the building. The projecting canopy is supported by narrow metal posts. The one story wing to the south is a solid stucco and marble wall. The one story wing to the north contains a retail store with single-light fixed metal display windows and a recessed entry. The entry is a single fully-glazed metal door. There are additional fixed metal display windows on the north elevation. The south elevation is a solid stucco wall, and the west elevation is not visible from the public right-of-way.

The building shares a parcel with an asphalt parking area to the west.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/13/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1954 Los Angeles County Tax Assessor

\*P7. Owner and Address:  
HARPRO LLC  
312 W 5TH ST #201 LOS ANGELES CA 90013

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

**BUILDING, STRUCTURE AND OBJECT RECORD**

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 6569 VAN NUYS BLVD

B1. Historic Name: Great Western Savings Bank

B2. Common Name: La Tapatulcheca

B3. Original Use: Bank B4. Present Use: Grocery Store

\*B5. Architectural Style: Modernism, Mid-Century

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

Constructed 1954. Alterations include an addition in 1959, re-roofing and installation of air conditioning equipment in 1964, storefront alteration in 19

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

\*B8. Related Features: Parking lot.

B9a. Architect: Culver Heaton B9b Builder: Myers Bros

\*B10. Significance: Theme Postwar Suburbanization and Commercial Development: Banks B10 Area: Los Angeles

Period of Significance: 1938-1970/1870-1980 Property Type: Commercial Applicable Criteria: N/A

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was the postwar suburbanization and commercial development of Van Nuys. The subject building was constructed in 1954 as a branch of the Van Nuys Savings & Loan Association in Van Nuys. Like much of California, the area that comprises present-day Van Nuys was subdivided from Spanish land grants. Land grants were large land holdings that were previously part of a Spanish mission. The missions were secularized and divided into land grants, which were given to prominent citizens and military figures before being further divided into ranchos and sold to private interests. In the early twentieth century, the construction of infrastructure made the area more desirable for development, including the Southern Pacific Railroad, a Pacific Electric Line and the Los Angeles Aqueduct. With rail access and a ready water supply on the way, the Los Angeles Suburban Home Syndicate purchased nearly 50,000 acres of land for speculation. They divided it into three new towns: Van Nuys, Marian (now Reseda) and Owensmouth (now Canoga Park). Van Nuys was founded in 1911 and became the most successful and fastest-growing of the three communities before being annexed to Los Angeles in 1915.

Through the 1920s and 1940s, the area continued to thrive, and major arterial routes like Van Nuys Boulevard provided quick access to other areas of Los Angeles, attracting commercial and institutional development. During World War II, military and civilian wartime jobs brought thousands of new workers to the area. The Van Nuys Airport was repurposed into Van Nuys Army Airfield and aircraft and defense manufacturing plants such as Lockheed Aircraft, RCA and Marquardt relocated nearer to the air field. Residential development increased to meet the demand of these new workers, as did the number of commercial properties needed to serve the new population. Automobile-oriented strip malls were the most prevalent, springing up along major thoroughfares. After the war, Van Nuys continued to develop and grow, until it was almost completely built out by the 1960s and 1970s. (See Continuation Sheet)

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)





\*Resource Name or #:(Assigned by Recorder) 6569 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): The construction of the bank is part of the continued postwar commercial growth in Van Nuys, and the need to provide services to the growing population. However, mere association with a trend is insufficient for eligibility under Criterion A; the specific association must be important as well. Research did not reveal any reason to believe that this specific bank was especially important to the development of Van Nuys in this time period. In addition, no evidence was found to suggest that Van Nuys Savings & Loan was a major financial player in Los Angeles. As such, the subject property does not appear to be National Register under Criterion A.

Criterion B:

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. The building was constructed for Van Nuys Savings & Loan Association. During this time, Russell E. Post was president of the company; however, research did not reveal any reason to suggest that Post was of any particular historical significance, nor did it suggest that Van Nuys Savings & Loan was a significant banking institution.

Insufficient time has passed to properly interpret the historic contributions of the current owners, if any. Research did not reveal any other associations with prominent persons or groups, and numerous persons have likely worked in the bank since its construction in 1957, as well as the converted furniture store; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the bank building does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The subject building has undergone a number of exterior alterations, but still exhibits some characteristics of the Mid-Century Modern style, including the use of glass and dramatic roof forms. With the alterations, the building stands as a representative example of the Mid-Century Modern style, but not a particularly remarkable example. It is not significant under Criterion C for embodying the distinctive characteristics of a type, period or method of construction.

The building was designed by Pasadena-based architect Culver Heaton. While Heaton appears to have been a successful architect, primarily working on church designs, research did not reveal any evidence to suggest that he would be considered a master architect or an especially influential figure in his field, and the property is not significant under Criterion C as the work of a master.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture. Research indicates that notable Californian artist Millard Sheets prepared a series of murals and paintings for the interior of the bank at the time of its construction; while the interior was not part of the field inspection, historian Adam Erenson has compiled a list of known Millard Sheets murals and their statuses as part of an ongoing research project. As of 2012, Erenson indicates that the murals inside 6569 Van Nuys are no longer extant. As such, the artistic component of the property has evidently been removed, and the subject property no longer has potential for significance under Criterion C for high artistic value.

The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The Van Nuys Savings & Loan bank is an individual property that is not related to surrounding properties, such as through use or aesthetics, in a way that would constitute a significant concentration or distinguishable district area. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C as a significant and distinguishable entity.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The subject building was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is also intact, as the property is still surrounded by post-war commercial buildings, as it would have been historically. The integrity of design, materials and workmanship are diminished due to extensive alterations over time. Based on historic photos and descriptive articles published in the newspaper at the time of construction, key features of the building have removed, including the Millard Sheets murals on the interior, expanses of glass and aluminum brise-soleils forming a "zig-zag" pattern on the two side wings of the front elevation and brise-soleils, distinctive signage and integrated planters. As such, the integrity of feeling has also been diminished as a result of these cumulative alterations. The final aspect of integrity, association, does not apply as there is significant association to evaluate.

Summary:

\*Resource Name or #:(Assigned by Recorder) 6569 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

The property lacks historical and architectural significance and integrity and therefore does not appear to be eligible for listing in the National Register under any Criterion.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property does not appear to be individually eligible for the California Register for the same reasons outlined above.

Sources:

Ancestry. [www.ancestry.com](http://www.ancestry.com). Accessed July 2015.

Architectural Resources Group. "SurveyLA Draft Historic Resources Survey Report: Van Nuys-North Sherman Oaks Community Plan Area." City of Los Angeles, Office of Historic Resources. May 2015.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011.   
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

Erenson, Adam. "A Definitive List for Home Savings and Loan artwork, Savings of America artwork, and the Millard Sheets Studio public projects." Accessed July 2015.  
<http://adamarensen.com/homesavingsbankart/thelist/>.

Historic Places LA: Los Angeles Historic Resources Inventory. [www.historicplacesla.org](http://www.historicplacesla.org). Accessed July 2015.

Los Angeles Department of Building and Safety Building Permits, various dates.

Los Angeles Times.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Office of Historic Resources. "SurveyLA Historic Context Statement Outline: Architectural, Historic, and Cultural Resources of Los Angeles." July 2014.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 6920 VAN NUYS BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 6920 VAN NUYS BLVD City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2217-009-801

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2217-009-801 includes a multi-story office building. The office building is located on Van Nuys Boulevard between its intersections with Vanowen and Hart Streets.

The Mid-Century Modern building was constructed circa 1964. The building is rectangular in plan and has a flat roof. The exterior is clad in brick. The primary elevation faces west towards Van Nuys Boulevard.

The primary elevation consists of a series of vertical brick panels. The panels are configured at an angle and in the space between each panel there are two or three narrow multi-light metal windows that appear to be casements. The primary entrance is centered on the ground floor of the east elevation and consists of a pair of fully-glazed metal doors with a single-light transom and sidelights. The entrance is sheltered by a projecting concrete entryway. The north and south elevations consist of solid brick walls broken up by narrow bands of multi-light metal windows. The east elevation is not visible from the public right-of-way.

The office building shares a parcel with two additional structures that appear to be less than 45 years old.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/13/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1964 Historic Aerials

\*P7. Owner and Address:  
PACIFIC BELL S B OF E PAR 7 MAP 279-19-67  
6920 VAN NUYS BLVD VAN NUYS CA 91405

**P8. Recorded by:**

Allison Lyons  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 6920 VAN NUYS BLVD

B1. Historic Name: Pacific Telephone & Telegraph Company

B2. Common Name: AT&T

B3. Original Use: Office

B4. Present Use: Office

\*B5. Architectural Style: Modernism, Mid-Century

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

Constructed 1953. Alterations include a one-story addition in 1961, a third-story addition to the primary building in 1962, installation of rooftop equip

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

\*B8. Related Features: Parking lot.

B9a. Architect: Charles Day Woodford

B9b Builder: Pacific Telephone & Telegraph Company

\*B10. Significance: Theme Public and Private Institutional Development; Communications

B10 Area: Los Angeles

Period of Significance: 1875-1980

Property Type: Infrastructure

Applicable Criteria: N/A

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

National Register of Historic Places Evaluation

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was the public and private institutional development of Los Angeles, specifically the theme of communications (1875-1980).

The Pacific Telephone and Telegraph Valley Division Headquarters was constructed as part of the infrastructure development of the Van Nuys and Panorama City areas of the San Fernando Valley in the post-World War II era. Infrastructure, both publically and privately funded, progressed in tandem with the residential, commercial, and industrial development of the San Fernando Valley. The postwar building boom transformed the valley from an agricultural region to a place of industrial plants and residential developments. Linking residents and companies to the rest of Los Angeles was a thorough network of roads, power, water, and communication infrastructure, all of which expanded to meet increasing demand in the decades following World War II.

The United States had comprehensive telephone networks in major cities by the end of World War II. Through the Bell System, a government-regulated monopoly, parent company American Telephone and Telegraph controlled most of the country's telephone service companies. The 1920s were boom years of telephone network expansion across the United States. In 1940, the nationwide Bell System controlled 17 regional operating companies. By 1953, 80 percent of telephones in the United States were linked to the Bell System. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Allison Lyons

GPA Consulting

231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale. Base image courtesy of Google Maps.

Recorded By Allison Lyons

Date: 8/10/2015  Continuation  Update

B10. Significance (Continued from Page 2): The first company to offer telephone service to the public in Los Angeles was the Los Angeles Telephone Company, founded in 1879. The Los Angeles Telephone Company merged with Sunset Telephone Company, a telephone company servicing Northern California, in 1883. Pacific Telephone and Telegraph acquired the Sunset Telephone Company in 1906. In 1947 all three companies, Los Angeles, Sunset, and Pacific, united under the name Pacific Telephone and Telegraph, which was later known as Pacific Bell. The conglomerate expanded rapidly as development and a booming postwar population in Los Angeles increased demand for services.

In the decades following World War II, the San Fernando Valley, particularly in the areas around Van Nuys and Panorama City, transformed from a predominantly agricultural region to a region of industrial plants and vast housing tracts serviced by commercial corridors along automobile thoroughfares. Residential and commercial growth in the north San Fernando Valley had been slow in the prewar years. The Van Nuys area was annexed to the City of Los Angeles in 1915. Water, power, and streetcar rail lines linked the areas to the rest of Los Angeles in the 1910s, and a branch City Hall for the valley opened in 1932, but the area remained mostly residential. The World War II defense industries and master-planned residential communities that followed the war transformed the valley into an increasingly autonomous and economically self-sufficient place for residents and businesses.

Industry and employment opportunities grew along with residential development. In 1948, General Motors opened a plant at the junction of Van Nuys Boulevard and the Southern Pacific Railroad. The Carnation Company opened a food research laboratory across from General Motors plant. Schlitz and Anheuser Busch opened breweries in the area. Additional industry was concentrated close to the railroad tracks. Large-scale, master-planned communities and tract developments for middle class homebuyers characterized residential development of this area of the San Fernando Valley. In the north valley, the planned community of Panorama City, organized by developers Fritz Burns and Henry Kaiser, created over 4,000 homes in the north San Fernando Valley. Plans for the community were conceived in 1947. The master plan by architectural firm Wurdeman and Becket called for the construction of over 4,000 homes, 31 acres of commercial development, 25 acres of parking, and a network of curvilinear streets. With industry, residential, and commercial development, by the 1950s, the San Fernando Valley was more than just a bedroom community north of Los Angeles.

The Pacific Telephone and Telegraph Valley Division Headquarters was completed in 1954 as part of a large building campaign to meet the increasing need for infrastructure in the San Fernando Valley and to expand Pacific Telephone and Telegraph's coverage across the Los Angeles area. Architect C. Day Woodford, principal of prominent architect firm Woodford & Bernard, designed at least five buildings for the telephone company between 1950 and 1960 including the Valley Division Headquarters. The building was a later addition to the ancillary administration centers and subsidiary service buildings that had already been constructed in Van Nuys. Most telephone-related infrastructure was already in place by 1950, preceding the construction of the building in 1953-1954. Research did not reveal that the Valley Division Headquarters to be distinctive from the general trend of building and expanding services in the San Fernando Valley; expansion of the telecommunications industry; or large scale municipal infrastructure planning projects. Therefore, the Valley Division Headquarters does not appear to be eligible for listing under Criterion A.

Criterion B:

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. Research did not reveal any associations with prominent persons or groups, and numerous persons have likely worked at and managed the building since its construction in 1954; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the Valley Division Headquarters does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The Pacific Telephone and Telegraph Valley Division Headquarters is a Mid-Century Modern commercial building constructed between 1953 and 1954. Its distinctive design feature is a brise soleil of brick veneer vertical walls nestled in a fin-like angled pattern across the street-facing façade. The building is a typical example of the Mid-Century Modern style applied to a commercial institutional building. The architect for the building was Charles Day Woodford. This was one of over one hundred buildings he designed for telephone companies. There is nothing notable or unique about the design of the Valley Division Headquarters and it does not exemplify the distinctive characteristics of a type, period or method of construction

The subject building is a typical example of Mid-Century Modernism, which was popular between approximately 1945 and 1970. The Mid-Century Modern style is most often characterized by simple, geometric volumes; an emphasis on horizontality; flat roof, often with wide, overhanging eaves; floor-to ceiling windows; and minimal decorative detailing. Buildings constructed in the style also often have exposed structural systems, such as steel frame or post and beam construction, and clerestory windows. The Valley Division Headquarters possesses many of the character-defining features of the style, including simple, geometric massing; flat roof; and minimal decorative detailing. It is unique in its emphasis on verticality. It stands as a representative example of the Mid-Century Modern style, but not a particularly remarkable example and fails to represent the horizontality that is characteristic of the style. It is not significant under Criterion C for embodying the distinctive characteristics of a type and period.

Architect Charles Day Woodford was born in Laramie, Wyoming in 1910. He graduated from the University of Michigan. Following a brief period with the National Park Service, he moved to Los Angeles in 1936. He worked for several prominent architects, including H. Roy Kelley, Richard Neutra,

\*Resource Name or #:(Assigned by Recorder) 6920 VAN NUYS BLVD

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

and Donald Parkinson. The architecture firm of Woodford & Bernard was organized in 1946 as the successor firm to John and Donald Parkinson's practice, which was one of the oldest architectural firms west of Chicago.

The firm designed the Pacific Telephone Microwave Tower in downtown Los Angeles and more than one hundred other buildings for the utility, as well as 50 or more for General Telephone. Woodford also designed schools and colleges, the Southern California Gas Company regional headquarters in Compton, and the Chevrolet Plant in Van Nuys. The Compton Office Building, as well Pacific Telephone and Telegraph buildings in Santa Ana, Southeast Los Angeles, and Oceanside, received honor and honorable mention awards from the American Institute of Architects.

While Woodford is certainly a prolific architect, his work does not rise to the level of a master. Most of his buildings were functional with minimal design components, probably part of cost-savings measures for the industrial and utility company clients. Even if Woodford was recognized as a master architect, the Valley Division Headquarters is not the most prominent building of his professional career in Los Angeles, and is not an influential design standing out from his overall body of work. It is a fairly typical example of a Mid-Century Modern commercial building and does not possess any of the distinctive characteristics of other designs in this style. It is not significant under Criterion C as the work of a master.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The materials and craftsmanship found on the Valley Division Headquarters are rather common and are not extraordinary. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The building is an individual property that is not related to surrounding properties, such as through use or aesthetics, in a way that would constitute a significant concentration or distinguishable area. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C as a significant and distinguishable entity.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The Pacific Telephone and Telegraph Valley Division Headquarters was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is mostly intact, as the property is surrounded by low-rise commercial, as it would have been historically; however, many of the surrounding buildings have been remodeled or heavily altered. The building retains its integrity of design, materials and workmanship; it has undergone some alterations, including the replacement of signage, but these have been concentrated at the interior or roof. The original workmanship and materials are still very apparent, and the original design intent remains clear. The integrity aspect of association does not apply, as there is no significant association to evaluate.

Summary:

While the property retains some aspects of integrity, it lacks historical and architectural significance for the above reasons and therefore does not appear to be eligible for listing in the National Register under any criterion.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property is not individually eligible for the California Register for the same reasons outlined above. While it retains some aspects of integrity, it lacks historical and architectural significance and is therefore not eligible for listing in the California Register under any criterion.

Sources:

American Institute of Architects. "The AIA Historical Directory of American Architects: 1970 American Architects Directory." Accessed July 2015. <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1956%20American%20Architects%20Directory.aspx>

Ancestry. [www.ancestry.com](http://www.ancestry.com). Accessed July 2015.

Architectural Resources Group. "SurveyLA Draft Historic Resources Survey Report: Van Nuys-North Sherman Oaks Community Plan Area." May 2015.

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Los Angeles Department of Building and Safety Building Permits, various dates.

Page 5

\*NRHP Status Code 6Z

\*Resource Name or #:(Assigned by Recorder) 6920 VAN NUYS BLVD

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

Los Angeles Times.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Office of Historic Resources. "SurveyLA Historic Context Statement Outline: Architectural, Historic, and Cultural Resources of Los Angeles." July 2014.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 8121 VAN NUYS BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 8121 VAN NUYS BLVD City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-011-028

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-011-028 includes an office high-rise building. The office building is located on Van Nuys Boulevard between its intersections with Titus and Lanark Streets.

The Corporate International building was constructed in 1967 and designed by Maxwell Starkman. The building is rectangular in plan and has a flat roof. The exterior is clad in brick and glass skin with spandrel panels.

The ground floor is recessed behind square pilotis. The primary entrance is centered on the ground floor of the east elevation and consists of a pair of fully-glazed metal doors with a single-light transom and sidelights. The entrance is sheltered by a cantilevered canopy. There is an additional storefront on the south end of the east elevation that consists of a single fully-glazed door and groups of single-light fixed windows. The remainder of the east elevation consists of single-light fixed windows. The north and south elevations consist of solid brick walls. The west elevation is not visible from the public right-of-way.

\*P3b. Resource Attributes: (List Attributes and codes) HP07. 3+Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1967 Los Angeles County Tax Assessor

\*P7. Owner and Address:  
8121 VAN NUYS ASSOCIATES INC  
8121 VAN NUYS BLVD #300 PANORAMA CITY C

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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



# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 8121 VAN NUYS BLVD

B1. Historic Name: Panorama Plaza

B2. Common Name: Panorama Plaza

B3. Original Use: Medical Office

B4. Present Use: Medical Office

\*B5. Architectural Style: Corporate International

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

Constructed 1967. Alterations primarily limited to interior partition alterations.

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

\*B8. Related Features: Parking lot.

B9a. Architect: Maxwell Starkman & Associates

B9b Builder: Erkel-Greenfield

\*B10. Significance: Theme Postwar Suburbanization/Commercial Development: Office Buildings

B10 Area: Los Angeles

Period of Significance: 1938-1970/1945-1980

Property Type: Commercial

Applicable Criteria: N/A

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

National Register of Historic Places Evaluation

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic contexts considered under Criterion A were postwar suburbanization (1938-1975) and the commercial development of Panorama City under the theme of office buildings (1945-1980). The Panorama Plaza was constructed in 1968 as a medical office building in Panorama City. Panorama City was a highly successful postwar subdivision in the San Fernando Valley that was developed by Kaiser Community Homes. Kaiser Community Homes was a partnership between major developers Fritz B. Burns and Henry Kaiser. The subdivision took advantage of the demand for family-oriented housing stock and was strategically located near large-scale work centers such as the General Motors assembly plant, which opened in 1948. Model homes were ready for viewing as early as 1948, and thousands of homes were completed by 1949. In addition to homes, Burns and Kaiser planned a large regional shopping center adjacent to the residential area. Four department stores came to the area between 1955 and 1964, including Broadway, Robinson's, Montgomery-Ward and Orbach's. In the 1960s, developers began constructing mid- to high-rise office towers along Van Nuys Boulevard as Panorama City settled into a self-sustaining community with housing, job opportunities and amenities.

The Panorama Plaza was part of the continued postwar commercial growth in Panorama City. However, mere association with a trend is insufficient for eligibility under Criterion A; the specific association must be important as well. Research did not reveal any reason to believe that the building was especially important to the development of Panorama City during in this time period. As such, the subject property does not appear to be National Register under Criterion A.

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale.  
Base image courtesy of Google Maps.

\*Resource Name or #:(Assigned by Recorder) 8121 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): Criterion B:

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. The property was constructed and owned by Buckeye Construction Company for several years. Buckeye Construction Company, a real estate development firm, was founded by George Konheim in 1947. The company was based out of Beverly Hills and was responsible for millions of square feet of office space throughout the city of Los Angeles. Konheim, in addition to founding the company, was also a philanthropist and made substantial contributions to many organizations, including the Boy Scouts of America and the Jewish Federation of Los Angeles. Under Criterion B, the property considered must not only be associated with the person, but also be the best representation of a person's productive lives in order to be eligible. While the building has an association with Buckeye Construction Company and George Konheim, it is not the best representation of his productive life. A better representation might be his personal office, or perhaps the first Beverly Hills location of Buckeye Construction Company.

Subsequent owners include a "Dr. Straussberg," and VMS Realty, Inc. Research did not reveal any definitive information on Dr. Straussberg. The association with VMS Realty, the owners in the 1990s, is too recent. Insufficient time has passed to properly interpret their historic contributions, if any. Research did not reveal any other associations with prominent persons or groups. Numerous persons have likely worked in the medical plaza since its construction in 1960; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the Panorama Plaza does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The subject building is an example of the Corporate International style. Corporate International was the most common style for commercial buildings in the 1950s and 1960s. The style, much like other modern architecture of the time period, outwardly expressed its structure. The style is characterized by rectangular or box-shaped volumes, use of concrete, steel, and glass, horizontal bands of windows, a ground floor set back behind piers or pilotis, and landscaped plazas. While the subject building possesses some of the character-defining features of the style, it is a typical example that lacks any outstanding architectural distinction. Essentially, the building consists of two walls of flush glass windows and spandrel panels enclosed by solid brick walls

The building was designed by Maxwell Starkman & Associates, while Erkel Greenfield & Associates were responsible for the engineering. Maxwell Starkman & Associates was an extremely prolific architecture firm based out of Beverly Hills. Starkman's career began after he earned a degree in Architecture from the University of Manitoba. After graduating, he moved to Los Angeles where he found work with Richard Neutra before starting his own firm with Fritz Reichl, forming Reichl & Starkman Architects. The firm got their start building thousands of postwar tract homes. After Reichl's death, Starkman continued on his own as Maxwell Starkman & Associates, designing hundreds of shopping centers, malls, office buildings and hotels. The firm is best known for its design of the Filmland Corporate Center (now Sony Pictures Plaza) in Culver City and the Simon Weisenthal Museum of Tolerance, which are generally considered to be the height of Starkman's career. Given the sheer number of other designs in Starkman's body of work, the relatively nondescript Panorama Plaza does not appear to be an especially important or pivotal point in his career, and is not eligible under Criterion C for its association with him.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The materials and craftsmanship found on the Panorama Plaza are very common and are not extraordinary. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The Panorama Plaza is an individual property that is not related to any surrounding properties, such as through use or aesthetics, in a way that would constitute a significant concentration or distinguishable area. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C as part of a significant and distinguishable entity.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The Panorama Plaza was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is also intact, as the property is still surrounded by midcentury commercial buildings, as it would have been historically. The integrity of design, materials and workmanship are all intact, and there are no evident major alterations to the exterior. As such, the building retains its integrity of feeling, but the feeling of association does not apply, as there is no historic association.

Summary:

\*Resource Name or #:(Assigned by Recorder) 8121 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

While the property retains most aspects of integrity, it lacks historical and architectural significance for the above reasons and therefore does not appear to be eligible for listing in the National Register under any criterion. In addition, the building is less than 50 years old and is not of exceptional importance, so it would not meet the requirements of Criteria Consideration G.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property does not appear to be eligible for the California Register for the same reasons outlined above.

Sources:

Ancestry.[www.ancestry.com](http://www.ancestry.com). Accessed July 2015.

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<http://articles.latimes.com/2004/jan/05/local/me-starkman5>.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 8155 VAN NUYS BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 8155 VAN NUYS BLVD City: Los Angeles Zip 91402

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-011-029

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-011-029 includes an office high-rise building. The office building is located on the southwest corner of Van Nuys Boulevard and Titus Street.

The Corporate International building was constructed in 1962 and designed by notable architectural firm Welton Becket and Associates. The building is rectangular in plan and has a flat roof. The exterior is clad in a glass skin with spandrel panels.

The ground floor is recessed behind concrete pilotis that span up to the roof, forming vertical fins along the elevations. The ground floor was boarded up at the time of survey and therefore additional features could not be described. The building is surrounded on its south and west elevations by a large, asphalt parking lot.

\*P3b. Resource Attributes: (List Attributes and codes) HP07. 3+Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/8/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1962 Los Angeles County Tax Assessor

\*P7. Owner and Address:  
M T SHORAKA INC  
1423 S BEVERLY GLEN BLVD A LOS ANGELES

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 8155 VAN NUYS BLVD

B1. Historic Name: Panorama Tower

B2. Common Name: Panorama Tower

B3. Original Use: Office

B4. Present Use: Vacant

\*B5. Architectural Style: Corporate International

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

Constructed 1962. Alterations primarily limited to interior partition alterations. Earthquake repairs were conducted in 2006.

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

\*B8. Related Features: Parking lot.

B9a. Architect: Welton Becket

B9b Builder: Henry C. Beck Co.

\*B10. Significance: Theme Postwar Suburbanization/Commercial Development: Office Buildings

B10 Area: Los Angeles

Period of Significance: 1938-1975/1945-1980

Property Type: Commercial

Applicable Criteria: N/A

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

Criterion A:

To be eligible for Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic contexts considered under Criterion A were postwar suburbanization (1938-1975) and the commercial development of Panorama City under the theme of office buildings (1945-1980). The Panorama Tower was part of a three-phase project planned by developer William H. Brownard. The plan was for three towers on the site at the corner of Van Nuys Boulevard and Titus Street, surrounding a landscaped plaza with fountains and reflecting pools; however, only one phase of the project was ever completed, and only one tower constructed. Panorama City was a highly successful postwar subdivision in the San Fernando Valley that was developed by Kaiser Community Homes. Kaiser Community Homes was a partnership between major developers Fritz B. Burns and Henry Kaiser. The subdivision took advantage of the demand for family-oriented housing stock and was strategically located near large-scale work centers such as the General Motors assembly plant, which opened in 1948. Model homes were ready for viewing as early as 1948, and thousands of homes were completed by 1949. In addition to homes, Burns and Kaiser planned a large regional shopping center adjacent to the residential area. Four department stores came to the area between 1955 and 1964, including Broadway, Robinson's, Montgomery-Ward and Orbach's. In the 1960s, developers began constructing mid- to high-rise office towers along Van Nuys Boulevard as Panorama City settled into a self-sustaining community with housing, job opportunities and amenities.

The Panorama Tower was part of the continued postwar commercial growth in Panorama City. However, mere association with a trend is insufficient for eligibility under Criterion A; the specific association must be important as well. Research did not reveal any reason to believe that the building was especially important to the development of Panorama City during in this time period. As such, the subject property does not appear to be National Register under Criterion A. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for full list of references.

B13. Remarks: None.

\*B14. Evaluator: Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



\*Resource Name or #:(Assigned by Recorder) 8155 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): Criterion B:

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. The property is associated with the developer William H. Brownyard; however, research did not reveal any information to suggest that he was of historical significance, and that the incomplete Panorama Towers project may have been his only development. Subsequent owners include Panorama Towers, Inc., Henry C. Beck and M.T. Shoraka, Inc. Research did not reveal any information on Panorama Towers, Inc., but it was likely a company formed to manage the building. Henry C. Beck and M.T. Shoraka, Inc., were the owners in the 1980s and 2000s, respectively. As such, the association with these owners is too recent. Insufficient time has passed to properly interpret their historic contributions, if any.

Research did not reveal any other associations with prominent persons or groups. Numerous persons have likely worked in the building for its various tenants since its construction in 1960; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the Panorama Tower does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The subject building is an example of the Corporate International style. Corporate International was the most common style for commercial buildings in the 1950s and 1960s. The style, much like other modern architecture of the time period, outwardly expressed its structure. The style is characterized by rectangular or box-shaped volumes, use of concrete, steel, and glass, horizontal bands of windows, a ground floor set back behind piers or pilotis, and landscaped plazas. The subject building stands as a good, representative example of the Corporate International style. It exhibits the basic character-defining features of the style, but is not a particularly remarkable example. It is not significant under Criterion C for embodying the distinctive characteristics of a type, period or method of construction.

The Panorama Tower was designed by Welton Beckett & Associates, a significant Los Angeles-based firm. Welton Becket was born in Seattle in 1902 and studied architecture at the University of Washington. When he graduated, he and his roommate Walter Wurdeman moved to Los Angeles and found work with a commercial architecture firm managed by Charles Plummer. Becket and Wurdemen won a design competition in 1935 with their Pan Pacific Auditorium, and continued to explore new aesthetics as architectural partners through the end of World War II. When Wurdemen unexpectedly died in 1949, Becket continued formed Welton Becket & Associates. With his new firm, Becket was responsible for creating some of the most distinctive designs in Los Angeles. It was during this period that Becket designed some of the most iconic buildings in Los Angeles, including the Capital Records Tower, the Parker Center, the Los Angeles International Airport, and the Cinerama Dome. To achieve all this, Becket managed an architectural office that grew to one of the largest in the nation at that time. Before his death in 1969, Becket left his mark on the architectural landscape of Los Angeles, and is undoubtedly one of its master architects. Given the distinction of other designs in Becket's body of work, the Panorama Tower does not appear to be an especially important or pivotal point in his career. It lacks the quality and imagination of his more prominent designs, and does not appear to be eligible under Criterion C for its association with him.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. While the materials and craftsmanship found on the Panorama Tower are high quality, they are not extraordinary. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The Panorama Tower is an individual property that is not related to any surrounding properties, such as through use or aesthetics, in a way that would constitute a significant concentration or distinguishable area. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C as part of a significant and distinguishable entity.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The Panorama Tower was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is also intact, as the property is still surrounded by mid-century commercial buildings, as it would have been historically. The integrity of design, materials and workmanship are all intact; the only evident alteration to the exterior is that the ground floor has been boarded up due to the building's vacancy. As such, the building retains its integrity of feeling, and association with mid-century commercial design.

Summary:

While the property retains some aspects of integrity, it lacks historical and architectural significance and is therefore not eligible for listing in the National Register under any criterion.

\*Resource Name or #:(Assigned by Recorder) 8155 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property is not eligible for the California Register for the same reasons outlined above. While it retains some aspects of integrity, it lacks historical and architectural significance and is therefore not eligible for listing in the California Register under any criterion.

Sources:

Ancestry.www.ancestry.com. Accessed July 2015.

Architectural Resources Group. "SurveyLA Historic Resources Survey Report: Mission Hills-Panorama City-North Hills Community Plan Area." City of Los Angeles, Office of Historic Resources. March 2014.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011.   
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

Hise, Greg. Magnetic Los Angeles: Planning the Twentieth-Century Metropolis. Baltimore: Johns Hopkins University Press, 1997.

Historic Places LA: Los Angeles Historic Resources Inventory. www.historicplacesla.org. Accessed July 2015.

Los Angeles Department of Building and Safety Building Permits, various dates.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Modern Committee of the Los Angeles Conservancy. "Built By Beckett: Centennial Celebration." 2003. Accessed July 23, 2015.  
<https://www.laconservancy.org/sites/default/files/files/issues/Built%20By%20Becket%20-%20Full%20Brochure%20-%20lowres.pdf>.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Office of Historic Resources. "SurveyLA Historic Context Statement Outline: Architectural, Historic, and Cultural Resources of Los Angeles." July 2014.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3S

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**Page 1** \*Resource Name or # (Assigned by Recorder) 8201 VAN NUYS BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 8201 VAN NUYS BLVD City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-010-022

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-010-022 includes a one-story commercial building. The building is located on the northwest corner of Van Nuys Boulevard and Titus Street.

The Expressionistic building was constructed in 1957 and designed by W.A. Sarmiento as a bank. The building is irregular in plan and has roof with two crossed buttresses and a sloping curved roof, together resembling cloth stretched over a frame. The exterior is clad in smooth stucco and brick.

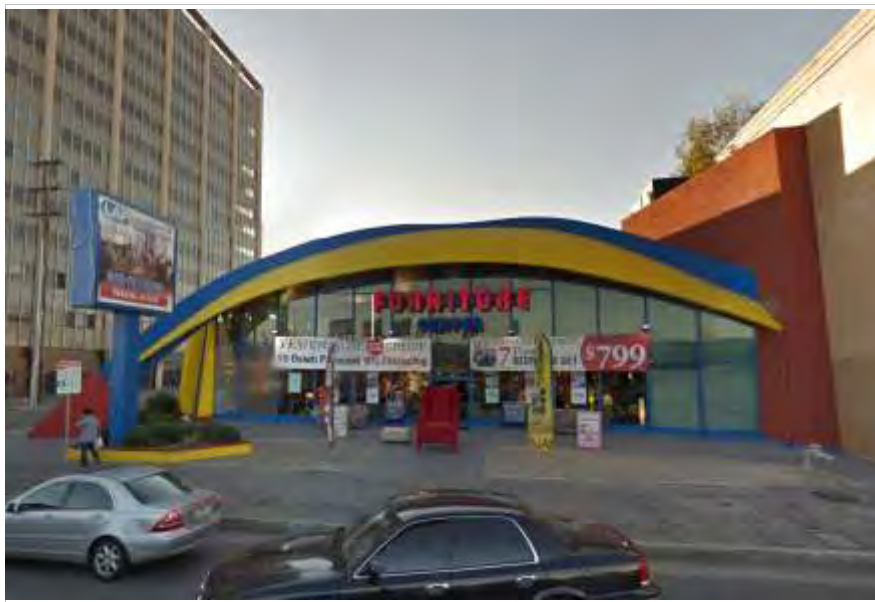
The primary entrance is centered on the east elevation and consists of a pair of fully-glazed metal doors with a single-light transom. The door is surrounded by a curtain wall system that follows the curve of the roof. The south elevation is curved and visually divided into vertical bays by vertical piers. Between each pier, there are large multi-light fixed windows. The east elevation is similar to the primary elevation, but there is a rounded turret topped with a balcony at the south end. A projecting entrance with a corrugated metal pent roof appears to have been added. A corrugated metal shed abuts the east elevation, and the north elevation abuts an adjacent commercial property and is not visible.

Any additional features are not visible from the public right-of-way.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking W, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1957 Los Angeles County Tax Assessor

\*P7. Owner and Address:  
AGUILAR HUGO R & LORAIN H AND L AGUILA  
8821 NEWCASTLE AVE NORTHRIDGE CA 91325

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe) \_\_\_\_\_

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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



# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by Recorder) 8201 VAN NUYS BLVD

B1. Historic Name: Van Nuys Savings & Loan

B2. Common Name: LA Furniture Center

B3. Original Use: Bank

B4. Present Use: Furniture Store

\*B5. Architectural Style: Mid-Century Modern Expressionism

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

Constructed 1957. Alterations include the conversion to a furniture store in 2001 and the construction of a storage area addition.

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

\*B8. Related Features: Parking lot, storage shed.

B9a. Architect: Bank Building Corp./ WA Sarmiento

B9b Builder: Myers Brothers General Cont.

\*B10. Significance: Theme Post-War Suburbanization/Commercial Development: Banks and Financial Institutio B10 Area: Los Angeles

Period of Significance: 1938-1970/1870-1980

Property Type: Commercial

Applicable Criteria: A/1; C/3

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic contexts considered under Criterion A were postwar suburbanization (1938-1975) and the commercial development of Panorama City under the theme of banks and financial institutions (1870-1980). The subject building was constructed in 1957 as a branch of the Van Nuys Savings & Loan Association in Panorama City. It is unknown when the bank closed; however, research indicates that the existing furniture store at this address moved into the subject property in 2001. Panorama City was a highly successful postwar subdivision in the San Fernando Valley that was developed by Kaiser Community Homes. Kaiser Community Homes was a partnership between major developers Fritz B. Burns and Henry Kaiser. The subdivision took advantage of the demand for family-oriented housing stock and was strategically located near large-scale work centers such as the General Motors assembly plant, which opened in 1948. Model homes were ready for viewing as early as 1948, and thousands of homes were completed by 1949. In addition to homes, Burns and Kaiser planned a large regional shopping center adjacent to the residential area. Four department stores came to the area between 1955 and 1964, including Broadway, Robinson's, Montgomery-Ward and Orbach's. In the 1960s, developers began constructing mid- to high-rise office towers along Van Nuys Boulevard as Panorama City settled into a self-sustaining community with housing, job opportunities and amenities.

The construction of the bank was part of the continued postwar commercial growth in Panorama City, and the need to provide services to the growing population. However, mere association with a trend is insufficient for eligibility under Criterion A; the specific association must be important as well. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Amanda Yoder

GPA Consulting

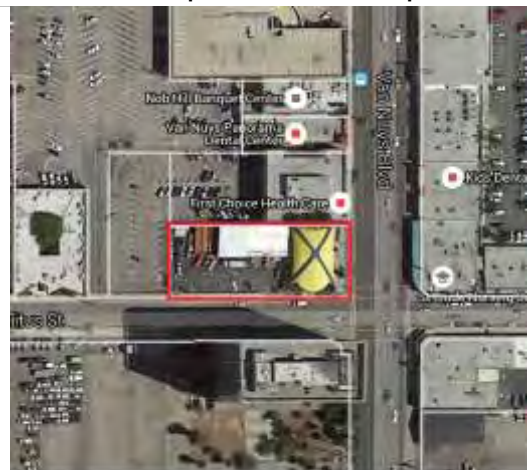
231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



\*Resource Name or #:(Assigned by Recorder) 8201 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): Research did not reveal any reason to believe that the bank was especially important to the development of Panorama City during this time period; there were several banks constructed prior to this branch, including one in the Panorama City shopping center. As such, the subject property does not appear to be National Register under Criterion A.

Criterion B:

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. The building was constructed for the Van Nuys Savings & Loan Association. During this time, Russell E. Post was president of the company; however, research did not reveal any reason to suggest that Post was of any particular historical significance, nor did it suggest that Van Nuys Savings & Loan was a significant banking institution.

Insufficient time has passed to properly interpret the historic contributions of the current owners, if any. Research did not reveal any other associations with prominent persons or groups, and numerous persons have likely worked in the bank since its construction in 1957, as well as the converted furniture store; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the bank building does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The subject building is an excellent example of the Expressionistic mode of Mid-Century Modern architecture as applied to a commercial building. Expressionistic architecture is characterized by sculptural, geometric forms, curved or sweeping wall surfaces, and dramatic roof forms. The subject building exemplifies all of these character-defining features and is very distinctive.

The building was designed by the Bank Building and Equipment Corp. of St. Louis. Peruvian-born architect W.A. Sarmiento was responsible for more than one hundred of these bank designs. Sarmiento was born in 1926. He grew up in Lima and graduated from the Escuela Nacional de Ingenieros in 1946. He moved to the United States in 1951 and was hired at the St. Louis-based firm shortly thereafter. The banks that Sarmiento designed are scattered across the country, including Southern California, Utah and Arizona. He reimagined what a bank could be, encouraging and welcoming customers by introducing pops of color and eye-catching designs with sweeping staircases, large windows, and airy lobbies. The brightness of these open lobbies was reassuring to customers—gone were the days of iron bars, basement vaults and dim, imposing interiors. The subject building is an important example of Sarmiento's groundbreaking work, and is a distinctive visual landmark along the commercial corridor of Van Nuys Boulevard.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, and while the bank is greatly unique, it does not have high artistic value. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. Van Nuys Savings is an individual property that is not related to surrounding properties, such as through use or aesthetics, in a way that would constitute a significant concentration or distinguishable area. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C as part of a significant and distinguishable entity. However, based on the above, the subject building appears to be eligible for listing under Criterion C as an excellent example of Mid-Century Modern architecture and the work of W.A. Sarmiento.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The subject building was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is also intact, as the property is still surrounded by mid-century commercial buildings, as it would have been historically. The integrity of design, materials and workmanship are all intact. Alterations appear to be limited to a brightly-colored paint job and the addition of a storage shed to the rear. As such, the building is still able to evoke the feeling of an imaginative and eye-catching mid-century bank branch, as well as convey its association with Sarmiento and the evolution of post-war bank design.

Summary:

The property retains sufficient integrity and appears to be eligible for listing in the National Register as an excellent example of the Expressionistic mode of Mid-Century Modern architecture and the work of W.A. Sarmiento.

California Register of Historical Resources Evaluation:

\*Resource Name or #:(Assigned by Recorder) 8201 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

As the requirements for the California Register mirror those of the National Register, the property appears to be eligible for the California Register for the same reasons outlined above.

Sources:

Ancestry.www.ancestry.com. Accessed July 2015.

Architectural Resources Group. "SurveyLA Historic Resources Survey Report: Mission Hills-Panorama City-North Hills Community Plan Area." City of Los Angeles, Office of Historic Resources. March 2014.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011.   
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

Chawkins, Steve. "W.A. Sarmiento dies at 91; architect redesigned banks for a modern era." Los Angeles Times. December 4, 2013. Accessed July 23, 2015. <http://www.latimes.com/local/obituaries/la-me-wenceslao-sarmiento-20131205-story.html>.

Hise, Greg. Magnetic Los Angeles: Planning the Twentieth-Century Metropolis. Baltimore: Johns Hopkins University Press, 1997.

Historic Places LA: Los Angeles Historic Resources Inventory. [Www.historicplacesla.org](http://www.historicplacesla.org). Accessed July 2015.

Los Angeles Department of Building and Safety Building Permits, various dates.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Office of Historic Resources. "SurveyLA Historic Context Statement Outline: Architectural, Historic, and Cultural Resources of Los Angeles." July 2014.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3S

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 8324 VAN NUYS BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 8324 VAN NUYS BLVD City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2638-022-019

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2638-022-019 includes a multi-story commercial building. The property is located on Van Nuys Boulevard, north of its intersection with Roscoe Avenue.

The building was constructed in 1954 in the Mid-Century Modern style. The building is rectangular in plan and has a flat and bow truss roof with a raised parapet. The exterior is clad in brick. The primary elevation faces west towards Van Nuys Boulevard.

The primary elevation is sheltered by a projecting concrete canopy. The entrance is located near the center of the primary elevation and consists of a pair of fully-glazed metal doors with single-light sidelights and transom. There are multi-light fixed metal windows on either side of the main entrance. On the chamfered southwest corner of the building, there are a series of vertical panels. The panels are configured at an angle and in the space between each panel there are narrow, metal windows. On the south elevation, there is a ribbon of multi-light metal windows within a projecting surround. On the east elevation, there is a ribbon of louvered metal windows within a metal surround. Below the ribbon of windows, there are several automatic teller machines and a rear entrance. The entrance consists of a pair of fully-glazed metal doors with sidelights and a narrow transom. The entrance and the ATMs are sheltered by projecting awnings. The north elevation is a solid wall.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 8/6/2015, Google Maps

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1954 Los Angeles County Tax Assessor

\*P7. Owner and Address:  
BANK OF AMERICA  
101 N TRYON ST CHARLOTTE NC 28255

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 8/8/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

**BUILDING, STRUCTURE AND OBJECT RECORD**

Page 2

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by Recorder) 8324 VAN NUYS BLVD

B1. Historic Name: Panorama City Bank of America

B2. Common Name: Panorama City Bank of America

B3. Original Use: Bank

B4. Present Use: Bank

\*B5. Architectural Style: Modernism, Mid-Century

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

Constructed 1954. Alterations include a 1956 addition to the heating and ventilation penthouse and interior remodeling over the years.

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

\*B8. Related Features: None

B9a. Architect: Raymond R. Shaw

B9b Builder: Panorama Community Homes

\*B10. Significance: Theme Postwar Residential Development and Suburbanization

B10 Area: Los Angeles

Period of Significance: 1938-1975

Property Type: Commercial

Applicable Criteria: A/1

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was postwar residential development and suburbanization (1938-1975). The Panorama City branch of the Bank of America was constructed in 1954 as part of the planned community of Panorama City. Panorama City was a highly successful postwar subdivision in the San Fernando Valley that was developed by Kaiser Community Homes. Kaiser Community Homes was a partnership between major developers Fritz B. Burns and Henry Kaiser. The subdivision took advantage of the demand for family-oriented housing stock and was strategically located near large-scale work centers such as the General Motors assembly plant, opened in 1948. Model homes were ready for viewing as early as 1948, and thousands of homes were completed by 1949.

The Panorama City commercial district was designed and planned specifically for its residents and placed on an arterial street, Van Nuys Boulevard, both for convenience and as a possible jumping-off point for further development in other directions. Department store giants such as J.W. Robinson's and Montgomery Ward chose Panorama City as the location for new stores as it grew in popularity with new homebuyers. The bank, constructed by one of the corporations established to develop the subdivision, Panorama Community Homes, was a key part of Panorama City's commercial development. Panorama City exemplifies postwar suburbanization and community planning in the San Fernando Valley and is a pivotal example of the development in this region during that period. This theater is one of the few original, intact resources remaining from the planned commercial district along Van Nuys Boulevard. As such, the subject property appears to be eligible for listing in the National Register under Criterion A for its important association with significant postwar development trends in Los Angeles. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale.  
Base image courtesy of Google Maps.

\*Resource Name or #:(Assigned by Recorder) 8324 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): Criterion B:

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. The building was developed as part of the planned community of Panorama City. The historically significant persons associated with the Panorama City Bank of America are the developers of Panorama City and partners of Kaiser Community Homes, Fritz B. Burns and Henry Kaiser. Both men had a lasting impact on the history of California, and even the United States. Henry Kaiser was responsible not only for developing major subdivisions, but for forming large industrial companies including Kaiser Steel and later founding Kaiser Permanente. Kaiser Permanente began as the grassroots health insurance program for his industrial workers before becoming a nationwide healthcare organization. Fritz B. Burns speculated numerous large and successful subdivisions throughout Southern California, and even Hawaii. Under Criterion B, the property considered must not only be associated with the person, but also be the best representation of their productive life in order to be eligible. While the theater does have a direct association with the two developers, it is not the best representation of their productive lives or illustrate the entire scope of their significance to California. A better representation might be their respective personal offices, or the first location of Kaiser Steel or an early model home or real estate office for Kaiser Community Homes.

Research did not reveal any other associations with prominent persons or groups, and numerous persons have likely worked at and managed the bank since its construction in 1954; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the Panorama City Bank of America does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The subject building is a typical example of Mid-Century Modernism, which was popular between approximately 1945 and 1970. The Mid-Century Modern style is most often characterized by simple, geometric volumes; an emphasis on horizontality; flat roof, often with wide, overhanging eaves; floor-to ceiling windows; and minimal decorative detailing. Buildings constructed in the style also often have exposed structural systems, such as steel frame or post and beam construction, and clerestory windows. The Valley Division Headquarters possesses many of the character-defining features of the style, including simple, geometric massing, flat roof, minimal decorative detailing and ribbons of windows, including clerestory. It stands as a representative example of the Mid-Century Modern style, but not a particularly remarkable example and fails to represent the aspects of horizontality or exposed structure that are characteristic of the style. It is not significant under Criterion C for embodying the distinctive characteristics of a type and period.

The building was designed by architect Raymond R. Shaw. Shaw worked in Southern California and Hawaii. Research indicates that he completed many designs for banks, including the subject property, a Bank of America on Sunset Boulevard in present-day West Hollywood, and the headquarters for the National Bank of Long Beach at 2200 Pacific Avenue. While Shaw appears to have been a successful architect, securing contracts for a number of financial buildings, there is no evidence to suggest that he would be considered a master architect or an especially influential figure in his field. As such, the property is not significant under Criterion C as the work of a master.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The materials and craftsmanship found on the Panorama City Bank of America are very common and are not extraordinary.

The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The Panorama Theater is an individual property that is not related to any surrounding properties; the commercial development surrounding the bank has been heavily altered or replaced with infill construction that dates primarily from the early 1990s. A visually cohesive postwar commercial district related to Panorama City no longer remains. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C as a significant and distinguishable entity.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The Panorama City Bank of America was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is somewhat intact, as the property is surrounded by low-rise commercial buildings, as it would have been historically; however, most of the surrounding buildings have been remodeled or heavily altered. The building retains its integrity of design, materials and workmanship; it has undergone some alterations, but these have been concentrated on the interior or roof. The original workmanship and materials are still very apparent, and the original design intent remains clear. As such, the property is still able to convey the feeling of a postwar bank building and its association with the planned community of Panorama City.

\*Resource Name or #:(Assigned by Recorder) 8324 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

Summary:

The property appears to be eligible for listing in the National Register as a good example of New Formalist architecture in the San Fernando Valley and appears to retain sufficient integrity to convey that association.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property appears to be individually eligible for the California Register for the same reasons outlined above.

Sources:

Ancestry.www.ancestry.com. Accessed July 2015.

Architectural Resources Group. "SurveyLA Historic Resources Survey Report: Mission Hills-Panorama City-North Hills Community Plan Area." City of Los Angeles, Office of Historic Resources. March 2014.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011. □  
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

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Hise, Greg. Magnetic Los Angeles: Planning the Twentieth-Century Metropolis. Baltimore: Johns Hopkins University Press, 1997.

Historic Places LA: Los Angeles Historic Resources Inventory. www.historicplacesla.org. Accessed July 2015.

Los Angeles Department of Building and Safety Building Permits, various dates.

Los Angeles Times.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

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Steele, James and Julius Schulman. William Pereira. Los Angeles: University of California Architectural Guild Press, 2002.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 8333 VAN NUYS BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 8333 VAN NUYS BLVD City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2638-038-002

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2638-038-002 includes a large, multi-story mall. The mall is located on the northwest corner of Van Nuys Boulevard and Roscoe Boulevard.

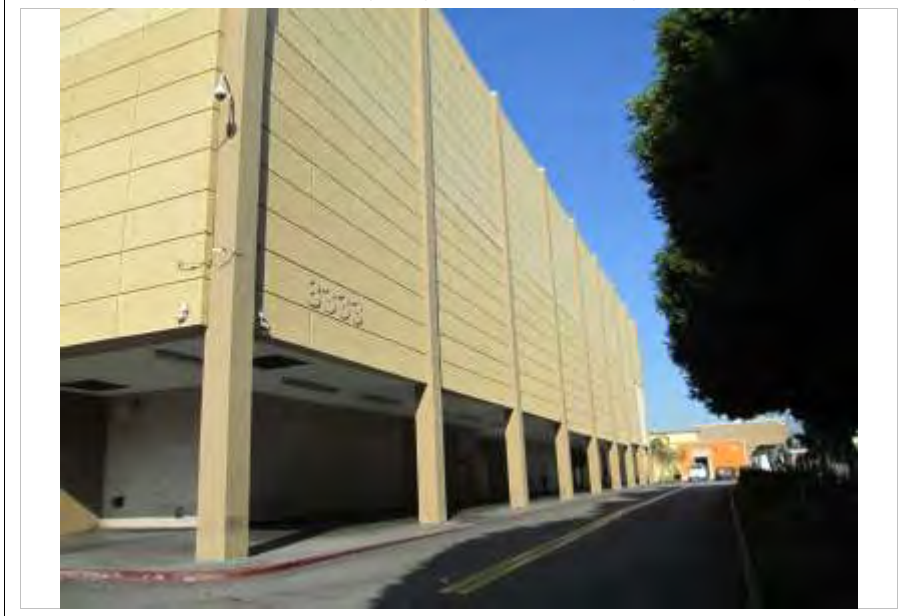
The mall was designed by notable firm Welton Becket and Associates in the Mid-Century Modern style and constructed in 1955. The building is irregular in plan and has a flat roof and a raised parapet. The exterior is clad in smooth and scored stucco. The mall is surrounded on its south and west elevations by a large, asphalt parking lot.

There are multiple retail entrances on each of the building's four elevations. The southern portion of the mall is a two-story department store, while the remainder of the building is one story, with single storefronts for retailers. The northern portion of the building has been heavily altered. Any additional features are not visible from the public right-of-way.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/8/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:  
WALMART REAL ESTATE BUSINESS TRUST  
PO BOX 8050 BENTONVILLE AR 72712

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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



# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 8333 VAN NUYS BLVD

B1. Historic Name: The Broadway Valley

B2. Common Name: Wal-Mart

B3. Original Use: Department Store

B4. Present Use: Store

\*B5. Architectural Style: International

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

Constructed 1954. Alterations include the 1962 addition of tire sales building, various interior tenant improvements and conversion for use as a Wal-

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

\*B8. Related Features: Parking lot, Panorama Mall

B9a. Architect: Welton Becket & Associates

B9b Builder: None Listed

\*B10. Significance: Theme Commercial Development: Department Stores

B10 Area: Los Angeles

Period of Significance: 1920-1980

Property Type: Commercial

Applicable Criteria: A/1

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

Criterion A:

To be eligible for Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The context considered under Criterion A was commercial development under the theme of department stores in Los Angeles (1920-1980). The Broadway Valley department store was constructed in 1955 as the anchor to the Panorama Mall. In the early days of Los Angeles, there were a number of department stores that served the growing population, including Desmond's, Blackstone's, Coulter's, Ville de Paris and Milliron's; however, four stores in particular would dominate the retail scene: Robinson's, Broadway, Bullock's, and May Company.

Joseph Winchester Robinson, upon arriving in Los Angeles from Massachusetts, opened a dry goods store in 1882 that he called the Boston Dry Goods Store. Finding success with this store, he moved the operation to a larger building on Broadway, and changed the name to the J.W. Robinson Company, which was commonly referred to as "Robinson's." The store moved once more in 1915 to its longtime location on Seventh Street, between Grand and Hope. The store was run by the Robinson family until 1955.

In 1896, Arthur Letts, an English immigrant, purchased a bankrupt store at Broadway and Fourth Street, which was named after the street it faced. Based upon the principles of fixed prices and liberal refunds, he turned the store from a failure into a success. In 1907, concerned that he may lose his lease at Broadway and Fourth, Letts purchased another department store building at Broadway and Seventh. He engaged John G. Bullock, the superintendent of the Broadway store to run the new store, which was called Bullock's. Both stores were a success and expanded along Seventh Street through the early twentieth century. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale.  
Base image courtesy of Google Maps.

\*Resource Name or #:(Assigned by Recorder) 8333 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): The May Company was established when the May Department Store Company took over the A. Hamburger & Son's emporium at Broadway and Eighth Street.

Bullock's was the first store to open a branch store before the war. Their new location was on Wilshire Boulevard, near Vermont Avenue. While Bullock's was the first, May Company had a far more ambitious expansion plan. In 1939, they opened up a massive new store at the prominent corner of Wilshire and Fairfax in 1939. This new location became the 'flagship' for May Company.

After World War II, competition between the four major department stores shifted from downtown to the suburbs. May Company expanded once again after World War II. In 1947, they opened a new 200,000 location at the corner of Crenshaw Boulevard and present-day Martin Luther King Jr. Boulevard. Around the same time, Broadway was developing a shopping center directly across the street. The shopping center was a precursor to the modern shopping mall, and included a number of tenants selected by Broadway to complement their new location and provide their customers a full range of shopping choices. Robinson's was slower to expand and did not have the same ambitious growth as its competitors, but did eventually begin to open branch locations during the postwar period.

Beginning in 1955, retail profits in the suburbs of the San Fernando Valley began to outpace sales in downtown Los Angeles for the first time. A major suburb was Panorama City, a highly successful postwar development in the San Fernando Valley that was the brainchild of Kaiser Community Homes. Kaiser Community Homes was a partnership between major developers Fritz B. Burns and Henry Kaiser. The subdivision took advantage of the demand for family-oriented housing stock and was strategically located near large-scale work centers such as the General Motors assembly plant, which opened in 1948. Model homes were ready for viewing as early as 1948, and thousands of homes were completed by 1949. In addition to homes, Burns and Kaiser planned a large regional shopping center adjacent to the residential area. Four department stores came to the Panorama City between 1955 and 1964, including the subject property, called The Broadway Valley, Robinson's, Montgomery-Ward and Orhbach's.

The Broadway Valley was the first department store presence in Panorama City. The subject building represents an important part of this significant development trend, as commercial centers were drawn away from the urban core of downtown Los Angeles, towards the growing suburban population living in new housing tracts. As such, the subject property appears to be eligible for listing in the National Register under Criterion A for its important association with the history of the department store in Los Angeles.

Criterion B:

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Edward W. Carter, president of the Broadway chain of department stores has an association with The Broadway Valley, and appears to be a person of historical significance. Carter was a successful merchant and philanthropist who took the three department stores of the Broadway chain in 1947 and expanded it into a nationwide company, including Waldenbooks and Bergdorf Goodman chains. However, under Criterion B, the property must also be the best representation of a person's productive life in order to be eligible. While the department store does have a direct association with Carter, it is not the best representation of his productive life. A better representation might be his office, or perhaps his personal home.

Research did not reveal any other associations with prominent persons or groups, and numerous persons have likely worked at and managed the department store since its construction in 1949; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, The Broadway Valley does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The Broadway Valley is a department store dating from the mid-1950s with International style design influences. While its design is suggestive of the era, it is fairly simplistic and consists of several rectilinear volumes extended over pilotis. It is a relatively typical example and does not exemplify the distinctive characteristics of a type, period or method of construction.

The architect for the building was Welton Becket & Associates, a significant Los Angeles-based firm. Welton Becket was born in Seattle in 1902 and studied architecture at the University of Washington. When he graduated, he and his roommate Walter Wurdeman moved to Los Angeles and found work with a commercial architecture firm managed by Charles Plummer. Becket and Wurdeman won a design competition in 1935 with their Pan Pacific Auditorium, and continued to explore new aesthetics as architectural partners through the end of World War II. When Wurdeman unexpectedly died in 1949, Becket formed Welton Becket & Associates. With his new firm, Becket was responsible for creating some of the most distinctive designs in Los Angeles. It was during this period that Becket designed some of the most iconic buildings in Los Angeles, including the Capital Records Tower, the Parker Center, the Los Angeles International Airport, and the Cinerama Dome. To achieve all this, Becket managed an architectural office that grew to one of the largest in the nation at that time. Before his death in 1969, Becket left his mark on the architectural landscape of Los Angeles, and is undoubtedly one of its master architects. Given the distinction of other designs in Becket's body of work, The Broadway Valley does not appear to be an especially important or pivotal point in his career. It lacks the quality and imagination of his more prominent designs, and does not appear to be eligible under Criterion C for its association with him.

\*Resource Name or #:(Assigned by Recorder) 8333 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The materials and craftsmanship found on The Broadway Valley are very common and are not extraordinary. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The Broadway Valley is part of the Panorama Mall; however, the site plan of the shopping center has changed and the other buildings therein have been heavily altered. Thus, a visually cohesive postwar commercial shopping center no longer remains. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C as part of a significant and distinguishable entity.

Criterion D

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity;

The Broadway Valley was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is mostly intact, as the property is surrounded by low-rise commercial buildings, as it would have been historically; however, many of the surrounding buildings, especially in the Panorama Mall, have been heavily altered. The integrity of materials, workmanship and design have been diminished due to alterations during the store's transition to a Wal-Mart, including the removal of windows, replacement of cladding, the extension of portions of the ground floor to be flush with the pilotis. Therefore, the building is not able to effectively convey the feeling of a 1950s department store, nor its association with the planned community of Panorama City.

Summary:

While the property appears to be significant for its association with the history of department stores in Los Angeles, it has undergone a number of alterations and therefore lacks sufficient integrity to be eligible for listing in the National Register.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property is not eligible for the California Register for the same reasons outlined above. While it appears to be significant for its association with the history of department stores in Los Angeles, it has undergone a number of alterations and therefore lacks sufficient integrity to be eligible for listing in the California Register.

Sources:

Ancestry.www.ancestry.com. Accessed July 2015.

Architectural Resources Group. "SurveyLA Historic Resources Survey Report: Mission Hills-Panorama City-North Hills Community Plan Area." City of Los Angeles, Office of Historic Resources. March 2014.

Brooks, Nancy Rivera. "Edward Carter of Broadway Stores Dies of Cancer." Los Angeles Times. April 26, 1996. Accessed July 23, 2015. [http://articles.latimes.com/1996-04-26/news/mn-63073\\_1\\_los-angeles-department-stores](http://articles.latimes.com/1996-04-26/news/mn-63073_1_los-angeles-department-stores).

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<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

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Hendrickson, Robert, The Grand Emporiums: The Illustrated History of America's Great Department Stores. New York, NY: Stein and Day Publishers, 1979.

Hise, Greg. Magnetic Los Angeles: Planning the Twentieth-Century Metropolis. Baltimore: Johns Hopkins University Press, 1997.

Historic Places LA: Los Angeles Historic Resources Inventory. www.historicplacesla.org. Accessed July 2015.

Longstreth, Richard, City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950. Cambridge, Mass: MIT Press, 1997.

Longstreth, Richard, The American Department Store Transformed, 1920-1960. New Haven, CN: Yale University Press, 2010.

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Modern Committee of the Los Angeles Conservancy. "Built By Beckett: Centennial Celebration." 2003. Accessed July 23, 2015.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14035 VAN NUYS BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 14035 VAN NUYS BLVD City: Los Angeles Zip 91331  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: \_\_\_\_\_

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2647-017-011 includes a one story food stand. The food stand is located on the west corner of Van Nuys Boulevard and Arleta Avenue.

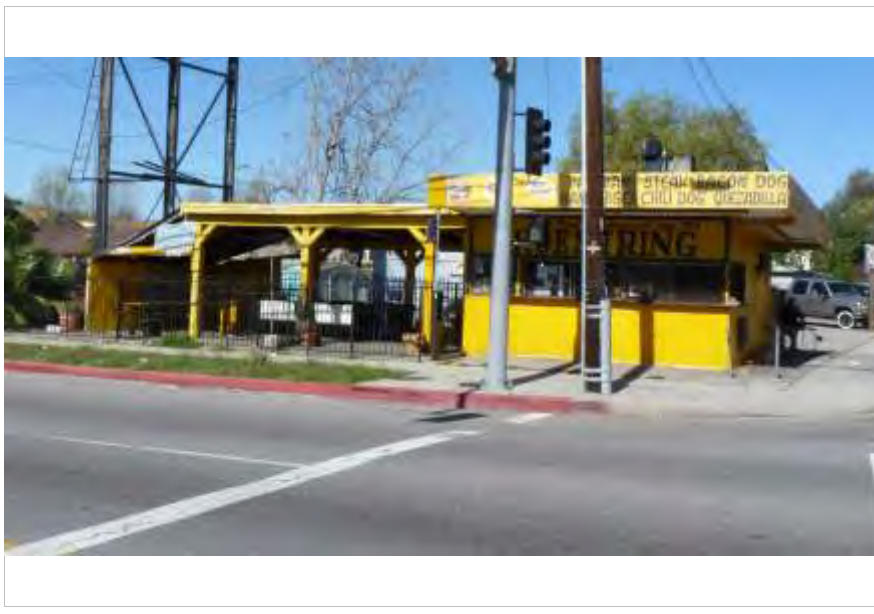
The building was constructed in 1961 in no particular style. It is rectangular in plan and has a shed roof. The exterior is clad in stucco. The primary elevation faces southeast and the building is flush with the sidewalk along Van Nuys Boulevard and Arleta Street, along its southeast and northeast elevations. The restaurant is made up of a kitchen area with a walkup window and a covered patio that serves as a dining area. On the southeast elevation of the kitchen there is a group of metal sliding windows, allowing customers to walk up and order food. On the northwest elevation, there are four slab doors. The covered dining area is covered by a flat roof supported by wooden posts and surrounded by an iron fence.

Any additional features are not visible from the public right-of-way.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 3/13/2013

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1961 Los Angeles County Tax Assessor

\*P7. Owner and Address:  
HAN WOO S & YOUNG S  
4808 DYER ST LA CRESCENTA CA 91214

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 14035 VAN NUYS BLVD

B1. Historic Name: The Shoestring

B2. Common Name: The Shoestring

B3. Original Use: Restaurant

B4. Present Use: Restaurant

\*B5. Architectural Style: No Style

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

Constructed 1961. Alterations appear to include a remodel of the primary elevation involving the installation of new cladding, a new food service win

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

\*B8. Related Features: None

B9a. Architect: None listed

B9b Builder: BJ Kirchner

\*B10. Significance: Theme Commercial Development: Walkup Food Stands

B10 Area: Pacoima/Arleta

Period of Significance: 1920-1980

Property Type: Food stand

Applicable Criteria: N/A

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

To be eligible for Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The context considered under Criterion A was the commercial development in Pacoima and Arleta, under the theme of walkup food stands (1920-1980). The Shoestring walk-up food stand was constructed in what would become Arleta in 1961. The first substantial development in the Pacoima area did not take place until the mid-1940s. While developers made some improvements to the area in the late 1800s in anticipation of settlers, the area remained primarily agricultural through World War II, producing crops such as peaches, oranges, lemons and alfalfa. Pacoima was unique, however, as one of few places in the San Fernando Valley that did not have deed restrictions, racial covenants or other exclusionary real estate practices that would prevent minorities from settling in the area. As a result, the area attracted sizeable working-class Japanese and Mexican communities in the 1920s and 1930s.

Like much of the San Fernando Valley, there was an exponential increase in development after World War II. New jobs at assembly and manufacturing plants for companies like Lockheed Aviation in Burbank attracted an influx of new workers and their families, creating huge demand for working and middle-class housing. Developers, eager to meet these demands, began subdividing orchards and ranches into large tracts of modest single-family homes. Commercial and institutional development followed suit through the 1950s and 1960s, and was especially concentrated along Van Nuys Boulevard.

In the 1960s, the completion of the 5, 210 and 118 Freeways through the area created more suburban growth, as they provided easier connections to other employment centers throughout Los Angeles; however, as was often the case with the introduction of freeways to existing communities, a physical barrier now separated the two emerging socioeconomic areas of Pacoima. The western section was generally middle-class and predominantly Caucasian, whereas the eastern section was typically poorer and more racially diverse. (See Continuation Sheet).

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

\*B12. References:

Please see continuation page for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Amanda Yoder

GPA Consulting

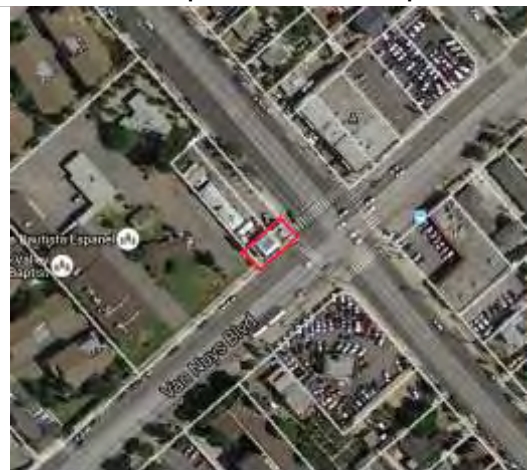
231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



\*Resource Name or #:(Assigned by Recorder) 14035 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): The residents of the western area went so far as to petition for an official separation from Pacoima to become an independent neighborhood. Their petition was successful, and the western portion became known as Arleta in 1968.

The Shoestring walk-up food stand was likely built to serve working-class residents who did not have access to personal automobiles for transportation, or who lived and worked locally. The Shoestring appears to have been part of the postwar commercial growth trend in Pacoima. However, mere association with a trend is insufficient for eligibility under Criterion A; the specific association must be important as well. Research did not reveal any reason to believe that the Shoestring has an especially important association with the commercial development in this time period. As such, the subject property does not appear to be National Register under Criterion A.

Criterion B:

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. The original owners of the property are listed on the original building permit as Ethel Siegel and Margaret Hamer; further research did not reveal any evidence to suggest that they are historically significant persons. Subsequent owners included Richard Siegel, Woo Sung Han and Young S. Han. Research was also conducted on these owners, but there is no reason to believe they are of historical significance. In addition, insufficient time—less than fifty years—have passed to properly interpret their historic contributions, if any.

Research did not reveal any other associations with prominent persons or groups, and numerous persons have likely worked at and managed the stand since its construction in 1961; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the Shoestring does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The Shoestring is a typical example of a walk-up food stand, including a service window accessible to pedestrians, and a sheltered seating area. However, it does not have any particularly distinguishing characteristics and lacks the architectural distinction of some of its counterparts, such as an innovative, eye-catching design and prominent signage.

There was no architect listed on the original permit for the building. The contractor was B.J. Kirchner. Research did not reveal any definitive information on Kirchner; however, the very common materials and basic workmanship on the subject building do not in any way suggest that Kirchner would be considered a master builder.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. Again, the materials and craftsmanship found on the Shoestring are very common—almost vernacular—and are not extraordinary. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case. The Shoestring is an individual property that is not related to any surrounding properties, such as through use or aesthetics, in a way that would constitute a significant concentration or distinguishable area. Therefore, the subject building does not appear to be eligible for the National Register under Criterion C as part of a significant and distinguishable entity.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The Shoestring was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. It also retains integrity of setting, as it is still surrounded by low-density residential and commercial buildings, as it was historically. The integrity of materials and workmanship have been diminished. The building has been substantially altered, including total replacement of cladding, the installation of new windows within new openings and the application of false quoins and new signage. With the loss of materials, the integrity of the simple design has been somewhat diminished, and the property no longer conveys the feeling of a midcentury walk-up food stand, and appears more recent. The integrity aspect of association does not apply, as there is no significant association to evaluate.

Summary:

While the property retains some aspects of integrity, it lacks historical and architectural significance and is therefore not eligible for listing in the National Register under any criterion.

\*Resource Name or #:(Assigned by Recorder) 14035 VAN NUYS BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property is not eligible for the California Register for the same reasons outlined above. While it retains some aspects of integrity, it lacks historical and architectural significance and is therefore not eligible for listing in the California Register under any criterion.

Sources:

Ancestry.[www.ancestry.com](http://www.ancestry.com). Accessed July 2015.

Architectural Resources Group. "SurveyLA Historic Resources Survey Report: Arleta-Pacoima Community Plan Area." City of Los Angeles, Office of Historic Resources. March 2014.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011.  
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

Google Maps. <https://www.google.com/maps>. Accessed July 2015

Historic Places LA: Los Angeles Historic Resources Inventory. [www.historicplacesla.org](http://www.historicplacesla.org). Accessed July 2015.

Los Angeles Department of Building and Safety Building Permits, various dates.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Office of Historic Resources. "SurveyLA Historic Context Statement Outline: Architectural, Historic, and Cultural Resources of Los Angeles." July 2014.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 2S2

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 130 N BRAND BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 130 BRAND BLVD City: San Fernando Zip 91340

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2519-017-900, 2519-018-900, 2519-019-900

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

\*P3b. Resource Attributes: (List Attributes and codes) Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/7/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

Various Los Angeles County Tax Assessor

\*P7. Owner and Address:

L A UNIFIED SCHOOL DIST  
355 S GRAND AVE #500 LOS ANGELES CA 9007

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



\*Resource Name or #:(Assigned by Recorder) 130 N BRAND BLVD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

Update: 130 N. Brand Boulevard is a junior high school campus. In 1995, the Auditorium (1916), Science Building (1916) and Boys' Gymnasium (1937) were found to be individually significant for their architecture as part of a survey of properties damaged in the 1994 Northridge Earthquake. After a review of the previous determination and field inspection, the project team determined that the buildings called out in the previous elevation appear unchanged, and that the prior determination is still warranted.

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

*Prop*  
*097856*

Primary # \_\_\_\_\_  
 HRI # HST RES DOE-19-94-0427-0000  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 2S2

Page 1 of 2

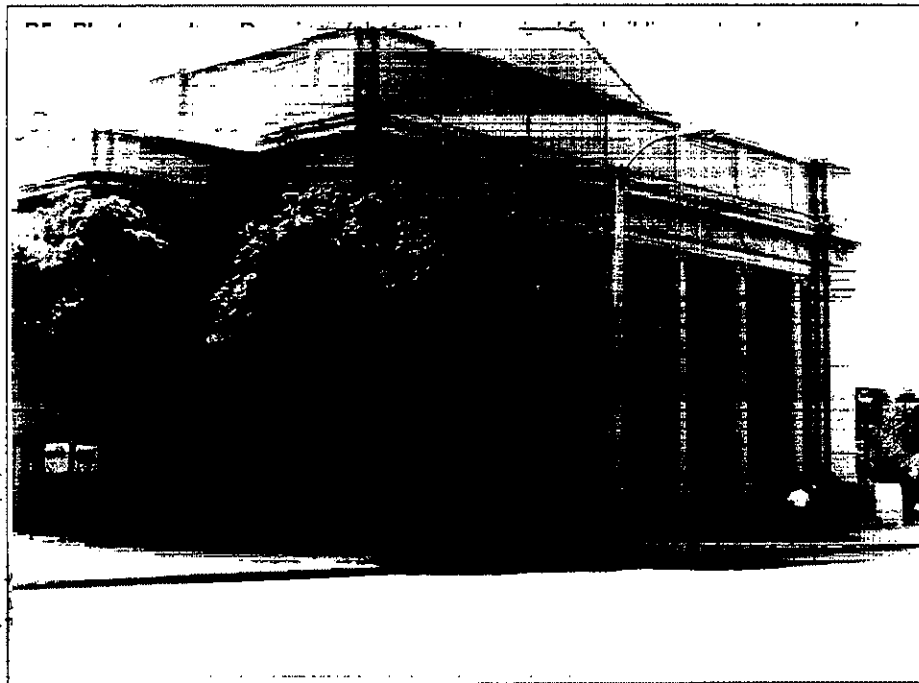
Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer Christy J. McAvoy Date \_\_\_\_\_

- P1. Resource Identifier: SAN FERNANDO JUNIOR HIGH SCHOOL  
 P2. Location: a. County Los Angeles and (Address and/or UTM Coordinates. Attach Location Map as required.)  
 b. Address 130 N BRAND BL  
 City San Fernando Zip \_\_\_\_\_  
 c. UTM: USGS Quad \_\_\_\_\_ (7.5'/15') Date \_\_\_\_\_; Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
 d. Other Location Data (e.g., parcel #, legal description, directions to resources, additional UTM's, etc., when appropriate):

P3. Description Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The Auditorium, Science Building, and Boy's Gymnasium on this junior high school campus are individually significant. The concrete Classical Revival style Auditorium was built in 1916 and designed by architect John C. Austin. The front staircase leads to a portico and six two-story Ionic columns. In the mostly unornamented frieze, chiselled Roman letters read "AUDITORIUM". Recessed from the columns, there are three sets of wood double doors with two multipaned rectangular windows on either side. There are five multipaned rectangular windows on the second floor above the doors. There are no other windows in the building. The sides have solid concrete walls with defined friezes and cornices.  
 (See continuation sheet)

P4. Resources Present:  Building  Structure  Object ; Site  District  Element of District



P6. Date Constructed/Age:  
 Prehistoric  Historic  Both  
1916, 1937

P7. Owner and Address:  
Los Angeles Unified School  
District

P8. Recorded by (Name, affiliation and address): Christy J. McAvoy  
Historic Resources Group  
1728 N. Whitley Ave  
Los Angeles, CA 90028

P9. Date Recorded: 10/16/95

P10. Type of Survey:  
 Intensive  Other  
 Reconnaissance

Describe: Survey of earthquake  
damaged properties for purposes  
of Section 106 Review.

P11. Report Citation (Provide full citation or enter "none."): \_\_\_\_\_  
1994 Northridge Earthquake Project Review

Attachments:  NONE  Map Sheet  Continuation Sheet  Building, Structure, and Object Record  
 District Record  Linear Resource Record  Other (List): \_\_\_\_\_

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

Continuation     Update

Page 2 of 2

Resource Identifier: SAN FERNANDO JUNIOR HIGH SCHOOL

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(Continued from Primary Record, P3 Description)

The Science Building is also a Classical Revival style structure from 1916, with a staircase that leads to a portico. Two-story Ionic columns lead to a pair of double doors separated by a multipaned rectangular window. The doors are flanked by multipaned rectangular windows as well. Above the doors are five multipaned rectangular windows. A frieze above the portico reads "SCIENCE BUILDING." There are two symmetrical wings of the building on either side of the portico. They are two stories high, with multipaned rectangular windows on both floors, alternating with Doric pilasters. The side wings have wide unornamented friezes and projecting cornices.

The Boy's Gymnasium is a utilitarian cast concrete building with irregularly patterned windows and doors. Constructed in 1937, this one-story structure has a flat roof. There is some abstracted and stylized ornament in the exterior cast concrete, loosely patterned after Classical forms. The wooden forms of the concrete molds are also evident, providing texture to exterior walls.

There are several other buildings on the San Fernando Junior High School Campus, all of which also are ineligible for listing.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3S

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) San Fernando Road

P1. Other Identifier: San Fernando Road extends from Sierra Highway to North Main Street.

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M.

c. Address \_\_\_\_\_ City: \_\_\_\_\_ Zip \_\_\_\_\_

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: \_\_\_\_\_

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

\*P3b. Resource Attributes: (List Attributes and codes) HP37. Highway/Trail

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

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



P5b. Description of Photo:  
(View, date, accession #)  
View looking S, 5/9/2014

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1871-1963 ESA

\*P7. Owner and Address:  
Los Angeles County

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 8/27/2015

\*P10. Survey Type: (Describe)  
Survey - Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

\*Resource Name or #:(Assigned by Recorder) San Fernando Road

Recorded By Amanda Yoder

Date: 8/27/2015

Continuation

Update

Update: A portion of San Fernando Road was identified for further study due to its historic alignment, dating from as early as 1871. It was previously evaluated in 2013 as part of a CEQA review process. Segments of the road were given a status code of 3S, "Appears eligible for NRHP as an individual property through survey evaluation." One of the segments is included within the APE. The project team reviewed the previous evaluation and after field inspection determined that the existing 3S status code appears to still be valid.

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

Primary # P-19-188007  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 21

\*Resource Name or #: P-19-188007 (San Fernando Road)

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad and Date: Oat Mountain (1952, rev. 1969), San Fernando (1966, rev. 1988), Van Nuys (1966, rev. 1972), Burbank (1966, rev. 1972), Hollywood (1966, rev. 1981), and Los Angeles (1966, rev. 1981) T 1S, 1N, 2N, 3N; R 13W, 14W, 15W, 16W; ¼ of ¼ of Sec unsectioned; S.B.B.M.

c. Address:

City:

Zip:

d. UTM: Zone:

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

San Fernando Road extends from Sierra Highway to its terminus at North Main Street.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The resource includes four segments (A-D) of the multi-lane, historic San Fernando Road which traverses the cities of Los Angeles, San Fernando, Burbank, and Glendale. A segment of the road was first recorded in 2006 (McKenna, 2006). The road currently extends from Sierra Highway to its terminus at North Main Street in Los Angeles. San Fernando Road was a major thoroughfare in southern California from at least the 1870s to 1963. In the 1920s, the road became part of U.S. Highway 99, which extended from the Mexican border to the Canadian border. The highway was decommissioned in the 1960s when I-5 was constructed. In 1993 California passed a resolution recognizing the roadway as historically significant and important to the development of the state and allowing for sections to be designated as "Historic U.S. Highway 99."

\*P3b. Resource Attributes: (List attributes and codes) HP38: highway

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



P5b. Description of Photo: (View, date, accession #) Overview of San Fernando Road just south of Balboa Blvd, view to the southeast; December 7, 2011, Img\_547.

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both

\*P7. Owner and Address: Los Angeles County

\*P8. Recorded by: (Name, affiliation, and address) C. Ehringer, ESA  
626 Wilshire Boulevard, Suite 1100  
Los Angeles, California 90017

\*P9. Date Recorded: December 7, 2011

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Ehringer, Candace, and Michael Vader, *Santa Clarita Valley Sanitation District Chloride TMDL Facilities Plan Project: Phase I Cultural Resources Assessment*, prepared for the Santa Clarita Valley Sanitation District, prepared by Environmental Science Associates, January 2013.

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

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 21

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) P-19-188007 (San Fernando Road)

B1. Historic Name: San Fernando Road/Avenue 20

B2. Common Name: San Fernando Road

B3. Original Use: Transportation

B4. Present Use: Transportation

\*B5. Architectural Style: industrial

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

1870s - First cleared

1896 - Portions macadamized

1910 - Los Angeles- Burbank section macadamized

1924 to 1926 - initial steps taken to widen and improve the road to its current condition within Glendale and Burbank

1927 to 1929 - 25 miles widened and paved with asphaltic concrete from Dayton Avenue (present-day North Figueroa Street) to Newhall Pass

1991 - Burbank Media Center Mall constructed

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features: Bridges CA53C-0226, CA53C-0300, and CA53C-0302

B9a. Architect: unknown

b. Builder: multiple

\*B10. Significance: Theme: Transportation

Area: Los Angeles County

Period of Significance: ca. 1924-1963

Property Type: Road/Highway

Applicable Criteria: A/1

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

San Fernando Road extends from Sierra Highway to its terminus at North Main Street in Los Angeles. The road was first recorded in 1871, although the name of the road is mentioned at least as early as 1863 in Los Angeles newspapers (Los Angeles Star, 1863; Yamada, 2002). Prior to that, the road was likely a route used by Native American groups and, later, Spanish explorers who passed through the area traveling between Mexico and Northern California. When the road was recorded during the "Great Partition of 1871," the court ordered San Fernando Road remain a public road indefinitely (Yamada, 2002).

The road, not more than a dirt trail at the time, was first cleared and packed by Remi Nadeau, to facilitate the transport of silver ore wagons from Owens Valley to Los Angeles) in the 1870s. (Roderick, 2001: 40; West Adams Heritage Association, 2012).

(see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP38:highway

\*B12. References: (see continuation sheet)

B13. Remarks:

\*B14. Evaluator: C. Ehringer

\*Date of Evaluation: May 2012

(Sketch Map with north arrow required.)  
See attached map

(This space reserved for official comments.)

**L1. Historic and/or Common Name:** San Fernando Road

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation **Designation:** Segments A-D

**b. Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map) Segment A extends from the northern terminus of San Fernando at Sierra Highway to the northern end of Truman Street. Segment B extends from the southern end of Truman Street to North Lincoln Street/Victory Place (presently referred to as North San Fernando Boulevard at this location). Segment C extends from Allen Avenue to Goodwin Avenue (at this point the historical route of San Fernando Road doglegged along present-day Los Angeles Street and Garfield Avenue). Segment D extends from Garfield Avenue to its terminus at North Main Street.

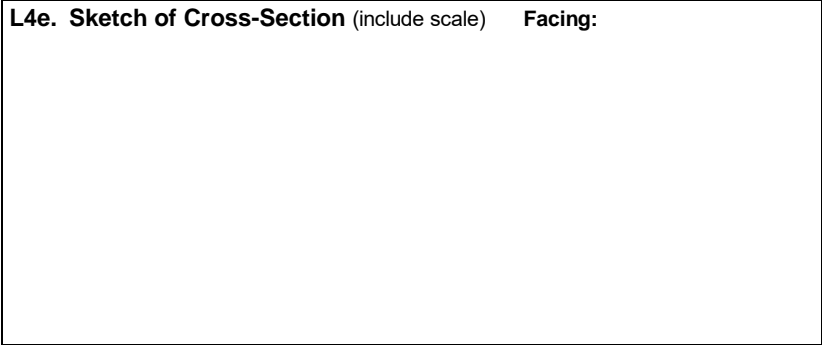
**L3. Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.) The resource includes four segments (A-D) of the multi-lane, historic San Fernando Road which traverses the cities of Los Angeles, San Fernando, Burbank, and Glendale.

**L4. Dimensions:** (In feet for historic features and meters for prehistoric features)

- a. Top Width:**
- b. Bottom Width:** varies from 55-65 feet in width
- c. Height or Depth:**
- d. Length of Segment:** Segment A: 4.35 miles; Segment B: 8.05 miles; Segment C: 2.99 miles; Segment D: 4.5 miles

**L5. Associated Resources:**  
Bridges CA53C-0226, CA53C-0300, and CA53C-0302

**L4e. Sketch of Cross-Section** (include scale) **Facing:**



**L6. Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.) The resource traverses urban areas of the cities of Burbank, Glendale, and Los Angeles.

**L7. Integrity Considerations:** The alignment of San Fernando Road has changed little in the past 90 years and the setting remains largely industrial/commercial.

**L8a. Photograph, Map or Drawing**



**L8b. Description of Photo, Map, or Drawing** (View, scale, etc.)  
San Fernando Road at Ratner, view to the southeast

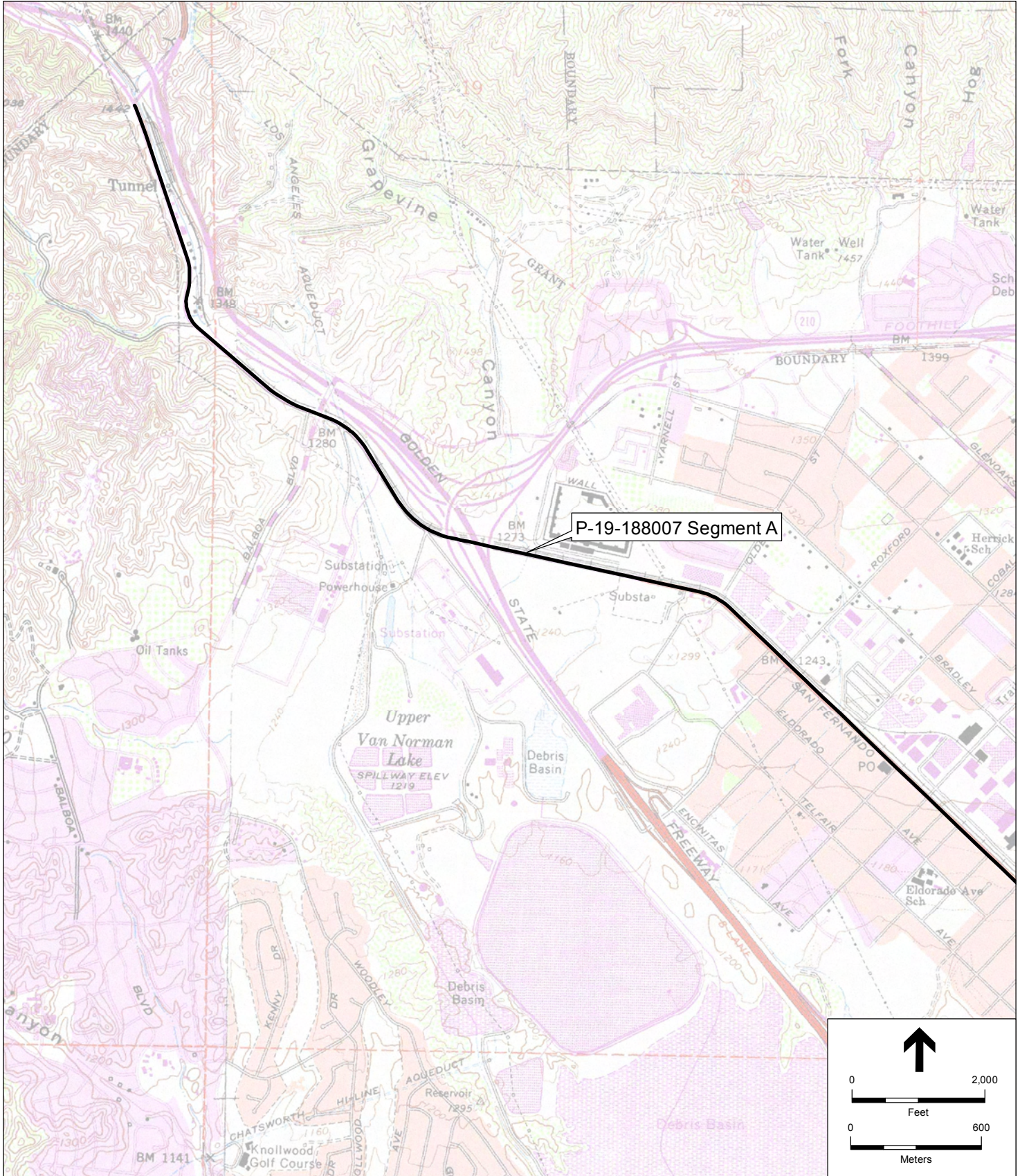
**L9. Remarks:**

**L10. Form Prepared by:** (Name, affiliation, and address)  
M. Vader  
ESA  
626 Wilshire Boulevard, Suite 1100  
Los Angeles, California 90017

**L11. Date:** January 7, 2013



# LOCATION MAP



# LOCATION MAP

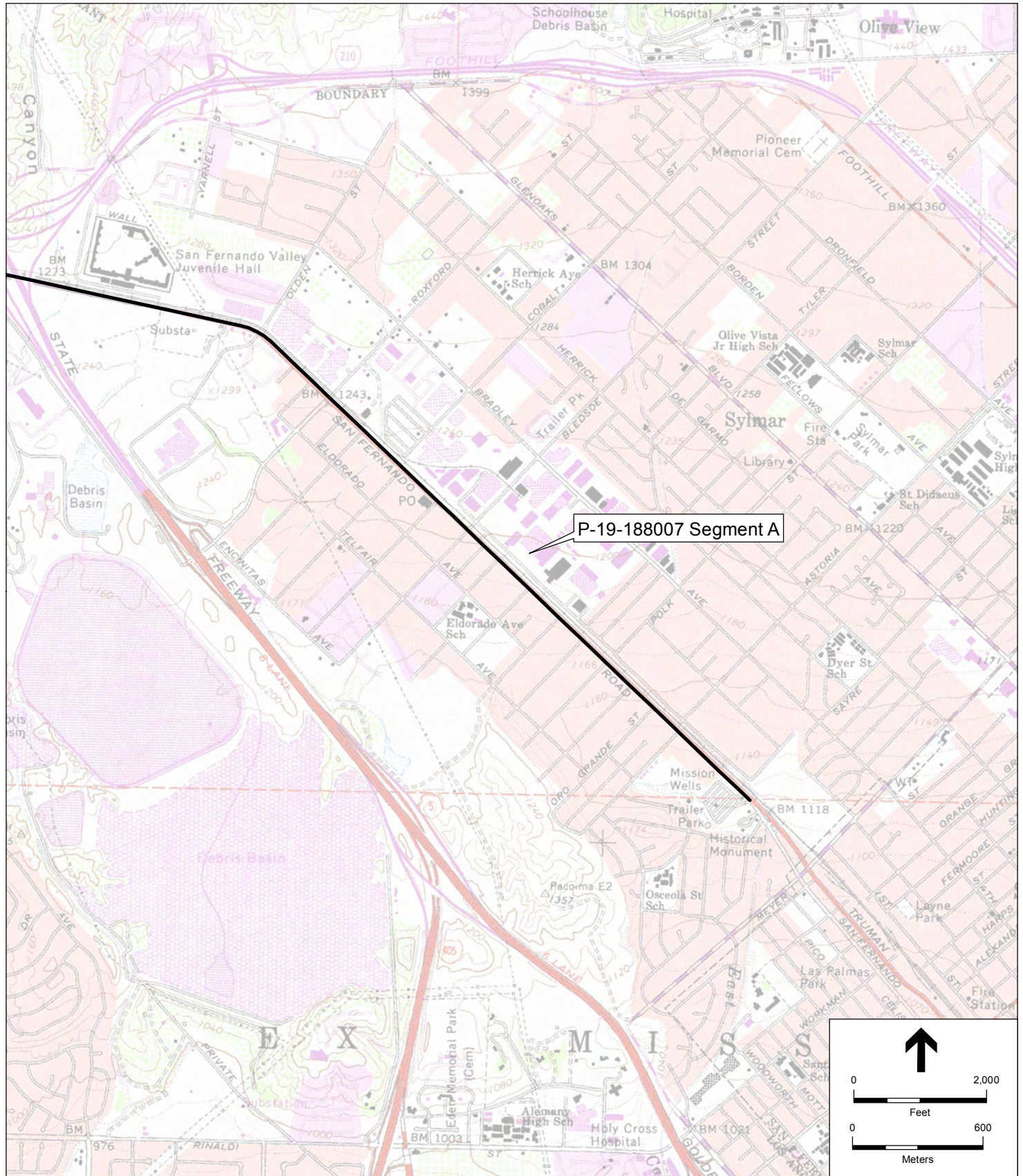
Trinomial

\* Resource Name or Number: P-19-188007 Segment A

\*Map name: Oat Mountain and San Fernando

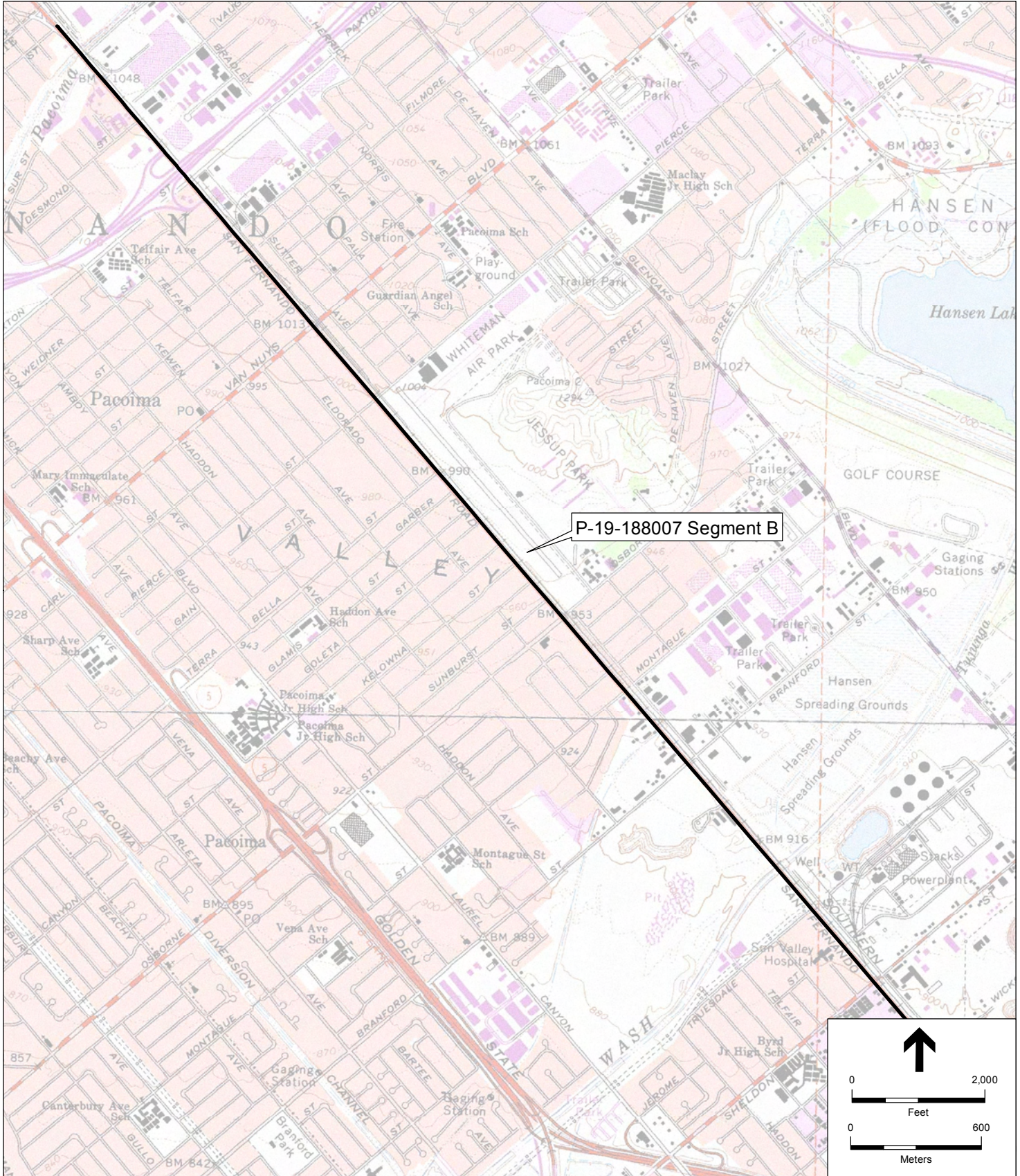
\*Scale: 1:24000

\*Date of Map: 1972, Photorevised 1978



# LOCATION MAP

Trinomial



# LOCATION MAP

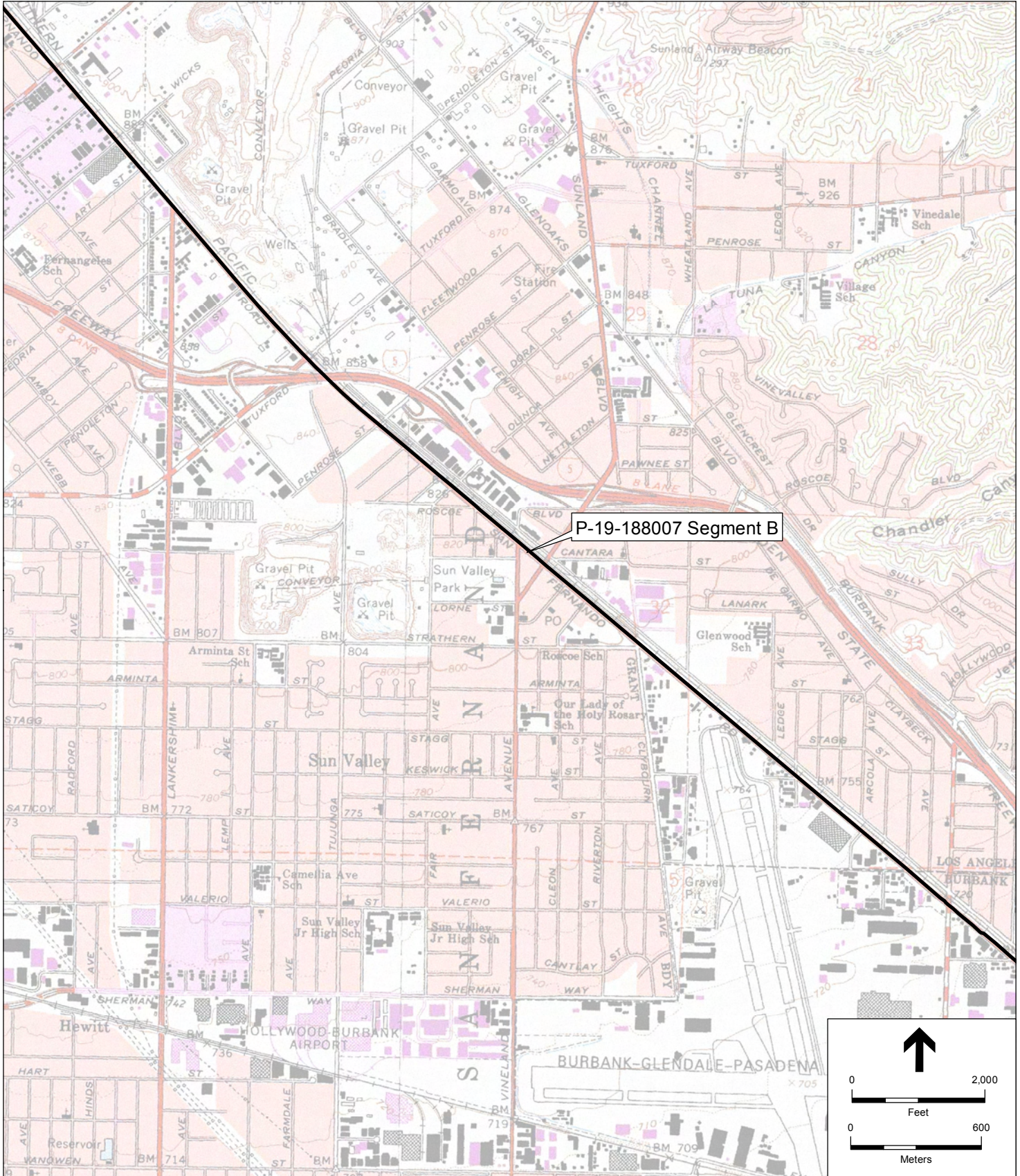
Trinomial

\* Resource Name or Number: P-19-188007 Segment B

\*Map name: Van Nuys and Burbank

\*Scale: 1:24000

\*Date of Map: 1972, Photorevised 1978



# LOCATION MAP

Trinomial

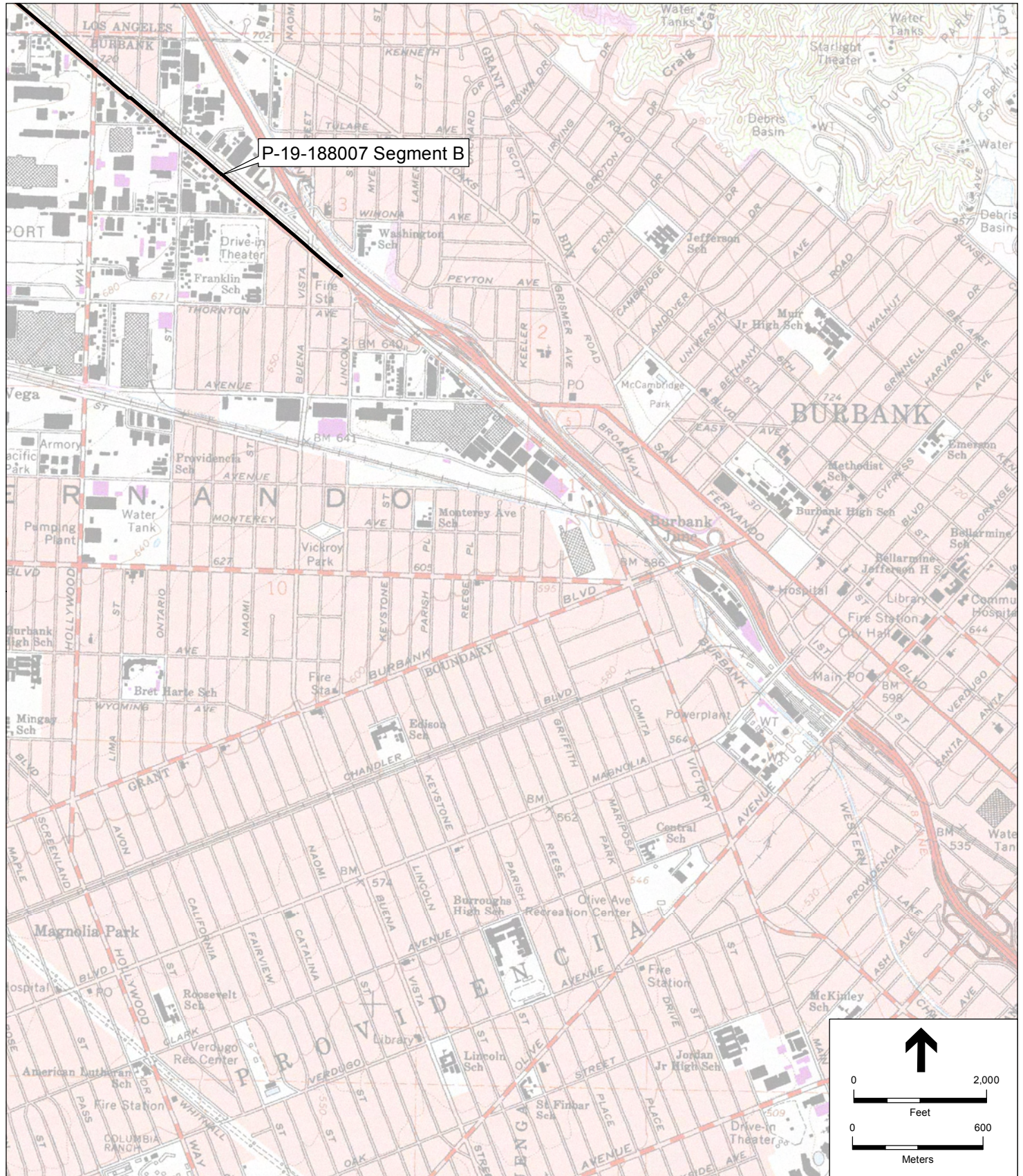
Page 8 of 21

\* Resource Name or Number: P-19-188007 Segment B

\*Map name: Burbank

\*Scale: 1:24000

\*Date of Map: 1972, Photorevised 1978



LOCATION MAP

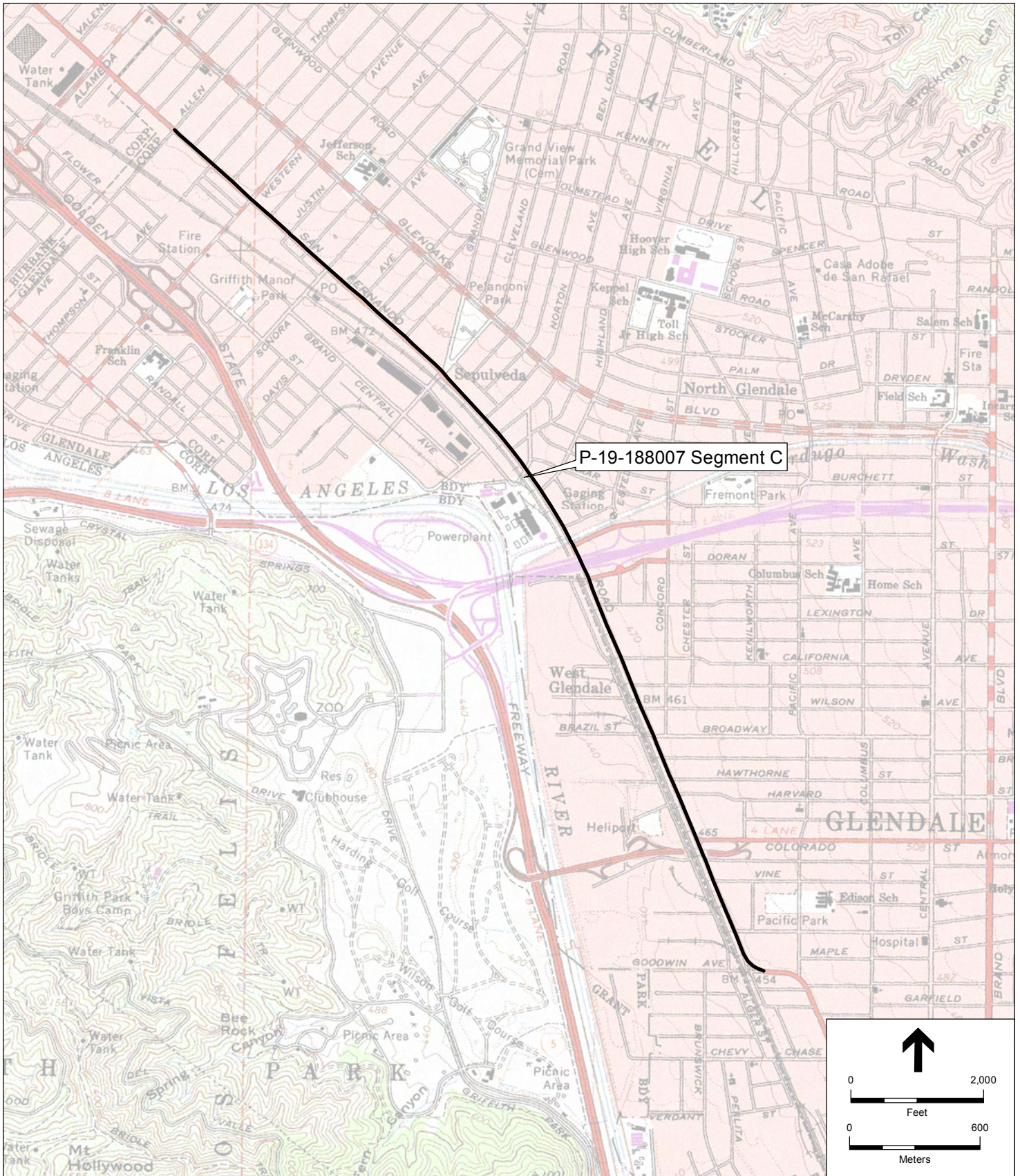
Trinomial

\* Resource Name or Number: P-19-188007 Segment C

\*Map name: Burbank

\*Scale: 1:24000

\*Date of Map: 1972, Photorevised 1978



# LOCATION MAP

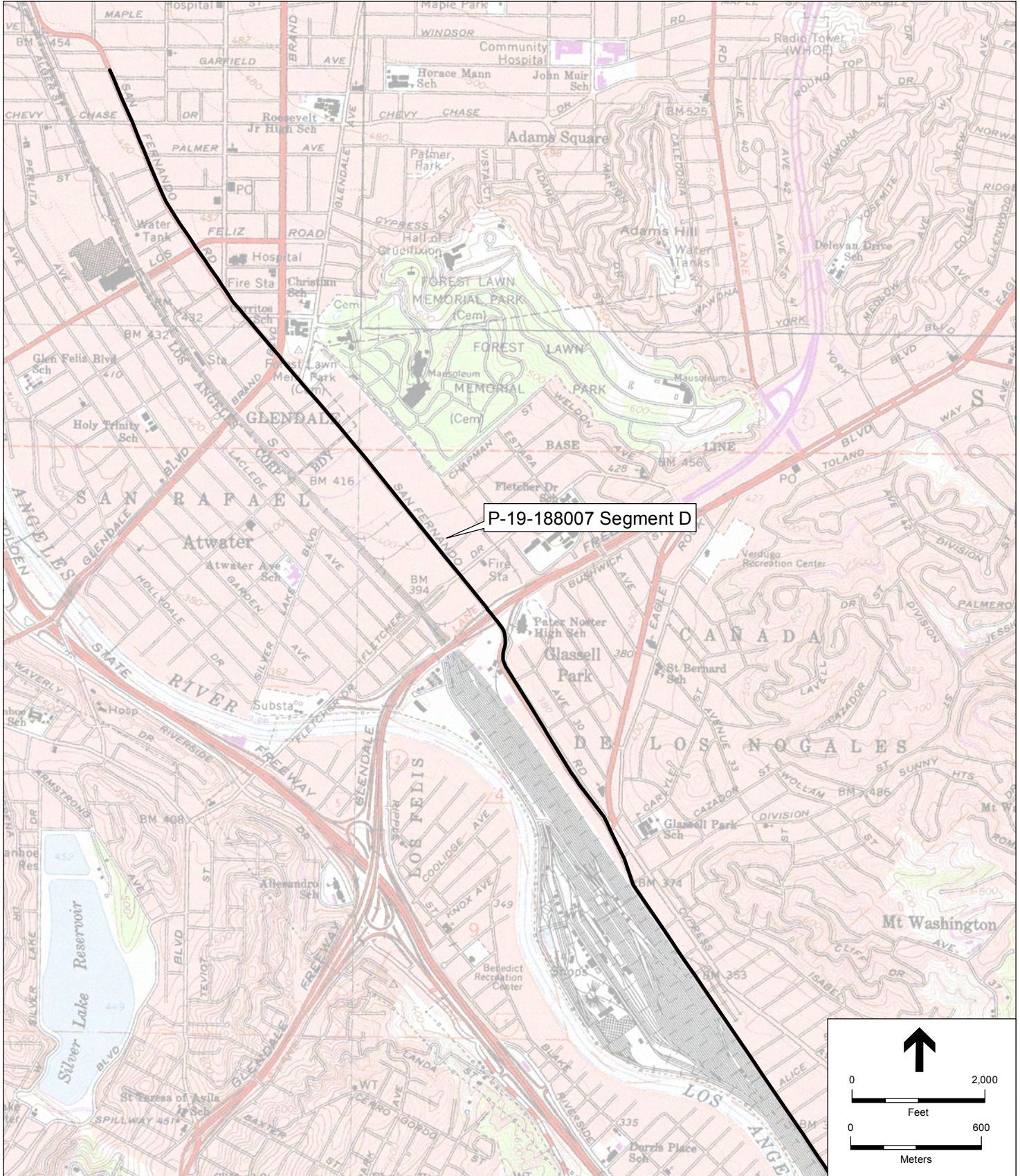
Trinomial

\* Resource Name or Number: P-19-188007 Segment D

\*Map name: Burbank, Hollywood, Los Angeles

\*Scale: 1:24000

\*Date of Map: 1972, Photorevised 1978



# LOCATION MAP

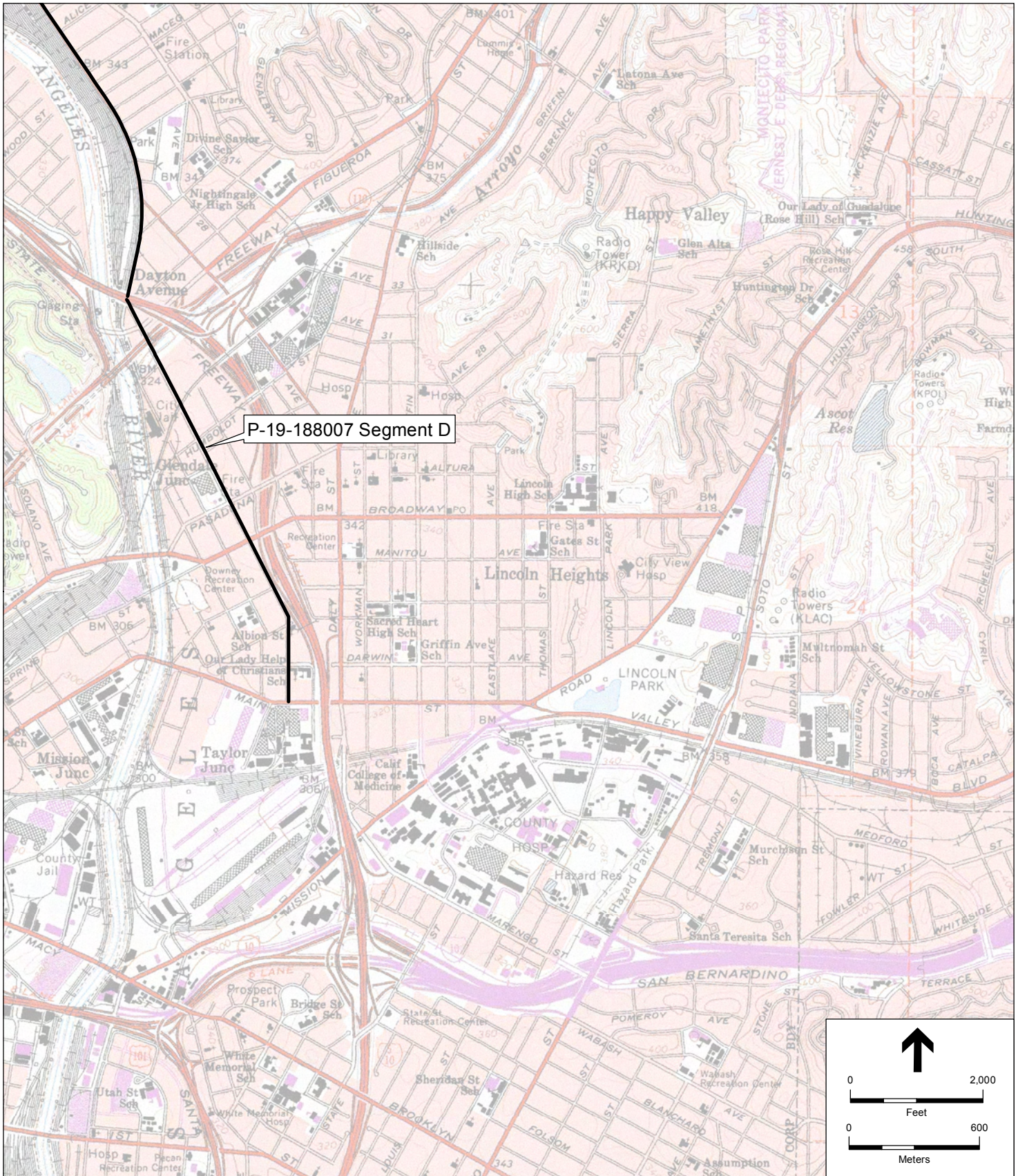
Trinomial

\* Resource Name or Number: P-19-188007 Segment D

\*Map name: Los Angeles

\*Scale: 1:24000

\*Date of Map: 1972, Photorevised 1978





\*Recorded by: C. Ehringer

\*Date: December 7, 2012 ■ Continuation □ Update

**\*B10. Significance:**

By 1890, the unpaved roadway was one of the most frequently used routes in Los Angeles County. Its upkeep was of concern to area residents, who relied on it for transporting agricultural products from the valley to city markets (Sherer, 1890; LAT, 1892a). The portion within the city limits of Los Angeles was perhaps the worst-kept part of the route. By July of 1892, several improvements had been made. The road was widened and holes filled. Also, an agreement was struck between the County of Los Angeles and residents to sprinkle the road - the County would sprinkle, if residents supplied the water (LAT, 1892b; 1892c).

The state of the road continued to improve and by 1896 newspaper accounts were declaring San Fernando Road "one of the best in the district" (LAT, 1896). The road was touted as one of the best for cycling from Los Angeles to Burbank, and at least part of it had been macadamized (LAT, 1897). Macadamization was named after John Loudon MacAdam, a Scotsman who invented the process circa 1820. The first macadam road in the United States was constructed in 1823 (curbstone, 2009). These roadbeds were built by laying down large, then medium, and then small crushed, angular rocks. Water was often used as a binder, though asphalt could be used as well. Macadamized roads drained well, meaning wagons were less likely to get stuck in the mud. Their smoother surface also required less horse power. Farming became more productive and profitable in areas with macadamized roads (McNichol, 2005: 30; Stilgoe, 2001). Bicyclists preferred them as well.

However, as one of the most used roads in the county, San Fernando Road required constant maintenance and improvement to keep pace with increased traffic as Southern California's population grew. The segment of San Fernando Road within the city limits remained the worst-kept portion (Goode, 1903). In a 1905 letter to the Los Angeles Times, Mr. Eshelman noted "perhaps no other public road entering the city is so extensively used." Trade between the San Fernando Valley and Los Angeles relied on this route. The author reported, "One morning seventy-three wagon loads of melons came into the city over this road" (Eshelman, 1905). A more permanent solution than gravel was needed to keep the traffic (and commodities) flowing.

In 1904, Jim Hanley was elected Street Superintendent for the City of Los Angeles, in part because during his previous tenure as Los Angeles County Supervisor (1892 to 1902), he had built San Fernando road into "one of the finest roadbeds in the State" transforming a dusty track into a fine road using decomposed granite for roadbed (LAT, 1904a). Hanley, known as the "road builder," was needed to improve streets throughout the City of Los Angeles, as he had done for the county (Los Angeles Herald, 1905).

By 1908, plans were underway to improve roads throughout Los Angeles County with macadam or asphalt (LAT, 1908; 1910a; 1914a). The completion of San Fernando Road, over which "San Fernando Valley products are nearly all brought to Los Angeles by team...will interest more people directly than almost any other piece of work" (LAT, 1910b). Improvement of San Fernando Road would allow for increased travel and trade (Wilson, 1910). By December 1910 almost all of San Fernando Road from Los Angeles to Burbank had been paved, using crushed rock from the Pacoima quarry (LAT, 1910c; 1910d). The macadam center was to be 16 feet wide, but that width was later found insufficient and modified to 20 feet wide. The entire project was completed by 1914, with San Fernando Road being the most costly roadway improved at \$528,599 (LAT, 1914a).

Despite these improvements, by November 1911 some portions of San Fernando Road were already undergoing repairs, specifically in Los Angeles and from the city limits to Burbank (LAT, 1911). These repairs must have been successful because by November of 1912, San Fernando Road was being advertised as "an excellent macadam driveway extending from Los Angeles through the entire valley" (LAT, 1912).

This road remained the choice of transport for valley farmers to get their product to Los Angeles, as shipment by rail was more costly. The recent creation of an auto trucking industry also cut costs and allowed farmers to remain in the fields while someone else transported their goods to market overnight. The city was thus provided with the freshest produce, and the farmer could command the highest prices (LAT, 1912). During the same timeframe, San Fernando Road was chosen by gas and oil companies to convey natural resources from the San Joaquin Valley to the City of Los Angeles. Pipelines had been laid within the street right-of-way. These main pipelines would also serve growing communities north of Los Angeles, such as Burbank (LAT, 1912).

Prior to about 1910, most waterways along the road were not spanned by bridges. Intermittent watercourses, such as the Pacoima Wash, Tujunga Wash, and Verdugo Wash, were usually impassable during inclement weather, making travel along San Fernando Road difficult if not impossible during the wet season. The Los Angeles Times reported that "there are half a dozen channels through which a great deal of water runs just below the town of San Fernando and the washing out of the roadbed here has often tied up traffic for several days" (LAT, 1910b). Bridges were the much-needed solution that would keep San Fernando Road open year-round.

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**\*B10. Significance:**

By 1910, several wooden pile trestle bridges with concrete abutments had been completed on San Fernando Road (LAT, 1910e). A concrete bridge had also been proposed for crossing the Verdugo Wash. This bridge would remove "one of the bad spots on the much-traveled thoroughfare to the north" (LAT, 1910b). These bridges would put an end to the "perilous fording of washes" on one of the busiest routes in Los Angeles County (LAT, 1910f).

Of exception was the crossing of the Arroyo Seco at San Fernando Road (often referred to as Avenue 20 after crossing Arroyo Seco), where a bridge was in already in place by 1904. The bridge was the main route of trade from the San Fernando Valley to Los Angeles. In 1904, 566 San Fernando Valley ranching teams passed over the San Fernando Road (Avenue 20) Bridge in a 24-hour period, compared to 80 over Cahuenga Pass and 40 over Avenue 26 (LAT, 1904b). The bridge was damaged by floods in 1909 and eventually replaced by a concrete two-span structure in 1913 (LAT, 1909), which survived the floods of 1914 and is still standing (LAT, 1914b; Sachse, 1920: 220).

About ten years later, the call to widen and improve San Fernando Road was again heard, as the road remained the major business route from Los Angeles to the San Fernando Valley, as well as other points north (LAT, 1924a). The automobile had become the preferred mode of transport and the population of the region was increasing at a fast pace (Bottles, 1987: 58-59). "This highway, said to rival Harbor Truck Boulevard in tonnage carried, has been one of the most congested roads, and therefore one of the greatest obstacles, in the development of Northeastern Los Angeles" (LAT, 1927a). Petitions were circulated in December of 1923 urging agencies to widen the roadway to 60 feet, thereby relieving the congestion (LAT, 1923).

In 1924, the Los Angeles Times noted that the roadway was the original route from the north to Los Angeles and that it was too narrow to serve today's traffic. San Fernando Road's improvement was "essential to the intercommunity traffic of the valley as well as the flood of intercounty business northward from Los Angeles" (LAT, 1924b). Toward these improvements, the County appropriated \$60,000 for widening and paving the road within the city limits of Glendale. Burbank also began taking steps to widen and pave the segment of the roadway within its city limits, including the removal of a dangerous bend known as "Turkey Neck Curve" (LAT, 1924a; 1924c). However, work along the entire route would not be completed for several more years.

In August 1927, the Los Angeles City Council adopted the first of three ordinances required to proceed with widening and paving San Fernando Road from Dayton Avenue (present-day North Figueroa Street) to the Newhall Pass, a distance of 25 miles (LAT, 1927b). Completion of the project would "result in a wide, well-paved highway for the entire length of the San Fernando Valley, helping to develop the valley through making it more accessible by automobile" (LAT, 1928a). The total cost was projected to be \$1.2 million (LAT, 1928b). E. L. Fleming was awarded one contract worth \$578,331.01 and the George R. Curtis Paving Company another, valued at \$432,479 (LAT, 1928b).

The first section to be undertaken was between Burbank and the southern city limits of San Fernando, a distance of 6.8 miles. The existing pavement, which averaged about 22 feet in width, was widened to 55 feet. Both the street and shoulders were composed of an 8-inch-thick layer of asphaltic concrete (a mixture of asphalt and aggregate), chosen for its ability to withstand heavy traffic (LAT, 1928c).

The second section to be complete was the section from the northern city limits of San Fernando to the Newhall Pass. This portion of the road would be widened to 36 feet, with 5 foot gravel shoulders (LAT, 1928a). Contract for work was awarded in August 1928, with work to begin immediately (LAT, 1928d).

The final section, from Dayton Avenue to the Glendale city limits, had been held up by legal action by property owners (LAT, 1928e). It was completed in 1929 by contractor P.J. Akman. This portion was the final link in U.S. Highway 99, which had been designated in 1926 (LAT, 1929). U.S. Highway 99 extended from Mexico to Canada and was to become the "busiest truck route in the nation" (McWilliams, 1980).

Glendale widened and paved a 5-mile portion of San Fernando Road within the city limits in 1930 at a cost of \$223,000. Width of the new pavement varied from 62.5 to 66 feet and allowed the route to become "the fast traffic speedway for all motorists from San Fernando Valley en route to Los Angeles" (LAT, 1930). All of this work was successful and by 1949 the route continued as the main artery for traffic in Southern California, moving "more tonnage... by truck than over any other highway in the nation" (LAT, 1949).

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\*Date: December 7, 2012 ■ Continuation □ Update

**\*B10. Significance:**

Bridges carrying San Fernando Road over waterways were also in need of repair or replacement. The 1924 collapse of a wooden trestle bridge spanning the Arroyo Seco at Avenue 26 brought bridge rehabilitation to the fore. The wooden bridges were too narrow to accommodate widening efforts and unable to handle the weight of heavy, modern vehicular traffic (LAT, 1924d). One of the bridges identified for replacement was the San Fernando Road Bridge over the Pacoima Wash, whose collapse had been prevented by the installation of temporary posts. The new bridge would be 100 feet long and 40 feet wide. It would be placed so that a dangerous curve in the road would be eliminated, resulting in one of the few modifications made to the original alignment of San Fernando Road in its history (LAT, 1924e). The new concrete bridge was designed by John A. Griffin, City of Los Angeles, and constructed by Hogan Construction Company at a cost of \$37,500 (Caltrans, 2003a; LAT, 1926a).

Heavy rains in February of 1926 damaged the wooden trestle bridge that carried San Fernando Road across Tujunga Wash (LAT, 1926b). The bridge was repaired, but severely damaged again later that year by flooding in April (LAT, 1926c). However, the wooden bridge would not be replaced with a concrete bridge until the 1930s. In 1934, the San Fernando Road over Tujunga Wash was identified as one of 16 bridge projects to be funded by the Public Works Administration (LAT, 1934a). In 1935, the State opened bidding for the construction of the new bridge spanning the wash (LAT, 1935a). State and federal funds in the amount of \$225,000 were granted for its construction (LAT, 1935b). A contract from the State Department of Public Works was awarded to Griffith Company of Los Angeles in the amount of \$91,119 for the construction of a bridge on San Fernando Road across Tujunga Wash (LAT, 1935c). Replacement of the old bridge with a new, wider concrete bridge removed the last bottleneck impeding traffic along the widened San Fernando Road (LAT, 1936).

The existing San Fernando Road Bridge over Verdugo Wash was constructed part of a U.S. Army Corps of Engineers flood control project in the 1930s. After a disastrous flood on New Year's Day in 1934 took the lives of 30 individuals and caused \$5 million in damages, the Los Angeles County Flood Control District appealed to the Civil Works Administration for aid in controlling the Verdugo Wash run-off (LAT, 1934b; 1934c). The project was approved in 1935. Six miles of the existing Verdugo Wash conduit would be widened from 43 to 85 feet through Glendale to the washes' discharge into the Los Angeles River, just west of San Fernando Road (LAT, 1935d). Fernando Road Bridge over Verdugo Wash was completed in 1939.

Improvements were again needed to keep pace with the post-World War II boom. Seven miles of San Fernando Road from the city limits of San Fernando to Hollywood Way in Burbank needed to be widened to accommodate all the trucks (LAT, 1949). To alleviate the effects of truck traffic through the small San Fernando business district in 1952, the city completed Truman Street, parallel to San Fernando Road, and instituted one-way traffic through the area (LAT, 1964). But by 1958 the problem had gotten so bad that the City of San Fernando threatened to ban truck traffic entirely if the State did not help (LAT, 1958). Burbank had faced the same problem in 1943 and had re-routed truck traffic around the downtown business district (LAT, 1943). Glendale reported in 1956 that "truck traffic now on San Fernando has reached a virtual saturation point" (LAT, 1956). As in 1905, a more permanent solution was needed to keep the traffic (and commodities) flowing.

The solution was on the way – the Golden State Freeway (Interstate 5 [I-5]). The freeway was first proposed in 1953 and would extend from the Mexican border to the Canadian border, supplanting San Fernando Road (U.S. Highway 99) as the major inland thoroughfare in the region. The final San Fernando Valley section was completed in 1963 and the heyday of San Fernando Road came to an end (LAT, 1963). The City of San Fernando gladly welcomed two-way traffic through the City's business district again (LAT, 1964).

Most of the bridges within the San Fernando Road alignment required alterations to accommodate the widened roadway. The San Fernando Road Bridge over Pacoima Wash was improved in 1940, with assistance from the Works Progress Administration (LAT, 1940). The 1913 San Fernando Road Bridge over Arroyo Seco was modified in the late 1930s or early 1940s during the channelization of the Arroyo Seco when one of the two arch spans was backfilled (Caltrans, 2003a; Strauss et al., 2003). The San Fernando Road Bridge over Tujunga Wash was improved in 1951, possibly as part of the Tujunga Wash flood control project (LAT, 1950). Only the bridge over Verdugo Wash has not been altered since its original construction in 1939 (Caltrans, 2011).

In the late 1960s, 1970s, and 1980s, stretches of San Fernando Road were popular for cruising and drag racing (LAT, 1969; 1982; Chawkins, 1987; Nielsen, 1985; Stein 1979). In 1991, the Burbank Media Center Mall opened, which cut San Fernando Road in half. It is no longer a straight shot from Los Angeles to the Newhall Pass. Today, the road is about 25 miles long and is lined with commercial and light industrial businesses. The Metrolink tracks (former Southern Pacific Railroad tracks) run parallel to the route for about 60 percent of its length. Motorists often use the road as an alternative route for I-5 during busy commuting hours. As San Fernando Road remains a major thoroughfare in Los Angeles County, it continues to undergo improvement and modifications (City of Glendale, 2011; DPW, 2009).

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\*Date: December 7, 2012 ■ Continuation □ Update

**\*B10. Significance:**

Evaluation

Resource P-19-188007 (San Fernando Road) is a historic-period road. As part of U.S. Highway 99, the roadway has been recognized historically significant and important to the development of the state (Assembly Concurrent Resolution No. 19, 1993). Research conducted as part of this assessment indicates that resource P-19-188007 (San Fernando Road) appears to be eligible for listing in the National Register and California Register at the state level. San Fernando Road was a major thoroughfare in southern California from at least the 1870s to 1963. Prior to the completion of I-5, the road was instrumental in the development of the City of Los Angeles and the San Fernando Valley, serving as a major transportation and trade route. Based on the 1993 resolution and the results of the archival research, San Fernando Road appears to be eligible for listing in the National Register and California Register under Criterion A/1 (associated with events that have made a significant contribution to the broad patterns of history) for its contribution to the development of the state of California, the City of Los Angeles, and the San Fernando Valley.

The resource does not appear to be eligible for listing in the National Register or California Register under Criteria B/2, C/3, or D/4. Research did not reveal that San Fernando Road is associated with any significant individuals. Therefore, this resource does not appear eligible for listing under Criterion B/2 as it is not associated with the lives of persons important in our past. The materials and construction style of this resource is consistent with typical construction of roadways, which consisted of asphaltic concrete. Therefore, this resource does not appear eligible for listing in the National Register or California Register under Criterion C/3 as it does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values. Nor does it appear to be eligible for listing in the National Register or California Register under Criterion D/4 as it is unlikely to yield information important in prehistory or history. For a resource to be considered eligible, it must maintain its integrity. The alignment of San Fernando Road has changed little in the past 90 years and, as such, the road maintains its integrity of location. In addition, the surrounding area has remained largely industrial/commercial and the road maintains its integrity of setting. Therefore, San Fernando Road appears to be eligible for the National Register and California Register under Criterion A/1 for its contribution to the development of California, the City of Los Angeles, and the San Fernando Valley. The period of significance for San Fernando Road has been defined as ca. 1924 to 1963, the date when initial steps were taken to widen and improve the road to its current condition to the date when I-5 was completed in the San Fernando Valley supplanting San Fernando Road as the major north-south thoroughfare.

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**L8a. Photograph, Map or Drawing:**



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Unpaved San Fernando Road in Burbank, 1905  
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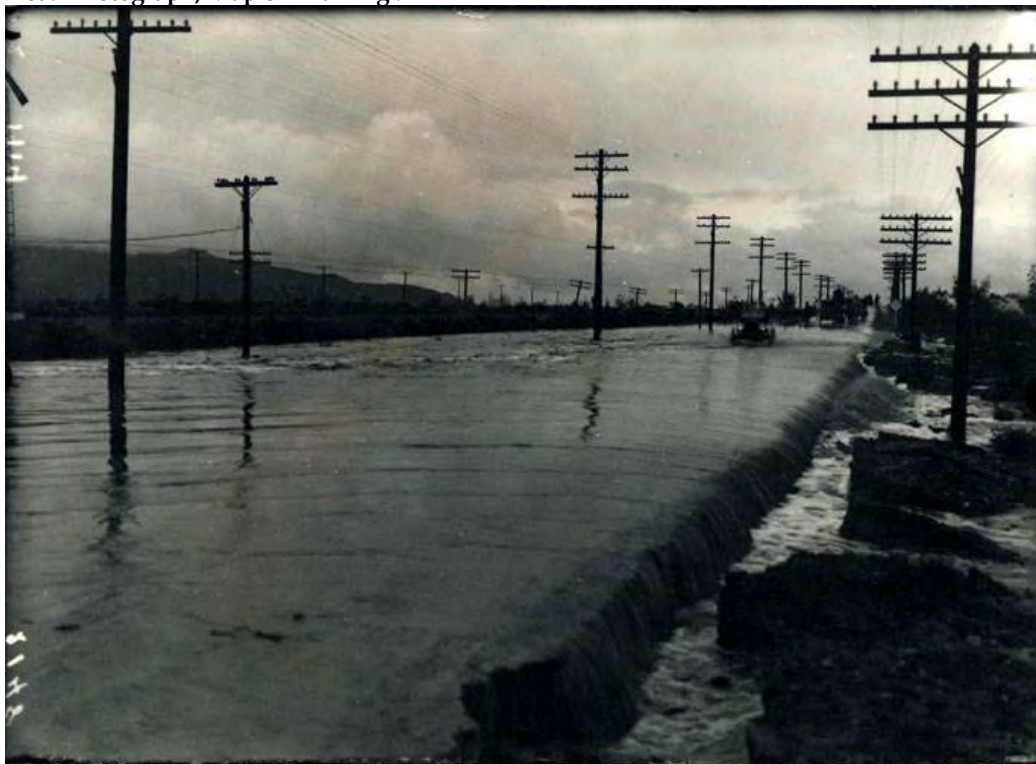
Gas line along San Fernando Road, 1910  
CSUN Oviatt Library Digital Collection - San Fernanro Valley History Digital Library



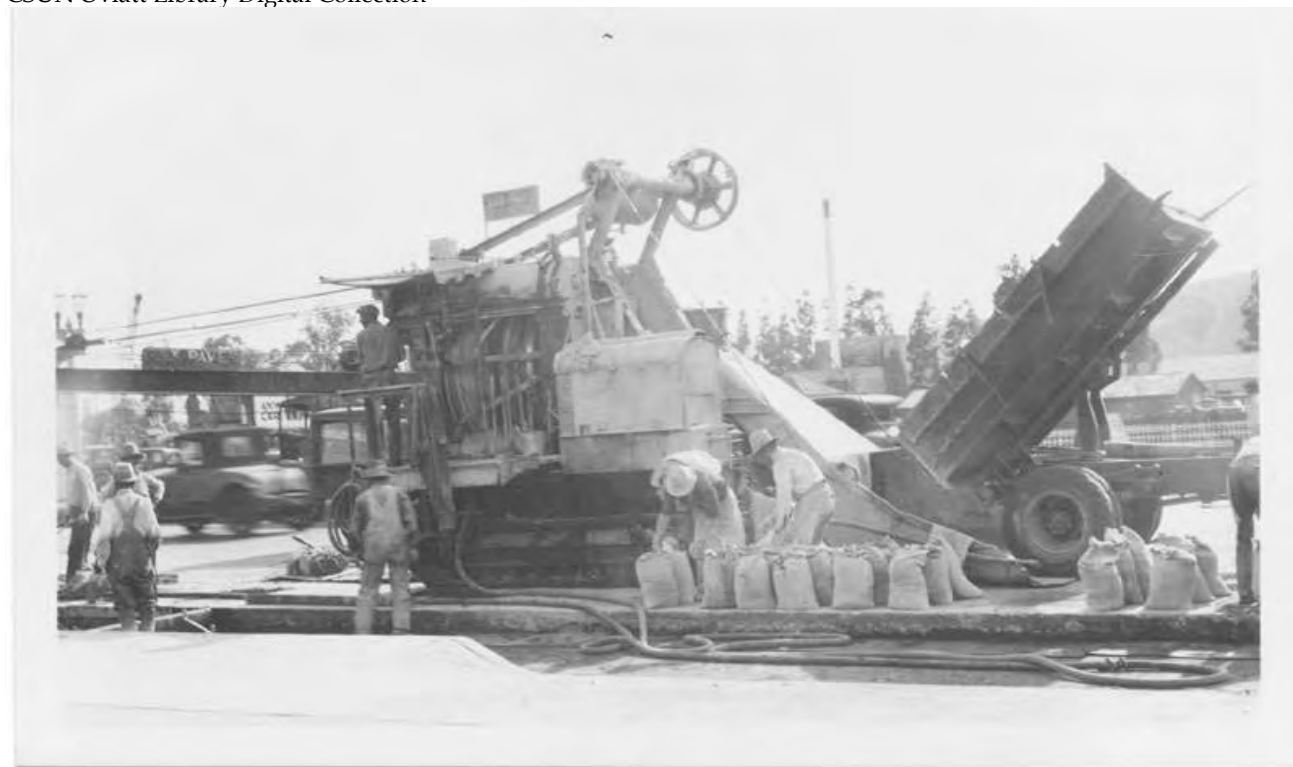
\*Recorded by: C. Ehringer

\*Date: December 7, 2012 ■ Continuation □ Update

L8a. Photograph, Map or Drawing:



San Fernando Road Flooded, 1914  
CSUN Oviatt Library Digital Collection



San Fernando Road Paving circa early 1920s  
CSUN Oviatt Library Digital Collection

\*Recorded by: C. Ehringer

\*Date: December 7, 2012 ■ Continuation □ Update

L8a. Photograph, Map or Drawing :



Digitally reproduced by the University of Southern California (Digital Archive), © 1999 Automobile Club of Southern California

San Fernando Road at Verdugo Wash, view to the north, 1938  
USC Digital Library - Automobile Club of Southern California Collection



Intersection of San Fernando Road and Broadway in Glendale, 1942  
CSUN Oviatt Library Digital Collection

Page 3

\*NRHP Status Code 3S

\*Resource Name or #:(Assigned by Recorder) San Fernando Road

Recorded By Amanda Yoder

Date: 8/27/2015

Continuation

Update

\*Resource Name or # (Assigned by recorder): Arminta Industrial District

D1. Historic Name: Unknown

D2. Common Name: Unknown

**\*D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district):

The Arminta Industrial District consists of the first legal parcel on the north and south sides of Arminta Street between its intersections with Van Nuys Boulevard and Willis Avenue in the city of Los Angeles. The potential district is comprised of industrial properties and is immediately surrounded by additional industrial development, which is concentrated along the Southern Pacific Railroad tracks. Low-density residential development and the commercial strip of Van Nuys Boulevard surround the potential district. The properties within the potential district are entirely occupied by industrial building. The majority of buildings date from the mid-1950s and are of simple, concrete block construction with flat roofs and minimal decoration, if any. Many are currently used for automobile repair or building supply manufacturing and distribution.

See attached continuation sheets for a list and map of all buildings within the district boundary. For additional descriptive information on the buildings, please see the attached DPR 523 A (Primary Record) forms. Primary Record forms were prepared for all properties within the district boundary.

**\*D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The Arminta Industrial District consists of the first legal parcel on the north and south sides of Arminta Street between its intersections with Van Nuys Boulevard and Willis Avenue in the city of Los Angeles.

**\*Boundary Justification:**

The district boundary is defined by the project's Area of Potential Effect. The area could be subject to full right-of-way acquisition to make way for a proposed maintenance yard for Alternative 4, Option C (Light Rail Train, Median Running/Underground) for the East San Fernando Valley Transit Corridor Project.

\*Resource Name or # (Assigned by recorder): Arminta Industrial District

\*D6. Significance: Theme Industrial Development

Area Los Angeles

Period of Significance 1887-1965

Applicable Criteria N/A

(Discuss district's importance in terms of its

Historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

### National Register of Historic Places Evaluation

#### Criterion A

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The context considered under Criterion A was Industrial Development.

Los Angeles was first established as a major center for manufacturing in the 1920s, when the efforts by civic boosters and the Los Angeles Chamber of Commerce began to attract manufacturers to the area. One of the first major companies to relocate its manufacturing base to Los Angeles was Goodyear Tires in 1919. The development of new technology, the introduction of new products and the increase in consumer demand during the 1920s economic boom in turn created a demand for new factories and manufacturing facilities. Though production slowed during the Great Depression, World War II reinvigorated the economy and many factories and manufacturing facilities were retooled to make products for defense industries. When World War II ended, the thousands of returning veterans, defense workers and their families created a huge demand for housing, material goods and services. As a result, Los Angeles production facilities were again expanded in order to meet those needs, primarily in the San Fernando Valley and near LAX; however, available land for industrial development was becoming more and more scarce. To solve this issue, the Industrial Association of the San Fernando Valley was formed, with the aim of rezoning farmland for industrial use. In the 1950s, they succeeded in rezoning over 7,000 acres along the Southern Pacific Railroad tracks through the Valley. The majority of industrial buildings from these time periods are generic, single-story workshops that allowed successive tenants to install their own equipment for their respective needs. Typically, these tenants had a tendency to group together and form "districts." In addition to increased consumer demand after World War II, the country was entering the Cold War. Governments were investing hundreds of millions of dollars into research, development and manufacturing new aircraft and aerospace technologies such as navigation, propulsion and missiles. The most significant postwar industrial development in the San Fernando Valley was in the aerospace and defense industries. The field was so prevalent that by the 1960s, it comprised more than half of the jobs in Los Angeles. The majority of these jobs were concentrated in the San Fernando Valley at firms such as Rocketdyne, Northrop Grumman and Lockheed Martin.

The potential district is an industrial area in the San Fernando Valley that is concentrated around the Southern Pacific Railroad track alignment. While it is now fully industrial, research indicates that the area was still being used as farm land as late as 1952. As a grouping of industrial buildings in the San Fernando Valley, the potential district appears to lack the characteristics that would raise it to the level of significance under the context of industrial development in Los Angeles. The area is not a distinct concentration of industrial buildings. Research did not reveal evidence of a planned industrial tract with specific industrial infrastructure or a cohesive grouping of uses, such as those seen surrounding downtown Los Angeles. Furthermore, the most significant areas of industry during the postwar period, especially in the San Fernando Valley, were the aerospace and defense industries in response to the Cold War. Research did not reveal any aerospace or defense uses for this area. Rather, this area appears to have developed shortly after the re-zoning efforts of the 1950s by individual owners for a wide variety of industrial activities, ranging from plastics manufacturing to warehouses for pool and catering supplies. As such, the potential district does not appear to be eligible under Criterion A.

#### Criterion B

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past.

Research was conducted on the area to determine whether any one person or entity might have owned or developed a large part of the properties within the district boundary as a potentially planned industrial tract. These efforts did not reveal any such person, and most of the lots within the area were typically purchased individually or in pairs by different property owners. As such, there does not appear to be a specific person with whom the entire potential district is strongly associated. While many persons were no doubt involved with the development of the businesses within the potential district, cumulative efforts such as these are typically best evaluated under Criterion A. While research did not reveal any such information, the potential significance of an individual person and their association with an individual property within the district boundary would not qualify the entire potential district as significant under Criterion B. Therefore, the potential district does not appear to be eligible for listing under Criterion B.

#### Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The potential district as a whole does not reflect a type, period or method of construction. Generally, the buildings within are typical examples of mid-twentieth century industrial buildings. There is nothing notable or unique about their design, and many have been heavily altered. The buildings are simple in design and constructed of common materials. As such, there is no reason to believe that they

are the work of a master, nor do they possess high artistic values. Cumulatively, they do not exhibit the distinguishing characteristics of a specific architectural style, method or period of construction, nor are they representative examples of key industrial design. Significant examples of industrial design before World War II would include examples of buildings that were configured to address certain needs, such as lighting, ventilation, fireproofing, or accommodating large-scale or oddly-shaped equipment. The majority of these design innovations took place prior to World War II and before the industrial properties in the potential district were constructed. After World War II, new industrial properties were being laid out in "industrial parks," which borrowed from postwar community planning techniques to create unified "campuses" with careful building orientation, automobile accommodation, landscaping and proximity to residential areas, such as the Atomics International headquarters in Canoga Park. Research revealed that the subject buildings were owned and developed by individual owners starting in the early 1950s as farmland was being re-zoned for industrial use. The large range in uses and building configurations in addition to the lack of unity does not indicate a formal plan.

The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. In the case of the potential district, the majority of the features within are not individually distinct but together they form a cohesive and distinguishable industrial area through their shared use. However, in order to be eligible for the National Register, a district must also be significant under another criterion in addition to being a distinguishable entity. The potential district does not appear to be eligible under any other criterion, and as such, it does not appear to be eligible under Criterion C.

#### Criterion D

Criterion D was not considered in this evaluation, because it generally applies to archeological resources.

#### Integrity

The Arminta Commercial District was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The potential district appears to retain its integrity of location and setting. The buildings within the district boundary have not been moved, and the area has been in continuous industrial use since the 1950s when it developed. The integrity of materials, design and workmanship have been cumulatively and negatively impacted by the introduction of new materials and major alterations to the primary elevations of many of the buildings within the potential district, such as the replacement of cladding, windows, doors, infill construction and the addition of security bars on doors and windows. The integrity of feeling has been diminished through the loss of materials, design and workmanship, though the sense of a twentieth century industrial area is still generally conveyed through its continued use. The integrity aspect of association does not apply, as there is no significant association to evaluate.

#### Summary

While the potential district may retain some aspects of integrity, it lacks historical and architectural significance for the above reasons and therefore does not appear to be eligible for listing in the National Register under any criterion.

#### California Register Historic District Evaluation

As the requirements for the California Register mirror those of the National Register, the potential district does not appear to be eligible for the California Register for the same reasons as above.

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#### **\*D7. References** (Give full citations including the names and addresses of any informants, where possible.):

---

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison."  
Office of Historic Preservation, California Department of Parks and Recreation. 2011.

"Historic Aerials." NETR Online. Various Dates. Accessed July 22, 2015. <http://www.historicaerials.com/>.

Los Angeles County Tax Assessor Map Books, various years.

LSA Associates, et. al. "Draft Historic Context Statement: SurveyLA Industrial Development," City of Los Angeles, Office of Historic Resources. August 2011.

Sanborn Fire Insurance Maps, various dates.

"How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. Revised 2002.

**CONTINUATION SHEET**

\*Resource Name or # (Assigned by recorder): Arminta Industrial District

\*D8. Evaluator: Amanda Yoder

Date: July 15, 2015

Affiliation and Address: GPA Consulting, 231 California Street, El Segundo, CA 90245

RECORDED RESOURCES WITHIN DISTRICT BOUNDARY		
#	Address	Year Built
1.	14515 Arminta St	1955
2.	14517 Arminta St	1957
3.	14521 Arminta St	1957
4.	14525 Arminta St	1956
5.	14528 Arminta St	1956
6.	14535 Arminta St	1955
7.	14541 Arminta St	1958
8.	14600 Arminta St	1956
9.	14601 Arminta St	1953
10.	14603 Arminta St	1956
11.	14611 Arminta St	1963
12.	14617 Arminta St	1955
13.	14620 Arminta St	1961
14.	14621 Arminta St	1953
15.	14631 Arminta St	1956
16.	14647 Arminta St	1961
17.	14649 Arminta St	1973
18.	14660 Arminta St	1960
19.	14701 Arminta St	1952
20.	14706 Arminta St	1975
21.	14710 Arminta St	1955
22.	14715 Arminta St	1955
23.	14716 Arminta St	1955
24.	14718 Arminta St	1955
25.	14720 Arminta St	1955
26.	14725 Arminta St	1955
27.	14730 Arminta St	1955
28.	14734 Arminta St	1956
29.	14736 Arminta St	1955
30.	14737 Arminta St	1955
31.	14740 Arminta St	1957
32.	14743 Arminta St	1955
33.	14744 Arminta St	1957
34.	14751 Arminta St	1956
35.	14752 Arminta St	1956
36.	14753 Arminta St	1955
37.	14756 Arminta St	1956

# CONTINUATION SHEET

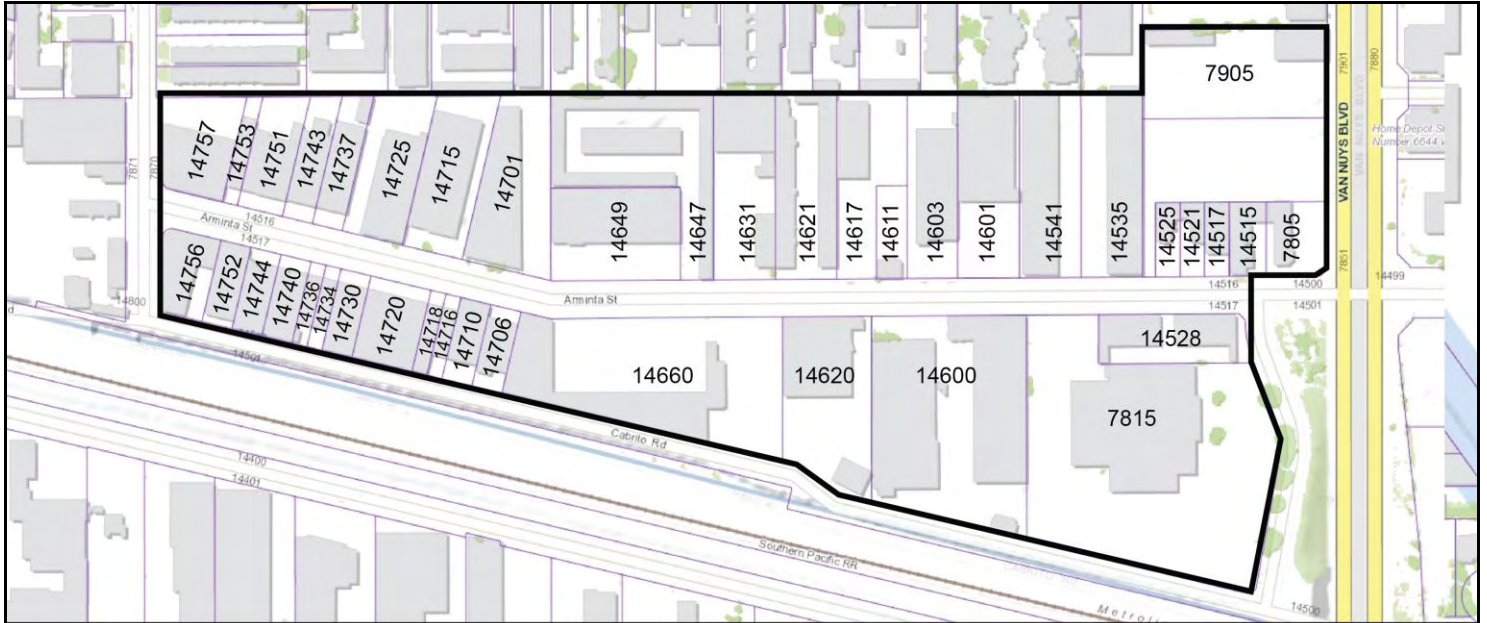
Trinomial

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder): Arminta Industrial District

RECORDED RESOURCES WITHIN DISTRICT BOUNDARY		
#	Address	Year Built
38.	14757 Arminta St	1960
39.	7815 Van Nuys Blvd	1955
40.	7855 Van Nuys Blvd	1955
41.	7905 Van Nuys Blvd	1953





District outlined in black. Base image courtesy of Los Angeles County Tax Assessor.

# LOCATION MAP

\*Resource Name or # (Assigned by recorder) Raymer Industrial District

\*Map Name: Van Nuys Quadrangle; 7.5 Minute Series

\*Scale: 1:24

\*Date of Map: 2015



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14515 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14515 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-010

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-010 includes a one-story automotive repair building. It is located on the north side of Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1951. It is L-shaped in plan with a flat roof and raised parapet. The exterior is clad in concrete block. The L-shape forms a service area at the east end of the property. Within the bay there are five automotive bays with tilt-up doors. The north and west elevations abut adjacent properties and are not fully visible. Based on what is visible of the west elevation, it is a solid concrete block wall. On the south elevation, there is a multi-light metal window that is obscured by metal security bars.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1951 Los Angeles County Tax Assessor

\*P7. Owner and Address:

ZSCHASCHEL FRANK J FRANK ZSCHASCHEL T  
20035 ROMAR ST CHATSWORTH CA 91311

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14517 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14517 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-009

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-009 includes a one-story industrial building. It is located on the north side of Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1957. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco and brick, and its primary elevation faces south towards Arminta Street. Its north, east and west elevations abut adjacent properties and are not fully visible.

On the south elevation, there are two fully-glazed metal doors and two multi-light metal windows sheltered under a shallow canopy. The building shares a parcel with a large asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1957 Los Angeles County Tax Assessor

\*P7. Owner and Address:

PRABHAKAR SUMAN K & MANJU  
8973 HANNA AVE WEST HILLS CA 91304

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14521 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14521 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-038

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-038 includes a one-story industrial building. It is located on the north side of Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1956. It is L-shaped in plan with a flat roof and raised parapet. The exterior is clad in concrete block, and its primary elevation faces south towards Arminta Street. Its north, east and west elevations abut adjacent properties and are not fully visible.

On the south elevation, there is a fully-glazed metal door with a transom and two sidelights sheltered under a shallow pent canopy. The building shares a parcel with a large concrete parking area to the south, and is enclosed by a concrete block and wrought iron wall.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1956 Los Angeles County Tax Assessor

\*P7. Owner and Address:

ARMINTA REMMET LLC  
14521 ARMINTA ST PANORAMA CITY CA 91402

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14525 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14525 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-034

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-034 includes a one-story industrial building. It is located on the north side of Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1956. It is L-shaped in plan with a flat roof and raised parapet. The exterior is clad in concrete block, and its primary elevation faces south towards Arminta Street. Its north, east and west elevations abut adjacent properties and are not fully visible.

On the south elevation, there is a fully-glazed metal door with a transom and two multi-light metal windows. The building shares a parcel with a large concrete parking area to the south, and is enclosed by a concrete block and wrought iron wall. On the portion of the east elevation that is visible, there is a multi-light metal window.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1956 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BUI TUONG NGUYEN HUONG T  
14525 ARMINTA ST VAN NUYS CA 91402

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14528 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14528 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-023-015

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-023-015 includes two one-story industrial buildings. The buildings are located on the southwest corner of Arminta Street and Van Nuys Boulevard.

The two buildings are nearly identical. They were constructed in 1955. They are rectangular in plan with flat roofs and raised parapets. The exteriors are clad in brick, and their primary elevations face north towards Arminta Street.

On the north elevations, there are five symmetrically-arranged single doors with metal security doors and rounded canvas awnings, and five groups of multi-light metal windows. On the east and west elevations, there are two multi-light metal windows. The south elevation is not clearly visible from the public right-of-way.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

ARMINTA MANAGEMENT GROUP LLC  
PO BOX 7036 VAN NUYS CA 91409

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14535 ARMINTA ST

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14535 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-043

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-042 includes a one-story industrial building. It is located on the north side of Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1956. It is rectangular in plan with a bow-truss roof and raised parapet. The exterior is clad in concrete block, and its primary elevation faces south towards Arminta Street. Its north elevation abuts an adjacent property and is not visible.

On the south elevation, there are three wood slab doors with sidelights that are obscured by metal security bars. Each of the doors is accessed by a set of concrete steps. On its east and west elevations, there are a number of single doors obscured by metal security bars and vehicular metal roll-up doors.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1958 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BALABAN MICHAEL P BALABAN MICHAEL  
243 REFUGIO RD SANTA YNEZ CA 93460

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**Page 1** \*Resource Name or # (Assigned by Recorder) 14541 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14541 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-042

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-042 includes a one-story industrial building. It is located on the north side of Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1956. It is rectangular in plan with a bow-truss roof and raised parapet. The exterior is clad in concrete block, and its primary elevation faces south towards Arminta Street. Its north and west elevations abut adjacent properties and are not visible.

On the south elevation, there are two single doors with transoms and multi-light sidelights obscured by metal security doors and two metal windows obscured by security bars. Each of the doors is accessed by a set of concrete steps. On its east elevation, there are a number of multi-light windows, single doors with transoms obscured by metal security doors, and vehicular metal roll-up doors.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/8/2015

**\*P6. Date Constructed/Age and**

Source:  Historic  Prehistoric  
 Both

1956 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

BALABAN MICHAEL P BALABAN MICHAEL  
243 REFUGIO RD SANTA YNEZ CA 93460

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe) \_\_\_\_\_

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14600 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14600 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-023-003

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-023-003 encompasses two large, one-story industrial buildings. The buildings are located on Arminta Street, east of its intersection with Willis Avenue.

The buildings were constructed in 1953. One is rectangular and one is L-shaped in in plan with flat roofs and raised parapets. The exteriors are clad in smooth stucco. The primary elevations face north towards Arminta Street.

On the north elevation of the more westerly building, there are two metal slab doors accessed by concrete steps with round metal handrails, multi-light windows that have been infilled, and a band of windows that appear to be casements. On the north elevation of the more easterly building, there is a recessed pair of fully-glazed metal doors with sidelights, applied signage, and several multi-light metal windows. On the west elevation of the east building, there are metal sliding windows sheltered by pent metal awnings. The remaining side elevations are not clearly visible from the public right of way. The rear of the property, a large asphalt lot, is enclosed by a chain link fence.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1953 Los Angeles County Tax Assessor

\*P7. Owner and Address:

1647 TRUMAN STREET LLC  
8127 SAN FERNANDO RD SUN VALLEY CA 9135

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14601 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14601 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-005

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-005 includes a one-story industrial building. It is located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1956. It is rectangular in plan with a flat roof and a raised parapet. The exterior is clad in stucco, and its primary elevation faces south towards Arminta Street. Its north, east and west elevations abut adjacent commercial properties and are not fully visible. The primary entrance is centered on the south elevation, and consists of a single fully-glazed metal door. The door and a multi-light metal window are both sheltered under a shallow canopy. On the remainder of the south elevation here are two vehicular bays with metal roll-up doors and a pair of multi-light metal windows.

The building shares a parcel with a large asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1956 Los Angeles County Tax Assessor

\*P7. Owner and Address:

CBP INDUSTRIAL  
2415 OCEAN FRONT WALK VENICE CA 90291

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14603 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14603 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-030

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-030 includes a one-story industrial building. It is located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1963. It is rectangular in plan with a flat roof and a raised parapet. The exterior is clad in brick, and its primary elevation faces south towards Arminta Street. Its north, east and west elevations abut adjacent properties and are not fully visible.

The primary entrance is centered on the south elevation, and consists of a single fully-glazed metal door with sidelights and a transom. The door is flanked on either side by two aluminum sliding windows. The door and the four windows are sheltered by a shallow pent roof clad in rolled asphalt. The pent roof is supported by a brick pier that is an extension of an integrated planter. Neon signage has been applied above the entrance. West of the entrance, there is a vehicular bay with a metal roll-up door.

The building shares a parcel with a large asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1963 Los Angeles County Tax Assessor

\*P7. Owner and Address:

JOYAL ANDRE & DAISY M JOYAL FAMILY TRUS  
16047 DEARBORN ST NORTH HILLS CA 91343

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14611 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14611 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-048

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-048 includes a one-story commercial building. It is located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1955. It is rectangular in plan with a pent roof. The roof is clad in rolled asphalt and has boxed, overhanging eaves. The exterior is clad in smooth stucco, and its primary elevation faces south towards Arminta Street. Its north elevation abuts an adjacent property and is not fully visible.

The primary entrance is approximately centered on the south elevation, and consists of a single wood door. To the west of the door there is a multi-light wood window, and to the east of the door is a wood screen that is currently covered by a panel of plywood. The primary elevation is partially obscured by vegetation, so there may be additional features that are not visible. On the east and west elevations, there are two multi-light wood windows. On the west elevation, the windows are sheltered by pent canvas awnings and on the east elevation they are obscured by metal security bars.

The building shares a parcel with an asphalt parking area to the north.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

CUEVAS FAMILY TRUST  
11504 ARMINTA ST NORTH HOLLYWOOD CA 91

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14617 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14617 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-049

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-049 includes a one-story industrial building. It is located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1961. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block, and its primary elevation faces south towards Arminta Street. The property is deeply set back on its lot and is not clearly visible from the public right-of-way and its north and west elevations abut adjacent properties and are not fully visible. Based on what is visible, there is a sliding metal door and glass block window on the primary elevation.

The building shares a parcel with an asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1961 Los Angeles County Tax Assessor

\*P7. Owner and Address:

MELIDEO MICHAEL MICHAEL MELIDEO TRUST  
14620 ARMINTA ST VAN NUYS CA 91402

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14620 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14620 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-023-002

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-023-002 includes a large, one-story industrial building. The building is located on Arminta Street, east of its intersection with Willis Avenue.

The building was constructed in 1952. It is L-shaped in plan with a flat roof and raised parapet. The exterior is clad in smooth stucco. The primary elevation faces north towards Arminta Street.

On the north elevation, there is a band of single-light fixed metal windows and applied signage. On the east elevation, there is a fully-glazed metal door with sidelights and sliding metal windows. The west elevation is a solid stucco wall. On the south elevation, there are three sliding metal windows, two metal roll-up doors and a single door. The rear of the property is enclosed by a chain link fence.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1953 Los Angeles County Tax Assessor

\*P7. Owner and Address:

MELIDEO MICHAEL MICHAEL MELIDEO TRUST  
14620 ARMINTA ST PANORAMA CITY CA 91402

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14621 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14621 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-035

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-035 includes two one-story industrial buildings. They are located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The buildings were constructed in 1956. They are nearly identical. They are rectangular in plan with flat roofs and raised parapets. The exteriors are clad in stucco and cut stone and the primary elevations face south towards Arminta Street. The north elevations abut adjacent properties and are not fully visible.

On the building on the east side of the parcel, the primary entrance is centered on the south elevation, and consists of a single wood door behind a metal security door. The entrance is flanked by two tripartite wood windows that are obscured behind metal security bars. On the southwest corner of the building, there is a prominent and distinctive neon blade sign that reads "PANORAMA GLASS." On the west elevation there are a number of single wood slab doors and windows obscured by metal security bars. The east elevation abuts an adjacent commercial property and is not fully visible.

The building on the west side of the parcel mirrors that on the east side, and they have all the same features; however, the western building does not have any distinctive signage.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1956 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

BALABAN MICHAEL P CO TR BALABAN FAMILY  
2727 MESA VERDE RD SANTA YNEZ CA 93460

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14631 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14631 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-054

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-054 includes a one-story industrial building. It is located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1961. It is rectangular in plan with a pent roof. The roof is clad in rolled asphalt and has boxed, overhanging eaves. The exterior is clad in smooth stucco and tile, and its primary elevation faces south towards Arminta Street. Its north and east elevations abut adjacent properties and are not fully visible.

The primary entrance is centered on the south elevation, and consists of a pair of fully-glazed metal doors with sidelights within a tiled surround. On the east and west elevations, there are two multi-light wood windows. On the west elevation, there are three vehicular bays with metal roll-up doors.

The building shares a parcel with an asphalt parking area to the west and a rectangular garage structure to the north.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1961 Los Angeles County Tax Assessor

\*P7. Owner and Address:

14631 41 ARMENTA STREET LLC  
PO BOX 261338 ENCINO CA 91426

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14647 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14647 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-001

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-001 includes two one-story industrial buildings. They are located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The buildings were constructed in 1973. The two buildings are located on a flagpole parcel. One building is long and narrow and runs along the perimeter of the lot, while the other rectangular building is centered on the "flag" portion of the parcel. Because of the shape of the parcel, the majority of the property is not visible from the public right-of-way. Based on what is visible, the buildings are clad in split-face concrete block and vertical siding. It is covered by a flat roof with a standing seam mansard parapet.

On the south elevation of the irregularly-shaped building, there is a large window obscured by metal security bars. On the visible portion of its west elevation, there is a pair of fully-glazed metal doors, a single fully-glazed metal door and a single-light fixed metal window. This portion of the building serves as an office for a self-storage facility. The remainder of the buildings are clad in corrugated metal with corrugated metal roofs and roll-up metal doors for each unit.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, Google Maps, 6/3/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1973 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

CROWN COMMERCIAL PROPERTIES LLC  
14660 ARMINTA ST VAN NUYS CA 91402

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14649 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14649 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-047

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-047 includes a one-story industrial building. It is located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1960. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block, and its primary elevation faces south towards Arminta Street. Its north elevation abuts an adjacent commercial property and is not visible.

On the south elevation, there are a number of single doors behind metal security doors, as well as vehicular bays with metal tilt-up doors. The east and west elevations are solid walls.

The building shares a parcel with an asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1960 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BALABAN MICHAEL P M AND E BALABAN TRUS  
243 REFUGIO RD SANTA YNEZ CA 93460

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14660 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14660 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-015

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-015 includes a large, one-story industrial building. The building is located on Arminta Street, east of its intersection with Willis Avenue.

The building was constructed in 1952. It is irregular in plan with a bow truss roof and raised parapet. The building is of brick construction. The primary elevation faces north towards Arminta Street.

On the north and south elevations there are several vinyl windows behind metal security bars and metal roll-up windows. At the west end of the property, there is a large asphalt lot enclosed by a metal fence and gate.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1952 Los Angeles County Tax Assessor

\*P7. Owner and Address:

CROWN COMMERCIAL PROPERTIES LLC  
14647 ARMINTA ST VAN NUYS CA 91402

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14701 ARMINTA ST

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14701 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-014

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-014 includes a one-story industrial building. It is located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1975. It is trapezoidal in plan with a flat roof and raised parapet. The exterior is clad in concrete block, and its primary elevation faces south towards Arminta Street. Its north elevation abuts an adjacent commercial property and is not visible.

The primary entrance is located at the east end of the south elevation and consists of a single fully-glazed metal door surrounded by fixed metal windows. West of the primary entrance, there is a pair of metal slab doors. On the south elevation, there are a number of single doors behind metal security doors, as well as vehicular bays with metal tilt-up doors. On the east elevation, there are a number of fully-glazed doors with transoms and sidelights, as well as vehicular bays with metal roll-up windows. The west elevation is a solid wall.

The building shares a parcel with an asphalt parking area to the east.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, Google Maps, 6/3/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1975 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

ARMINTA INDUSTRIAL CENTER LLC  
14701 ARMINTA ST SUITEK PANORAMA CITY C

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14706 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14706 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-021

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-021 includes a one-story industrial building. The building is located on Arminta Street, east of its intersection with Willis Avenue.

The building was constructed in 1955. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block. The primary elevation faces north towards Arminta Street. The east and west elevations abut adjacent properties and are not fully visible.

On the north elevation there are two single doors, obscured by metal security doors, two multi-light wood windows with metal security bars and integrated brick planters. The south elevation and rear of the property is enclosed by a metal gate.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

PALMA VILMA  
21629 DEPUTY JAKE DR SANTA CLARITA CA 91

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14710 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14710 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-016

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-016 encompasses a one-story industrial building. The building is located on Arminta Street, east of its intersection with Willis Avenue.

The building was constructed in 1955. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block. The primary elevation faces north towards Arminta Street. The east and west elevations abut adjacent properties and are not fully visible.

On the north elevation there are two single doors, one of which is obscured by a metal security door, and two multi-light wood windows with metal security bars. There are two metal roll-up doors on the south elevation. The rear of the property is enclosed by a chain link fence.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SARKISSIAN RAFFI  
17626 GLEDHILL ST NORTHRIDGE CA 91325

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14715 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14715 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-013

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-013 includes a one-story industrial building. It is located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1955. It is rectangular in plan with a bow truss roof and raised parapet. The exterior is clad in brick, and its primary elevation faces south towards Arminta Street. Its north and west elevations abut adjacent commercial properties and are not visible.

The primary elevation is obscured by vegetation and a wrought iron and sheet metal fence. Based on what is visible, there are windows obscured by metal security bars and what appears to be a metal slab door sheltered under a shallow canopy. West of the canopy, there is a vehicular metal roll-up door. On the east elevation, there are windows obscured by metal security bars.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

NAHMIAS JEANNOT JEANNOT NAHMIAS TRUS  
14725 ARMINTA ST VAN NUYS CA 91402

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14716 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14716 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-022

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-022 encompasses a one-story industrial building. The building is located on Arminta Street, east of its intersection with Willis Avenue.

The building was constructed in 1955. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block and brick. The primary elevation faces north towards Arminta Street. The east and west elevations abut adjacent properties and are not visible.

On the north elevation there is a single door obscured by a metal security door, and an integrated brick planter. On the south elevation, there is a metal slab door and a roll-up metal door. The rear of the property is enclosed by a chain link fence.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BERNITA M ROTH LISBERGER TRUST A AND B  
16859 SEPTO ST NORTH HILLS CA 91343

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14718 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14718 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-023

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-023 encompasses a one-story industrial building. The building is located on Arminta Street, east of its intersection with Willis Avenue.

The building was constructed in 1955. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block and brick. The primary elevation faces north towards Arminta Street. The east and west elevations abut adjacent properties and are not visible.

On the north elevation there is a single door obscured by a metal security door, and an integrated brick planter. On the south elevation, there is a two-story addition clad in concrete block. On the ground floor of the south elevation, there is a metal slab door and a metal roll-up door; on the second floor, there is a sliding aluminum window and a smaller metal roll-up door.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BERNITA M ROTH LISBERGER TRUST A AND B  
16859 SEPTO ST NORTH HILLS CA 91343

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14720 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14720 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-017

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-017 encompasses four one-story industrial buildings that have been remodeled into one property. The buildings are located on Arminta Street, east of its intersection with Willis Avenue.

The buildings were constructed in 1955. They are rectangular in plan with flat roofs and raised parapets. The exteriors are clad in concrete block and brick. The primary elevations face north towards Arminta Street. The east and west elevations abut each other, or adjacent properties, and are not visible.

On the north elevation, there are two fully-glazed doors with sidelights, two single doors obscured by metal security doors, four sliding aluminum windows and integrated brick planters. The south elevation of the buildings is clad in corrugated metal and concrete block, with roll-up metal doors.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BERNITA M ROTH LISBERGER TRUST A AND B  
16859 SEPTO ST NORTH HILLS CA 91343

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14725 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14725 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-012

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-012 includes a one-story industrial building. It is located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1955. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block and its primary elevation faces south towards Arminta Street. Its north and east elevations abut adjacent commercial properties and are not visible.

The primary entrance is centered on the south elevation. It consists of a wood slab door within a recessed entryway that is enclosed by a wrought iron gate. The entry is sheltered by a shallow canopy. On either side of the entry, there is an integrated concrete block planter and two tripartite wood windows that appear to consist of a single fixed window flanked by a single-light wood casement. Signage has been applied above the entrance. On the east elevation, there are a number of single slab doors, tripartite windows and vehicular bays with metal roll-up windows.

The building shares a parcel with an asphalt parking area to the north.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:  
NAHMIAS LEON  
14725 ARMINTA ST VAN NUYS CA 91402

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14730 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14730 ARMINTA ST City: Los Angeles Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-018

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-018 includes a one-story industrial building. The building is located on Arminta Street, east of its intersection with Willis Avenue.

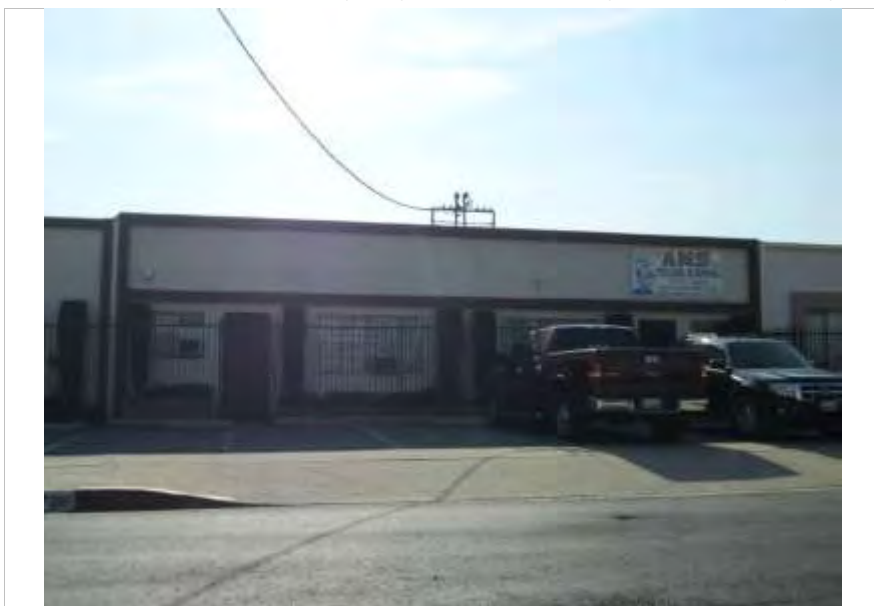
The building was constructed in 1956. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces north towards Arminta Street. The east and west elevations abut adjacent properties and are not visible.

On the north elevation, there are two wood slab doors and four multi-light metal windows, as well as three integrated brick planters. On the south elevation, which is clad in concrete block and there is a multi-light metal window opening and a metal roll-up door.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1956 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BERNITA M ROTH LISBERGER TRUST A AND B  
16859 SEPTO ST NORTH HILLS CA 91343

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14734 ARMINTA ST

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14734 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-028

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-028 includes a one-story industrial building. The building is located on Arminta Street, east of its intersection with Willis Avenue.

The building was constructed in 1955. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces north towards Arminta Street. The east and west elevations abut adjacent properties and are not visible.

There is an entry near the center of the north elevation that consists of a single wood-paneled door with a transom within a brick surround. East of the entrance, there is a paired jalousie window within a brick surround. The primary elevation is enclosed by a wrought iron fence and gate. The south elevation is not clearly visible from the public right-of-way; it is enclosed by a chain link fence.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



P5b. Description of Photo:

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:  
ANDERSON LANCE L & JEAN  
5805 RAMIREZ CANYON RD MALIBU CA 90265

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14736 ARMINTA ST

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14736 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-024

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-024 includes a one-story industrial building. The building is located on Arminta Street, east of its intersection with Willis Avenue.

The building was constructed in 1955. It is rectangular in plan with a flat roof and raised parapet. It is of brick construction. Its primary elevation faces north towards Arminta Street. The east and west elevations abut adjacent properties and are not visible.

There is an entry near the center of the north elevation that consists of a single wood-paneled door with a transom, sheltered by a narrow canopy. The entrance is flanked by two integrated planters. The south elevation is not clearly visible from the public right-of-way; it is enclosed by a chain link fence.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SPENCER CHRISTOPHER J  
5384 KAZUKO CT A MOORPARK CA 93021

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14737 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14737 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-040

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-040 includes a one-story industrial building. It is located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1957. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in brick and concrete block and its primary elevation faces south towards Arminta Street. Its north and east elevations abut adjacent properties and are not visible.

On the south elevation, there are two wood slab doors with transoms sheltered by a shallow pent roof clad in composition shingle. The roof is supported by simple wood brackets. On either side of the doors, there is a multi-light metal window. Within a concrete block surround. Signage has been applied above the doors. The east elevation is a solid wall.

The building shares a parcel with a small asphalt parking area to the south, which is enclosed by a wrought iron fence and gate.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1957 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BROWN EWING M & JEANNE D BROWN TRUST  
13550 ADDISON ST SHERMAN OAKS CA 91423

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14740 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14740 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-019

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-019 includes a one-story industrial building. The building is located on Arminta Street, east of its intersection with Willis Avenue.

The building was constructed in 1955. It is rectangular in plan with a flat roof and raised parapet. It is clad in textured stucco. Its primary elevation faces north towards Arminta Street. The east and west elevations abut adjacent properties and are not visible.

On the north elevation, there is a centered entry. The entry is obscured by a metal security door. The entrance is flanked by two integrated brick planters, and sheltered by a shallow canopy. On the south elevation, which is clad in concrete block, there are two metal roll-up doors.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

NAHABEDIAN VAHE NAHABEDIAN SAHAG  
14740 ARMINTA ST VAN NUYS CA 91402

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**Page 1** \*Resource Name or # (Assigned by Recorder) 14743 ARMINTA ST

**P1. Other Identifier:** 14745 ARMINTA ST

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 14743 ARMINTA ST City: Los Angeles Zip 91402

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-039

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

Los Angeles County Assessor's parcel number 2210-021-039 includes a one-story industrial building. It is located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1957. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in brick and concrete block and its primary elevation faces south towards Arminta Street. Its north, east and west elevations abut adjacent properties and are not visible.

On the south elevation, there are two wood slab doors and two multi-light metal windows behind metal security bars. Centered between the doors, there is a metal flagpole. Within a concrete block surround. Signage has been applied above the doors.

The building shares a parcel with a small asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1957 Los Angeles County Tax Assessor

\*P7. Owner and Address:

NAOMI MANAGEMENT LLC  
16730 SCHOENBORN ST NORTH HILLS CA 913

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14744 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14744 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-038

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-038 includes a one-story industrial building. The building is located on Arminta Street, east of its intersection with Willis Avenue.

The building was constructed in 1956. It is rectangular in plan with a flat roof and raised parapet. It is clad in textured stucco. Its primary elevation faces north towards Arminta Street. The east and west elevations abut adjacent properties and are not visible.

On the north elevation, there is a centered entry. The entry is obscured by a metal security door and arranged within a brick surround. The entrance is flanked by two integrated brick planters, and signage has been applied above the doors. The south elevation is obscured by a large metal security gate.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1956 Los Angeles County Tax Assessor

\*P7. Owner and Address:

NAHABEDIAN VAHE & SAHAG  
14744 ARMINTA ST VAN NUYS CA 91402

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14751 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14751 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-030

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-030 includes a one-story industrial building. It is located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1956. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in tile and concrete block and its primary elevation faces south towards Arminta Street. Its north, east and west elevations abut adjacent properties and are not visible.

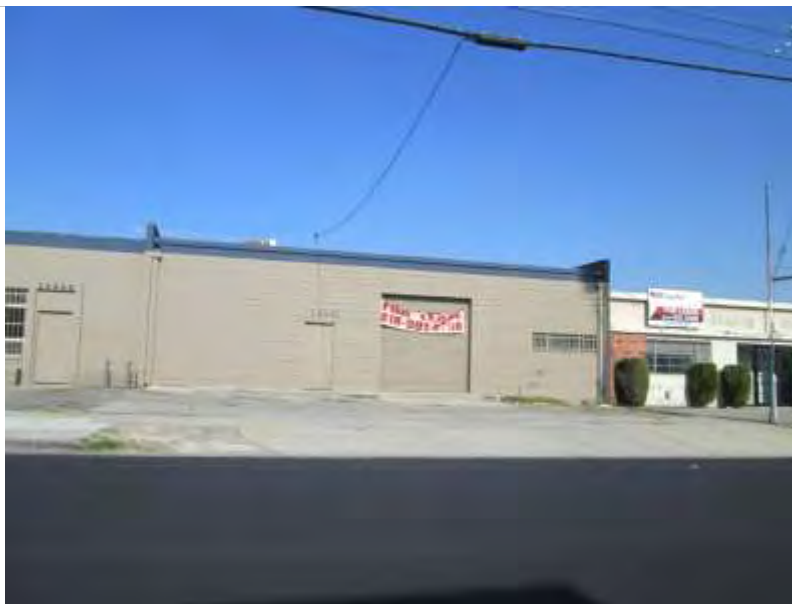
On the south elevation, there are two wood slab doors, two windows that are obscured behind metal security bars, and a vehicular bay with a metal roll-up door.

The building shares a parcel with a small asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1956 Los Angeles County Tax Assessor

\*P7. Owner and Address:

MICROMET CORPORATION  
16115 WYANDOTTE ST VAN NUYS CA 91406

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14752 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14752 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-026

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-026 includes a one-story industrial building. The building is located on Arminta Street, east of its intersection with Willis Avenue.

The building was constructed in 1955. It is generally rectangular in plan with a flat roof and raised parapet. It is of brick construction. Its primary elevation faces north towards Arminta Street. The east and west elevations abut adjacent properties and are not visible.

On the north elevation, there is a storefront with three fully-glazed metal doors with transoms, single-light metal display windows, clerestory windows, and a brick bulkhead. The storefront is sheltered behind metal security bars. The south elevation is clad in corrugated and sheet metal with paired metal doors. The rear of the property is enclosed by a chain link fence and wrought iron gate.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

MKRTCHYAN JACKLIN T MKRTCHYAN GEVORK  
17210 SUNBURST ST NORTHRIDGE CA 91325

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14753 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14753 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-010

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-010 includes a one-story industrial building. It is located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1956. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in tile and concrete block and its primary elevation faces south towards Arminta Street. Its north, east and west elevations abut adjacent properties and are not visible.

On the south elevation, there is a wood slab door and a vehicular bay with a metal roll-up door.

The building shares a parcel with a small asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1956 Los Angeles County Tax Assessor

\*P7. Owner and Address:

MICROMET CORPORATION  
16115 WYANDOTTE ST VAN NUYS CA 91406

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14756 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14756 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-020

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-020 includes a one-story industrial building. The building is located on the southeast corner of Arminta Street and Willis Avenue.

The building was constructed in 1955. It is generally L-shaped in plan with a flat roof and raised parapet. It is of brick construction. Its primary elevation faces north towards Arminta Street. The east elevation abuts an adjacent property and is not visible.

On the north elevation, there are three single doors behind metal security doors, six multi-light wood windows behind metal security bars and a metal roll-up door. On the chamfered northwest corner of the building, there is a single door behind a metal security door and two multi-light wood windows behind metal security bars. On the west elevation, there are five wood slab doors, some of which are sheltered by metal security doors, nine multi-light wood windows and a metal roll-up door. There are two multi-light wood windows behind metal security bars on the south elevation. The L-shape of the building creates a loading area at the rear of the property that is enclosed with chain link fence. Within the loading area, there are five metal roll-up doors, as well as multi-light wood windows and a single door.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

MILLS GARY SHAFER BARRY & GINA  
12752 CUMPSTON ST VALLEY VILLAGE CA 916

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14757 ARMINTA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14757 ARMINTA ST City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-021-009

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-021-009 includes a one-story industrial building. It is located on Arminta Street, west of its intersection with Van Nuys Boulevard.

The building was constructed in 1960. It is rectangular in plan, the southwest corner of which is rounded, with a flat roof and raised parapet. The exterior is clad in brick and its primary elevation faces south towards Arminta Street. Its north and east elevations abut adjacent properties and are not visible.

The primary entrance is located on the west end of the south elevation. It is recessed within an entryway that is obscured by metal security bars. On either side of the entrance, there is a ribbon of multi-light metal windows behind metal security screens. On the west elevation, there are three windows behind security screens, and a single wood slab door sheltered by a shallow canopy. On the north elevation, there are six windows with metal security screens and two boarded-up door openings.

The building shares a parcel with a small asphalt parking area to the north.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1960 Los Angeles County Tax Assessor

\*P7. Owner and Address:

NAOMI MANAGEMENT LLC  
16730 SCHOENBORN ST NORTH HILLS CA 913

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 7815 VAN NUYS BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 7815 VAN NUYS BLVD City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-023-018

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-023-018 includes a large, two-story industrial building. The building is located on the southwest corner of Arminta Street and Van Nuys Boulevard.

The building was constructed in 1955. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in smooth stucco. The primary elevation faces east towards Van Nuys Boulevard.

On the west elevation, there are two fully-glazed automatic doors sheltered by a projecting porch. The porch is supported by square piers and covered by a hipped roof clad in composition shingles. On the east elevation, there is a fully-glazed metal door with sidelights and sliding metal windows. On the rear (west) elevation, there is a gabled addition; otherwise, the side and rear elevations are not clearly visible from the public right-of-way.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking W, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

5M ARMINTA LLC PATRICIA CORP  
14540 ARMINTA ST VAN NUYS CA 91402

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report. July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 7855 VAN NUYS BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 7855 VAN NUYS BLVD City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-011

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-011 includes a one-story automotive service building. It is located on the northwest corner of Van Nuys Boulevard and Arminta Street.

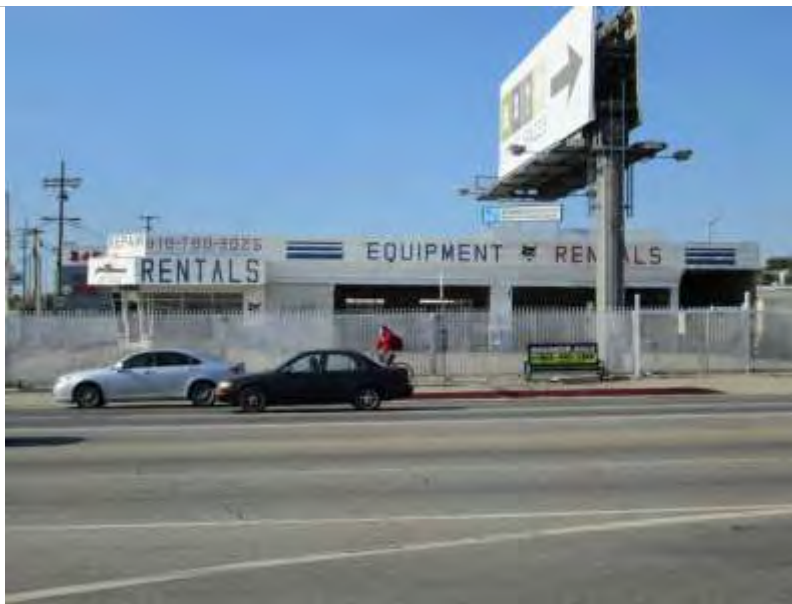
The building was constructed in 1955. It is generally rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco, and its primary elevation faces east towards Van Nuys Boulevard. Its west elevation abuts an adjacent property and is not fully visible.

On the east elevation, there are three vehicular bays enclosed by metal gates and a sliding vinyl window. The primary entrance is on the southeast corner of the building and consists of a fully-glazed metal door with slanted fixed metal display windows and a stucco bulkhead. On the south elevation, there are two multi-light hopper windows. The north elevation is a solid stucco wall. The building shares a parcel with a large asphalt parking area to the east.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking W, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

AZAMI AHARON & GRACIA  
16020 VALLEY VISTA BLVD ENCINO CA 91436

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 7905 VAN NUYS BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 7905 VAN NUYS BLVD City: Los Angeles Zip 91402  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-022-059

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-022-059 includes a two-story commercial building. It is located on the northwest corner of Van Nuys Boulevard and Arminta Street.

The building was constructed in 1953. It is rectangular in plan with a flat roof and an ornamental, raised parapet. The exterior is clad in stucco, and its primary elevation faces east towards Van Nuys Boulevard. Its west elevation abuts an adjacent property and is not fully visible.

On the ground floor of the east elevation, there are three flush storefronts that consist of a fully-galvanized metal door with a transom, fixed metal display windows and a brick or stucco bulkhead. Near the center of the ground floor there is a single door obscured by a metal security door that likely provides access to the second story. On the second story, there are six sliding vinyl windows and two single-hung vinyl windows. Each window has false muntins and is sheltered by a rounded canvas awning.

On the ground floor of the south elevation, there are three large multi-light windows. The second floor is shallower than the ground floor, creating an outdoor deck area that is enclosed by a metal railing. On the second floor of the south elevation there are two sliding vinyl windows. The north elevation is a solid stucco wall.

The building shares a parcel with a large asphalt parking area to the south, and a rectangular garage structure to the west.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking W, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1953 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SPACE HOLDINGS LLC  
18653 VENTURA BLVD #600 TARZANA CA 9135

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

D1. Historic Name: Unknown

D2. Common Name: Unknown

**\*D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district):

The Bessemer and Oxnard Industrial District is roughly bounded by Calvert Street to the north, Vesper Avenue to the east, Oxnard Street to the south, and Kester Avenue to the west in the city of Los Angeles. The district is comprised of industrial properties. The district is immediately surrounded by additional industrial development, which is concentrated along the former Southern Pacific Railroad tracks (within the district area, this alignment has been converted for use as the Orange Line Busway and Bike Path). Low-density residential areas surround the industrial zones.

The properties within the district are entirely industrial, save for one multi-family residential property. The majority of buildings within the district date from the 1950s and 1960s and are of simple, concrete block construction with flat roofs and minimal decoration, if any. Many are currently used for automobile repair or building supply manufacturing and distribution.

See attached continuation sheets for a list and map of all buildings within the district boundary. For additional descriptive information on the buildings, please see the attached DPR 523 A (Primary Record) forms. Primary Record forms were prepared for all resources within the district boundary.

Three of the buildings within the district area were also evaluated individually. Please refer to the individual DPR Form Set for each of the following for additional information:

- 6000 Kester Avenue
- 14601 Aetna Street
- 6103 Cedros Avenue

**\*D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The district is generally bounded by Calvert Street to the north, Vesper Avenue to the east, Oxnard Street to the South and Kester Avenue to the west.

**\*Boundary Justification:**

The district boundary is defined by the project's Area of Potential Effect. The district area could be subject to full right-of-way acquisition to make way for a proposed maintenance yard for Alternative 4, Option A (Light Rail Train, Median Running/Underground) for the East San Fernando Valley Transit Corridor Project.

\*D6. Significance: Theme Industrial Development Area Los Angeles  
Period of Significance 1887-1965 Applicable Criteria N/A (Discuss district's importance in terms of its  
Historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

### National Register of Historic Places Evaluation

#### Criterion A

To be eligible for Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The context considered under Criterion A was Industrial Development.

The district is an industrial area in the San Fernando Valley that is concentrated around the former Southern Pacific railroad tracks (this segment of that alignment is now used for the Orange Line Busway and Bike Path). While the subject area is now fully zoned for industrial use, historic maps indicate that it had a combination of varied uses since the 1920s, including industrial, residential and even agricultural, and that it did not fully develop into its current configuration until after World War II, as demand for industrial properties would have increased. Historic uses include a milk farm, wood working and clothing manufacturing.

Los Angeles was first established as a major center for manufacturing in the 1920s, when the efforts by civic boosters and the Los Angeles Chamber of Commerce began to attract manufacturers to the area. One of the first major companies to relocate its manufacturing base to Los Angeles was Goodyear Tires in 1919. New technology, the introduction of new products and the increase in consumer demand during the 1920s economic boom in turn created a demand for new factories and manufacturing facilities. When World War II ended, the thousands of returning veterans, defense workers and their families created a huge demand for housing, material goods and services. As a result, Los Angeles production facilities were again expanded in order to meet those needs, primarily in the San Fernando Valley and near LAX; however, available land for industrial development was becoming more and more scarce. To solve this issue, the Industrial Association of the San Fernando Valley was formed, with the aim of rezoning farmland for industrial use. In the 1950s, they succeeded in rezoning over 7,000 acres along the Southern Pacific Railroad tracks through the Valley. The majority of industrial buildings from these time periods are generic, single-story workshops that allowed successive tenants to install their own equipment for their respective needs. Typically, these tenants had a tendency to group together and form "districts." One such example is the Garment District in downtown Los Angeles.

In addition to increased consumer demand after World War II, the country was entering the Cold War. Governments were investing hundreds of millions of dollars into research, development and manufacture of new aircraft and aerospace technologies such as navigation, propulsion and missiles. The most significant postwar industrial development in the San Fernando Valley was in the aerospace and defense industries. The field was so prevalent that by the 1960s, it comprised more than half of the jobs in Los Angeles. The majority of these jobs were concentrated in the San Fernando Valley at firms such as Rocketdyne, Northrop Grumman and Lockheed Martin.

As a grouping of industrial buildings in the San Fernando Valley, the subject area appears to lack the characteristics that would raise it to the level of significance under the context of industrial development in Los Angeles. The area is not a distinct concentration of industrial buildings—research indicates that it developed piecemeal over the years, with newer development replacing many existing buildings by the late 1960s and early 1970s. Research did not reveal evidence of a planned industrial tract with specific industrial infrastructure or a cohesive grouping of uses, such as those seen surrounding downtown Los Angeles. Furthermore, the most significant areas of industry during the post-war period, especially in the San Fernando Valley, were the aerospace and defense industries in response to the Cold War. Research did not reveal any aerospace or defense uses for this area. Rather, this area appears to have developed over time with varied industrial uses by individual manufacturers or business owners who were merely taking advantage of its proximity to the existing railroad tracks. As such, the district area does not appear to be eligible under Criterion A.

#### Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past.

Research was conducted on the area to determine whether any one person or entity might have owned or developed a large part of the properties within the district as a potentially planned industrial tract. These efforts did not reveal any such person, and most of the lots within the district were typically purchased individually or small groupings by different property owners. As such, there does not appear to be a specific person with whom the entire district is strongly associated. While many persons were no doubt involved with the development of the businesses within the district, cumulative efforts such as these are typically best evaluated under Criterion A. While research did not reveal any such information, the potential significance of an individual person and their association with an individual property within the district would not qualify the entire district as significant under Criterion B. Therefore, the district does not appear to be eligible for listing under Criterion B.

#### Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The district as a whole does not reflect a type, period or method of construction. Generally, the buildings within are typical examples of mid-twentieth century industrial buildings. There is nothing notable or unique about their design, and many have been heavily altered. The buildings are simple in design and constructed of common materials. As such, there is no reason to believe that they are the work of a master, nor do they possess high artistic values. Cumulatively, they do not exhibit the distinguishing characteristics of a specific architectural style, method or period of construction, nor are they representative examples of key industrial design. Significant examples of industrial design before World War II would include examples of buildings that were configured to address certain needs, such as lighting, ventilation, fireproofing, or accommodating large-scale or oddly-shaped equipment. The majority of these design innovations took place prior to World War II, and before much of the district area was constructed. After World War II, new industrial properties were being laid out in "industrial parks," which borrowed from post-war community planning techniques to create a unified "campuses" with careful building orientation, automobile accommodation, landscaping and proximity to residential areas, such as the Atomics International headquarters in Canoga Park. Research revealed that the buildings were owned and developed by individual owners at different dates beginning as early as the 1920s, while the majority of the properties were developed after the war between the late 1940s and 1960s. The large range in build dates and lack of unity does not indicate a formal plan.

The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. In the case of the subject area, the majority of the features within are not individually distinct but together they form a cohesive and distinguishable industrial area through their shared use. However, in order to be eligible for the National Register, a district must also be significant under another criterion in addition to being a distinguishable entity. The district does not appear to be eligible under any other criterion, and as such, the district does not appear to be eligible under Criterion C.

#### Criterion D

Criterion D was not considered in the district evaluation, because it generally applies to archeological resources.

#### Integrity

The Bessemer and Oxnard Commercial District was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The district appears to retain its integrity of location. The district has developed in the same area indicated on historic maps. The integrity of setting has been somewhat diminished by the conversion of the railroad tracks into a bus lane and bicycle path. The integrity of materials, design and workmanship have been cumulatively and negatively impacted by the introduction of new materials and major alterations to the primary elevations of many of the buildings within the district, such as the replacement of cladding, storefront alterations and the addition of signage or changes to the parapets. The integrity of feeling has been diminished through the loss of materials, design and workmanship, though the feeling of a twentieth century industrial area still conveyed through its continued use. The integrity aspect of association has in turn been diminished through the loss of historic fabric and the area does not retain sufficient physical integrity to convey its significant association.

#### Summary

The district lacks integrity, historical and architectural significance for the above reasons and therefore does not appear to be eligible for listing in the National Register under any criterion.

#### California Register Historic District Evaluation

As the requirements for the California Register mirror those of the National Register, the district does not appear to be eligible for the California Register for the same reasons as above.

\*Resource Name or # (Assigned by recorder): Bessemer and Oxnard Industrial District

**\*D7. References** (Give full citations including the names and addresses of any informants, where possible.):

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison."  
Office of Historic Preservation, California Department of Parks and Recreation. 2011.  
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

Los Angeles County Tax Assessor Map Books, various years.

LSA Associates, et. al. "Draft Historic Context Statement: SurveyLA Industrial Development, City of Los Angeles, Los Angeles County, California." August 2011.

U.S. Department of the Interior, National Park Service. "How to Apply the National Register Criteria for Evaluation." Revised 2002, accessed July 15, 2015. <http://www.nps.gov/nr/publications/bulletins/nrb15/>.

**CONTINUATION SHEET**

\*Resource Name or # (Assigned by recorder): Bessemer and Oxnard Industrial District

\*D8. Evaluator: Amanda Yoder

Date: July 15, 2015

Affiliation and Address: GPA Consulting, 231 California Street, El Segundo, CA 90245

RECORDED RESOURCES WITHIN DISTRICT BOUNDARY		
#	Address	Year Built
1.	14601 Aetna St	1938
2.	14617 Aetna St	1969
3.	14623 Aetna St	1969
4.	14633 Aetna St	1940
5.	14637 Aetna St	1948
6.	14641 Aetna St	1969
7.	14645 Bessemer St	1965
8.	14703 Oxnard St	1966
9.	14705 Aetna St	1974
10.	14723 Aetna St	1945
11.	14723 Oxnard St	1964
12.	14725 Bessemer St	1973
13.	14732 Calvert St	1962
14.	14735 Bessemer St	1952
15.	14738 Calvert St	1955
16.	14740 Calvert St	1955
17.	14741 Bessemer St	1970
18.	14747 Bessemer St	1960
19.	14748 Calvert St	1985
20.	14751 Bessemer St	1956
21.	14753 Aetna St	1956
22.	14754 Calvert St	1955
23.	14755 Aetna St	1951
24.	14755 Bessemer St	1951
25.	14758 Calvert St	1954
26.	14759 Bessemer St	1954
27.	14761 Bessemer St	1973
28.	14762 Calvert St	1966
29.	14768 Calvert St	1962
30.	14807 Aetna St	1950
31.	14807 Bessemer St	1961
32.	14811 Oxnard St	1968
33.	14812 Calvert St	1957
34.	14815 Bessemer St	1956
35.	14817 Bessemer St	1967
36.	14817 Oxnard St	1968
37.	14821 Aetna St	1957



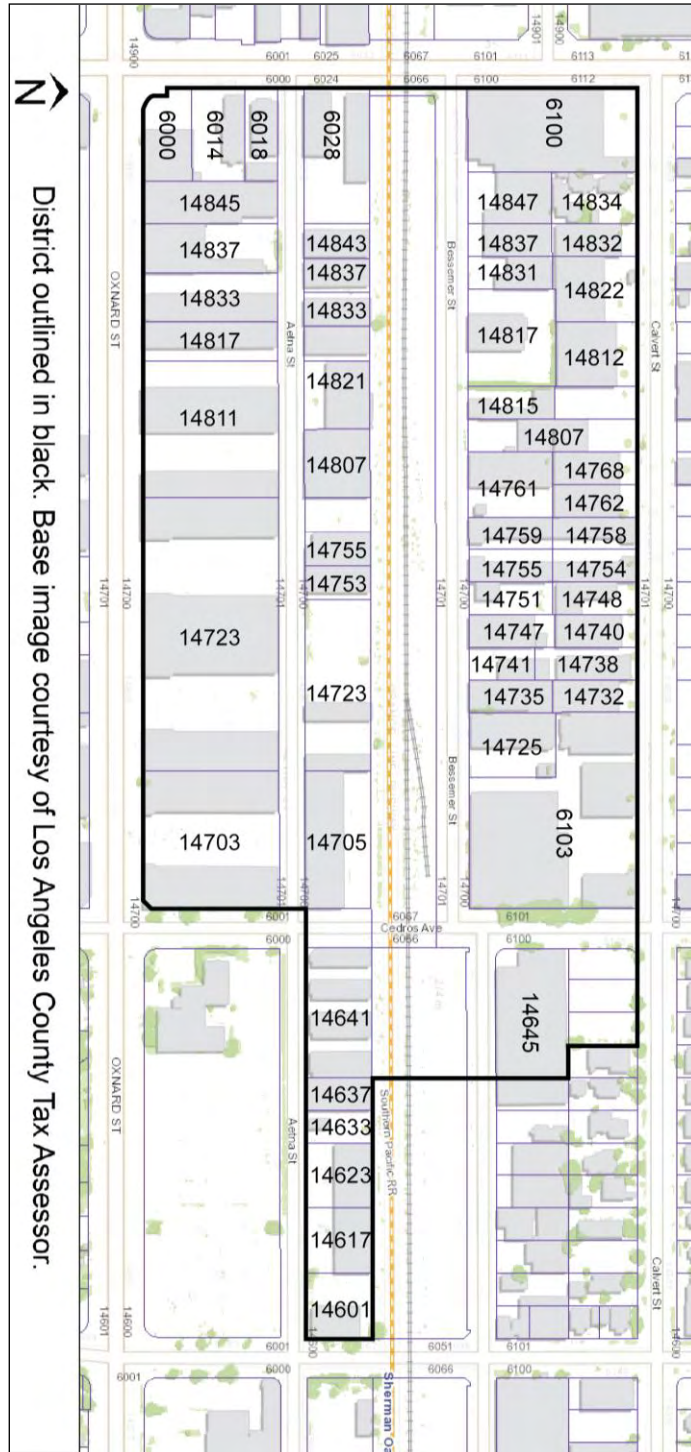
# CONTINUATION SHEET

Trinomial

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder): Bessemer and Oxnard Industrial District

RECORDED RESOURCES WITHIN DISTRICT BOUNDARY		
#	Address	Year Built
38.	14822 Calvert St	1962
39.	14823 Aetna St	1967
40.	14829 Aetna St	1959
41.	14831 Bessemer St	1981
42.	14832 Calvert St	1965
43.	14833 Aetna St	1948
44.	14833 Oxnard St	1947
45.	14834 Calvert St	1942
46.	14837 Bessemer St	1965
47.	14837 Oxnard St	1965
48.	14843 Aetna St	1951
49.	14845 Oxnard St	1965
50.	14847 Bessemer St	1961
51.	6000 Kester Ave	1946
52.	6014 Kester Ave	1949
53.	6018 Kester Ave	1950
54.	6028 Kester Ave	1938
55.	6100 Kester Ave	1947
56.	6103 Cedros Ave	1926



District outlined in black. Base image courtesy of Los Angeles County Tax Assessor.

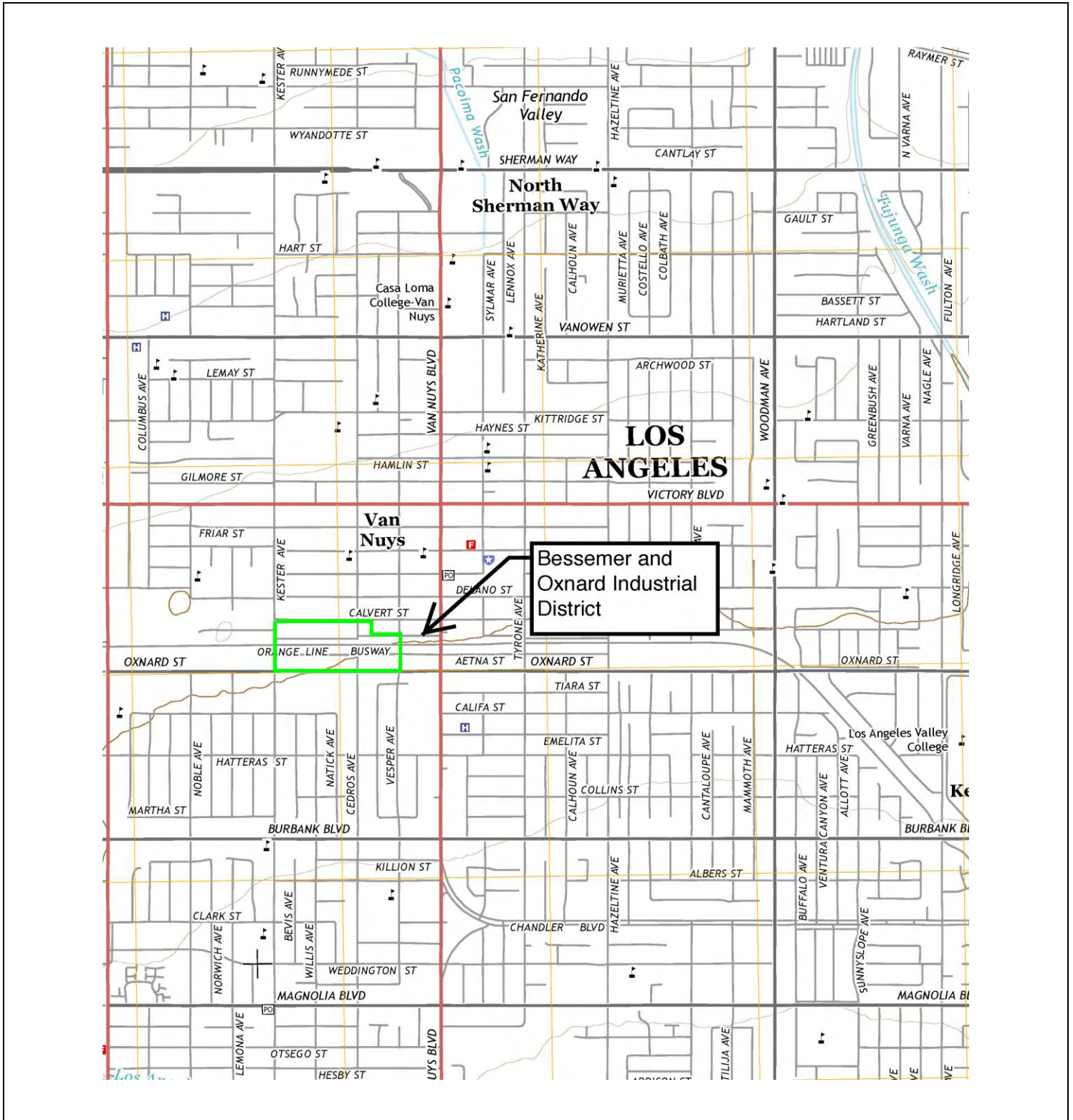
# LOCATION MAP

\*Resource Name or # (Assigned by recorder) Bessemer and Oxnard Industrial District

\*Map Name: Van Nuys Quadrangle; 7.5 Minute Series

\*Scale: 1:24

\*Date of Map: 2015



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3S

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**Page 1** \*Resource Name or # (Assigned by Recorder) 14601 AETNA ST

**P1. Other Identifier:** 14603 AETNA ST

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 14601 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-026-007

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-026-007 includes a two-story Department of Water and Power building. The building is located on the northeast corner of Aetna Street and Vesper Avenue.

The building was constructed in 1938 in the PWA Moderne style. The building is rectangular in plan and has a flat roof with a raised parapet. The exterior is clad in smooth stucco. The primary elevation faces south towards Aetna Street.

The primary elevation is visually divided into vertical bays by shallow, scored stucco pilasters. Within each bay there are one or two multi-light paired casement windows. The entrance is slightly recessed in the westernmost bay and consists of single partially-glazed slab door within a decorative stucco surround. Above the door there is a bas-relief Los Angeles seal. The door is accessed by two shallow, concrete steps. The south and east elevations are visually divided into vertical bays by shallow, scored stucco pilasters. Within each bay there are two to four multi-light paired casements. The west elevation is similar to the rest, and includes a small balconette and side entrances.

The building shares a parcel with an asphalt parking area to the west.

\*P3b. Resource Attributes: (List Attributes and codes) HP09. Public Utility Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1938 SurveyLA

\*P7. Owner and Address:  
LAXINETA IRWIN B HART GERALD W  
14601 AETNA ST VAN NUYS CA 91411

\*P8. Recorded by:

Allison Lyons  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by Recorder) 14601 AETNA ST

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Office/Shop Building

B4. Present Use: Office

\*B5. Architectural Style: PWA Moderne

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

Constructed 1937. Alterations include tile work in 1938 and interior partitions in 1967.

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

\*B8. Related Features: Parking lot

B9a. Architect: None listed

B9b Builder: Bureau of Water Works and Supply

\*B10. Significance: Theme Institutional Development/Municipal Water & Power

B10 Area: Los Angeles

Period of Significance: 1916-1980

Property Type: Institutional

Applicable Criteria: A/1; C/3

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was public and private institutional development in Los Angeles, specifically the theme of municipal water and power (1916-1980). The subject building was constructed in 1937 for the Bureau of Water Works and Supply in Van Nuys.

The growth of the City of Los Angeles in the early twentieth century was tied to infrastructure development and expansion. During this period, outlying communities were connected to the water supply of Los Angeles, opening new regions for residential development. A flurry of annexations began with the construction of the Los Angeles Aqueduct between 1908 and 1913. The city was 115 square miles in 1910. By 1915, it has increased to 442 square miles following the annexations of surrounding areas, including the San Fernando Valley. Migration and annexations increased the City's population from 533,535 in 1915 to 1,300,000 in 1930.

As the boundaries of the city grew, the departments in charge of infrastructure consolidated. Between 1914 and 1924, 32 private water utilities operating in the City of Los Angeles were taken over by the Bureau of Water Works and Supply. In 1937, the Bureau of Water Works and Supply consolidated with the Bureau of Power and Light to become the Los Angeles Department of Water and Power (DWP). Satellite offices throughout the city expanded the reach of the DWP and provided city services to new residential, commercial, and industrial development. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None

\*B14. Evaluator: Allison Lyons

GPA Consulting

231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale.  
Base image courtesy of Google Maps.

\*Resource Name or #:(Assigned by Recorder) 14601 AETNA ST

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): Van Nuys was center of the Bureau of Water Works and Supply and, later, DWP's water construction and service crews for the entire San Fernando Valley from the 1910s through 1960s. The building was constructed as a thirteen room office and shop building for the Bureau of Water Works and Supply the year the bureau was consolidated into the DWP. The building was part of the general expansion of public works infrastructure and administration buildings during the later period of initial urban development in the San Fernando Valley. Built in an industrial area adjacent to the Southern Pacific Railroad tracks, the administration building on Aetna Street was designed to fit into the scale and character of the surrounding neighborhood. DWP facilities were planned with a rail spur in their yards to assist with the movement of heavy materials and equipment. The building was part of a larger complex on the south side of Aetna Street that included pipe storage yards, maintenance shops, and vehicle sheds.

Much of the DWP infrastructure in the San Fernando Valley dates to the post-World War II period. By 1956, it was necessary to provide new and enlarged quarters in both east and west sections of the valley. A large facility, the East Valley Headquarters, was constructed to service the eastern valley in 1956. Additional building programs for the department in the western sections of the valley took place between 1962 and 1963. The Valley District Commercial Office appears to be eligible for listing under Criterion A for its association with an early period of DWP growth and expansion in the San Fernando Valley.

Criterion B:

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Research did not reveal any associations with prominent persons or groups, and numerous persons have likely worked at and in the building since its construction in 1937; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, 14601-3 Aetna Street does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

14601-3 Aetna Street is an excellent example of the PWA Moderne style applied to an institutional building. The PWA Moderne style was popular nationally between 1928 and 1945, particularly for public works administration (PWA) buildings. The style is characterized by a stripped appearance with minimal ornamentation, including some zigzags, medallions, or plaster reliefs. Exterior surfaces are finished with smooth stucco or polished stone and accented with design features such as fluted pilasters to emphasize verticality. PWA Moderne buildings have a formal symmetry and massing. Windows are arranged in vertical recessed bays between pilasters. Roofs are usually flat.

Like many buildings constructed by public works departments during this period, 14601-3 Aetna Street was designed in a PWA Moderne style. The building was constructed by Bureau of Water Works and Supply and no architect is listed on the building permit. The building exemplifies the character-defining features of the PWA Moderne style and appears eligible for listing under Criterion C for embodying the distinctive characteristics of a type, period, or method of construction.

No architect could be identified for the building; therefore, it cannot be determined if the building is eligible for listed under Criterion C as the work of a master.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The materials and craftsmanship found on 14601-3 Aetna Street are very common and are not extraordinary.

The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. 14601-3 Aetna was also evaluated as part of a district. In the case of the subject area, the majority of the features within are not individually distinct but together they form a cohesive and distinguishable industrial area through their shared use. However, in order to be eligible for the National Register, a district must also be significant under another criterion in addition to being a distinguishable entity. The district in which 14601-3 Aetna Street was included does not appear to be eligible under any other criterion, and as such, the district does not appear to be eligible under Criterion C.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The DWP building at 14601-3 Aetna Street was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The property retains its integrity of location, as it remains where it was built and has not been moved. The integrity of setting is mostly intact, as the property is surrounded by low rise industrial buildings, as it would have been historically; however, the Southern Pacific Railroad line now serves as the Orange bus way and is not an active railroad line. The building retains its integrity of design, materials and

\*Resource Name or #:(Assigned by Recorder) 14601 AETNA ST

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

workmanship; it has undergone minimal alterations on the exterior, including the addition of new signage over the main entryway. The original workmanship and materials are still very apparent, and the original design intent remains clear. The building retains the integrity of association with its significance under Criterion A as an early DWP building in Van Nuys and its significance under Criterion C as an excellent example of PWA Moderne design.

Summary:

14601-3 Aetna Street appears to be eligible for listing on the National Register of Historic Places under two Criteria. The building is among the few examples of DWP buildings in the San Fernando Valley from the pre-World War II era, representing the early expansion of infrastructure into the area as the City of Los Angeles grew. Therefore, 14601-3 Aetna Street appears eligible for listing under Criterion A. It appears eligible under Criterion C for embodying the distinctive characteristics of the PWA Moderne architectural style.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property appears to be individually eligible for the California Register for the same reasons outlined above.

Sources:

Ancestry.www.ancestry.com. Accessed July 2015.

Architectural Resources Group. "SurveyLA Draft Historic Resources Survey Report: Van Nuys-North Sherman Oaks Community Plan Area." City of Los Angeles, Office of Historic Resources. May 2015.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011.   
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

"Historical Photo Collection of the Department of Water and Power, City of Los Angeles." Los Angeles Public Library. Accessed July 29, 2015.  
<http://www.lapl.org/collections-resources/visual-collections/department-water-power-photo-archive>.

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Los Angeles Times

Los Angeles Street Directories, various dates. Access July 29, 2015. <<http://rescarta.lapl.org/>.

LSA Associates, et. al. "Draft Historic Context Statement: SurveyLA Industrial Development, City of Los Angeles, Los Angeles County, California." August 2011.

"Mulholland - Scattergood Virtual Museum. Water and Power Associates. Accessed July 29, 2015. <http://waterandpower.org/museum/museum.html>.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Office of Historic Resources. "SurveyLA Historic Context Statement Outline: Architectural, Historic, and Cultural Resources of Los Angeles." July 2014.

"Van Nuys 1926-1948." Sanborn Maps. ProQuest's Digital Sanborn Maps, 1867-1970. Access through Los Angeles Public Library.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14617 AETNA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14617 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-026-006

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-026-006 includes a one-story industrial building. The property is located on Aetna Street, east of its intersection with Kester Avenue.

The building was constructed in 1969. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces south towards Aetna Street. The east elevation of the building abuts an adjacent property and is not visible.

On the primary elevation, two vehicular bays, four sliding aluminum windows and two fully-glazed metal doors with sidelights are symmetrically arranged. The north and west elevations are solid walls.

The building shares a parcel with an asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1969 Los Angeles County Tax Assessor

\*P7. Owner and Address:

GEORGE THOMAS ENTERPRISES  
14531 DELANO ST VAN NUYS CA 91411

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14623 AETNA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14623 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-026-005

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-026-005 includes a one-story industrial building. The property is located on Aetna Street, east of its intersection with Kester Avenue.

The building was constructed in 1969. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces south towards Aetna Street. The west elevation of the building abuts an adjacent property and is not visible.

On the primary elevation, two vehicular bays, four sliding aluminum windows and two fully-glazed metal doors with sidelights are symmetrically arranged. The north and east elevations are solid walls.

The building shares a parcel with an asphalt and concrete parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1969 Los Angeles County Tax Assessor

\*P7. Owner and Address:

GEORGE THOMAS ENTERPRISES  
14531 DELANO ST VAN NUYS CA 91411

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

State of California - The Resources Agency  
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**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14633 AETNA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14633 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-026-002

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-026-004 includes a one-story industrial building. The property is located on Aetna Street between its intersections with Cedros and Vesper Avenues.

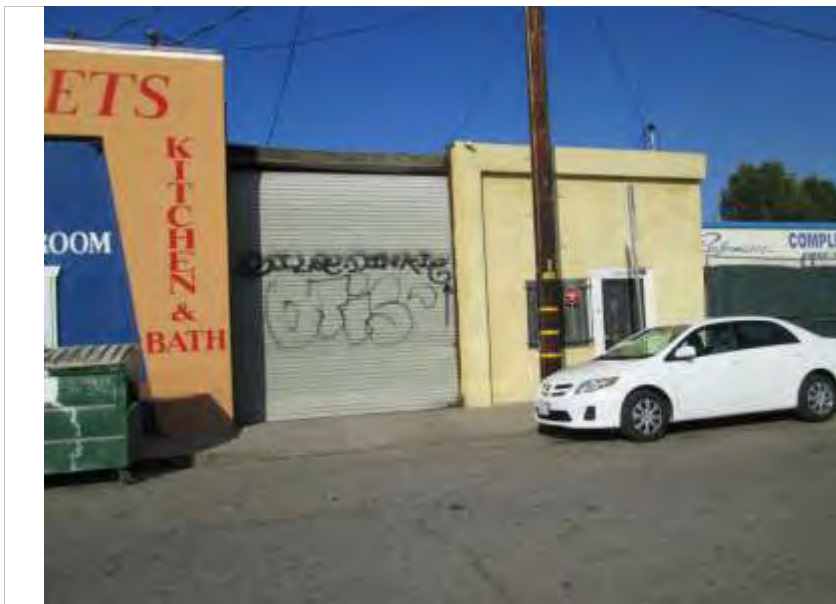
The building was constructed in 1940. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco and T1-11. The primary elevation faces south towards Aetna Street. The north and west elevations abut adjacent properties and are not visible. On the south elevation, there is a single door behind a metal security door and a single window behind metal security bars. The east elevation is a solid wall clad in T1-11.

The building shares a parcel with a dirt lot to the north and east.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1940 Los Angeles County Tax Assessor

\*P7. Owner and Address:  
BAR HEZY & MARIANNE BAR FAMILY TRUST  
5329 MECCA AVE TARZANA CA 91356

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

State of California - The Resources Agency  
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Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14637 AETNA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14637 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-026-003

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-026-003 includes a one-story industrial building. The property is located on Aetna Street between its intersections with Cedros and Vesper Avenues.

The building was constructed in 1948. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco. The primary elevation faces south towards Aetna Street. The north, east and west elevations abut adjacent properties and are not visible. On the south elevation, there is a vehicular bay with a metal roll-up door and a pair of fully-glazed doors behind metal security doors.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1948 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

BAR HEZY & MARIANNE BAR FAMILY TRUST  
5329 MECCA AVE TARZANA CA 91356

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

**State of California - The Resources Agency  
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PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14641 AETNA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14641 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-026-004

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-026-004 includes four one-story industrial buildings. The property is located on the northeast corner of Aetna Street and Cedros Avenue.

The buildings were constructed in 1969. They are rectangular in plan with flat roofs and raised parapets. The exteriors are clad in concrete block. The north, south and east elevations of each building are solid walls. On the west elevations, there are several vehicular bays that have been infilled with corrugated metal and outfitted with single metal doors. On the westernmost building, there is a single door behind a metal security door on its chamfered southwest corner.

The buildings are separated by asphalt driveways.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1969 Los Angeles County Tax Assessor

\*P7. Owner and Address:

STAYNER GILBERT A & TERI F FOX B L & D L  
513 BEIRUT AVE PACIFIC PALISADES CA 90272

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14705 AETNA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14705 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-001

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-001 includes a one-story industrial building. The building is located on the northwest corner of Aetna Street and Cedros Avenue.

The building was constructed in 1974. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in split-face concrete block. Its primary elevation faces south towards Aetna Street. The west elevation of the building abuts an adjacent property and is not visible.

On the primary elevation, there are four windows behind metal security bars and a recessed entryway. Within the entryway there is a pair of fully-glazed metal doors with sidelights. The recessed entryway is surrounded by a decorative arch of concrete blocks. On the east elevation, there is a large door behind metal security bars, and on the north elevation there are four vehicular bays with metal roll-up doors.

The building shares a parcel with an asphalt parking area to the north.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1974 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SADINSKY STEVEN E  
14705 AETNA ST VAN NUYS CA 91411

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14723 AETNA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14723 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-002

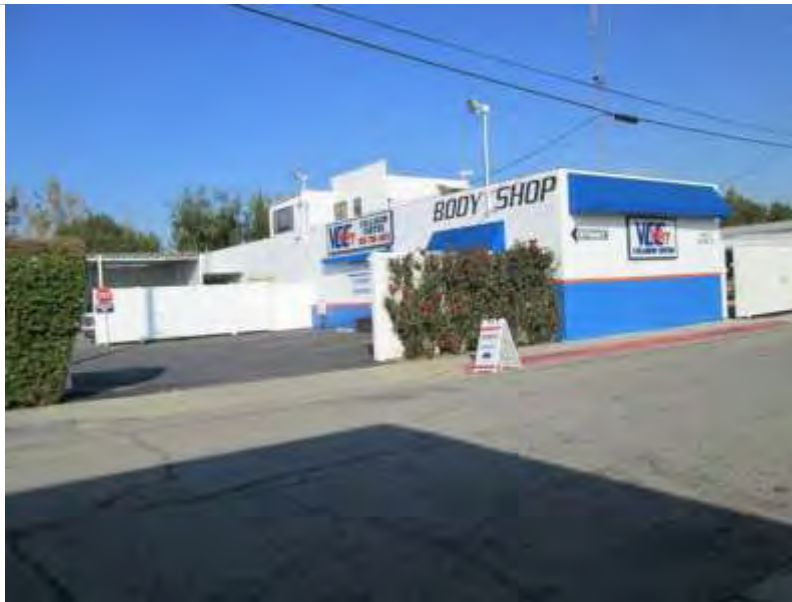
**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-002 includes two one-story industrial buildings. The buildings are located on Aetna Street, east of its intersection with Kester Avenue.

The buildings were constructed in 1945. They are rectangular in plan with flat roofs and raised parapets. The exteriors are clad in stucco and concrete block. Their primary elevations face east and west, respectively, surrounding a parking area at the center of the property. The east elevation of the property abuts an adjacent building and is not visible. The property is enclosed by a metal fence and gate, and the primary elevations are not clearly visible from the public right of way. Based on what is visible, there appears to be a second story addition to the westernmost building that has a slab door and windows behind metal security bars. On the west elevation of the west building, there is a pair of fully-glazed metal doors sheltered by a pent canvas awning.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1945 Los Angeles County Tax Assessor

\*P7. Owner and Address:

WOODLAND NATIONAL MORTGAGE INC  
PO BOX 234 COOL CA 95614

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14753 AETNA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14753 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-006

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-006 includes a one-story industrial building. The building is located on Aetna Street, east of its intersection with Kester Avenue.

The building was constructed in 1956. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco and brick. The primary elevation faces south towards Aetna Street. The north and west elevations of the building abut adjacent properties and are not visible.

On the primary elevation, there are two windows behind metal security bars and a single door behind a metal security door. The east elevation is obscured by a metal gate and is not clearly visible from the public right-of-way. Based on what is visible, there appears to be a vehicular bay with a metal roll-up door and several windows with metal security bars. On the east elevation, there is a large door behind metal security bars, and on the north elevation there are four vehicular bays with metal roll-up doors.

The building shares a parcel with a narrow driveway to the east.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1956 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BRECHT STEPHEN C AZURE LOTUS TRUST  
PO BOX 178 WOODLAND HILLS CA 91365

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14755 AETNA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14755 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-007

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-007 includes a one-story industrial building. The building is located on Aetna Street, east of its intersection with Kester Avenue.

The building was constructed in 1951. It is L-shaped in plan with a flat roof and raised parapet. The exterior is clad in stucco. The primary elevation faces south towards Aetna Street. The north and east elevations of the building abut adjacent properties and are not visible.

On the primary elevation, there are two windows behind metal security bars and a recessed entryway. Within the recessed entryway, there are two fully-glazed wood doors and flanked by two-over-two wood double-hung windows. On the west elevation, there appears to be an addition, which has a pent roof and is clad in corrugated metal. The west end of the property is enclosed by a metal fence, and is not clearly visible.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1951 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BALL ROY L & JEAN M ROY AND JEAN BALL TR  
1338 RIO VISTA CT SIMI VALLEY CA 93065

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14807 AETNA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14807 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-009

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-007 includes a one-story industrial building. The building is located on Aetna Street, east of its intersection with Kester Avenue.

The building was constructed in 1960. It is rectangular in plan with a flat roof and raised parapet. It appears that it may have once been two buildings that were remodeled as one at an unknown date. The exterior is clad in stucco. The primary elevation faces south towards Aetna Street. The north elevation of the building abuts an adjacent property and is not visible.

On the primary elevation, there are two vehicular bays with metal roll-up doors, two glass block windows and one sliding vinyl window with false muntins. There is an entrance at the east end of the south elevation that consists of a single door behind a metal security door. On the east elevation, there are four vehicular bays. One has a metal roll-up door while the other three have been partially infilled and outfitted with a metal slab door. The west elevation is a solid wall.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1960 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BALDUFF WILLIAM & MARILYN  
14807 AETNA ST VAN NUYS CA 91411

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14821 AETNA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14821 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-010

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-010 includes a one-story industrial building. The building is located on Aetna Street, east of its intersection with Kester Avenue.

The building was constructed in 1957. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco and cut stone. The primary elevation faces south towards Aetna Street. The north, east and west elevations of the building abut adjacent properties and are not visible.

On the primary elevation, there are two vehicular bays with metal roll-up doors, two wood slab doors with sidelights and a transom, a slab door with a transom, and two groups of single-light wood windows.

The building shares a parcel with an asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1957 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SERRA ROBERT A CO TR SERRA FAMILY TRUS  
10610 FULLBRIGHT AVE CHATSWORTH CA 913

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14823 AETNA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14823 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-011

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-011 includes a one-story industrial building. The building is located on Aetna Street, east of its intersection with Kester Avenue.

The building was constructed in 1967. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block. The primary elevation faces south towards Aetna Street. The north and east elevations of the building abut adjacent properties and are not visible.

On the primary elevation, there is a single fully-glazed metal door within a recessed entryway, and three concrete screens that are likely sheltering window openings. On the east elevation, there is a vehicular bay with a metal roll-up door and two slab doors.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1967 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SCHOLZ PETER  
14823 AETNA ST VAN NUYS CA 91411

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14829 AETNA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14829 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-012

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-012 includes a one-story industrial building. The building is located on Aetna Street, east of its intersection with Kester Avenue.

The building was constructed in 1959. It is rectangular in plan with a front-gabled roof. The exterior is clad in corrugated metal. The primary elevation faces south towards Aetna Street. The north and east elevations abut adjacent properties and are not visible. On the south elevation, there is a partially-glazed wood slab door and four multi-light metal windows with metal security bars. On the west elevation, there are multi-light metal windows.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1959 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BRONZE HOLDINGS LLC  
6841 TEXHOMA AVE VAN NUYS CA 91406

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14833 AETNA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14833 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-013

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-013 includes a one-story industrial building. The property is located on Aetna Street between its intersections with Cedros and Kester Avenues.

The building was constructed in 1948. It is rectangular in plan with a front-gabled roof. The exterior is clad in corrugated metal. The primary elevation faces south towards Aetna Street. The north elevation abuts an adjacent property and is not visible. On the south elevation, there is a vehicular bay with a solid door and single wood-paneled door. On the east and west elevations, there are multi-light metal windows.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1948 Los Angeles County Tax Assessor

\*P7. Owner and Address:

ANTONIELLO ANGELO M & MICHELINA  
14833 AETNA ST VAN NUYS CA 91411

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14843 AETNA ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14843 AETNA ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-014

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-014 includes a one-story industrial building. The building is located on Aetna Street, east of its intersection with Kester Avenue.

The building was constructed in 1951. It is rectangular in plan with a front-gabled roof. The exterior is clad in corrugated metal. The primary elevation faces south towards Aetna Street. The north and east elevations abut adjacent properties and are not visible. On the south elevation, there is a large metal sliding door, a single metal slab door and two multi-light metal windows. On the west elevation, there are multi-light metal windows.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1951 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BRECHT STEPHEN C AZURE LOTUS TRUST  
PO BOX 178 WOODLAND HILLS CA 91365

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14645 BESSEMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14645 BESSEMER ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-022-028

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-022-028 includes a large one and two-story industrial building. The property is located on the northeast corner of Cedros Avenue and Bessemer Street.

The building was constructed in 1965. Much of the subject property is enclosed by a tall chain link fence with privacy slats; therefore, some features are not visible from the public right-of-way. It is generally L-shaped in plan with a flat roof and raised parapet. The exterior is clad in stucco, and its primary elevation appears to face east. The west elevation abuts an adjacent property and is not visible.

At the southeast corner of the building, its L-shape creates a forecourt. Within the forecourt there are two vehicular bays with metal roll-up doors and an exterior metal staircase that leads to a single, south-facing slab door on an upper story. The forecourt is sheltered by a pent corrugated metal roof supported by metal posts. On the second floor of the east elevation, there are three multi-light windows and a single-light window. The first floor of the east elevation is sheltered by a flat projecting roof that is supported by metal posts. Based on what is visible on the north elevation, there are several multi-light metal windows on the second floor. Outside the forecourt, the south elevation is a solid wall.

The building shares a parcel with an asphalt parking area to the south that is enclosed by a metal gate.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1965 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SHAD GROUP LLC  
6643 VALJEAN AVE VAN NUYS CA 91406

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14725 BESSEMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14725 BESSEMER ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-023-017

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-023-017 includes a one-story industrial building. The property is located on Bessemer Street, east of its intersection with Kester Avenue.

The building was constructed in 1973. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in split-face concrete block and smooth stucco, and its primary elevation faces south towards Bessemer Street. Its north and west elevations abut adjacent properties and are not visible.

On the primary elevation, there is a pair of fully-glazed metal doors with sidelights and a transom. On the east elevation, there are six vehicular bays with metal tilt-up doors.

The building shares a parcel with an asphalt parking area that is enclosed by a metal fence and split-face concrete block wall to the east

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1973 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BESSEMER INDUSTRIAL LLC  
25379 WAYNE MILLS PL VALENCIA CA 91355

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14735 BESSEMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14735 BESSEMER ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-023-003

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-023-003 includes a one-story industrial building. The property is located on Bessemer Street, east of its intersection with Kester Avenue.

The building was constructed in 1952. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block, and its primary elevation faces south towards Bessemer Street. Its north and east elevations abut adjacent properties and are not visible.

On the primary elevation, there are two vehicular bays with metal roll-up doors and a recessed entryway enclosed by a metal gate. The west elevation is a solid wall.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1952 Los Angeles County Tax Assessor

\*P7. Owner and Address:

CHAKYAN KHOREN J CO TR CHAKYAN FAMILY  
4622 WINNETKA AVE WOODLAND HILLS CA 91

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14741 BESSEMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14741 BESSEMER ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-023-006

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-023-003 includes a one-story industrial building. The property is located on Bessemer Street, east of its intersection with Kester Avenue.

The building was constructed in 1970. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block, and its primary elevation faces south towards Bessemer Street. Its north and east elevations abut adjacent properties and are not visible.

On the primary elevation, there is a vehicular bay with a metal roll-up door and a single-light fixed window. The west elevation is a solid wall.

The building shares a parcel with an asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1970 Los Angeles County Tax Assessor

\*P7. Owner and Address:

OUELLETTE WILLIAM L CO TR ELTON SANTINA  
1008 BELFAST LN VENTURA CA 93001

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14747 BESSEMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14747 BESSEMER ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-023-007

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-023-007 includes a one-story industrial building. The property is located on Bessemer Street, east of its intersection with Kester Avenue.

The building was constructed in 1960. It is rectangular in plan with flat roofs and raised parapets. The exterior is clad in concrete block, and its primary elevation faces south towards Bessemer Street. Its north elevation abuts an adjacent property and is not visible.

On the primary elevation, there is a vehicular bay with a metal roll-up door, two multi-light awning windows, a multi-light vinyl window and a single door behind a metal security door and sheltered by a pent canvas awning. On the east elevation, there are several multi-light windows behind metal security bars. The west elevation is a solid wall.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1960 Los Angeles County Tax Assessor

\*P7. Owner and Address:

OUELLETTE WILLIAM L CO TR ELTON SANTINA  
1008 BELFAST LN VENTURA CA 93001

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14751 BESSEMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14751 BESSEMER ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-023-010

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-023-010 includes a one-story industrial building. The property is located on Bessemer Street, east of its intersection with Kester Avenue.

The assessor's build date for the building is listed as 1914; however, this date appears to be correct, and it is more likely c. 1960. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco, and its primary elevation faces south towards Bessemer Street. Its north and west elevations abut adjacent properties and are not visible. The east elevation is obscured by vegetation.

On the primary elevation, there is a single door behind a metal security door and two sliding windows that appear to be vinyl within a projecting porch. The porch is supported by a metal post and enclosed by a portion of wrought iron railing. The door is accessed by three shallow steps.

The building shares a parcel with a driveway and a parking area to the north.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1960 Visual Observation

\*P7. Owner and Address:  
CHAKYAN KHOREN J & MARINE CHAYAN FAMI  
4622 WINNETKA AVE WOODLAND HILLS CA 91

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14755 BESSEMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14755 BESSEMER ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-023-014

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-023-014 includes a one-story industrial building. The property is located on Bessemer Street, east of its intersection with Kester Avenue.

The building was constructed in 1954. It is L-shaped in plan with a flat roof and raised parapet. The exterior is clad in concrete block and brick, and its primary elevation faces south towards Bessemer Street. Its north and east elevations abut adjacent properties and are not visible.

On the primary elevation, there are two windows behind metal security bars and a recessed entryway at the southwest corner that shelters a west-facing single slab door. On the west elevation, there are a number of vehicular bays with metal tilt-up or roll-up doors.

The building shares a parcel with an asphalt driveway to the west.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1954 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SILLIMAN RICHARD D WILSON B  
22200 ALIZONDO DR WOODLAND HILLS CA 913

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14759 BESSEMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14759 BESSEMER ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-023-013

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-023-013 includes a one-story industrial building. The property is located on Bessemer Street, east of its intersection with Kester Avenue.

The building was constructed in 1954. It is L-shaped in plan with a flat roof and raised parapet. The exterior is clad in concrete block and brick, and its primary elevation faces south towards Bessemer Street. Its north elevation abuts an adjacent property and is not visible.

On the primary elevation, there are two windows behind metal security bars and a recessed entryway at the southeast corner that shelters an east-facing single slab door. On the east elevation, there are a number of vehicular bays with metal tilt-up or roll-up doors. The west elevation is a solid wall.

The building shares a parcel with an asphalt driveway to the east.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1954 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SILLIMAN RICHARD D WILSON B  
22200 ALIZONDO DR WOODLAND HILLS CA 913

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14761 BESSEMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14761 BESSEMER ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-024-003

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-024-003 includes a one-story industrial building. The property is located on Bessemer Street, east of its intersection with Kester Avenue.

The building was constructed in 1973. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block, and its primary elevation faces east. Its north elevation abuts an adjacent property and is not visible.

On the primary elevation, there are six vehicular bays with a metal roll-up or tilt-up door and a single door entrance sheltered by a rounded canvas awning. The south and west elevations are solid walls.

The building shares a parcel with an asphalt parking area to the east.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1973 Los Angeles County Tax Assessor

\*P7. Owner and Address:

5777 VNB LLC  
14401 VENTURA BLVD SHERMAN OAKS CA 914

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**Page 1** \*Resource Name or # (Assigned by Recorder) 14807 BESSEMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14807 BESSEMER ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-024-004

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-024-004 includes a one-story industrial building. The property is between Bessemer and Calvert Streets, east of Kester Avenue.

The building was constructed in 1961. It is U-shaped in plan with a flat roof and raised parapet. The exterior is clad in stucco and concrete block. Because of the U-shaped plan, there is an elevation that faces north towards Calvert Street and an elevation that faces south towards Bessemer Street. The east and west elevations of the building abut adjacent properties and are not visible.

On the elevation that faces north, there are three vehicular bays, a single slab door and a fixed metal window. On the elevation that faces south, there are three vehicular bays with metal tilt-up windows and a single slab door.

There are asphalt parking areas at the north and south elevations of the property that are enclosed by a chain link or corrugated metal fence, respectively.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1961 Los Angeles County Tax Assessor

\*P7. Owner and Address:

T AND S PROPERTIES LLC  
7950 HASKELL AVE VAN NUYS CA 91406

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14815 BESSEMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14815 BESSEMER ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-024-006

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-024-006 includes two one-story industrial buildings. The property is located on Bessemer Street, east of its intersection with Kester Avenue.

The buildings were constructed in 1956. The building to the south end of the parcel is rectangular in plan with a hipped roof clad in composition shingles. The exterior is clad in stucco, and its primary elevation faces south towards Bessemer Street. Its north and east elevations abut adjacent properties and are not visible.

On the primary elevation, there is a single wood-paneled door with a metal security door, and two aluminum sliding windows with metal security bars. The door is accessed by two shallow concrete steps. The south and west elevations are solid walls.

There is a second building to the north end of the property; however, it is deeply set back from the street and not fully visible from the public right-of-way. Based on what is visible, there is a pair of fully glazed wood doors with sidelights and a vehicular bay with metal roll-up door on its south elevation.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1956 Los Angeles County Tax Assessor

\*P7. Owner and Address:

HABA TECHNOLOGIES INC  
14815 BESSEMER ST VAN NUYS CA 91411

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14817 BESSEMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14817 BESSEMER ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-024-017

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-024-017 includes a two-story industrial building. The property is located on Bessemer Street, east of its intersection with Kester Avenue.

The building was constructed in 1967. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block, and its primary elevation faces east. Its north elevation abuts an adjacent property and is not visible.

On the primary elevation, there is single partially-glazed door with security bars, two vehicular bays with metal roll-up doors and two full-height vehicular bays with metal tilt-up doors. On the second floor of the primary elevation, there is a sliding window that appears to be vinyl. On the first floor of the south elevation, there are two multi-light metal windows and two sliding windows that appear to be vinyl. On the second floor of the south elevation, there are two sliding windows that appear to be vinyl. On the west elevation, there are four vehicular bays with metal roll-up doors, two vinyl single-hung windows and a single slab door.

The building is surrounded by paved asphalt for parking and maneuvering cars.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1967 Los Angeles County Tax Assessor

\*P7. Owner and Address:

H AND S BESSEMER LLC  
24233 CROSSWINDS ST NEWHALL CA 91321

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14831 BESSEMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14831 BESSEMER ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-024-012

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-024-012 includes a two-story industrial building. The property is located on Bessemer Street, east of its intersection with Kester Avenue.

The building was constructed in 1981. It is L-shaped in plan with a flat roof and raised parapet. The exterior is clad in concrete block, and its primary elevation faces south towards Bessemer Street. Its north and west elevations abut adjacent properties and are not visible.

On the primary elevation, there is a fully-glazed metal door and a large, single-light display window sheltered by a pent canvas awning, a vinyl single-hung window, a single slab door and an open bay enclosed by a metal gate. The east elevation is a solid wall.

The building shares a parcel with an asphalt parking area to the south that is enclosed by a metal gate.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1981 Los Angeles County Tax Assessor

\*P7. Owner and Address:

TEMME LARS  
14831 BESSEMER ST VAN NUYS CA 91411

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14837 BESSEMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14837 BESSEMER ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-024-018

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-024-018 includes a one-story industrial building. The property is located on Bessemer Street, east of its intersection with Kester Avenue.

The building was constructed in 1965. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block, and its primary elevation faces south towards Bessemer Street. Its north and west elevations abut adjacent properties and are not visible.

On the primary elevation, two vehicular bays with metal roll up doors and two single doors are symmetrically arranged. The west end of the property has been enclosed by a metal fence and is not fully visible. The east elevation is a solid wall.

The building shares a parcel with an asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1965 Los Angeles County Tax Assessor

\*P7. Owner and Address:

FRIEDMAN CAROLE M FRIEDMAN DONA  
5625 7TH STREET NW TILLAMOOK OR 97141

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14847 BESSEMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14847 BESSEMER ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-024-015

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-024-015 includes a one-story industrial building. The property is located on Bessemer Street, east of its intersection with Kester Avenue.

The building was constructed in 1961. It is rectangular in plan with a flat roof and raised parapet, and appears to have an addition on its west elevation. The exterior is clad in concrete block and stucco, and its primary elevation faces south towards Bessemer Street. Its north, east and west elevations abut adjacent properties and are not visible.

The majority of the primary elevation is obscured by a metal fence. Based on what is visible, there appears to be a front-gabled addition clad in corrugated metal on the west end of the building. There is a vehicular bay with a metal roll-up door on the south elevation of the addition.

The building shares a parcel with an asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1961 Los Angeles County Tax Assessor

\*P7. Owner and Address:

MARKS ARNOLD & JANICE MARKS TRUST  
19636 OXNARD ST TARZANA CA 91356

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14732 CALVERT ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14732 CALVERT ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-023-004

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-023-004 includes a one-story industrial building. The property is located on Calvert Street, east of its intersection with Kester Avenue.

The building was constructed in 1962. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in split-face concrete block. Its primary elevation faces north towards Calvert Street. The south, east and west elevations of the building abut adjacent properties and are not visible.

On the primary elevation, there is a single slab door, three windows obscured by metal security bars and a vehicular bay with a metal roll-up door.

The building shares a parcel with an asphalt parking area that is enclosed by a chain link fence to the north.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1962 Los Angeles County Tax Assessor

\*P7. Owner and Address:

KNG HOLDINGS  
21520 STRATHERN ST CANOGA PARK CA 9130

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

**Page 1** \*Resource Name or # (Assigned by Recorder) 14738 CALVERT ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14738 CALVERT ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-023-005

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-023-005 includes a one-story industrial building. The property is located on Calvert Street, east of its intersection with Kester Avenue.

The building was constructed in 1955. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces north towards Calvert Street. The south and east elevations of the building abut adjacent properties and are not fully visible.

On the primary elevation, there is a group of three windows behind metal security bars, and an entrance. The entrance is obscured by metal security gate. The primary elevation is sheltered by a shallow canopy. On the west elevation, there is a window behind metal security bars and vehicular bays with metal roll-up doors.

The building shares a parcel with an asphalt and concrete parking area to the north.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

OUELLETTE WILLIAM L CO TR ELTON SANTINA  
1008 BELFAST LN VENTURA CA 93001

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14740 CALVERT ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14740 CALVERT ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-023-008

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-023-008 includes a one-story industrial building. The property is located on Calvert Street, east of its intersection with Kester Avenue.

The building was constructed in 1964. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block. Its primary elevation faces north towards Calvert Street. The south, east and west elevations of the building abut adjacent properties and are not fully visible.

On the primary elevation, two vehicular bays with metal roll-up doors, two slab doors and two windows are symmetrically-arranged. Based on what is visible, the east and west elevations are solid walls.

The building shares a parcel with an asphalt parking area to the north.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1964 Los Angeles County Tax Assessor

\*P7. Owner and Address:

MAC HONG SO HONG S AND LUDU M MAC TRU  
2567 30TH AVE SAN FRANCISCO CA 94116

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14748 CALVERT ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14748 CALVERT ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-023-009

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-023-009 includes a one-story industrial building. The property is located on Calvert Street, east of its intersection with Kester Avenue.

The building was constructed in 1985. It is L-shaped in plan with a flat roof and raised parapet. The exterior is clad in stucco and brick. Its primary elevation faces north towards Calvert Street. The south, east and west elevations of the building abut adjacent properties and are not visible.

On the primary elevation, the L-shape of the building creates a forecourt. In the forecourt, there are four vehicular bays with metal roll-up doors and a single slab door. On the north elevation, there is a single-light metal window.

The building shares a parcel with an asphalt parking area to the north.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1985 Los Angeles County Tax Assessor

\*P7. Owner and Address:

O AND DS LLC  
5175 ETIWANDA AVE TARZANA CA 91356

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14754 CALVERT ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 14754 CALVERT ST City: Los Angeles Zip 91411

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-023-011

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

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SILLIMAN RICHARD D WILSON B  
22200 ALIZONDO DR WOODLAND HILLS CA 913

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14758 CALVERT ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14758 CALVERT ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-023-012

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-023-012 includes a one-story industrial building. The property is located on Calvert Street, east of its intersection with Kester Avenue.

The building was constructed in 1954. It is generally rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco and brick. Its primary elevation faces north towards Calvert Street. The south and west elevations of the building abut adjacent properties and are not visible.

On the primary elevation, there are two multi-light windows obscured behind metal security bars. On the northeast corner, a single slab door is slightly recessed. On the east elevation, there are a number of vehicular bays with metal roll-up windows.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1954 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SILLIMAN RICHARD D WILSON B  
22200 ALIZONDO DR WOODLAND HILLS CA 913

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14762 CALVERT ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14762 CALVERT ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-024-001

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-024-001 includes a one-story industrial building. The property is located on Calvert Street, east of its intersection with Kester Avenue.

The building was constructed in 1966. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block. Its primary elevation faces north towards Calvert Street. The east and west elevations of the building abut adjacent properties and are not visible.

On the primary elevation, there are two single slab doors, two windows behind metal security bars and two vehicular bays with metal roll-up doors. The south elevation is a solid wall.

The building shares a parcel with an asphalt parking area to the north.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, Google Maps, 6/3/15

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1966 Los Angeles County Tax Assessor

\*P7. Owner and Address:

MILLARD RICHARD H MILLARD MARK S  
15431 DEERHORN RD SHERMAN OAKS CA 914

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14768 CALVERT ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14768 CALVERT ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-024-002

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-024-002 includes a one-story industrial building. The property is located on Calvert Street, east of its intersection with Kester Avenue.

The building was constructed in 1962. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco and stone veneer. Its primary elevation faces north towards Calvert Street. The south, east and west elevations of the building abut adjacent properties and are not visible.

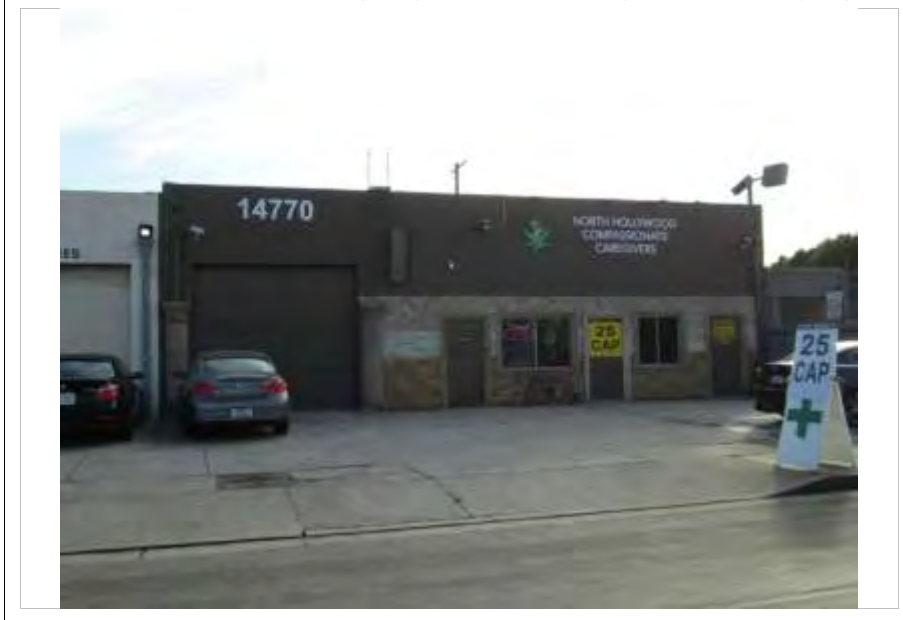
On the primary elevation, there are three single slab doors, two sliding aluminum windows and a vehicular bay with a metal roll-up door. There is applied signage above the doors. Two pilasters have been applied as decoration.

The building shares a parcel with an asphalt parking area to the north.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1962 Los Angeles County Tax Assessor

\*P7. Owner and Address:

ALFA HOLDINGS LLC  
21608 NORDHOFF ST CHATSWORTH CA 91311

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14812 CALVERT ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14812 CALVERT ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-024-007

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-024-007 includes a one-story building. The property is located on Calvert Street, east of its intersection with Kester Avenue.

The building was constructed in 1957. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces north towards Calvert Street. The south, east and west elevations of the building abut adjacent properties and are not visible.

The primary elevation is symmetrically arranged, and includes two single slab doors, two vehicular bays with metal roll-up windows, and four multi-light metal windows.

The building shares a parcel with a parking area to the north, which is enclosed by a chain link fence.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1957 Los Angeles County Tax Assessor

\*P7. Owner and Address:

VAN NUYS MCCAIVE LLC  
1585 KAPIOLANI BLVD #1110 HONOLULU HI 968

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14822 CALVERT ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14822 CALVERT ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-024-010

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-024-010 includes a one-story industrial building. The property is located on Calvert Street, east of its intersection with Kester Avenue.

The building was constructed in 1962. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces north towards Calvert Street. The south, east and west elevations of the building abut adjacent properties and are not visible.

On the primary elevation there are two fully-glazed doors and four vehicular bays.

The building shares a parcel with a parking area to the north, which is enclosed by a stuccoed wall with gates.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1962 Los Angeles County Tax Assessor

\*P7. Owner and Address:

CALVERT INVESTMENT GROUP LLC  
PO BOX 5773 BEVERLY HILLS CA 90209

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14832 CALVERT ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14832 CALVERT ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-024-019

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-024-019 includes a one-story industrial building. The property is located on Calvert Street, east of its intersection with Kester Avenue.

The building was constructed in 1965. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces north towards Calvert Street. The south elevation of the building abuts an adjacent property and is not visible.

On the primary elevation there are two vehicular bays with metal roll-up doors. The east and west elevations appear to be solid walls.

The building shares a parcel with a parking area to the north, which is enclosed by a metal fence and gate.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1965 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BORTMAN ERIC  
14832 CALVERT ST VAN NUYS CA 91411

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14834 CALVERT ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14834 CALVERT ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-024-014

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-024-014 includes three residential buildings. The property is located on Calvert Street, east of its intersection with Kester Avenue.

The buildings were constructed in 1942. Two are rectangular in plan while the third is L-shaped, with gabled roofs. The exteriors are clad in stucco. The south and west ends of the property abut adjacent buildings and are not visible.

The L-shaped building is deeply setback on the lot and is not clearly visible from the public right-of-way. The two rectangular buildings have similar features. On the east elevations, there are vinyl sliding or single-hung windows and single doors behind metal security doors. Some of the windows and doors are sheltered by pent metal awnings. On the north elevation of the more northern of the two buildings, there is a single door behind a metal security door, a multi-light wood casement window and a vinyl sliding window. The door and casement window are sheltered by a flat porch roof supported by a wood post.

The three buildings share a parcel with a parking area and a pre-fabricated car port to the east.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1942 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SORKIN ADELINA R & STEPHEN P  
2354 KENILWORTH AVE LOS ANGELES CA 900

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**Page 1** \*Resource Name or # (Assigned by Recorder) 6103 CEDROS AVE

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 6103 CEDROS AVE City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-023-016

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-023-016 includes a large industrial property made up of four buildings. The property is located on the northeast corner of Cedros Avenue and Bessemer Street.

The property was developed in 1926. The primary building is located at the southeast corner of the property. It is rectangular in plan and has multi-gabled roof with flush eaves. The exterior is clad in vertical siding. The primary elevation faces east towards Cedros Street.

The primary entrance is at the south end of the east elevation. It appears to have been altered, and consists of a single wood slab door with sidelights sheltered within a narrow projecting porch. The porch has a pediment and is supported by square, fluted posts. North of the entrance, there are three window openings that consist of a single fixed window at the center flanked by two single-light casement windows, and four window openings that appear to have been infilled. Much of the south elevation is obscured by overgrown vegetation. Based on what is visible, there is a group of wood windows behind security bars, and a number of window openings that have been infilled or covered by plywood or sheet metal. On the west elevation, there is an industrial sliding wood door sheltered by a pent corrugated metal roof. The north elevation is not visible from the public right-of-way. Near the center of the roof there are two brick projections with pent roofs and clerestory windows.

The three additional buildings on the property are gabled corrugated metal sheds with sliding metal doors on their gabled ends. There are paved asphalt parking areas between the sheds and the primary building.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/8/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1926 SurveyLA

\*P7. Owner and Address:  
CEDROS PLACE LLC  
6502 VAN NUYS BLVD VAN NUYS CA 91401

**\*P8. Recorded by:**

Allison Lyons  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe) \_\_\_\_\_

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 6103 CEDROS AVE

B1. Historic Name: Valley Planing Mill

B2. Common Name: Valley Planing Mill

B3. Original Use: Planing Mill

B4. Present Use: Planing Mill

\*B5. Architectural Style: No Style

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

Constructed 1923. Alterations include changes to the door and window openings of the office building in 1943. The majority of changes to the site in

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

\*B8. Related Features: Parking lot.

B9a. Architect: Frank Jeans

B9b Builder: Illegible

\*B10. Significance: Theme Industrial Development, Building the City

B10 Area: Los Angeles

Period of Significance: 1876-1965

Property Type: Industrial

Applicable Criteria: N/A

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was industrial development in Los Angeles, specifically the theme of building materials (1876-1965).

The Valley Planing Mill is a complex of four industrial buildings constructed and altered in several phases beginning in 1923 along the Southern Pacific Company Railroad right-of-way in Van Nuys. Wood products generally came to Los Angeles through the port, where dockworkers loaded them onto train cars headed for a decentralized network of lumberyards and planing mills. Industries requiring the distribution of goods and materials between the port and city were typically located adjacent to railroad lines, and the Valley Planing Mill is among many industrial buildings concentrated along the Southern Pacific line through the San Fernando Valley.

The building industry had a direct influence on the growth and construction of the hundreds of thousands of buildings that make up the Los Angeles' built environment. Construction-related industries, including planing mills and lumberyards, developed in tandem with a series of population booms in Los Angeles. During these booms thousands of new homes, offices, schools, churches, and industrial plants expanded the city's building stock. Transportation networks and water infrastructure in the Van Nuys area were rapidly expanded by the Suburban Homes Company, a real estate syndicate, throughout the 1910s, creating the framework for residential, commercial, and industrial development in Van Nuys that corresponded to a population boom in Los Angeles during the 1920s. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Allison Lyons

GPA Consulting

231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



\*Resource Name or #:(Assigned by Recorder) 6103 CEDROS AVE

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): The Valley Planing Mill was established by N.J. Witmer and D.C. Shank, and sold to Achilles Carpenter in the early 1920s. The Carpenter family owned and operated the mill for three generations. The company specialized in manufacturing wood sash and doors. Among the few advertisements for the company is an announcement from 1926 that "the company is preparing to furnish the mill work, sash, doors, and interior for a \$250,000 American colonial-type residence to be erected at Santa Monica." In 1964, the company provided millwork and cabinetry for Richard Nixon's house in the upscale Trousdale Estates area of Beverly Hills. Both of these properties were in luxury real estate markets.

Although the Valley Planing Mill is a longtime business in Van Nuys and continues to operate as a mill, it was not historically associated with a building company that made a significant contribution within the local, regional, or national marketplace. The Valley Planing Mill appears to have been a specialty manufacturer working on custom designs instead of large scale suburban developments; therefore, the property does not appear eligible for listing in the National Register under Criterion A.

Criterion B:

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. The planing mill was established by N.J. Witmer and D.C. Shank. Research did not reveal any further information on Witmer, while Shank was only indicated in association with the mill. Subsequent owners include Achilles Carpenter, Carpenter died in 1943, at which time he was an executive of Valley Planing Mill. Subsequent generations of the Carpenter family continuously owned and operated the mill at least until the early 1980s; however, though they successfully managed a local business, research did not reveal any reason to believe Carpenter and his family are of historical significance. Numerous persons have likely worked at and managed the mill since its construction in 1923; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Research did not reveal any associations with prominent persons or groups since its establishment in the early 1920s. Therefore, Valley Planing Mill does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The Valley Planing Mill is a carpentry shop property type. It is a typical example of vernacular construction for an industrial complex with a combination of large volume warehouse buildings and smaller office buildings constructed from corrugated steel and surplus building materials. The common construction type of the complex does not exemplify the distinctive characteristics of a type, period or method of construction. The Valley Planning Mill is not indicative of any significant trends in industrial architecture. Buildings like these are utilitarian in nature and do not necessarily have distinctive styles, types or materials; therefore, the Valley Planing Mill is not eligible under Criterion C for embodying the distinctive characteristics of a type.

Frank Jeans was the architect for the first mill building on the parcel. Additional research did not yield information on the significance of his work. The Valley Planing Mill served as its own contractor and used prefabricated industrial parts, such as dust bins, for most building projects on the parcel. Jeans is not a well-known or significant architect in Los Angeles; therefore, the Valley Planing Mill is not eligible for listing under Criterion C as representative of the work of a master.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The materials and craftsmanship found on the Valley Planing Mill are very common and are not extraordinary. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, typically refers to historic districts and does not apply in this case.

The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. 6103 Cedros Avenue was also evaluated as part of a district. In the case of the subject area, the majority of the features within are not individually distinct but together they form a cohesive and distinguishable industrial area through their shared use. However, in order to be eligible for the National Register, a district must also be significant under another criterion in addition to being a distinguishable entity. The district in which 6103 Cedros Avenue was included does not appear to be eligible under any other criterion, and as such, the district does not appear to be eligible under Criterion C.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The Valley Planing Mill was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The property retain integrity of feeling of as it retains an industrial use and aesthetic. Integrity of setting has been compromised. The complex is still surrounded by low-density residential, commercial, and industrial

\*Resource Name or #:(Assigned by Recorder) 6103 CEDROS AVE

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

buildings, as it was historically; however, a bus route and bike path replaced the railroad tracks to the south of the parcel, diminishing integrity of setting. The integrity of materials and workmanship have been diminished. The property was substantially altered and remodeled since the time of its initial construction. The property retains an industrial design aesthetic, though it has been altered substantially, diminishing integrity of design. The integrity aspect of association does not apply, as there is no significant association to evaluate.

Summary:

While the property retains some aspects of integrity, it lacks historical and architectural significance for the above reasons and therefore does not appear to be eligible for listing in the National Register under any criterion.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property appears to be individually eligible for the California Register for the same reasons outlined above.

Sources:

Ancestry. [www.ancestry.com](http://www.ancestry.com). Accessed July 2015.

Architectural Resources Group. "SurveyLA Draft Historic Resources Survey Report: Van Nuys-North Sherman Oaks Community Plan Area." May 2015.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011. □  
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

Historic Places LA: Los Angeles Historic Resources Inventory. [www.historicplacesla.org](http://www.historicplacesla.org). Accessed July 2015.

The Los Angeles Times.

Los Angeles Department of Building and Safety Building Permits, various dates.

LSA Associates, et. al. "Draft Historic Context Statement: SurveyLA Industrial Development, City of Los Angeles, Los Angeles County, California." August 2011.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Office of Historic Resources. "Mid-Century Modernism." SurveyLA Architecture and Engineering Historic Context Statement, 2014.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 6000 KESTER AVE

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 6000 KESTER AVE City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-028

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-028 includes a one-story commercial building. The building is located on the northeast corner of Kester Avenue and Oxnard Street.

The building was constructed in 1946. The building is rectangular in plan and has a combination flat and side-gabled roof. The exterior is clad in textured stucco. The primary elevation faces east towards Kester Avenue. The north and east elevations abut adjacent commercial properties and are not visible.

At the south end of the primary elevation is a recessed porch supported by wood posts. Within the porch there are two metal roll-up doors, a wood slab door and two small windows with metal security bars. On the north end of the west elevation there are two additional windows with metal security bars. On the south elevation, there are two small windows with metal security bars and a metal tilt-up door.

At the west end of the property, there is a dirt yard for storage of building materials.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SE, 1/7/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1946 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

VBS INC  
1335 SAN CARLOS RD ARCADIA CA 91006

**\*P8. Recorded by:**

Allison Lyons  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 6000 KESTER AVE

B1. Historic Name: Valley Builders Supplies

B2. Common Name: Valley Builders Supplies

B3. Original Use: Building Supply Warehouse

B4. Present Use: Building Supply Warehouse

\*B5. Architectural Style: No Style

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

Constructed 1945. Alterations include the 1950 addition of a roof sign, the removal of a portion of the building for street widening in 1970 and installa

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

\*B8. Related Features: Parking lot.

B9a. Architect: None

B9b Builder: W.E. Arnold

\*B10. Significance: Theme Industrial Development, Building the City/Commercial Development, Commercial Ide B10 Area: Los Angeles

Period of Significance: 1876-1965/1850-1980

Property Type: Industrial

Applicable Criteria: N/A

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was industrial development of Los Angeles, specifically the theme of building materials (1876-1965), and commercial development, under the theme of commercial identity. The subject building was constructed in 1945 for Valley Builders Supplies in Van Nuys.

Population booms in Los Angeles created a demand for building that fueled the growth of the construction industry. Successive building booms occurred in 1885–1888, 1910, 1923–1929, and 1945–1965. During these periods, thousands of new homes, offices, schools, churches, and industrial plants expanded the city's building stock. The collective need for building materials and supplies created a proliferation of lumber yards, planing mills, steel fabricators, stone and masonry suppliers, and concrete ready-mix facilities. Building supply facilities were constructed close to areas with booming populations creating a demand for new construction. Properties associated with the manufacture and distribution of building supplies were usually of little architectural distinction and were repurposed or fell into disrepair when the demand for supplies subsided at the conclusion of a boom period.

Valley Builders Supplies is typical of buildings associated with the construction industry. Building materials generally came to Los Angeles through the port, where dockworkers loaded them onto train cars headed for a decentralized network of lumberyards and planing mills. Valley Builders Supplies was located along the Southern Pacific Railroad tracks. Industries requiring the distribution of goods and materials between the port and city were typically located adjacent to railroad lines. (See Continuation Sheet).

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Allison Lyons

GPA Consulting

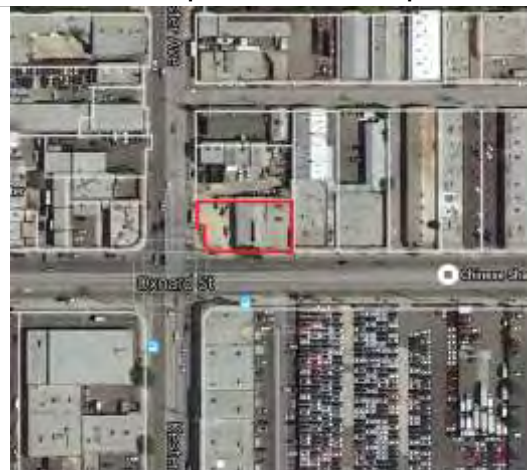
231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale.  
Base image courtesy of Google Maps.

\*Resource Name or #:(Assigned by Recorder) 6000 KESTER AVE

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): Valley Builders Supplies is among many industrial buildings concentrated along the Southern Pacific Railroad tracks in Van Nuys that catered to the construction industry.

Valley Builders Supplies was among many businesses in the Van Nuys area that provided materials for the construction boom that shaped the San Fernando Valley during the postwar period. The building was constructed as a warehouse by W.C. Arnold in 1945. As demand for building supplies tapered off in the late 1960s, interior office partitions were added to the Valley Builders Supplies building. While it is associated with this broad period of history and events important in the history of Los Angeles, research did not uncover any associations between Valley Builders Supplies and construction companies that were influential in the growth and development of the San Fernando Valley. Therefore, the property does not appear to be eligible for listing under Criterion A for an association with industrial development in Los Angeles.

Valley Builders Supply has been in continuous operation at 6000 Kester Avenue since 1946. While the property has been the long-term location of the business, research did not uncover evidence that Valley Builders Supply is a business that made important contributions to commercial growth and development; has gained regional or national importance; has particular significance for its association with a neighborhood; or was a business significant in commercial history. Therefore, the Valley Builders Supply does not appear to be eligible for listing under Criterion A for an association with commercial development in Los Angeles.

Criterion B:

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. The original owner is listed on the initial permit as W.C. Arnold. Research did not reveal any definitive information about Arnold; given that the business itself was not of particular historical significance, there is little reason to believe that Arnold would be a significant figure. Research did not reveal any other associations with prominent persons or groups. Numerous persons have likely worked at and managed the building since its construction in 1945 and opening in 1946; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the building located at 6000 Kester Avenue does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

6000 Kester Avenue is a building supply warehouse. Typical features of warehouse property types include minimal exterior design features, raised loading docks, and expansive interior volumes. For properties associated with the building industry, warehouses are typically sited near railroad tracks. These warehouses are sited on their parcels to maximize space for storage yards. The warehouse type is not architecturally distinctive. The building supply warehouse type generally resembles a shed surrounded by a large yard. These flexible buildings were easily expanded, as Valley Building Supply was in 1950. Such buildings grew over time to accommodate the demand for products during the long building boom between 1945 and 1965. Valley Builders Supplies is a typical example of this type. The building stands as a representative example of the building supply warehouse, but not a particularly remarkable example. It is not significant under Criterion C for embodying the distinctive characteristics of a type, period, or method of construction.

Valley Builders Supplies is not eligible for listing under Criterion C as representative of the work of a master. No architect is listed on the building permit filed in 1945 or on subsequent alteration permits.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The materials and craftsmanship found on the Valley Builders Supplies are very common and are not extraordinary. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. 6000 Kester was also evaluated as part of a district. In the case of the subject area, the majority of the features within are not individually distinct but together they form a cohesive and distinguishable industrial area through their shared use. However, in order to be eligible for the National Register, a district must also be significant under another criterion in addition to being a distinguishable entity. The district in which 6000 Kester was included does not appear to be eligible under any other criterion, and as such, the district does not appear to be eligible.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

6000 Kester Avenue was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is mostly intact, as the property is surrounded by industrial and low rise commercial buildings, as it would have been historically; however, many of the surrounding buildings have been remodeled or heavily altered. The building has undergone substantial alterations, including window opening alterations, some window replacements, recladding, additions; and removal of square footage to accommodate a street extension in 1970. The cumulative effect of these alterations compromises the integrity of materials, design, and workmanship. The integrity aspect of association does not apply, as there is no significant association to evaluate.



\*Resource Name or #:(Assigned by Recorder) 6000 KESTER AVE

Recorded By Allison Lyons

Date: 8/10/2015

Continuation

Update

Summary:

While the property retains some aspects of integrity, it lacks historical and architectural significance for the above reasons and therefore does not appear to be eligible for listing in the National Register under any criterion.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property is not individually eligible for the California Register for the same reasons outlined above. While it retains some aspects of integrity, it lacks historical and architectural significance and is therefore not eligible for listing in the California Register under any criterion.

Sources:

Ancestry.www.ancestry.com. Accessed July 2015.

Architectural Resources Group. "SurveyLA Draft Historic Resources Survey Report: Van Nuys-North Sherman Oaks Community Plan Area." City of Los Angeles, Office of Historic Resources. May 2015.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011.   
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

Los Angeles Times

Los Angeles Street Directories, various dates. Access July 29, 2015. <http://rescarta.lapl.org/>.

LSA Associates, et. al. "Draft Historic Context Statement: SurveyLA Industrial Development, City of Los Angeles, Los Angeles County, California." August 2011.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Office of Historic Resources. "SurveyLA Historic Context Statement Outline: Architectural, Historic, and Cultural Resources of Los Angeles." July 2014.

"Van Nuys 1926-1948." Sanborn Maps. ProQuest's Digital Sanborn Maps, 1867-1970. Access through Los Angeles Public Library.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 6014 KESTER AVE

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 6014 KESTER AVE City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-027

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-027 includes a one-story industrial building. The building is located on Kester Avenue, south of its intersection with Aetna Street.

The building was constructed in 1949. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block. The primary elevation faces south. The east elevation abuts an adjacent property and is not visible.

On the primary elevation, there is a vehicular bay and a single slab door. On the west elevation, there are three infilled window openings. The north elevation is a solid wall.

The building shares a parcel with an asphalt parking area and an enclosure for automobile tire storage to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/7/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1949 Los Angeles County Tax Assessor

\*P7. Owner and Address:

PULLEN COLOMA EMMA CAROLINE M  
1335 SAN CARLOS RD ARCADIA CA 91006

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 6018 KESTER AVE

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 6018 KESTER AVE City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-021

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-021 includes a one-story industrial building. The building is located on the southeast corner of Kester Avenue and Aetna Street.

The building was constructed in 1951. It is rectangular in plan with a front-gabled roof and stepped parapet. The exterior is clad in concrete block and corrugated metal. The primary elevation faces west towards Kester Avenue.

On the primary elevation, there is an automatic sliding door sheltered by a pent corrugated metal canopy. On the north and east elevations, there is a single slab door. The south elevation is a solid wall.

The building shares a parcel with an asphalt parking area to the west.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/7/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1950 Los Angeles County Tax Assessor

\*P7. Owner and Address:

DIAB ISSA & AFIFEH DIAB TRUST  
18001 VENTURA BLVD #C ENCINO CA 91316

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 6028 KESTER AVE

P1. Other Identifier: 14855 AETNA ST

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M.

c. Address 6028 KESTER AVE City: Los Angeles Zip 91411

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-015

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

Los Angeles County Assessor's parcel number 2241-025-015 includes two one-story industrial buildings. The property is located on the northeast corner of Aetna Street and Kester Avenue.

The buildings were constructed in 1938. They are both rectangular in plan. The north building has a front-gabled roof clad in rolled asphalt. Its exterior is clad in stucco and corrugated metal. Its primary elevation faces west towards Kester Avenue. Its south and east elevations are not clearly visible from the public right-of-way. On the west elevation, there are two vehicular bays with metal tilt-up doors. On the north elevation, there are a number of window openings that have been infilled with corrugated metal.

The south building has a flat roof with a raised parapet. The exterior is clad in textured stucco. Its primary elevation faces west towards Kester Avenue. Its north and east elevations are not clearly visible from the public right-of-way. On the west elevation, there is a single door behind a metal screen door, and two infilled window openings. On the south elevation, there are a number of infilled window openings.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



P5b. Description of Photo:

(View, date, accession #)  
View looking NE, 1/7/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1938 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BRECHT STEPHEN C AZURE LOTUS TRUST  
PO BOX 178 WOODLAND HILLS CA 91365

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Artifact Record  Photograph Record Other (List): \_\_\_\_\_

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 6100 KESTER AVE

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 6100 KESTER AVE City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-024-016

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-024-016 includes two large, one-story industrial buildings. The property is located on Kester Avenue and spans between Calvert and Bessemer Streets.

The buildings were constructed in 1947. They are L-shaped in plan with flat roofs and raised parapets, and the exteriors are clad in brick. The primary elevation of the northern building faces north towards Calvert Street. No features visible from the public right-of-way indicate a primary elevation on the southern building. The east elevations abut an adjacent property and are not fully visible.

On the primary elevation of the north building, the L-shape of the building creates a forecourt with three vehicular bays with metal roll-up doors, two single slab doors, two single-light windows, a multi-light metal window and a single door behind a metal security door. The metal window and single door are sheltered by rounded canvas awnings. Signage has been applied along the roofline of the forecourt. On the west elevation, there is evidence of several infilled window openings. The south elevation shares a wall with the southern building and is therefore not visible.

On the west elevation of the south building, there is a vehicular bay with a metal roll-up door, a single metal slab door and five multi-light metal windows. On the south elevation, there are several multi-light windows behind metal security bars, a single slab door with metal security door, and a recessed loading dock area with a vehicular bay and metal roll-up door. The loading area is enclosed by a wrought iron fence and gate.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/7/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1947 Los Angeles County Tax Assessor

\*P7. Owner and Address:

YAGHOUBIAN MAZYAR  
12100 WILSHIRE BLVD #1040 LOS ANGELES CA

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14703 OXNARD ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14703 OXNARD ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-024

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-024 includes two one-story industrial buildings. The property is located on the northwest corner of Oxnard Street and Cedros Avenue.

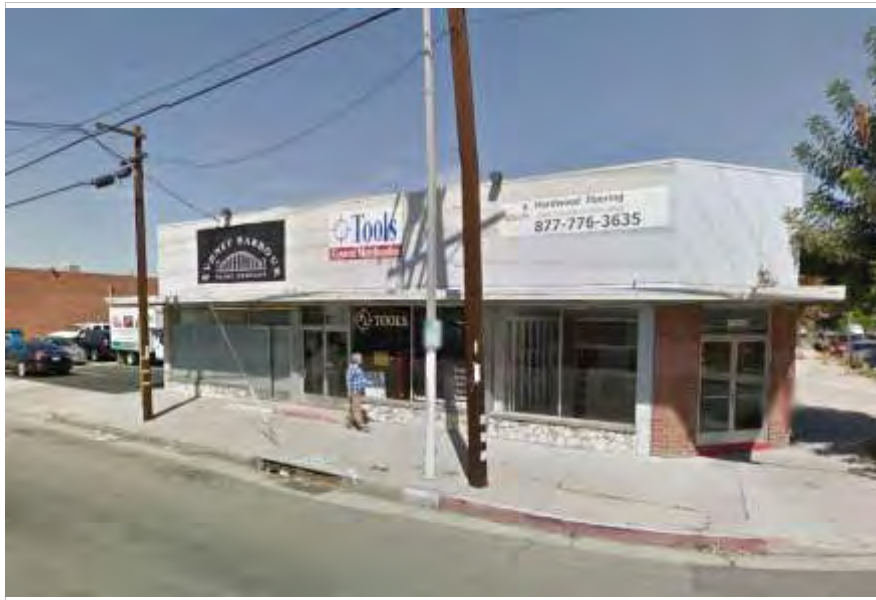
The buildings were constructed in 1966. Both buildings are rectangular in plan with flat roofs and raised parapets. They are clad in brick and stucco, and their primary elevations face south towards Oxnard Street. Both buildings have flush storefronts on the primary elevation that are comprised of fully-glazed metal doors with transoms, single-light display windows and stone bulkheads. The storefronts are sheltered by flat canopies. On the east and west elevations, there are single slab doors, multi-light windows and vehicular bays with metal roll-up doors. On the north elevations, there are multi-light windows.

The buildings share a parcel with an asphalt parking area at the center.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1966 Los Angeles County Tax Assessor

\*P7. Owner and Address:

B AND E OXNARD PROPERTIES L P  
8216 LANKERSHIM BLVD #3 NORTH HOLLYWO

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14723 OXNARD ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14723 OXNARD ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-025

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-025 includes three one-story industrial buildings. The property is located on Oxnard Street, east of its intersection with Kester Avenue.

The buildings were constructed in 1964. Each of the buildings are rectangular in plan with flat roofs and raised parapets. They are clad in brick and stucco, and their primary elevations face south towards Oxnard Street. Each of the buildings has flush storefronts on the primary elevation. The storefronts are sheltered by flat canopies. On the east and west elevations, there are single slab doors and vehicular bays with metal roll-up doors. The north elevations are solid walls.

The buildings share a parcel with an asphalt parking area.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SE, 1/8/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1964 Los Angeles County Tax Assessor

\*P7. Owner and Address:

REXFORD INDUSTRIAL REALTY LP  
11620 WILSHIRE BLVD #1000 LOS ANGELES CA

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14811 OXNARD ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14811 OXNARD ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-016

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-016 includes two one-story industrial building. The property is located on Oxnard Street, east of its intersection with Kester Avenue.

The buildings were constructed in 1968. The west building is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block. Its primary elevation faces south towards Oxnard Street. On the primary elevation, there are four flush storefronts that consist of single fully-glazed metal doors with transoms and full-height metal display windows. The storefronts are sheltered by a projecting metal canopy. There are a number of vehicular bays with metal roll-up windows and single slab doors on the east and west elevations. The north elevation is a solid wall.

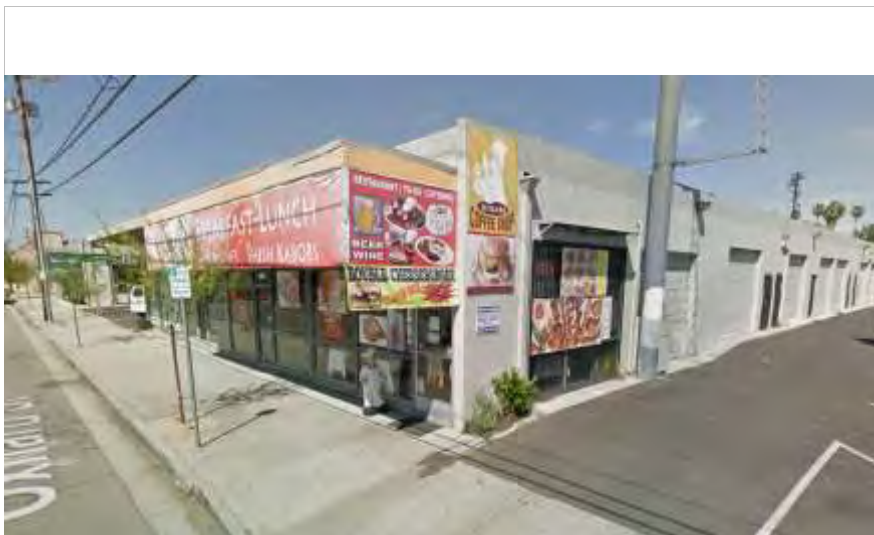
The east building is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco and tile. Its primary elevation faces south towards Oxnard Street. The east elevation abuts an adjacent property and is not visible. On its primary elevation, there is a single fully-glazed metal door with a sidelight and transom, and four single-light fixed metal windows. On the west elevation, there is a fully-glazed metal door and a number of vehicular bays with metal roll-up doors. The north elevation is a solid wall.

The buildings share a parcel with an asphalt parking area.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, Google Maps, 6/3/15

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1968 Los Angeles County Tax Assessor

\*P7. Owner and Address:

REXFORD INDUSTRIAL REALTY LP  
11620 WILSHIRE BLVD #1000 LOS ANGELES CA

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14817 OXNARD ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14817 OXNARD ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-017

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-017 includes a one-story industrial building. The building is located on Aetna Street, east of its intersection with Kester Avenue.

The building was constructed in 1968. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block. The primary elevation faces south towards Oxnard Street. The west elevation abuts an adjacent property and is not visible. On the south elevation, there are two storefronts comprised of fully-glazed doors with transoms and full-height metal display windows. The south elevation is sheltered by a canvas awning. On the east elevation, there are two metal display windows and several fully-glazed metal doors and vehicular bays with metal roll-up doors, and fully-glazed metal doors.

The building shares a parcel with an asphalt parking area to the east.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1968 Los Angeles County Tax Assessor

\*P7. Owner and Address:

REXFORD INDUSTRIAL REALTY LP  
11620 WILSHIRE BLVD #1000 LOS ANGELES CA

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14833 OXNARD ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 14833 OXNARD ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-018

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2241-025-018 includes a one-story industrial building. The building is located on Oxnard Street, east of its intersection with Kester Avenue.

The building was constructed in 1947. It is rectangular in plan with a front-gabled roof. The exterior is clad in corrugated metal. The primary elevation faces south towards Oxnard Street. The east elevation abuts an adjacent property and is not visible. On the south elevation, there is a pair of wood-paneled doors surrounded by single-light display windows. The south elevation is sheltered by a shallow mansard roof clad in metal. On the west elevation, there are multi-light metal windows. On the north elevation, there is a vehicular bay and two multi-light metal windows.

The building shares a parcel with an asphalt parking area to the west.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SE, Google Maps, 6/3/15

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1948 Los Angeles Department of Building

\*P7. Owner and Address:  
MCCUNE CATHERINE MCCUNE M  
15060 ENCANTO DR SHERMAN OAKS CA 91403

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

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

# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 6Z

\*Resource Name or #: (Assigned by Recorder) 14833 OXNARD ST

B1. Historic Name: Valley Sash and Door

B2. Common Name: Valley Sash and Door

B3. Original Use: Building Supply Warehouse

B4. Present Use: Building Supply Warehouse

\*B5. Architectural Style: No Style

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

Constructed 1948. Alterations include the construction of a roof to connect two individual buildings in 1956 and the removal of square footage and a

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

\*B8. Related Features: Parking lot

B9a. Architect: None

B9b Builder: John L. Hodges

\*B10. Significance: Theme Industrial Development: Building Materials

B10 Area: Los Angeles

Period of Significance: 1876-1965

Property Type: Industrial

Applicable Criteria: N/A

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

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was industrial development of Los Angeles, specifically the theme of building materials (1876-1965), and commercial development, under the theme of commercial identity. The subject building was constructed in 1947 for Valley Sash and Door.

Population booms in Los Angeles created a demand for building that fueled the growth of the construction industry. Successive building booms occurred in 1885–1888, 1910, 1923–1929, and 1945–1965. During these periods, thousands of new homes, offices, schools, churches, and industrial plants expanded the city's building stock. The collective need for building materials and supplies created a proliferation of lumber yards, planing mills, steel fabricators, stone and masonry suppliers, and concrete ready-mix facilities. Building supply facilities were constructed close to areas with booming populations creating a demand for new construction. Properties associated with the manufacture and distribution of building supplies were usually of little architectural distinction and were repurposed or fell into disrepair when the demand for supplies subsided at the conclusion of a boom period.

Valley Sash and Door is typical of buildings associated with the construction industry. Building materials generally came to Los Angeles through the port, where dockworkers loaded them onto train cars headed for a decentralized network of lumberyards and planing mills. Valley Builders Supplies was located along the Southern Pacific Railroad tracks. Industries requiring the distribution of goods and materials between the port and city were typically located adjacent to railroad lines.

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

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Amanda Yoder

GPA Consulting

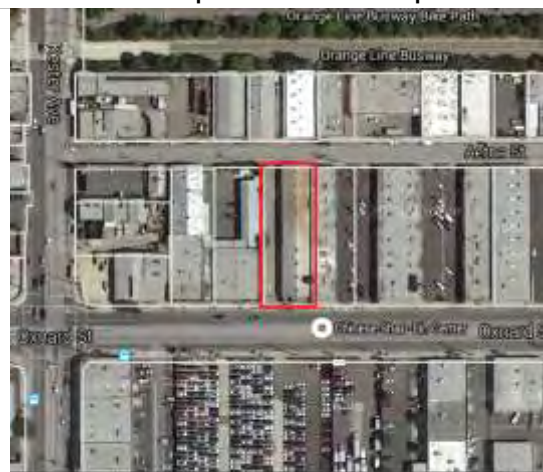
231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale.  
Base image courtesy of Google Maps

\*Resource Name or #:(Assigned by Recorder) 14833 OXNARD ST

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): Valley Sash and Door is among many industrial buildings concentrated along the Southern Pacific Railroad tracks in Van Nuys that catered to the construction industry.

Valley Sash and Door was among many businesses in the Van Nuys area that provided materials for the construction boom that shaped the San Fernando Valley during the postwar period. The building was constructed as a warehouse by John L. Hodges in 1948. While it is associated with this broad period of history and events important in the history of Los Angeles, research did not uncover any associations between Valley Sash and Door and construction companies that were influential in the growth and development of the San Fernando Valley. Therefore, the property does not appear to be eligible for listing under Criterion A for an association with industrial development in Los Angeles.

Valley Sash and Door has been in continuous operation at 14829-33 Oxnard Street since 1947. While the property has been the long-term location of the business, research did not uncover evidence that Valley Sash and Door is a business that made important contributions to commercial growth and development; has gained regional or national importance; has particular significance for its association with a neighborhood; or was a business significant in commercial history. Therefore, the Valley Sash and Door does not appear to be eligible for listing under Criterion A for an association with commercial development in Los Angeles.

Criterion B:

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. The original owner is listed on the initial permit as John L. Hodges. Research did not reveal any definitive information about Hodges; given that the business itself was not of particular historical significance, there is little reason to believe that Hodges would be a significant figure. Research did not reveal any other associations with prominent persons or groups. Numerous persons have likely worked at and managed the building since its construction in 1948; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the building located at 14829-33 Oxnard does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

14829-33 Oxnard Street is a building supply warehouse. Typical features of warehouse property types include minimal exterior design features, raised loading docks, and expansive interior volumes. For properties associated with the building industry, warehouses are typically sited near railroad tracks. These warehouses are sited on their parcels to maximize space for storage yards. The warehouse type is not architecturally distinctive. The building supply warehouse type generally resembles a shed surrounded by a large yard. Valley Sash and Door is a typical example of this type. The building stands as a representative example of the building supply warehouse, but not a particularly remarkable example. It is not significant under Criterion C for embodying the distinctive characteristics of a type, period, or method of construction.

Valley Builders Supplies is not eligible for listing under Criterion C as representative of the work of a master. No architect is listed on the building permit filed in 1948 or on subsequent alteration permits and all work was carried out by the business owner.

High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case. The materials and craftsmanship found on the Valley Builders Supplies are very common and are not extraordinary. The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. 14829-33 Oxnard Street was also evaluated as part of a district. In the case of the subject area, the majority of the features within are not individually distinct but together they form a cohesive and distinguishable industrial area through their shared use. However, in order to be eligible for the National Register, a district must also be significant under another criterion in addition to being a distinguishable entity. The district in which 14829-33 Oxnard Street was included does not appear to be eligible under any other criterion, and as such, the district does not appear to be eligible.

Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

14829-33 Oxnard Street was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is mostly intact, as the property is surrounded by industrial and low rise commercial buildings, as it would have been historically; however, many of the surrounding buildings have been remodeled or heavily altered. The building has undergone some alterations, including a new entrance addition in 1967, but the utilitarian building appears to retain its integrity of workmanship, design and materials. The integrity aspect of association does not apply, as there is no significant association to evaluate.

Summary:

While the property retains some aspects of integrity, it lacks historical and architectural significance for the above reasons and therefore does not appear to be eligible for listing in the National Register under any criterion.

California Register of Historical Resources Evaluation:

\*Resource Name or #:(Assigned by Recorder) 14833 OXNARD ST

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

As the requirements for the California Register mirror those of the National Register, the property is not individually eligible for the California Register for the same reasons outlined above. While it retains some aspects of integrity, it lacks historical and architectural significance and is therefore not eligible for listing in the California Register under any criterion.

Sources:

Ancestry.www.ancestry.com. Accessed July 2015.

Architectural Resources Group. "SurveyLA Draft Historic Resources Survey Report: Van Nuys-North Sherman Oaks Community Plan Area." City of Los Angeles, Office of Historic Resources. May 2015.

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison." Office of Historic Preservation, California Department of Parks and Recreation. 2011.   
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

Los Angeles Times

LSA Associates, et. al. "Draft Historic Context Statement: SurveyLA Industrial Development, City of Los Angeles, Los Angeles County, California." August 2011.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. 2002.

Office of Historic Resources. "SurveyLA Historic Context Statement Outline: Architectural, Historic, and Cultural Resources of Los Angeles." July 2014.

"Van Nuys 1926-1948." Sanborn Maps. ProQuest's Digital Sanborn Maps, 1867-1970. Access through Los Angeles Public Library.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14837-14845 OXNARD ST

P1. Other Identifier: 14845 OXNARD ST

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14837 OXNARD ST City: Los Angeles Zip 91411  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2241-025-019, 2241-025-020

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel numbers 2241-025-019, 2241-025-02 include two one-story industrial buildings that appear to have been remodeled into one. The property is located on Oxnard Street, east of its intersection with Kester Avenue.

The buildings were constructed in 1954 and 1951, respectively, and appear to have been remodeled into one building at an unknown date. It is generally rectangular in plan with a flat roof. The exterior is clad in smooth stucco. The primary elevation faces south towards Oxnard Street. The west elevation abuts an adjacent property and is not visible.

On the south elevation, the primary elevation consists of a pair of fully-glazed doors with a transom behind a metal security door. The doors are sheltered within a recessed entryway with two single-light metal windows behind security bars. West of the recessed entry there are two additional groups of windows behind metal security bars. East of the recessed entry, there are multiple infilled window openings and a secondary recessed entry that consists of a pair of fully-glazed doors. The west elevation is a solid wall.

At the northeast end of the property, there is an L-shaped, corrugated metal shed with what appear to be sliding doors that frames an asphalt parking area. At the northwest end of the property, there is a front-gabled shed clad in corrugated metal.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



P5b. Description of Photo:

(View, date, accession #)  
View looking NE, Google Maps, 6/3/15

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1951, 1954 Los Angeles County Tax Assessor

\*P7. Owner and Address:

OXNARD BUILDING LLC  
14845 OXNARD ST VAN NUYS CA 91411

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

\*Resource Name or # (Assigned by recorder): Raymer Industrial District

D1. Historic Name: Unknown

D2. Common Name: Unknown

**\*D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district):

The Raymer Industrial District is roughly bounded by Raymer Street to the north and east, Keswick Street to the south, and ends at the western boundaries of 14757 Keswick Street, 14747 Keswick Street and 14766 Raymer Street to the west in the city of Los Angeles. The potential district is comprised of industrial properties and is immediately surrounded by additional industrial development, which is concentrated along the Southern Pacific Railroad tracks. Low-density residential development and the commercial strip of Van Nuys Boulevard surrounds the potential district area.

The properties within the potential district are entirely occupied by industrial buildings. The majority of buildings date from the late 1940s and early 1950s and are of simple, concrete block construction with flat roofs and minimal decoration, if any. Many are currently used for automobile repair or building supply manufacturing and distribution.

See attached continuation sheets for a list and map of all buildings within the district boundary. For additional descriptive information on the buildings, please see the attached DPR 523 A (Primary Record) forms. Primary Record forms were prepared for all resources within the district boundary.

**\*D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The potential district is roughly bounded by Raymer Street to the north and east, Keswick Street to the south, and ends at the western boundaries of 14757 Keswick Street, 14747 Keswick Street and 14766 Raymer Street to the west.

**\*Boundary Justification:**

The district boundary is defined by the project's Area of Potential Effect. The area could be subject to full right-of-way acquisition to make way for a proposed maintenance yard for Alternative 4, Option B (Light Rail Train, Median Running/Underground) for the East San Fernando Valley Transit Corridor Project.

\*Resource Name or # (Assigned by recorder): Raymer Industrial District

\*D6. Significance: Theme Industrial Development Area Los Angeles  
Period of Significance 1887-1965 Applicable Criteria N/A (Discuss district's importance in terms of its  
Historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

### National Register of Historic Places Evaluation

#### Criterion A

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The context considered under Criterion A was industrial development.

Los Angeles was first established as a major center for manufacturing in the 1920s, when the efforts by civic boosters and the Los Angeles Chamber of Commerce began to attract manufacturers to the area. One of the first major companies to relocate its manufacturing base to Los Angeles was Goodyear Tires in 1919. The development of new technology, the introduction of new products and the increase in consumer demand during the 1920s economic boom in turn created a demand for new factories and manufacturing facilities. Though production slowed during the Great Depression, World War II reinvigorated the economy and many factories and manufacturing facilities were retooled to make products for defense industries. When the war ended, the thousands of returning veterans, defense workers and their families created a huge demand for housing, material goods and services. As a result, Los Angeles production facilities were again expanded in order to meet those needs, primarily in the San Fernando Valley and near LAX; however, available land for industrial development was becoming more and more scarce. To solve this issue, the Industrial Association of the San Fernando Valley was formed, with the aim of rezoning farmland for industrial use. In the 1950s, they succeeded in rezoning over 7,000 acres along the Southern Pacific Railroad tracks through the Valley. The majority of industrial buildings from these time periods are generic, single-story workshops that allowed successive tenants to install their own equipment for their respective needs. Typically, these tenants had a tendency to group together and form "districts."

In addition to increased consumer demand after World War II, the country was entering the Cold War. Governments were investing hundreds of millions of dollars into research, development and manufacturing of new aircraft and aerospace technologies such as navigation, propulsion and missiles. The most significant postwar industrial development in the San Fernando Valley was in the aerospace and defense industries. The field was so prevalent that by the 1960s, it comprised more than half of the jobs in Los Angeles. The majority of these jobs were concentrated in the San Fernando Valley at firms such as Rocketdyne, Northrop Grumman and Lockheed Martin.

The potential district is an industrial area in the San Fernando Valley that is concentrated around the Southern Pacific Railroad tracks. While the subject area is now fully industrial, research indicates that it was still being used as farm land as late as 1952. As a grouping of industrial buildings in the San Fernando Valley, the potential district appears to lack the characteristics that would raise it to the level of significance under the context of industrial development in Los Angeles. The area is not a distinct concentration of industrial buildings. Research did not reveal evidence of a planned industrial tract with specific industrial infrastructure or a cohesive grouping of uses, such as those seen surrounding downtown Los Angeles. Furthermore, the most significant areas of industry during the postwar period, especially in the San Fernando Valley, were the aerospace and defense industries in response to the Cold War. Research did not reveal any aerospace or defense uses for this area. Rather, this area appears to have developed shortly after the re-zoning efforts of the 1950s by individual owners for a wide variety of industrial activities, ranging from egg processing to electronics manufacturing. As such, the potential district area does not appear to be eligible under Criterion A.

#### Criterion B

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past.

Research was conducted on the area to determine whether any one person or entity might have owned or developed a large part of the properties within the district boundary as a potentially planned industrial tract. Research revealed that John A. and Minnie Barton owned the land for about 20 years. They purchased all or part of 27 lots in the potential district in 1931; the lots were sold to new owners starting in 1952. Minnie Barton was a well-known Los Angeles citizen. She was the first female parole officer in the Los Angeles Police Department, where she served for over 30 years. She focused her efforts on rehabilitating female prisoners, helping them to find homes and to care for their children. She founded three separate facilities for women, children and the elderly: the Minnie Barton Home for Girls, the Barton Recreation Home for Old Persons and the Bide-a-Wee Home for Mothers and Babies. Barton retired from the police force in 1942 before passing away in 1946 as a result of an extended illness. Her husband John worked as an accountant and auditor until his death in 1956. While the Bartons owned the properties for an extended period of time and Minnie appears to have been historical significant, the existing properties were developed after her death and the sale of the properties, and their current use is not related to Barton's productive life or charitable organizations. Research efforts did not reveal any other persons with whom the entire potential district might be strongly associated. While many persons were no doubt involved with the development of the businesses within the district boundary, cumulative efforts such as these are typically best evaluated under Criterion A. While research did not reveal any such information, the potential significance of an individual person and their association with an individual property within the district boundary would not qualify the entire potential district as significant under Criterion B. Therefore, the potential district does not appear to be eligible



for listing under Criterion B.

#### Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The potential district as a whole does not reflect a type, period or method of construction. Generally, the buildings within are typical examples of mid-twentieth century industrial buildings. There is nothing notable or unique about their design, and many have been heavily altered. The buildings are simple in design and constructed of common materials. As such, there is no reason to believe that they are the work of a master, nor do they possess high artistic values. Cumulatively, they do not exhibit the distinguishing characteristics of a specific architectural style, method or period of construction, nor are they representative examples of key industrial design. Significant examples of industrial design before World War II would include examples of buildings that were configured to address certain needs, such as lighting, ventilation, fireproofing, or accommodating large-scale or oddly-shaped equipment. The majority of these design innovations took place prior to World War II and before the industrial buildings in the potential district were constructed. After World War II, new industrial properties were being laid out in "industrial parks," which borrowed from postwar community planning techniques to create unified "campuses" with careful building orientation, automobile accommodation, landscaping and proximity to residential areas, such as the Atomics International headquarters in Canoga Park. Research revealed that the subject buildings were owned and developed by individual owners starting in the early 1950s as farmland was being re-zoned for industrial use. The large range in uses and building configurations in addition to the lack of unity does not indicate a formal plan.

The final component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. In the case of the potential district, the majority of the features within are not individually distinct but together they form a cohesive and distinguishable industrial area through their shared use. However, in order to be eligible for the National Register, a district must also be significant under another criterion in addition to being a distinguishable entity. The potential district does not appear to be eligible under any other criterion, and as such, the district does not appear to be eligible under Criterion C.

#### Criterion D

Criterion D was not considered in the district evaluation, because it generally applies to archeological resources.

#### Integrity

The Raymer Commercial District was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The potential district appears to retain its integrity of location and setting. The buildings within the district boundary have not been moved, and the area has been in continuous industrial use since the 1950s when it developed. The integrity of materials, design and workmanship have been cumulatively and negatively impacted by the introduction of new materials and major alterations to the primary elevations of many of the buildings within the district boundary, such as the replacement of cladding, windows, doors, infill construction and the addition of security bars on doors and windows. The integrity of feeling has been diminished through the loss of materials, design and workmanship, though the sense of a twentieth century industrial area is still generally conveyed through its continued use. The integrity aspect of association does not apply, as there is no significant association to evaluate.

#### Summary

While the potential district may retain some aspects of integrity, it lacks historical and architectural significance for the above reasons and therefore does not appear to be eligible for listing in the National Register under any criterion.

#### California Register Historic District Evaluation

As the requirements for the California Register mirror those of the National Register, the potential district does not appear to be eligible for the California Register for the same reasons as above.

**\*D7. References** (Give full citations including the names and addresses of any informants, where possible.):

"California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison."  
Office of Historic Preservation, California Department of Parks and Recreation. 2011.

"Historic Aerials." NETR Online, various dates. Accessed July 22, 2015. <http://www.historicaerials.com/>.

Los Angeles County Tax Assessor Map Books, various years.

LSA Associates, et. al. "Draft Historic Context Statement: SurveyLA Industrial Development." City of Los Angeles, Office of Historic Resources. August 2011.

\*Resource Name or # (Assigned by recorder): Raymer Industrial District

**\*D7. References Continued**

Meares, Hadley. "Parole Officer No. 2: Minnie Barton and the Crusade for Lost Women." KCET, Lost Landmarks. February 8, 2013. Accessed July 22, 2015. <http://www.kcet.org/socal/departures/columns/lost-landmarks/parole-officer-no-2-minnie-barton-and-the-crusade-for-lost-women.html>.

"Minnie Barton Taken by Death." *Los Angeles Times*. July 29, 1946. A1.

Sanborn Fire Insurance Maps, various dates.

"How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. Revised 2002.

# CONTINUATION SHEET

\*Resource Name or # (Assigned by recorder): Raymer Industrial District

\*D8. Evaluator: Amanda Yoder

Date: July 15, 2015

Affiliation and Address: GPA Consulting, 231 California Street, El Segundo, CA 90245

RECORDED RESOURCES WITHIN DISTRICT BOUNDARY		
#	Address	Year Built
1.	14533 Keswick St	1990
2.	14545 Keswick St	1973
3.	14555 Keswick St	1952
4.	14605 Keswick St	1954
5.	14617 Keswick St	1954
6.	14635 Keswick St	1953
7.	14645 Keswick St	1979
8.	14663 Keswick St	1953
9.	14731 Keswick St	1955
10.	14737 Keswick St	1957
11.	14743 Keswick St	1954
12.	14745 Keswick St	1957
13.	14747 Keswick St	1953
14.	14751 Keswick St	1954
15.	14757 Keswick St	1953
16.	14546 Raymer St	1950
17.	14556 Raymer St	1980
18.	14606 Raymer St	1966
19.	14626 Raymer St	1955
20.	14646 Raymer St	1947
21.	14660 Raymer St	1946
22.	14704 Raymer St	1954
23.	14718 Raymer St	c. 1970
24.	14742 Raymer St	1957
25.	14746 Raymer St	1967
26.	14766 Raymer St	1956

\*Resource Name or # (Assigned by recorder): Raymer Industrial District



District outlined in black. Base image courtesy of Los Angeles County Tax Assessor.

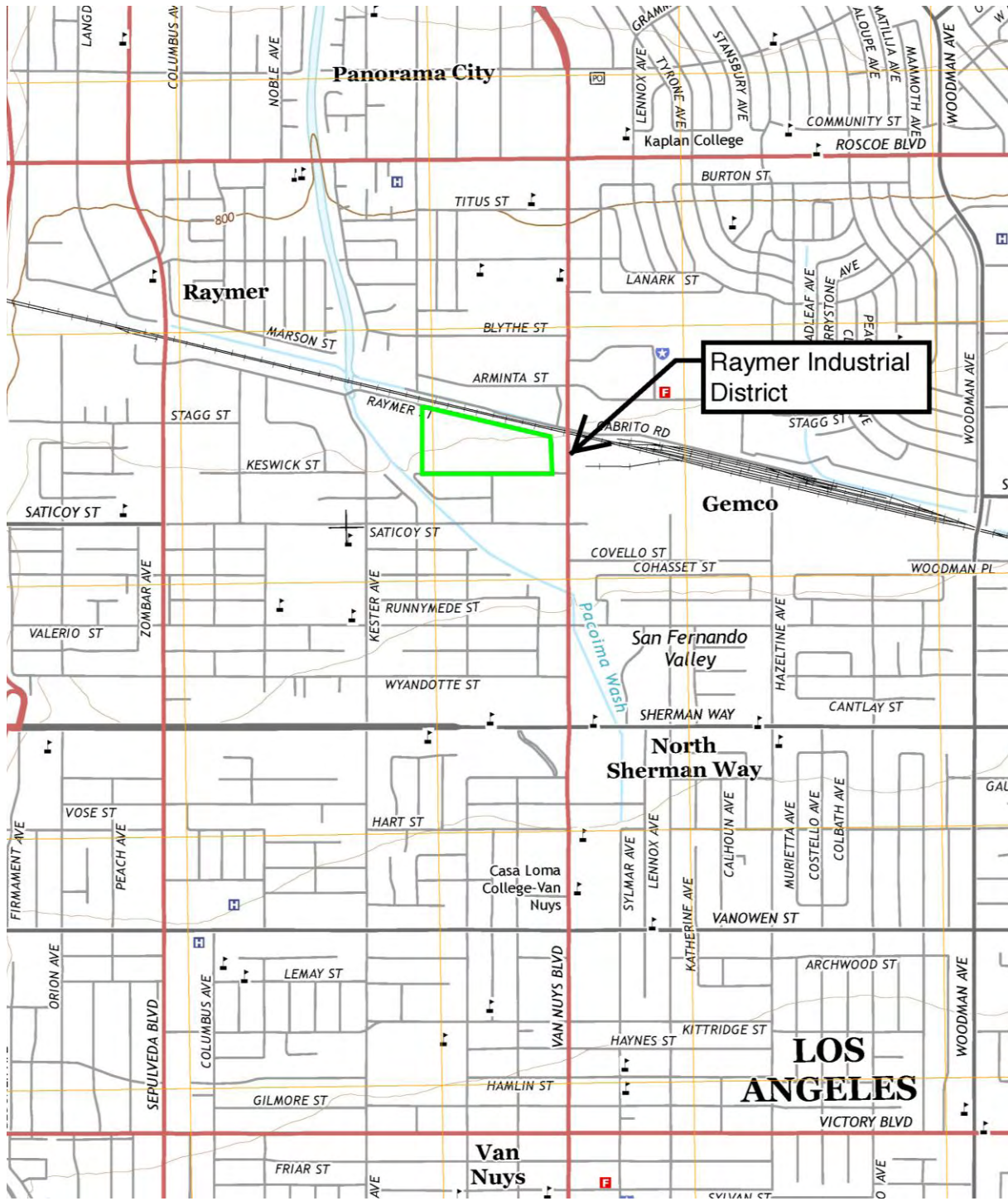
# LOCATION MAP

\*Resource Name or # (Assigned by recorder) Raymer Industrial District

\*Map Name: Van Nuys Quadrangle; 7.5 Minute Series

\*Scale: 1:24

\*Date of Map: 2015



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14533 KESWICK ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14533 KESWICK ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-030-007, 2210-030-008, 2210-030-030, 2

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel numbers 2210-030-007, 2210-030-008, 2210-030-030, 2210-030-031 include a one-story industrial building. The building spans between Raymer and Keswick Streets, west of Van Nuys Boulevard.

The building was constructed in 1990. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in split-face concrete block, and its primary elevation faces east towards Raymer Street.

On the primary elevation, there are several bays with metal roll-up doors, and applied neon signage. The north elevation is a solid wall. On the south elevation, there is vehicular bay with a metal roll-up door, and a large metal window obscured behind metal security bars. On the west elevation, there are additional vehicular bays with metal roll-up doors.

The building shares a parcel with an asphalt parking area to the east.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1990 Los Angeles County Tax Assessor

\*P7. Owner and Address:

ILAN BLDG COMP  
410 S BECKWITH RD SANTA PAULA CA 93060

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14545 KESWICK ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14545 KESWICK ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-030-011

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-030-011 includes a one-story industrial building. It is located on Keswick Street, east of its intersection with Tobias Avenue.

The building was constructed in 1973. It is L-shaped in plan with a flat roof and raised parapet. The exterior is clad in split-face concrete block.

The L-shape of the building creates a forecourt at the south end of the property. Within the forecourt, there are two east-facing fully-glazed metal doors with sidelights and transoms within an arched opening, as well as a south-facing vehicular bay and windows. Outside of the forecourt on the south elevation, there are two multi-light fixed metal windows within brick surrounds, and a recessed entrance obscured by metal security bars and sheltered by a shallow hipped roof clad in red clay tile. The west elevation is a solid wall.

The building shares a parcel with an asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1973 Los Angeles County Tax Assessor

\*P7. Owner and Address:

DEINDOERFER FRED H & NANCY NEUWIRTH F  
9221 ENCINO AVE NORTHRIDGE CA 91325

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14555 KESWICK ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14555 KESWICK ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-030-013

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-030-016 includes a one and two-story industrial building. It is located on Keswick Street, east of its intersection with Tobias Avenue.

The building was constructed in 1952. It is L-shaped in plan with a flat roof and raised parapet. The exterior is clad in stucco and vertical wood siding. Its primary elevation faces south towards Keswick Street. The north elevation abuts an adjacent property and is not visible.

On the south elevation, there is an irregularly-shaped projection clad in vertical wood siding that shelters the ground floor. Beneath the projection, there is a recessed entryway that contains a single slab door and glass block window. East of the entryway, there is a glass block window, and there are integrated planters at the east end. On the second story of the south elevation, there is a ribbon of fixed metal windows and applied signage. On the first floor of the east elevation, there is a slab door and several single-light metal windows. On the second floor of the east elevation, there are additional single-light metal windows. The west elevation is a solid wall.

The building shares a parcel with an asphalt parking area to the east.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1952 Los Angeles County Tax Assessor

\*P7. Owner and Address:

14555 KESWICK LLC  
14555 KESWICK ST VAN NUYS CA 91405

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14605 KESWICK ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14605 KESWICK ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-030-016

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-030-016 includes a one-story industrial building. It is located on Keswick Street, east of its intersection with Tobias Avenue.

The building was constructed in 1954. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco and stone. Its primary elevation faces south towards Keswick Street. The north elevation abuts an adjacent property and is not visible.

On the south elevation, there are two recessed entryways. Within the western entryway, there is a pair of fully-glazed metal doors with sidelights and a transom. In the eastern entryway, there is a single fully-glazed metal door and three fixed metal windows. On the remainder of the primary elevation there are glass block windows, a multi-light metal window with metal security bars, and a vehicular bay. On the west elevation, there is a slab door, several multi-light metal windows and a vehicular door. The east elevation is a solid wall.

The building shares a parcel with an asphalt parking area to the north.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1954 Los Angeles County Tax Assessor

\*P7. Owner and Address:

LIESER HOLDINGS L P  
14554 KESWICK ST VAN NUYS CA 91405

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14617 KESWICK ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14617 KESWICK ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-030-024

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-030-024 includes a one-story industrial building. It is located on Keswick Street, east of its intersection with Tobias Avenue.

The building was constructed in 1954. It is rectangular in plan with a bow truss roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces south towards Keswick Street. The north elevation faces an adjacent property and is not visible.

The east end of the south elevation is within a projecting porch that is sheltered by a flat roof and supported by two pierced concrete walls. The primary entrance is within this porch and consists of a pair of fully-glazed metal doors with sidelights and a transom. West of the door within the porch there is a multi-light clerestory window, multi-light metal window and fixed round window. Outside of the porch, there are several multi-light metal windows and an additional pair of fully-glazed metal doors. On the east and west elevations, there are multi-light metal hopper windows.

The building shares a parcel with a gabled corrugated metal shed to the north and an asphalt parking area to the east.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1954 Los Angeles County Tax Assessor

\*P7. Owner and Address:

AMBAR INVESTMENT GROUP LLC  
3573 ADAMSVILLE AVE CALABASAS CA 91302

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14635 KESWICK ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14635 KESWICK ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-005

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-005 includes a one-story industrial building. It is located on Keswick Street, north of its intersection with Tobias Avenue.

The building was constructed in 1953. It is T-shaped in plan with a bow truss roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces south towards Keswick Street. The north elevation abuts an adjacent property and is not visible.

As the building is T-shaped, portions of the south and west elevations are set further back on the parcel. On the portion of the south elevation nearer to the street, there is a slab door underneath a sloping awning and multi-light metal windows. On the remainder of the south elevation, further back on the parcel, there are two vehicular bays with multi-light metal windows. On the nearer portion of the west elevation, there is an additional slab door underneath a sloping awning, multi-light metal windows and a vehicular bay with metal roll-up windows. On the west-facing elevation towards the back of the property, there are multi-light metal windows. On the east elevation, there are multi-light metal hopper windows.

The building shares a parcel with an asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1953 Los Angeles County Tax Assessor

\*P7. Owner and Address:

LAINER BROTHERS  
PO BOX 1 VAN NUYS CA 91408

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14645 KESWICK ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14645 KESWICK ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-035

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-035 includes a one-story industrial building. It is located on Keswick Street, north of its intersection with Tobias Avenue.

The building was constructed in 1979. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco. The building is deeply set back from the street on a flagpole-shaped lot, and is not clearly visible from the public right-of-way.

Based on what is visible, there are a number of vehicular bays on the south elevation with metal roll-up doors.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1979 Los Angeles County Tax Assessor

\*P7. Owner and Address:

LAINER BROTHERS  
PO BOX 1 VAN NUYS CA 91408

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14663 KESWICK ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14663 KESWICK ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-009

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-009 includes a one-story industrial building. It is located on Keswick Street, west of its intersection with Tobias Avenue.

The building was constructed in 1953. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block and stucco. Its primary elevation faces east. The north and west elevations abut adjacent properties and are not visible.

On the south elevation, there are three multi-light wood windows behind metal security bars. On the primary elevation, there are two slab doors sheltered by sloping awnings, multi-light wood windows, and vehicular bays with metal roll-up doors.

The building shares a parcel with an asphalt parking area to the south and a large gabled shed clad in corrugated metal to the north.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1953 Los Angeles County Tax Assessor

\*P7. Owner and Address:

NEWMAN DENNIS L & SHAARON NEWMAN RO  
3713 ALAMO ST 2ND FL SIMI VALLEY CA 93063

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14731 KESWICK ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14731 KESWICK ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-036

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-036 includes a one-story industrial building. It is located on Keswick Street, west of its intersection with Tobias Avenue.

The building was constructed in 1955. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block. The primary elevation faces south towards Keswick Street. The north elevation abuts an adjacent property and is not visible.

On the south elevation, there is a single slab door sheltered under a sloped awning and two multi-light windows behind metal security bars. West of the door, there is an integrated brick planter. Signage has been applied between the door and windows. The west elevation appears to be a solid wall. On the east elevation, there are multi-light windows behind metal security bars and a corrugated metal addition with a pent roof.

The building shares a parcel with a small asphalt parking area to the east.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

NOLAND DOUGLAS J NOLAND AND HANNIFIN T  
21036 VINTAGE ST CHATSWORTH CA 91311

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14737 KESWICK ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14737 KESWICK ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-015

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-015 includes a one-story industrial building. It is located on Keswick Street, west of its intersection with Tobias Avenue.

The building was constructed in 1957. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in concrete block and brick. The primary elevation faces south towards Keswick Street. The north and west elevations abut adjacent properties and are not visible.

On the south elevation, there is a single slab door sheltered under a shallow canopy. Signage has been applied above the canopy. On the east elevation, there is a sliding metal door.

The building shares a parcel with a small asphalt parking area to the north.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1957 Los Angeles County Tax Assessor

\*P7. Owner and Address:

RUIZ PETER M  
14737 KESWICK ST VAN NUYS CA 91405

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14743 KESWICK ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14743 KESWICK ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-016

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-016 includes a one-story industrial building. It is located on Keswick Street, west of its intersection with Tobias Avenue.

The building was constructed in 1954. It is L-shaped in plan with a flat roof and raised parapet. The exterior is clad in smooth stucco. The primary elevation faces south towards Keswick Street. The north and east elevations abut adjacent properties and are not visible.

On the south elevation, there is a single door behind a metal security doors. On either side of the door there are multi-light wood windows. The windows and door are sheltered under a shallow canopy, and signage has been applied above the canopy. On the west elevation, there is a multi-light sliding wood door, three infilled window openings and a tilt-up metal door.

The building shares a parcel with a small asphalt parking area to the west.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1954 Los Angeles County Tax Assessor

\*P7. Owner and Address:

14743 KESWICK STREET LLC  
14745 KESWICK ST VAN NUYS CA 91405

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14745 KESWICK ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14745 KESWICK ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-049

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-049 includes two one-story industrial buildings. They are located on Keswick Street, west of its intersection with Tobias Avenue.

The buildings were constructed in 1957. They are rectangular in plan with bow truss roofs and raised parapet. The buildings are deeply set back on a flagpole-shaped lot, and are not clearly visible from the public right of way. Based on what is visible, the exteriors are clad in smooth stucco and there appear to be bands of single-light metal windows.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1957 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SHABTAY INVESTMENTS LLC  
5954 WILKINSON AVE VALLEY VILLAGE CA 916

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14747 KESWICK ST

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14747 KESWICK ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-018

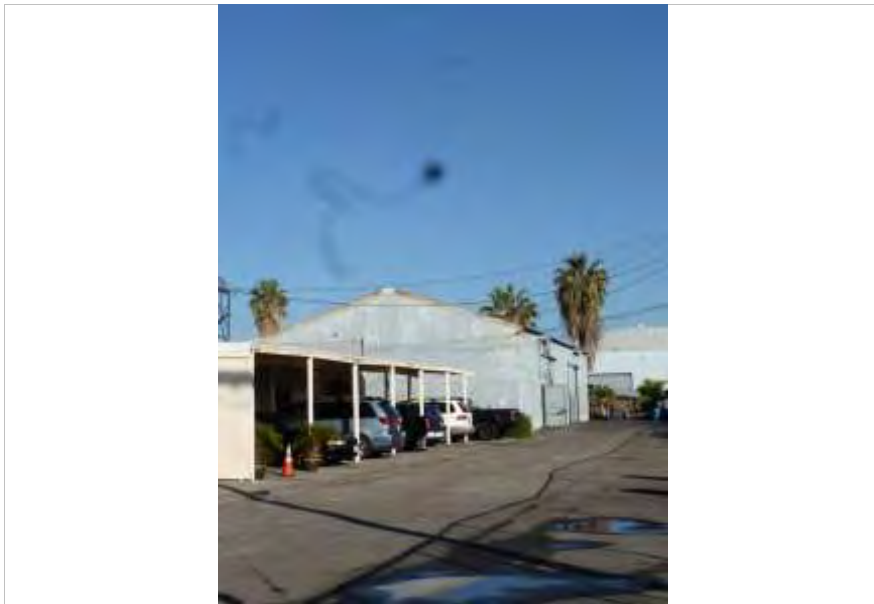
**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-018 includes three one-story industrial buildings. They are located on Keswick Street, west of its intersection with Tobias Avenue.

The buildings were constructed in 1953. They are located on a flagpole-shaped lot and are not clearly visible from the public right-of-way. Based on what is visible, there are three gabled corrugated metal sheds with sliding metal doors.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1953 Los Angeles County Tax Assessor

\*P7. Owner and Address:

FLORES IRINEO T & ANGELA M FLORES RICHA  
19013 KESWICK ST RESEDA CA 91335

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14751 KESWICK ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14751 KESWICK ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-017

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-017 includes a one-story industrial building. It is located on Keswick Street, west of its intersection with Tobias Avenue.

The building was constructed in 1954. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in smooth stucco. The primary elevation faces south towards Keswick Street. The north and west elevations abut adjacent commercial properties and are not visible.

On the south elevation, there is a full-width canopy supported by non-original Corinthian columns. Under the canopy, a paneled wood door is centered on the south elevation and flanked by two multi-light wood windows obscured by metal security bars. The doors and windows are within non-original decorative surrounds. On the east elevation, there is a trellis and a projecting porch supported by thin wood posts. The porch is partially enclosed on its south side, obscuring some of the east elevation from view. Based on what is visible, there are a number of single wood doors and single-light windows within the porch.

The building shares a parcel with a small asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1954 Los Angeles County Tax Assessor

\*P7. Owner and Address:

FLORES IRINEO T & ANGELA M FLORES RICHA  
19013 KESWICK ST RESEDA CA 91335

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14757 KESWICK ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14757 KESWICK ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-019

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-019 includes a one-story industrial building. It is located on Keswick Street, west of its intersection with Tobias Avenue.

The building was constructed in 1953. It is U-shaped in plan with a flat roof and raised parapet. The exterior is clad in smooth stucco and corrugated metal. The U-shape creates two wings that face south towards Keswick Street. The east elevation abuts an adjacent commercial property and is not visible.

On the south elevation of each of the wings, there is a single door behind a metal security door and two windows obscured by frosted screens. On the west elevation there are two multi-light windows. The remainder of the property is enclosed by a chain link and canvas fence, and is therefore not visible from the public right-of-way.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1953 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BEYNON PROPERTIES LLC  
16601 VENTURA BLVD #200 ENCINO CA 91436

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14546 RAYMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14546 RAYMER ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-030-029

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-030-029 includes a one-story industrial building. It is located on Raymer Street, east of its intersection with Kester Avenue.

The building was constructed in 1950. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco and vertical siding. Its primary elevation faces east. The south elevation abuts an adjacent property and is not visible.

The primary entrance is on the east elevation, and consists of a wood slab door accessed by a ramp. The door is sheltered by a shallow pent roof clad that is in composition shingles and supported by a narrow wood post. North of the door there are two aluminum sliding windows. The windows are sheltered by a pent canvas awning. South of the entrance, there is an additional wood slab door that is also sheltered by a projecting pent roof supported by wood posts. At the south end of the east elevation there are two vehicular bays with metal roll-up doors.

The building shares a parcel with an asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1950 Los Angeles County Tax Assessor

\*P7. Owner and Address:

HILLO ZEYAD S & WALEED E  
14546 RAYMER ST VAN NUYS CA 91405

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14556 RAYMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14556 RAYMER ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-030-028

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-030-028 includes a one-story industrial building. It is located on Raymer Street, east of its intersection with Kester Avenue.

The building was constructed in 1980. It is rectangular in plan with a bow truss roof and raised parapet. The exterior is clad in brick and stucco. Its primary elevation faces north towards Raymer Street. The south and west elevations face adjacent properties and are not visible.

The primary entrance is centered on the north elevation and consists of two fully-glazed metal doors with sidelights. On the remainder of the north elevation, there are single-light fixed metal windows. There is applied signage above the entrance. On the east elevation, there are single-light metal windows.

The building shares a parcel with an asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1980 Los Angeles County Tax Assessor

\*P7. Owner and Address:

PEARLMAN SOLOMON & SARA STRIKS D  
5246 LEGHORN AVE SHERMAN OAKS CA 91401

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14606 RAYMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14606 RAYMER ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-030-018

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-030-018 includes a one-story industrial building. It is located on Raymer Street, east of its intersection with Kester Avenue.

The building was constructed in 1966. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces north. The south and west elevations abut adjacent properties and are not visible.

On the north elevation, there are two fully-glazed metal doors with sidelights and transoms. On the east elevation, there is a sliding metal door.

The building shares a parcel with an asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1966 Los Angeles County Tax Assessor

\*P7. Owner and Address:

PICKERING GINA L  
17655 BELINDA ST ENCINO CA 91316

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14626 RAYMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14626 RAYMER ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-030-017

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-030-017 includes a one-story industrial building. It is located on Raymer Street, east of its intersection with Kester Avenue.

The building was constructed in 1955. It is rectangular in plan with a bow truss roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces north towards Raymer Street. The south and east elevations face adjacent properties and are not visible.

On the north elevation, there are three metal slab doors and applied signage. The westernmost slab door is sheltered by a projecting rounded awning. On the west elevation, there are several infilled window openings.

The building shares a parcel with an asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

\*P7. Owner and Address:

RAYMER STREET PROPERTIES LLC  
1875 TANDEM WAY NORCO CA 92860

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14646 RAYMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14646 RAYMER ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-007

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-007 includes a one-story industrial building. It is located on Raymer Street, east of its intersection with Kester Avenue.

The building was constructed in 1947. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in tile and stucco. Its primary elevation faces north towards Raymer Street. The south elevation abuts an adjacent property and is not visible.

The primary entrance is on the west end of the north elevation, and consists of a single fully-glazed metal door with a sidelight and transom. East of the entrance, there is an aluminum sliding window and a metal slab door. The east elevation is a solid wall. On the west elevation, there appears to be a window obscured behind security bars.

The building shares a parcel with an asphalt parking area to the south and two semi-permanent ancillary buildings.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SE, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1947 Los Angeles County Tax Assessor

\*P7. Owner and Address:

NEUWIRTH FRANZ & GRETCHEN NEUWIRTH F  
14654 RAYMER ST VAN NUYS CA 91405

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14660 RAYMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14660 RAYMER ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-008

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-008 includes a one-story industrial building. It is located on Raymer Street, west of its intersection with Kester Avenue.

The building was constructed in 1946. It is rectangular in plan with a combination roof. The exterior is clad in textured stucco. Its primary elevation faces north towards Raymer Street. The south and east elevations abut adjacent properties and are not visible.

On the north elevation, there is a single wood paneled door with a fan light and four vinyl windows. On the west elevation, there are aluminum sliding windows, slab doors and vehicular bays with metal roll-up doors.

The building shares a parcel with an asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SE, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1946 Los Angeles County Tax Assessor

\*P7. Owner and Address:

NEWMAN DENNIS L NEWMAN ROGER  
3713 ALAMO ST 2ND FL SIMI VALLEY CA 93063

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 14704 RAYMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14704 RAYMER ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-010

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-010 includes four one-story industrial buildings. They are located on Raymer Street, west of its intersection with Tobias Avenue.

The buildings were constructed in 1954. Three of the buildings are nearly identical. Two face south towards Keswick Street and one faces north towards Raymer. They are rectangular in plan with flat roofs and raised parapets. The exteriors are clad in scored stucco.

On the primary elevations, there are recessed entryways with fully-glazed metal doors, glass block windows, and a full-width canopy. On the side elevations, there are multi-light metal casement and hopper windows, as well as vehicular bays with metal roll-up windows. Near the center of the parcel, there is a fourth building. The rectangular building has a deep setback from the street and is not fully visible; based on what is visible, the building has a flat roof with a raised parapet, and a number of vehicular bays with metal roll-up doors.

The building shares a parcel with an asphalt parking area near the center.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1954 Los Angeles County Tax Assessor

\*P7. Owner and Address:

VACCARELLO GERALD L CO TR  
4766 RHAPSODY DR OAK PARK CA 91377

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14718 RAYMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14718 RAYMER ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-044

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-044 includes a one-story industrial building. It is located on Raymer Street, east of its intersection with Kester Avenue.

The building was constructed in c. 1970. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco. No features visible from the public right-of-way indicate a primary elevation. As the south elevation faces an adjacent property and is not visible, the primary entry may be on the south elevation.

The north and west elevations are solid walls. On the east elevation, there is a metal roll-up door.

The building shares a parcel with an asphalt parking area to the south.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both  
c. 1970 Historic Aerials

\*P7. Owner and Address:

JB PARTNERS LLC  
16730 SCHOENBORN ST NORTH HILLS CA 913

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

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

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14742 RAYMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14742 RAYMER ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-045

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-045 includes a two-story industrial building. It is located on Raymer Street, east of its intersection with Tobias Avenue.

The building was constructed in 1957. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in smooth stucco. The primary elevation faces north towards Raymer Street. The south elevation abuts an adjacent property and is not visible.

On the north elevation, there is a pair of fully-glazed metal doors. The second floor projects over a portion of the ground floor, sheltering the primary entrance. The projection is supported by full-height metal posts. West of the primary entrance, there is another pair of fully-glazed doors. On the west elevation, there are two metal slab doors on the ground floor and a single-light fixed window on the second floor. The east elevation appears to be a solid wall.

The building shares a parcel with a small asphalt parking area to the north and east.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1957 Los Angeles County Tax Assessor

\*P7. Owner and Address:

WILSHIRE DS2 LP  
PO BOX 241529 LOS ANGELES CA 90024

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14746 RAYMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14746 RAYMER ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-048

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-048 includes a one-story industrial building. It is located on Raymer Street, east of its intersection with Kester Avenue.

The building was constructed in 1967. It is rectangular in plan with a bow truss roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces north. The south and west elevations abut adjacent properties and are not visible.

The north elevation is partially recessed behind two piers, creating a recessed entryway that contains the primary entrance and several window openings obscured behind metal security bars. The primary entrance consists of a fully-glazed metal door with a transom and sidelight. On the east elevation, there are several vehicular bays with metal roll-up doors.

The building shares a parcel with an asphalt parking area to the south and east.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1967 Los Angeles County Tax Assessor

\*P7. Owner and Address:

COHEN SIMON  
14746 RAYMER ST VAN NUYS CA 91405

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 14766 RAYMER ST

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 14766 RAYMER ST City: Los Angeles Zip 91405  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2210-025-013

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2210-025-013 includes a one-story industrial building. It is located on Raymer Street, east of its intersection with Kester Avenue.

The building was constructed in 1956. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces north. The south and east elevations abut adjacent properties and are not visible.

The primary entrance is on the north elevation, and consists of a wood slab door within a recessed entryway. On either side of the entry, there is a sliding metal window obscured behind metal bars. The entire front elevation is sheltered by a shallow pent roof clad in red clay tile. Beneath both windows, there is an integrated planter. On the west elevation, there is a pair of fully-glazed metal doors with a transom and sidelights, three multi-light metal windows and several vehicular bays with metal roll-up doors.

The building shares a parcel with an asphalt parking area to the west.

\*P3b. Resource Attributes: (List Attributes and codes) HP08. Industrial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking S, 1/13/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1956 Los Angeles County Tax Assessor

\*P7. Owner and Address:

H AND G SELVIN PROPERTIES # 3 LLC  
3625 E THOUSAND OAKS BLVD #326  
WESTLAKE VILLAGE CA 91362

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1111 CELIS ST

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 1111 CELIS ST City: San Fernando Zip 91340

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-032-003

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Los Angeles County Assessor's parcel number 2521-032-003 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with Maclay Avenue and San Fernando Mission Boulevard.

The building was constructed in 1942. It is rectangular in plan with a flat roof and raised parapet. The exterior of the building is clad in smooth stucco. Its primary elevation faces northeast towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the northeast elevation, there is a single, deeply recessed storefront that obscures the entrance from view. The recessed storefront is flanked by two single-light metal display windows within decorative, arched surrounds. Neon signage is installed above the storefront. The southwest elevation is enclosed by a brick wall and a wrought iron gate.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing: (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)  
View looking N, 1/7/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1942 Los Angeles County Tax Assessor

\*P7. Owner and Address:  
TRETTE ROBERT D & DEBORAH TRETTE FAMI  
205 AVENIDA FABRICANTE SAN CLEMENTE CA

\*P8. Recorded by:  
Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey #  
DOE #

Other Listings  
Review Code

Reviewer

Date

Page 1 \*Resource Name or # (Assigned by Recorder) 204 MACLAY AVE

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 204 MACLAY AVE City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-003-014

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-003-014 includes a one-story commercial building. The building is located on the south corner of San Fernando Road and Maclay Avenue.

The building was constructed in 1920; however, it has been heavily altered. It is rectangular in plan with a flat roof and raised parapet. The northeast and southwest corners of the building are higher than the remainder of the building, and are capped with a pyramidal hipped roof clad in red clay tiles. The exterior of the building is clad in textured stucco. Its two primary street-facing elevations face northwest towards Maclay Avenue and northeast towards San Fernando Road, respectively. The southeast elevation abuts an adjacent commercial property and is not visible.

On the northeast elevation, there are three flush storefronts that are comprised of fully-glazed metal doors, transoms and single-light metal display windows with stucco bulkheads. On the northwest elevation, there are two flush storefronts that are identical to those on the northeast elevation. On the southwest elevation there is a single slab door.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking W, 1/7/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1920 Los Angeles County Tax Assessor

\*P7. Owner and Address:

CHUNG YONG K & KYUNG J CHUNG FAMILY TR  
237 S OAKHURST DR BEVERLY HILLS CA 9021

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 210 SAN FERNANDO MISSION BLVD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 210 SAN FERNANDO MISSION BLVD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-032-007

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-032-007 includes a one-story commercial building. The building is located on the south corner of San Fernando Road and San Fernando Mission Boulevard.

The assessor's build date for the building is listed as 1955; however, there is evidence of Art Deco detailing on the building, which would indicate a build date closer to c. 1935. It is rectangular in plan with a bow truss roof and raised parapet. The roofline is banded by a geometric cornice. The exterior of the building is clad in scored stucco. Its primary elevation faces northeast towards San Fernando Road. The southeast elevation abuts an adjacent commercial property and is not visible.

On the northeast elevation, there is a single, flush storefront that is comprised of a pair of fully-glazed metal doors with sidelights and a transom, single-light metal display windows and stucco bulkheads. Applied signage is installed above the storefront, and the storefront is sheltered by a shallow, decorative canopy. On the northwest elevation, there are fixed metal display windows underneath a decorative canopy and a group of multi-light metal windows with operable awning windows in the top sash. On the southwest elevation, there is a rear entrance that is comprised of a fully-glazed metal door with transom and sidelights, sheltered under a projecting canopy supported by narrow metal posts. There is also applied signage, two infilled window openings and a ramp.

The building shares a parcel with an asphalt parking area to the southwest.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking W, 1/7/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1951 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

1148 SAN FERNANDO ROAD LLC  
601 S BRAND BLVD SAN FERNANDO CA 91340

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 900 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 900 SAN FERNANDO RD City: San Fernando Zip 91340

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-003-033

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Los Angeles County Assessor's parcel number 2522-003-033 includes a large, one-story commercial building. The building is located on the west corner of San Fernando Road and Brand Boulevard.

The assessor's build date for the building is listed as 1913; however, the building appears to date from c. 1935, and was perhaps altered over time. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in textured stucco. Its primary street-facing elevations face northeast towards San Fernando Road and southeast towards Brand Boulevard, respectively. The northwest elevation abuts an adjacent commercial property and is not visible.

The primary entrance, on the east corner of the building, is recessed behind a stucco pier. The entrance consists of a pair of fully-glazed metal doors with a transom and sidelights. On the northeast elevation, there are single-light fixed metal display windows with a stucco bulkhead. On the southeast elevation, there are single-light fixed metal display windows and two storefronts. One storefront is flush and the other is recessed at an angle; both storefronts are comprised of fully-glazed metal doors with transoms, single-light metal display windows and stucco bulkheads.

On the southwest elevation, which faces Celis Street, there are single-light metal display windows and two storefronts that are recessed at an angle; the storefronts are comprised of fully-glazed metal doors, single-light metal display windows and stucco bulkheads. The northwest elevation appears to be a solid stucco wall. There is applied neon signage on all elevations, as well as a projecting canopy that shelters much of the building.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1913 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

GOODRICH AND HOPS PROPERTIES WEST  
PO BOX 1124 STUDIO CITY CA 91604

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 901 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 901 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-002-001

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-002-001 includes a two-story commercial building. The building is located on the north corner of San Fernando Road and Brand Boulevard.

The building was constructed in 1933. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in textured stucco. The primary elevation faces southwest towards San Fernando Road. The northwest elevation abuts an adjacent commercial property and is not visible.

On the primary elevation, there are two recessed storefronts and one flush storefront. The recessed storefronts consist of a fully-glazed metal doors with transom and single-light metal display windows and tile bulkheads. The flush storefront consists of a pair of fully-glazed metal doors with a transom, single-light metal display windows and a tile bulkhead. On the second floor, there are six single-light fixed metal windows. At the roofline, there is applied neon signage. On the southeast elevation, there are single-light metal display windows, a single fully-glazed metal door, and two storefronts. The storefronts are similar to those on the primary elevation. On the second floor of the southeast elevation, there are ten single-light fixed metal windows, and there is applied neon signage at the roofline. On the northeast elevation, there are two single doors obscured by metal security doors and two single-light metal display windows. On the second floor of the northeast elevation, there are seven single-light fixed metal windows, with applied neon signage at the roofline.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/6/2015

**\*P6. Date Constructed/Age and**

Source:  Historic  Prehistoric  
 Both

1933 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

HAGER DAVID & JUDITH DOLIN ELLIOTT  
8222 MELROSE AVE #202 LOS ANGELES CA 90

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 907 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 907 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-002-002

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-002-002 includes a two-story commercial building. The building is located on San Fernando Road between its intersections with Maclay Avenue and Brand Boulevard.

The building was constructed in 1930. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in brick. The primary elevation faces southwest towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the primary elevation, there are two storefronts recessed at an angle that consist of a single fully-glazed door, single-light metal display windows and brick bulkheads. The eastern storefront is sheltered by a pent canvas awning. East of the storefronts, there is a partially-glazed slab door that provides access to the second floor. On the second floor, there are four symmetrically-arranged pairs of one-over-one metal windows divided by a wood mullion. On the northeast elevation, there is a pair of fully-glazed metal doors on the ground floor. On the second floor, there is a single slab door and four pairs of one-over-one double-hung wood windows. The second floor is accessed from the exterior by a metal staircase.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/6/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1930 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

CABALLOS VICTOR & DORA  
907 SAN FERNANDO RD SAN FERNANDO CA 9

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 911 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 911 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-002-003

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-002-003 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with Maclay Avenue and Brand Boulevard.

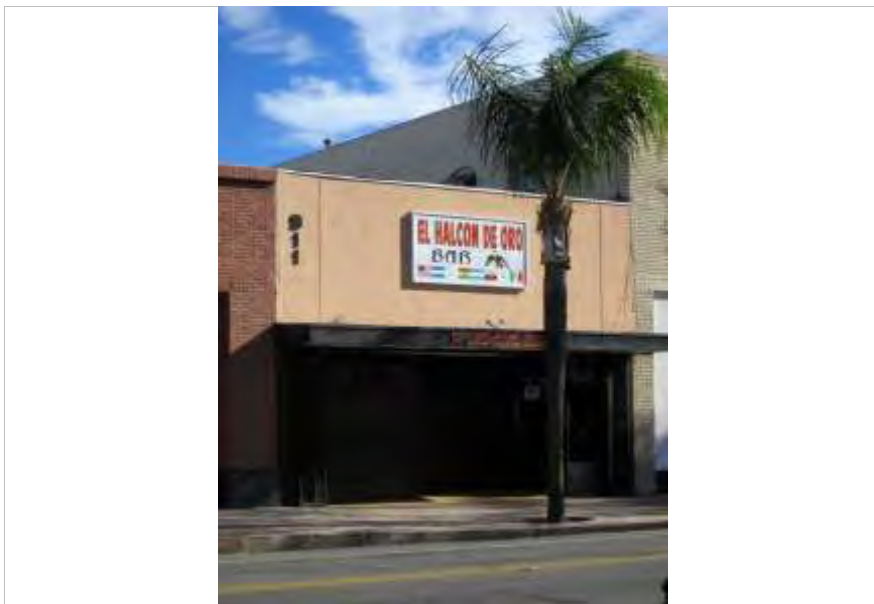
The building was constructed in 1930. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in smooth stucco. The primary elevation faces southwest towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the primary elevation, there is a recessed storefront that is recessed at an angle and sheltered by a shallow, projecting canopy. The storefront consists of a single fully-glazed metal door and a band of clerestory windows and a thick stucco bulkhead. On the northeast elevation, there is a single wood door with a single-light transom.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1930 Los Angeles County Tax Assessor

\*P7. Owner and Address:

911 SAN FERNANDO ROAD LLC  
601 S BRAND BLVD 3RDFLR SAN FERNANDO C

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1003 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1003 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-002-004

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-002-004 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with Maclay Avenue and Brand Boulevard.

The building was constructed in 1929 but has been heavily altered. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in smooth stucco. The primary elevation faces southwest towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the primary elevation, there are two storefronts that are deeply recessed at an angle behind a pier sheathed in stone. The storefronts consist of fully-glazed metal doors with transoms, single-light metal display windows and stucco bulkheads. On the east end of the primary elevation, there is another storefront that is currently boarded up, and framed in brick. The northeast elevation is clad in brick. On this elevation, there are three pairs of fully-glazed wood doors with a wood transom, one for each storefront, and nine one-over-one double-hung wood windows.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/7/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1929 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

DOWNTOWN SAN FERNANDO LLC  
601 S BRAND BLVD 3RDFLR SAN FERNANDO C

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1004 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1004 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-003-026

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-003-026 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with San Fernando Mission Boulevard and Maclay Avenue.

The building was constructed in 1971. It is rectangular in plan with a flat roof. The exterior is clad in smooth stucco. Its primary elevation faces northeast towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the northeast elevation, there are two flush storefronts that consist of fully-glazed metal doors with transoms, single-light metal display windows and stucco bulkheads. Neon signage and pent canvas awnings have been installed over the storefront. On the northeast elevation, there is neon signage and a recessed entry.

On the southwest elevation, there is a recessed entry accessed by a set of concrete steps that consists of a pair of fully-glazed doors with a sidelight. A pent canvas awning and neon signage has been applied to the elevation. The portions of the northwest and southeast elevations that are visible are solid stucco walls.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1971 Los Angeles County Tax Assessor

\*P7. Owner and Address:

JE BONG J & BOK S  
3532 BRIGHTON PL ROWLAND HEIGHTS CA 91

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1007 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1007 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-002-005

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-002-005 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with Maclay Avenue and Brand Boulevard.

The building was constructed in 1938. It is rectangular in plan with a bow truss roof and raised parapet. The exterior is clad in vertical siding. The primary elevation faces southwest towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the primary elevation, there is a single, deeply-recessed storefront that consists of a pair of fully-glazed metal doors with a transom, single-light metal display windows and a stucco bulkhead. The entire primary elevation is sheltered by a projecting metal canopy. There is applied signage above the canopy. The roofline is characterized by a curving parapet with a cornice and an applied quatrefoil decoration. Above the west storefront there is applied neon signage. On the northeast elevation, there are a number of infilled window openings and a pair of double doors.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/7/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1938 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SANFI PROPERTIES LLC  
2555 INDUSTRY WAY #E LYNWOOD CA 90262

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

**State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

**Page 1** \*Resource Name or # (Assigned by Recorder) 1008 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 1008 SAN FERNANDO RD City: San Fernando Zip 91340

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-003-002

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Los Angeles County Assessor's parcel number 2522-003-002 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with San Fernando Mission Boulevard and Maclay Avenue.

The building was constructed in 1939. It is rectangular in plan with a flat roof. The exterior is clad in textured stucco and vertical siding. Its primary elevation faces northeast towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are partially obscured.

On the northeast elevation, there is a flush storefront that is comprised of fully-glazed metal doors with a transom, single-light metal display windows and a stucco bulkhead. Two sloped awnings and signage have been applied to the elevation. On the southwest elevation, there is a single door obscured by a metal security door.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1939 Los Angeles County Tax Assessor

\*P7. Owner and Address:

KIP PARTNERSHIP  
2221 BARRY AVE 2NDFLR LOS ANGELES CA 90

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1010 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1010 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-003-003

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-003-003 includes a one-story commercial building. The building is located on San Fernando Road, between its intersections with Brand Boulevard and Maclay Avenue.

The building was constructed in 1935. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces northeast towards San Fernando Road. The northwest elevation abuts an adjacent commercial property and is not visible.

The primary elevation consists of a single, flush storefront; the storefront is comprised of a pair of fully-glazed double doors with a transom and single-light metal display windows. Above the storefront there is applied metal signage. On the southwest elevation, there is a single door obscured by a metal security door.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1935 Los Angeles County Tax Assessor

\*P7. Owner and Address:

LEVITT BENJAMIN & FAYE LEVITT KEN  
17031 CHATSWORTH ST #102 GRANADA HILLS

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1013 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1013 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-002-006

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-002-006 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with Maclay Avenue and Brand Boulevard.

The building was constructed in 1930 but has been heavily altered. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in smooth stucco. The primary elevation faces southwest towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the primary elevation, there are two recessed storefronts framed by a decorative projection supported by rounded pilasters. The storefronts consist of recessed, fully-glazed doors with single-light metal display windows and stucco bulkheads. Each storefront door is sheltered by a canvas awning. The roofline is characterized by a curving parapet with a cornice and an applied quatrefoil decoration. Above the west storefront there is applied neon signage. On the northeast elevation there is applied signage, a concrete block enclosure, a pair of fully-glazed metal doors and a single fully-glazed door.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/7/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1930 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SELECTIVE ASHLAN ASSOCIATES  
15840 VENTURA BLVD #310 ENCINO CA 91436

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1014 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1014 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-003-004

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-003-004 includes a one-story commercial building. The building is located on San Fernando Road, between its intersections with Brand Boulevard and Macla Avenue.

The building was constructed in 1940. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in stucco. Its primary elevation faces northeast towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

The primary elevation consists of a single, flush storefront; the storefront is comprised of a pair of fully-glazed double doors with a transom, single-light metal display windows and a stucco bulkhead. The storefront is sheltered by a projecting pent roof clad in red clay tile. On the southwest elevation, which is clad in brick, there is a single door obscured by a metal security door and three single-light fixed metal windows.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1940 Los Angeles County Tax Assessor

\*P7. Owner and Address:

ENG JACKIE & WING JACKIE AND WING ENG T  
7504 BELLINGHAM AVE NORTH HOLLYWOOD C

\*P8. Recorded by:

Amanda Yoder

GPA Consulting

231 California Street

El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1016 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1016 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-003-005

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-003-005 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with San Fernando Mission Boulevard and Maclay Avenue.

The building was constructed in 1941. It is rectangular in plan with a flat roof. The exterior is clad in textured stucco. Its primary elevation faces northeast towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are partially obscured.

On the northeast elevation, there are two recessed storefronts that are comprised of fully-glazed metal doors with a transom, single-light metal display windows and a stucco or brick bulkhead. Signage has been applied above each storefront. The portions of the northwest and southeast elevations that are visible are solid stucco walls. On the southwest elevation, there are two single doors obscured by metal security doors and three window openings with metal security bars.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1941 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

KWALWASSER SAM KWALWASSER CLARA  
2554 LINCOLN BLVD #479 VENICE CA 90291

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1019 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1019 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-002-007

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-002-007 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with Maclay Avenue and Brand Boulevard.

The building was constructed in 1921. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in textured stucco and brick. The primary elevation faces southwest towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

The primary elevation consists of three storefronts. Two of the storefronts are recessed at an angle and the third is flush. The two recessed storefronts consist of fully-glazed metal doors with transoms and single-light metal display windows. One of the storefronts has a brick bulkhead while the other has a stucco bulkhead. The flush storefront has a pair of fully-glazed metal doors and full-height metal display windows. There is applied neon signage above each storefront. On the northeast elevations there are three doors obscured by metal security doors and applied signage.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/7/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1921 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

MJH LLC  
3915 LONGRIDGE AVE SHERMAN OAKS CA 914

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1020 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 1020 SAN FERNANDO RD City: San Fernando Zip 91340

d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-003-031

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Los Angeles County Assessor's parcel number 2522-003-005 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with San Fernando Mission Boulevard and Maclay Avenue.

The building was constructed in 1922. It is rectangular in plan with a flat roof. The exterior is clad in textured stucco and tile. Its primary elevation faces northeast towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the northeast elevation, there is a flush storefront that is comprised of fully-glazed metal doors with a transom, and full-height single-light metal windows. The storefront is sheltered by a projecting canopy. On the southwest elevation, there is a single door obscured by metal security door and sheltered by a pent roof clad in red clay tile.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1922 Los Angeles County Tax Assessor

\*P7. Owner and Address:

ROSENTHAL NEIL P N P AND M A ROSENTHAL  
19650 ANADALE DR TARZANA CA 91356

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1022 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1022 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-003-032

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-003-032 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with San Fernando Mission Boulevard and Maclay Avenue.

The building was constructed in 1912; however, it has been heavily altered. It is rectangular in plan with a flat roof. The exterior is clad in stucco and tile. Its primary elevation faces northeast towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the northeast elevation, there is one flush and two recessed storefronts that are comprised of fully-glazed metal doors with a transom, single-light metal display windows and tile bulkheads. The storefront is sheltered by a projecting pent roof clad in red clay tile. The southwest elevation is not clearly visible from the public right-of-way.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1912 Los Angeles County Tax Assessor

\*P7. Owner and Address:

ROSENTHAL NEIL P N P AND M A ROSENTHAL  
19650 ANADALE DR TARZANA CA 91356

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1025 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1025 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-002-008

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-002-008 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with San Fernando Mission Boulevard and Maclay Avenue.

The building was constructed in 1930. It is rectangular in plan with a flat roof. The exterior is clad in textured stucco. Its primary elevation faces southwest towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the southwest elevation, there is a single recessed storefront that consists of a fully-glazed metal door with transom, single-light metal display windows and stucco bulkheads. Neon signage and a rounded canvas awning have been installed over the storefront. On the northeast elevation, there is neon signage and a recessed entry.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1930 Los Angeles County Tax Assessor

\*P7. Owner and Address:

LEE JIYUNG JIYUNG LEE TRUST  
10831 ROYCROFT ST #15 SUN VALLEY CA 9135

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1027 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1027 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-002-009

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-002-009 includes a portion of a one-story commercial building. The remainder of the building is on parcel number 2522-002-010. The building is located on San Fernando Road between its intersections with Maclay Avenue and Brand Boulevard.

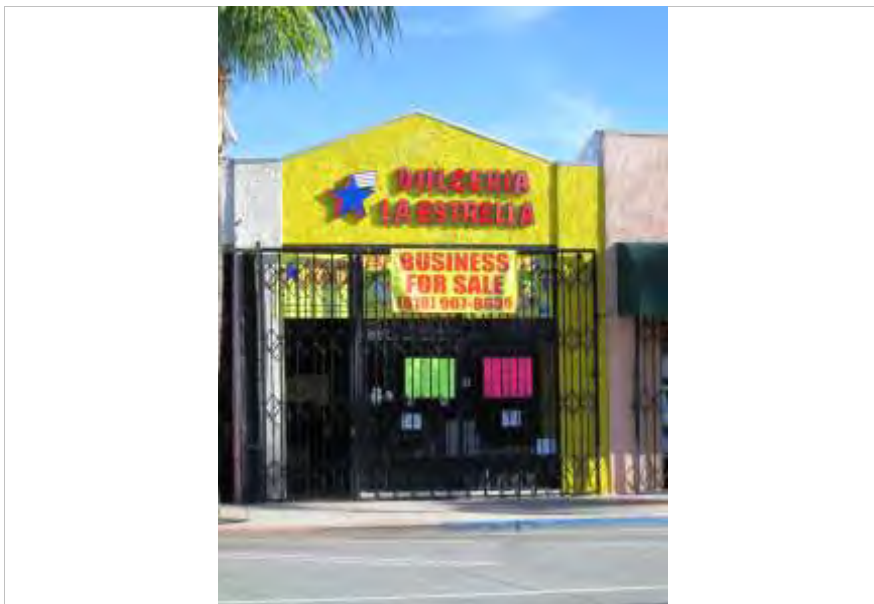
The building was constructed in 1931. It is rectangular in plan with a flat roof, raised parapet and false front gables. The exterior is clad in textured stucco. The primary elevation faces southwest towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

The primary elevation consists of a recessed storefront with a fully-glazed metal door with transom, single-light metal display windows and a stucco bulkhead. There is applied neon signage above the storefront. The northeast elevation is not clearly visible from the public right-of-way.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/7/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1931 APN 2522-002-010

\*P7. Owner and Address:

CHOUGH KEE E & JOO KEE AND JOO CHOUGH  
19735 BUCKEYE MEADOW LN NORTHRIDGE CA

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1028 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1028 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-003-008

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-003-008 includes a one-story commercial building. The building is located on San Fernando Road, between its intersections with Brand Boulevard and Maclay Avenue.

The assessor's build date for the building is listed as 1911; however, this date is incorrect or the building has been heavily altered. It is rectangular in plan with a flat roof and raised parapet. At the primary elevation, there is a section of pent roof that projects over the entrance. The roof is clad in red clay tile and has overhanging, closed eaves. The exterior is clad in brick. Its primary elevation faces northeast towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

The primary elevation consists of a single, flush storefront; the storefront is comprised of a pair of fully-glazed double doors with a transom and full-height single-light metal display windows. Above the storefront, there is applied neon signage. On the southwest elevation there is a single door obscured by a metal security door.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1911 Los Angeles County Tax Assessor

\*P7. Owner and Address:

CHOUGH KEE E & JOO  
1028 SAN FERNANDO RD SAN FERNANDO CA

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1029 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1029 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-002-010

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-002-010 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with Maclay Avenue and Brand Boulevard.

The building was constructed in 1931. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in textured stucco. The primary elevation faces southwest towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

The primary elevation consists of two recessed storefronts with fully-glazed metal doors with transoms, single-light metal display windows and a low stucco bulkhead. There is applied neon signage above each storefront. The northeast elevation is not clearly visible from the public right-of-way.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/7/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1931 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

CHOUGH KEE E & JOO KEE AND JOO CHOUGH  
19735 BUCKEYE MEADOW LN NORTHRIDGE CA

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1030 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1030 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-003-009

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-003-009 includes a one-story commercial building. The building is located on San Fernando Road, between its intersections with Brand Boulevard and Macla Avenue.

The building was constructed in 1932. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in textured stucco. Its primary elevation faces northeast towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

The primary elevation consists of a storefront and a restaurant entrance recessed within arched entryways lined in brick; the storefront is comprised of a pair of fully-glazed double doors with a transom, single-light metal display windows and a stucco bulkhead. Within the restaurant entrance there is a single fully-glazed metal door, and two pairs of single-light metal casements that may act as food service windows. Above the storefront, there is applied neon signage. On the southwest elevation there is a single fully-glazed metal door.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1932 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

CHOUGH YONG J & YOUNG A  
26328 MITCHELL PL STEVENSON RANCH CA 9

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1034 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1034 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-003-010

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-003-010 includes a one-story commercial building. The building is located on San Fernando Road, between its intersections with Brand Boulevard and Maclay Avenue.

The building was constructed in 1930. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in brick and textured stucco. Its primary elevation faces northeast towards San Fernando Road. The southeast elevation abuts an adjacent commercial property and is not visible.

The primary elevation consists of two deeply-recessed storefronts sheltered under a pent, wood shingle roof. The storefronts are comprised of fully-glazed metal doors, single-light metal display windows and tile bulkheads. There is applied neon signage above each storefront. The northwest elevation is a solid brick wall that abuts a vacant lot. On the southwest elevation there are two fully-glazed metal doors.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1930 Los Angeles County Tax Assessor

\*P7. Owner and Address:

MASLIAH PHYLLIS MASLIAH P  
9339 ENCINO AVE NORTHRIDGE CA 91325

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1035 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1035 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-002-016

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-002-016 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with San Fernando Mission Boulevard and Maclay Avenue.

The building was constructed in 1979. It is rectangular in plan with a flat roof. The exterior is clad in textured stucco and brick. Its primary elevation faces southwest towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

The primary entrance is centered on the southwest elevation. It consists of a pair of fully-glazed metal doors within an arched opening. The remainder of the primary elevation consists of single-light, arched metal windows. The entire elevation is sheltered by a pent roof clad in red clay tile. The northeast elevation is not clearly visible from the public right-of-way.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1979 Los Angeles County Tax Assessor

\*P7. Owner and Address:

CARABELLO ELISA CARABELLO TRUST  
1410 EDGECLIFFE DR LOS ANGELES CA 90026

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1040 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1040 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-003-012

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-003-012 includes a one-story commercial building. The building is located on San Fernando Road, between its intersections with Brand Boulevard and Macla Avenue.

The building was constructed in 1971. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in brick and textured stucco. Its primary elevation faces northeast towards San Fernando Road. The northwest elevation abuts an adjacent commercial property and is not visible.

The primary elevation consists of two flush storefronts. The storefronts are comprised of fully-glazed metal doors, single-light metal display windows and concrete bulkheads. There is applied neon signage above one storefront, and a pent canvas awning over the other. The southeast elevation is a solid stuccoed wall that abuts a vacant lot. On the southwest elevation there is a fully-glazed metal door and two windows that are obscured by metal security bars.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1971 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SANGNEONON VICHAI & PAULA P  
15823 CHASE ST NORTH HILLS CA 91343

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1042 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1042 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-003-013

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-003-013 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with San Fernando Mission Boulevard and Maclay Avenue.

The building was constructed in 1930. It is rectangular in plan with a flat roof. The exterior is clad in stucco. Its primary elevation faces northeast towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the northeast elevation, there is a recessed storefront with a terrazzo floor that is comprised of fully-glazed metal doors with a transom, single-light metal display windows and stucco bulkheads. The storefront can be enclosed by two metal roll-up doors. On the southwest elevation, there is a metal slab door and two paired casements behind metal security bars.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1930 Los Angeles County Tax Assessor

\*P7. Owner and Address:

MARTINEZ JORGE  
13216 BOMBAY ST SYLMAR CA 91342

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1045 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1045 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2522-002-014

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2522-002-014 includes a one-story commercial building. The building is located on the east corner of Maclay Avenue and San Fernando Road.

The building was constructed in 1972. It is rectangular in plan with a flat roof and mansard parapet clad in red clay tile. The exterior is clad in textured stucco. Its two street-facing elevations face northwest to Maclay Street and southwest to San Fernando Road, respectively. The southeast elevation abuts an adjacent commercial property and is not visible.

The primary entrance is located on the chamfered east corner of the building. It consists of a pair of fully-glazed metal doors sheltered by a rounded canvas awning. On the southwest elevation, there are two large, fixed windows and a pair of paneled wood doors within arched openings. On the northwest elevation, there are a series of arched openings, some of which contain large, fixed windows and integrated brick planters. On the northeast elevation, there is a single door obscured by a metal security door.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking E, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1972 Los Angeles County Tax Assessor

\*P7. Owner and Address:

DIAMOND PROPERTY MANAGEMENT INC  
2140 W OLYMPIC BLVD #420 LOS ANGELES CA

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1100 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1100 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-032-001

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-032-001 includes a two-story commercial building. The building is located on the west corner of San Fernando Road and Maclay Avenue.

The building was constructed in 1929; however, it has been heavily altered. It is rectangular in plan with a bow truss roof and raised parapet. The exterior of the building is clad in textured stucco. Its two primary street-facing elevations face southeast towards Maclay Avenue and northeast towards San Fernando Road, respectively. The northwest and southwest elevations abut adjacent commercial properties and are not visible.

On the northeast elevation, there is a single, recessed storefront that is comprised of fully-glazed metal doors with a transom, single-light metal display windows and a stucco bulkhead. Neon signage is installed above the storefront. On the southeast elevation, there are single-light metal display windows and fixed, glass block windows. On the northwest elevation, there are two flush storefronts that are identical to those on the northeast elevation. On the southwest elevation there is a single slab door.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking W, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1929 Los Angeles County Tax Assessor

\*P7. Owner and Address:

211 MACLAY LLC  
11951 W OLYMPIC BLVD LOS ANGELES CA 900

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1103 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1103 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-033-001

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-033-001 includes a one-story commercial building. The building is located on the north corner of San Fernando Road and Maclay Avenue.

The building was constructed in 1972. It is rectangular in plan with a flat roof and mansard parapet clad in red clay tile. The exterior is clad in textured stucco. The primary elevation faces southwest towards San Fernando Road. The northwest elevation abuts an adjacent commercial property and is not visible.

The primary elevation is characterized by a series of arches that form a shallow loggia in front of the storefront. The storefront consists of a pair of fully-glazed metal doors, single-light metal transoms and a brick bulkhead. A large, oval neon sign is applied above the storefront. The arches wrap around the corner of the building to the southeast elevation, where there are additional single-light fixed metal display windows with brick bulkheads. The majority of the southeast elevation, however, is a solid, stuccoed wall. On the northeast elevation, there is a single door obscured by a metal security door.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking N, Google Maps, 6/3/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1972 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

SEEMAN MICHAEL B AND R SEEMAN DECD TR  
555 E EASY ST SIMI VALLEY CA 93065

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1107 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1107 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-033-002

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-033-002 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with San Fernando Mission Boulevard and Maclay Avenue.

The building was constructed in 1926. It is rectangular in plan with a flat roof and raised parapet. The roofline has a slight overhang that is supported at its west corner by a metal post. The exterior of the building is clad in textured stucco and brick. Its primary elevation faces southwest towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the southwest elevation, there are three recessed storefronts that are comprised of fully-glazed metal doors with sidelights and a transom, single-light metal display windows and brick bulkheads. Neon signage and decorative wood brackets are applied above each of the storefronts. On the northwest elevation, there are several infilled door openings.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1926 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SCHWARY GEORGE H  
PO BOX 672 SAN FERNANDO CA 91341

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1108 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1108 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-032-002

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-032-002 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with Maclay Avenue and San Fernando Mission Boulevard.

The building was constructed in 1940. It is rectangular in plan with a flat roof and raised parapet. The exterior of the building is clad in smooth stucco. Its primary elevation faces northeast towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the northeast elevation, there is a single, recessed storefront that is comprised of fully-glazed metal doors with a transom, single-light metal display windows and a stucco bulkhead. Neon signage is installed above the storefront. On the southeast elevation, there are single-light metal display windows and fixed, glass block windows. On the northwest elevation, there are two flush storefronts that are identical to those on the northeast elevation. On the southwest elevation there is a single slab door.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1940 Los Angeles County Tax Assessor

\*P7. Owner and Address:

BRAL SAID & SHAHRAM  
1875 CENTURY PARK E #1770 LOS ANGELES CA

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1113 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1113 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-033-003

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-033-003 includes a one-story commercial building. The building is located on San Fernando Road, southeast of its intersection with San Fernando Mission Boulevard.

The building was constructed in 1928. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in textured stucco and brick. The primary elevation faces southwest towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

The primary elevation consists of two narrow, recessed storefronts. The west storefront has a fully-glazed metal door, glass block and single-light metal display windows and a tile bulkhead. The east storefront has a partially-glazed wood door with a single-light metal display window and tile bulkhead. There is applied signage above both storefronts. On the northeast elevation, there is a single door obscured by a metal security door.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/7/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1928 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SCHWARY GEORGE H  
PO BOX 672 SAN FERNANDO CA 91341

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1115 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1115 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-033-004

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-033-004 includes a one-story commercial building. The building is located on San Fernando Road, southeast of its intersection with San Fernando Mission Boulevard.

The building was constructed in 1939. It is rectangular in plan with a flat roof and raised parapet. The exterior is clad in textured stucco. The primary elevation faces southwest towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

The primary elevation consists of a recessed storefront with a fully-glazed wood door, single-light metal display windows and a brick bulkhead, and a flush storefront with a fully-glazed metal door with transom and single-light full-height display windows. There is applied signage above the recessed storefront.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/7/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1939 Los Angeles County Tax Assessor

\*P7. Owner and Address:

DIAMOND PROPERTY MANAGEMENT INC  
2140 W OLYMPIC BLVD #420 LOS ANGELES CA

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1116 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1116 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-032-013

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-032-013 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with Maclay Avenue and San Fernando Mission Boulevard.

The building was constructed in 1945; however, it has been heavily altered. It is rectangular in plan with a flat roof and raised parapet. The exterior of the building is clad in smooth and scored stucco. Its primary elevation faces northeast towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the northeast elevation, there is a single, recessed storefront that is comprised of a pair of fully-glazed metal doors with sidelights and a transom, and full-height single-light metal display windows. Neon signage is installed above the storefront. On the southwest elevation, there is a pair of fully-glazed metal doors with a transom and sidelights, single-light metal display windows and fixed metal clerestory windows. There is applied neon signage above this entry as well.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1945 Los Angeles County Tax Assessor

\*P7. Owner and Address:

DOWNTOWN SAN FERNANDO LLC  
601 S BRAND BLVD 3RDFL SAN FERNANDO CA

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1122 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1122 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-032-004

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-032-004 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with Maclay Avenue and San Fernando Mission Boulevard.

The building was constructed in 1971. It is rectangular in plan with a flat roof and raised parapet. The exterior of the building is clad in textured stucco. Its primary elevation faces northeast towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the northeast elevation, there is a single, recessed storefront that is comprised of a pair of fully-glazed metal doors with sidelights and a transom, single-light metal display windows and stucco bulkheads. Neon signage is installed above the storefront. On the southwest elevation, there is a recessed storefront that is comprised of a fully-glazed metal door with a transom and full-height, single-light metal display windows, all sheltered by a projecting canopy.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1971 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SCHWARY GEORGE H  
PO BOX 672 SAN FERNANDO CA 91341

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1123 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1123 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-033-005

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-033-005 includes a one-story commercial building. The building is located on San Fernando Road, southeast of its intersection with San Fernando Mission Boulevard.

The building was constructed in 1940. The building is rectangular in plan with a flat roof and raised parapet. The exterior is clad in vertical siding. The primary elevation faces southwest towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

The primary elevation consists of a single recessed storefront with fully-glazed metal doors with sidelights, single-light metal display windows and concrete bulkheads. The entire primary elevation is sheltered by a projecting concrete canopy. There is signage for the shop above canopy. On the northeast elevation, there is a pair of fully-glazed metal doors and a number of infilled window openings.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NW, 1/7/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1940 Los Angeles County Tax Assessor

\*P7. Owner and Address:

WILLIAMS ROBIN M R WILLIAMS HERITAGE TR  
23903 CLEARMONT CT VALENCIA CA 91354

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1126 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1126 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-032-005

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-032-005 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with Maclay Avenue and San Fernando Mission Boulevard.

The building was constructed in 1971. It is rectangular in plan with a flat roof and raised parapet. The exterior of the building is clad in textured stucco and split-face brick. Its primary elevation faces northeast towards San Fernando Road. The northwest, southwest and southeast elevations abut adjacent commercial properties and are not visible.

On the northeast elevation, there is a single, recessed storefront that is comprised of a pair of fully-glazed metal doors with sidelights and a transom, single-light metal display windows and brick bulkheads. Applied signage is installed above the storefront.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, Google Maps, 6/3/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1971 Los Angeles County Tax Assessor

\*P7. Owner and Address:

MATEJIC ALEXANDRA PASCH FAMILY TRUST  
776 E GREEN ST #205 PASADENA CA 91101

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1129 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1129 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-033-006

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-033-006 includes a one-story commercial building. The building is located on San Fernando Road, southeast of its intersection with San Fernando Mission Boulevard.

The building was constructed in 1943 and appears to consist of two separate commercial buildings remodeled as one. The buildings are rectangular in plan with flat and bow truss roofs with raised parapets. The exterior is clad in textured stucco. The primary elevation faces southwest towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

The primary elevation consists of four recessed storefronts with fully-glazed metal doors with sidelights, single-light metal display windows and concrete bulkheads. The entire primary elevation is sheltered by a long canvas awning. On the northeast elevation, there are single doors obscured by metal security doors to each of the shops.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking E, 1/7/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1943 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SANTANA FAMILY LIMITED PARTNERSHIP  
16971 BLANCHE PL GRANADA HILLS CA 91344

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1130 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1130 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-032-009

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-032-009 includes a one-story commercial building. The building is located on San Fernando Road between its intersections with Maclay Avenue and San Fernando Mission Boulevard.

The building was constructed in 1955. It is rectangular in plan with a flat roof and raised parapet. The exterior of the building is clad in textured stucco. Its primary elevation faces northeast towards San Fernando Road. The northwest and southeast elevations abut adjacent commercial properties and are not visible.

On the northeast elevation, there is a single, recessed storefront that is comprised of a pair of fully-glazed metal doors with sidelights and a transom, single-light metal display windows and brick bulkheads. Applied signage is installed above the storefront, and the storefront is sheltered by a projecting pent roof clad in red clay tile. On the southwest elevation, there are two recessed storefronts sheltered by a projecting canopy. The storefronts are comprised of a fully-glazed metal door with a transom and full-height, single-light metal display windows. There is applied neon signage above each storefront.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric  
 Both

1955 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

AGAJANIAN HOLDINGS LLC  
1200 OPAL ST #15 REDONDO BEACH CA 90277

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

**\*P9. Date Recorded:** 6/2/2015

**\*P10. Survey Type:** (Describe)

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 3S

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 \*Resource Name or # (Assigned by Recorder) 1140 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Qua \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 1140 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-032-008

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-032-008 includes a two story commercial building. It is located on San Fernando Road, just southeast of its intersection with San Fernando Mission Boulevard.

The store was constructed for JC Penney in 1953 with Streamline Moderne style influences. The building is rectangular in plan and has a flat roof with a raised parapet. The exterior is clad in glazed tile and scored stucco. The primary elevation faces northeast and is flush with the sidewalk along San Fernando road. The northwest and southeast elevations abut adjacent commercial properties.

The entrance is recessed within the ground floor of the primary elevation. The centered entry consists of three pairs of fully-glazed double doors with single-light transoms. The doors are flanked by butted glass display windows with metal frames. At either end of the primary elevation there is a group of three butted glass windows within a metal frame. The center of the primary elevation is sheltered by a projecting canopy. There is no fenestration on the second story. At the northwest end of the second floor there is neon signage reading, "J.C. Penney Co." At the southeast end of the primary elevation, there is a neon blade sign that spans the entire second floor and reads, "Penney's."

On the southwest (rear) elevation, there is a pair of fully-glazed metal doors flanked by mirrored fully-glazed doors, all with single-light transoms. On either side of the doors, there is a single fully-glazed metal display window. Above the doors and windows there is signage reading, "J.C. Penney Co."

Any additional features are not visible from the public right-of-way.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking SW, 1/6/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1953 Los Angeles County Tax Assessor

**\*P7. Owner and Address:**

1140 SAN FERNANDO ROAD LLC  
601 S BRAND BLVD 3RDFL SAN FERNANDO CA

**\*P8. Recorded by:**

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts R

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
Artifact Record  Photograph Record Other (List): \_\_\_\_\_



# BUILDING, STRUCTURE AND OBJECT RECORD

Page 2

\*NRHP Status Code 3S

\*Resource Name or #: (Assigned by Recorder) 1140 SAN FERNANDO RD

B1. Historic Name: J.C. Penney

B2. Common Name: J.C. Penney

B3. Original Use: Department Store

B4. Present Use: Department Store

\*B5. Architectural Style: Streamline Moderne

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1953. Alterations include reroofing in 1985 and interior remodeling in 2004.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None.

B9a. Architect: None listed

B9b Builder: Listed as Michael Birnkrant

\*B10. Significance: Theme Development of San Fernando

B10 Area: San Fernando

Period of Significance: 1911-1960

Property Type: Commercial

Applicable Criteria: A/1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)  
National Register of Historic Places Evaluation

Criterion A:

To be eligible for listing under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The historic context considered under Criterion A was the commercial development of the City of San Fernando (1911-1960). The subject property is occupied by a department store building constructed for the J.C. Penny Company in 1953. The town of San Fernando was founded in 1874 and is the oldest city in the San Fernando Valley. The land that became the City of San Fernando was located within the holdings of the Mission San Fernando, founded in 1797. The mission itself was abandoned following secularization of the missions in the 1830s, and the land became privately owned ranchos. Charles Maclay founded the town of San Fernando; he sold town lots as well as agricultural land. After the arrival of the Southern Pacific Railroad in 1876, the agricultural economy that was the cornerstone of the town flourished. Land was devoted to citrus and olives, among other crops. The town's economy also flourished because it was home to packing and shipping facilities for the area's agricultural industry.

The town possessed its own deep water wells, which allowed it to maintain its independence from the City of Los Angeles in the 1910s when other small towns in the area felt compelled to consolidate with the larger city after the completion of the Los Angeles Aqueduct in 1913, in order to have access to a reliable source of water. San Fernando incorporated in 1911, and remains an independent city to this day.

The city experienced steady growth throughout the first part of the twentieth century. It grew rapidly during the boom years of the 1920s, when cities all over Southern California were experiencing major growth. Between 1920 and 1930, the city's population more than doubled. After experiencing slow but steady growth during the Great Depression and World War II, San Fernando experienced another boom during the post-World War II period. The decade of the 1950s saw the city's greatest growth to date. Between 1950 and 1960, the city's population increased from 12,922 to 16,093. Residential neighborhoods replaced agricultural land, and the majority of the area's commercial development occurred during this period. (See Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

Please see continuation sheet for a full list of references.

B13. Remarks: None.

\*B14. Evaluator: Amanda Yoder

GPA Consulting

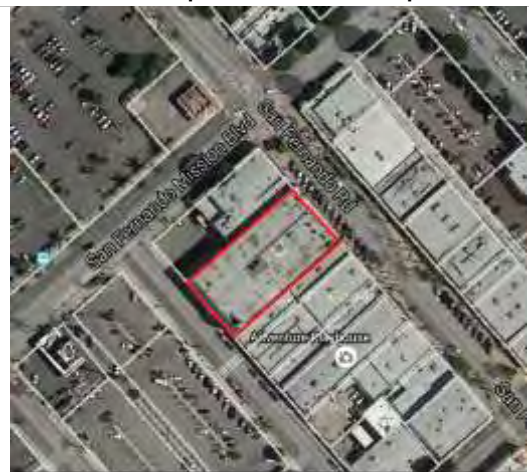
231 California Street

El Segundo, CA 90245

\*Date of Evaluation: 8/10/2015

(This space reserved for official comments.)

Sketch Map with north arrow required.



Subject property outlined in red. Map not to scale.  
Base image courtesy of Google Maps.

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

B10. Significance (Continued from Page 2): Prior to the construction of the freeway system, a number of the major thoroughfares in the San Fernando Valley were laid out and utilized as highways. They were also designated as such. San Fernando Road was first laid out in the 1870s by Remi Nadeau, who ran a wagon operation for miners, as a road for the teamsters traveling between Los Angeles and the mines in the Owens Valley, passing through the town of San Fernando on their way. For much of the Valley's history, it served as the major north-south automobile highway through the area. It ran between the communities in the Valley, including San Fernando and Burbank. It now ends north of San Fernando on its western end and in the Cypress Park neighborhood of Los Angeles on the eastern end.

The J.C. Penney Company was co-founded by James Cash Penney in 1913. Starting from a single store in Kemmerer, Wyoming, he and his partners opened and operated retail stores throughout the northwestern states for several years under the name "The Golden Rule." However, in 1913, they incorporated with the new company name and moved their headquarters to New York City in order to be closer to their manufacturers. By 1928, there were more than 1,023 new J.C. Penney stores, targeted towards small communities and inexpensive locations, selling products that would be in demand. This strategy helped the company survive—if not profit—during the Great Depression. Penney continued to work for the company until his death in 1971, at the age of 95.

The subject building was constructed on the main commercial thoroughfare in San Fernando and remained in continuous operation until 2012. San Fernando appears to have met Penney's expansion criteria of placing new stores in small communities and inexpensive locations, which is a likely reason for why it was chosen for a new J.C. Penney store. The store served as an anchor for downtown San Fernando, and successfully operated for the better part of a decade as one of the only department stores in the city. As such, the subject property appears to have been an important and long-lasting influence on the commercial development of San Fernando and therefore appears to be eligible for the National Register under Criterion A.

Criterion B:

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. Research indicates that the property was developed by Michael Birnkrant. Birnkrant was a financier and philanthropist who was active on numerous boards throughout the city of Los Angeles, including the University of Southern California and the Bel Air Association. He worked as a lawyer in Chicago until 1945, when he retired from law and turned his attention to real estate investments. As a real estate investor, Birnkrant was no doubt involved with the development and construction of numerous buildings throughout the Southern California area. For a property to be eligible under Criterion B, it must be associated with the life of a significant person, but it must also be the best representation of their productive life. As one of many real estate properties in Birnkrant's portfolio, this J.C. Penney is not the best representation of his productive work. A property that may be better suited to convey this association would be a personal office, his home, or a property directly related to his philanthropic work. As such, the subject property does not appear to be eligible under Criterion B for its association with Michael Birnkrant. With thousands of stores across the United States by 1953, any association with James Cash Penney would be too tenuous to be significant. Research did not reveal any other associations with prominent persons or groups. Numerous persons have likely managed and worked in the department store since its construction in 1953; however, cumulative efforts like these, whether they are significant or not, are typically best evaluated under Criterion A. Therefore, the J.C. Penney store does not appear to be eligible for listing under Criterion B.

Criterion C:

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The subject building is an example of the Late Moderne style. Late Moderne was a popular style in Southern California from the late 1940s through the end of the 1950s. The style was derived from the earlier Streamline Moderne style, which had an emphasis on smooth surfaces, curved edges and horizontality. After the war, the curved edges of the Streamline style evolved into sharp angles. The style is characterized by its flat roofs, smooth cladding, contrasting colors, horizontal bands of cladding material and windows—typically metal sash—and unornamented surfaces. The subject building exhibits many of these character-defining features as well as a quality of design and as such, it appears to be eligible under Criterion C as a good example of the Late Moderne style.

An early Department of Building & Safety document lists Michael Birnkrant as the owner and builder. Birnkrant was a real estate investor, so he likely hired a firm to complete the design and construction work; however, research did not reveal the names of these parties. The application of design features from the period are not indicative of the work of a master, and the subject property does not appear to be eligible under Criterion C for that reason. High artistic value typically refers to "an aesthetic ideal," such as carefully detailed carvings, stained glass or high art sculpture, which would not apply in this case.

The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. In the case of the subject property, it is located within a cohesive commercial strip. Although the majority of the buildings within the commercial strip are not individually distinct, together they form a distinguishable area with historical significance to the city of San Fernando. Unfortunately, the majority of the components that add to the district's historic character must also possess integrity, as must the district as a whole. The district as a whole does not retain integrity as many of the buildings within the district have been heavily altered; therefore the subject property does not appear to be eligible under this aspect of Criterion C as the surrounding area does not retain sufficient integrity to be significant as a

\*Resource Name or #:(Assigned by Recorder) 1140 SAN FERNANDO RD

Recorded By Amanda Yoder

Date: 8/10/2015

Continuation

Update

distinguishable entity.  
Criterion D:

Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

Integrity:

The J.C. Penney store was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting has been somewhat diminished as the surrounding buildings have been heavily altered, though the overall scale and massing of the commercial strip is still intact. The integrity of design, materials and workmanship are all intact; building permit research indicates that the majority of alterations to the building took place on the interior. As such, the building retains the integrity of feeling of a Late Moderne department store, and its association with the history of the city of San Fernando.

Summary:

The property appears to be eligible for listing in the National Register for its Late Moderne architecture and association with the commercial development of San Fernando as a pivotal presence along its primary commercial corridor and appears to retain sufficient integrity to convey that association.

California Register of Historical Resources Evaluation:

As the requirements for the California Register mirror those of the National Register, the property appears to be eligible for the California Register for the same reasons outlined above.

Sources:

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"Birnkranz Named on Board of USC." Los Angeles Times. June 27, 1961, 14.

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<http://latimesblogs.latimes.com/lanow/2012/07/san-fernando-jcpenny-fails-to-take-sign-down.html>

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<http://www.colapublib.org/history/sanfernando/>

United States Department of Commerce, Bureau of the Census. County and City Data Book, 1967: A Statistical Abstract Supplement. Washington D.C.:U.S. Government Printing Office, 1967.

**State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Survey # \_\_\_\_\_ Other Listings \_\_\_\_\_  
DOE # \_\_\_\_\_ Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

**Page 1** \*Resource Name or # (Assigned by Recorder) 1143 SAN FERNANDO RD

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County Los Angeles  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5'Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_  
c. Address 1143 SAN FERNANDO RD City: San Fernando Zip 91340  
d. UTM (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 2521-033-015

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Los Angeles County Assessor's parcel number 2521-033-015 includes a one-story commercial building. The building is located on the west corner of San Fernando Road and San Fernando Mission Boulevard.

The building was constructed in 1943. It is rectangular in plan with a flat roof and raised parapet. The roofline has a slight overhang that is supported at its west corner by a metal post. The exterior of the building is clad in textured stucco and brick. Its primary elevation faces southwest towards San Fernando Road. The southeast elevation abuts an adjacent commercial property and is not visible.

On the southwest elevation, there are three recessed storefronts that are comprised of fully-glazed metal doors with sidelights and a transom, single-light metal display windows and brick bulkheads. Applied signage is installed above two of the storefronts. Metal security bars have been installed over some of the windows. On the northwest elevation, there is a single door obscured by a metal security door, and a recessed storefront that is similar to those on the primary elevation. On the northeast elevation, there are two doors obscured by metal security doors and applied neon signage.

\*P3b. Resource Attributes: (List Attributes and codes) HP06. 1-3 Story Commercial Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

**P5a. Photograph or Drawing:** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:**

(View, date, accession #)  
View looking NE, 1/6/2015

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1943 Los Angeles County Tax Assessor

\*P7. Owner and Address:

SMITH SANDRA SOLEDAD SMITH DECD TRUST  
1143 SAN FERNANDO RD SAN FERNANDO CA

\*P8. Recorded by:

Amanda Yoder  
GPA Consulting  
231 California Street  
El Segundo, CA 90245

\*P9. Date Recorded: 6/2/2015

\*P10. Survey Type: (Describe)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

"East San Fernando Valley Transit Corridor Draft Environmental Impact Statement/Draft Environmental Impact Report: Historical Resources Impacts Report." July 2015.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List): \_\_\_\_\_

## **Appendix B: Historic Resources and Native American Correspondence**





Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

August 6, 2015

Amanda Yoder, Architectural Historian  
GPA Consulting  
617 S. Olive Street, Suite 910  
Los Angeles, CA 90014

Dear Ms. Yoder:

**REQUEST FOR PUBLIC COMMENTS AND INFORMATION  
REGARDING THE EAST TRANSIT CORRIDOR PROJECT IN THE  
CITY AND COUNTY OF LOS ANGELES**

The Los Angeles County Department of Regional Planning (DRP) appreciates the opportunity to provide written comments on the East Transit Corridor Project in regards to any existing significant historic and/or cultural properties, structures, or sites within the project area.

At this time, DRP has not designated official Los Angeles County landmarks or identified properties within your project area as to being of significant historic and/or cultural value.

Thank you for the opportunity to provide our comments. If you have any questions regarding these comments, please contact Alejandrina Baldwin, Principal Regional Planner, at (213) 974-6461.

Sincerely,

Richard J. Bruckner  
Director

for  
RJB

RJB:AB:ab:ems

S\_AP\_080514\_5DAY\_YODER





**From:** Historical Society of Southern California [<mailto:socalhistory@gmail.com>] **Sent:** Sunday, July 26, 2015 6:23 PM **To:** Amanda Yoder **Subject:** Re: Request for Public Comments and Information Regarding the East San Fernando Valley Transit Corridor Project in the City and County of Los Angeles.

Amanda,  
At this time, we are not able to comment on this project.  
Thank you.  
Amy  
Amy Essington  
Executive Director, HSSC

---

On Fri, Jul 24, 2015 at 11:43 AM, Amanda Yoder <[amanda@gpaconsulting-us.com](mailto:amanda@gpaconsulting-us.com)> wrote:  
Dear Mr. Marcus and the members of the Historical Society of Southern California,

On June 29, 2015, we sent you a letter requesting any information that you might have on known historic properties within the East San Fernando Valley Transit Corridor project area. As a follow up to that previous letter, we are contacting you to verify that you received the letter, and to ensure that any comments or information you may have are incorporated into our report. The attached map shows the project area.

To summarize, the Cities of Los Angeles and San Fernando, in conjunction with the Los Angeles County Metropolitan Transportation Authority (Metro) and Federal Transit Agency (FTA), are proposing a public transit project along the Van Nuys Corridor in the City and County of Los Angeles. As part of the environmental process associated with compliance, we are soliciting comments and information from potentially interested parties, such as your organization. In particular, we are interested in comments and information that you may have on any existing historically significant properties, structures or sites within the project area. Your response allows us to identify potential historical concerns relating to the proposed project, and to gather information on any historic buildings or resources that may be located within the project area.

We can be reached via telephone at [310\) 792-2690](tel:3107922690), via e-mail at or [amanda@gpaconsulting-us.com](mailto:amanda@gpaconsulting-us.com) or lastly via mail at:

617 S. Olive Street  
Suite 910  
Los Angeles, CA 90014

Thank you very much for your time, we look forward to any comments you may have,

Amanda Yoder  
Architectural Historian II

GPA Consulting  
617 S. Olive Street  
Suite 910  
Los Angeles, CA 90014  
[310.792.2690 ext. 1040](tel:3107922690)



## Sacred Lands File & Native American Contacts List Request

### NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100  
West Sacramento, CA 95501  
(916) 373-3710  
(916) 373-5471 – Fax  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)

*Information Below is Required for a Sacred Lands File Search*

Project: East San Fernando Valley Transit Corridor Project  
County: Los Angeles

USGS Quadrangle

Name: San Fernando and Van Nuys  
Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section(s): \_\_\_\_\_

Company/Firm/Agency:

ICF International

Contact Person: Stephen Bryne

Street Address: 601 W. 5th St.

City: Los Angeles, CA Zip: 90071

Phone: (213) 312-1777 Extension: \_\_\_\_\_

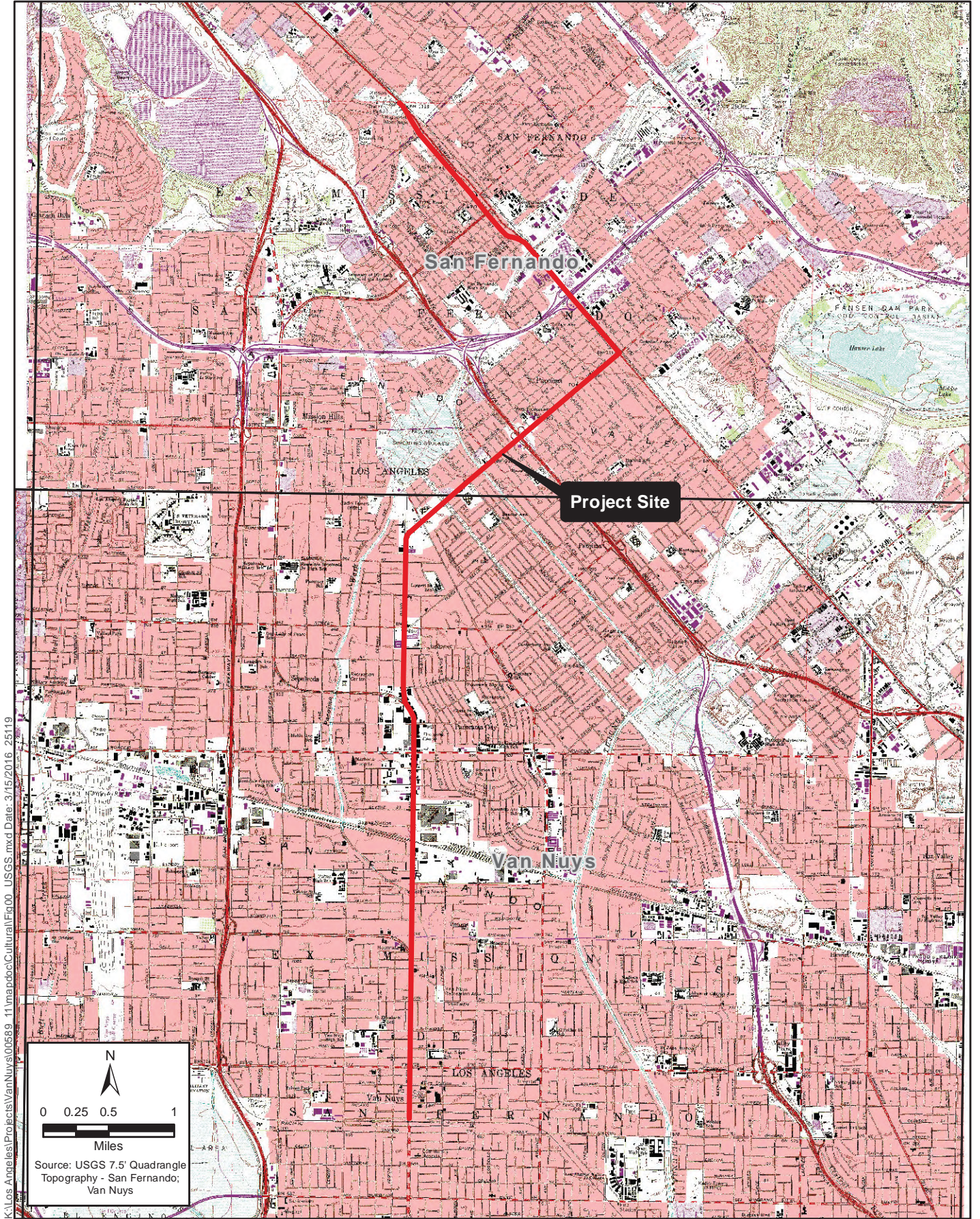
Fax: (213) 312-1799

Email: Stephen.Bryne@icfi.com

Project Description:

The Federal Transit Administration and Los Angeles County Metropolitan Transportation Authority (Metro) have initiated a Draft Environmental Impact Statement (DEIS)/Environmental Impact Report (DEIR) for the East San Fernando Valley Transit Corridor Project (Project). Metro, the City of Los Angeles, and the City of San Fernando will evaluate a range of new public transit service alternatives that can accommodate future population growth and transit demand, while being compatible with existing land uses and future development opportunities. All build alternatives would operate over 9.2 miles, either in a dedicated bus lane or guideway (6.7 miles) and/or in mixed-flow traffic lanes (2.5 miles) from the Golden/San Fernando Metrolink station to the north to the Van Nuys Metro Center.

Project Location Map is attached



K:\Los Angeles\Projects\VanNuys\00589\_11\mapdoc\Cultural\Fig000\_USGS.mxd Date: 3/15/2016 25119

**Project Location Map  
Van Nuys Corridor Rapidway**

**NATIVE AMERICAN HERITAGE COMMISSION**

1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710  
(916) 373-5471 FAX



March 17, 2016

Stephen Bryne  
ICF International

Sent via e-mail: Stephen.bryne@icfi.com  
Number of pages: 3

RE: Proposed East San Fernando Valley Transit Corridor Project, San Fernando and Van Nuys USGS  
Quadrangles, Los Angeles County, California

Dear Mr. Bryne:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties. Please note that the intent above reference codes is to mitigate impacts to tribal cultural resources, as defined, for California Environmental Quality Act (CEQA) projects.

As of July 1, 2015, Public Resources Code Sections 21080.3.1 and 21080.3.2 require public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose mitigating impacts to tribal cultural resources:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.3.1(d))

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.3.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC believes that agencies should also include with their notification letters information regarding any cultural resources assessment that has been completed on the APE, such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
  - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
  - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and
  - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:
  - Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.

3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission! A search of the SFL was completed for the USGS quadrangle information provided with negative results.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

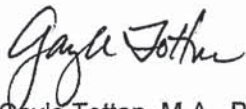
Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the case that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,



Gayle Totton, M.A., PhD.  
Associate Governmental Program Analyst

**Native American Heritage Commission  
Tribal Consultation List  
Los Angeles County  
March 17, 2016**

Soboba Band of Luiseno Indians  
Rosemary Morillo, Chairperson; Attn: Carrie Garcia  
P.O. Box 487 Luiseno  
San Jacinto , CA 92581 Cahuilla  
carrieg@soboba-nsn.gov  
(951) 654-2765

Gabrielino /Tongva Nation  
Sandonne Goad, Chairperson  
106 1/2 Judge John Aiso St., #231 Gabrielino Tongva  
Los Angeles , CA 90012  
sgoad@gabrielino-tongva.com  
(951) 807-0479

Fernandeno Tataviam Band of Mission Indians  
Rudy Ortega Jr., President  
1019 2nd Street Fernandeno  
San Fernando , CA 91340 Tataviam  
(818) 837-0794 Office

Gabrielino Tongva Indians of California Tribal Council  
Robert F. Dorame, Tribal Chair/Cultural Resources  
P.O. Box 490 Gabrielino Tongva  
Bellflower , CA 90707  
gtongva@verizon.net  
(562) 761-6417 Voice/Fax

Barbareno/Ventureno Band of Mission Indians  
Julie Lynn Tumamait-Stennslie, Chair  
365 North Poli Ave Chumash  
Ojai , CA 93023  
jtumamait@hotmail.com  
(805) 646-6214

Gabrielino-Tongva Tribe  
Linda Candelaria, Co-Chairperson  
1999 Avenue of the Stars, Suite 1100  
Los Angeles , CA 90067  
Gabrielino  
(626) 676-1184 Cell

San Fernando Band of Mission Indians  
John Valenzuela, Chairperson  
P.O. Box 221838 Fernandefio  
Newhall , CA 91322 Tataviam  
tsen2u@hotmail.com Serrano  
Vanyume  
Kitanemuk  
(760) 885-0955 Cell

Gabrieleno Band of Mission Indians - Kizh Nation  
Andrew Salas, Chairperson  
P.O. Box 393  
Covina , CA 91723  
gabrielenoindians@yahoo.com Gabrielino  
(626) 926-4131

Gabrieleno/Tongva San Gabriel Band of Mission Indians  
Anthony Morales, Chairperson  
P.O. Box 693 Gabrielino Tongva  
San Gabriel , CA 91778  
GTTribalcouncil@aol.com  
(626) 483-3564 Cell

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 Resources Code and Section 5097.98 of the Public Resources Code.

This list applicable only for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed East San Fernando Valley Transit Corridor Project, San Fernando and Van Nuys USGS Quadrangles, Los Angeles County, California.







18 March 2016

Honorable John Valenzuela  
Chairperson  
San Fernando Band of Mission Indians  
P.O. Box 221838  
Newhall, CA 91322

RE: Proposed East San Fernando Valley Transit Corridor Project, Cities of Los Angeles and San Fernando

Dear Chairperson Valenzuela:

The Federal Transit Administration and Los Angeles County Metropolitan Transportation Authority (Metro) have initiated a Draft Environmental Impact Statement (DEIS)/Environmental Impact Report (DEIR) for the East San Fernando Valley Transit Corridor Project (Project). Metro, the City of Los Angeles, and the City of San Fernando will evaluate a range of new public transit service alternatives that can accommodate future population growth and transit demand, while being compatible with existing land uses and future development opportunities.

All build alternatives would operate over 9.2 miles, either in a dedicated bus lane or guideway (6.7 miles) and/or in mixed-flow traffic lanes (2.5 miles), from the Sylmar/San Fernando Metrolink station to the north to the Van Nuys Metro Orange Line station to the south, with the exception of Build Alternative 4 which includes a 2.5-mile segment within Metro-owned railroad right-of-way adjacent to San Fernando Road and Truman Street and a 2.5-mile underground segment beneath portions of Panorama City and Van Nuys.

ICF requested that a Sacred Lands Files Search be performed by the Native American Heritage Commission (NAHC). The results of that search did not identify any known Sacred Lands or cultural resources in the project vicinity.

The studies required for this project include cultural resources investigations and consultation with interested parties. We are interested in receiving input from your community regarding any concerns related to the proposed project. If you know of any cultural resources that may be of religious or cultural significance to your community, please contact me at (213) 312-1777 or email at [Stephen.Bryne@icfi.com](mailto:Stephen.Bryne@icfi.com).

I look forward to your response. If I do not receive a response from you I will contact you by telephone or e-mail to ensure that any comments or concerns you may have are acknowledged. Thank you for your time and assistance.

Sincerely,

A handwritten signature in black ink that reads "Stephen Bryne".

Stephen Bryne, RPA, Senior Archaeologist

Encl: Project Location Map



18 March 2016

Honorable Anthony Morales  
Chairperson  
Gabrielino/Tongva San Gabriel Band of Mission Indians  
P.O. Box 693  
San Gabriel, CA 91778

RE: Proposed East San Fernando Valley Transit Corridor Project, Cities of Los Angeles and San Fernando

Dear Chairperson Morales:

The Federal Transit Administration and Los Angeles County Metropolitan Transportation Authority (Metro) have initiated a Draft Environmental Impact Statement (DEIS)/Environmental Impact Report (DEIR) for the East San Fernando Valley Transit Corridor Project (Project). Metro, the City of Los Angeles, and the City of San Fernando will evaluate a range of new public transit service alternatives that can accommodate future population growth and transit demand, while being compatible with existing land uses and future development opportunities.

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Stephen Bryne, RPA, Senior Archaeologist

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18 March 2016

Honorable Andrew Salas  
Chairperson  
Gabrieleno Band of Mission Indians—Kizh Nation  
P.O. Box 393  
Covina, CA 91723

RE: Proposed East San Fernando Valley Transit Corridor Project, Cities of Los Angeles and San Fernando

Dear Chairperson Salas:

The Federal Transit Administration and Los Angeles County Metropolitan Transportation Authority (Metro) have initiated a Draft Environmental Impact Statement (DEIS)/Environmental Impact Report (DEIR) for the East San Fernando Valley Transit Corridor Project (Project). Metro, the City of Los Angeles, and the City of San Fernando will evaluate a range of new public transit service alternatives that can accommodate future population growth and transit demand, while being compatible with existing land uses and future development opportunities.

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18 March 2016

Honorable Sandonne Goad  
Chairperson  
Gabrielino/Tongva Nation  
106 ½ Judge John Aiso St., #231  
Los Angeles, CA 90012

RE: Proposed East San Fernando Valley Transit Corridor Project, Cities of Los Angeles and San Fernando

Dear Chairperson Goad:

The Federal Transit Administration and Los Angeles County Metropolitan Transportation Authority (Metro) have initiated a Draft Environmental Impact Statement (DEIS)/Environmental Impact Report (DEIR) for the East San Fernando Valley Transit Corridor Project (Project). Metro, the City of Los Angeles, and the City of San Fernando will evaluate a range of new public transit service alternatives that can accommodate future population growth and transit demand, while being compatible with existing land uses and future development opportunities.

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Stephen Bryne, RPA, Senior Archaeologist

Encl: Project Location Map



18 March 2016

Honorable Rudy Ortega, Jr.  
President  
Fernandeno Tataviam Band of Mission Indians  
1019 2<sup>nd</sup> Street  
San Fernando, CA 91340

RE: Proposed East San Fernando Valley Transit Corridor Project, Cities of Los Angeles and San Fernando

Dear President Ortega:

The Federal Transit Administration and Los Angeles County Metropolitan Transportation Authority (Metro) have initiated a Draft Environmental Impact Statement (DEIS)/Environmental Impact Report (DEIR) for the East San Fernando Valley Transit Corridor Project (Project). Metro, the City of Los Angeles, and the City of San Fernando will evaluate a range of new public transit service alternatives that can accommodate future population growth and transit demand, while being compatible with existing land uses and future development opportunities.

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Sincerely,

A handwritten signature in black ink that reads "Stephen Bryne".

Stephen Bryne, RPA, Senior Archaeologist

Encl: Project Location Map



18 March 2016

Honorable Robert F. Dorame  
Tribal Chair/Cultural Resources  
P.O. Box 490  
Bellflower, CA 90707

RE: Proposed East San Fernando Valley Transit Corridor Project, Cities of Los Angeles and San Fernando

Dear Tribal Chair Dorame:

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Sincerely,

A handwritten signature in black ink that reads "Stephen Bryne".

Stephen Bryne, RPA, Senior Archaeologist

Encl: Project Location Map



18 March 2016

Honorable Rosemary Morillo  
Chairperson  
Attn: Carrie Garcia  
Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581

RE: Proposed East San Fernando Valley Transit Corridor Project, Cities of Los Angeles and San Fernando

Dear Chairperson Morillo:

The Federal Transit Administration and Los Angeles County Metropolitan Transportation Authority (Metro) have initiated a Draft Environmental Impact Statement (DEIS)/Environmental Impact Report (DEIR) for the East San Fernando Valley Transit Corridor Project (Project). Metro, the City of Los Angeles, and the City of San Fernando will evaluate a range of new public transit service alternatives that can accommodate future population growth and transit demand, while being compatible with existing land uses and future development opportunities.

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ICF requested that a Sacred Lands Files Search be performed by the Native American Heritage Commission (NAHC). The results of that search did not identify any known Sacred Lands or cultural resources in the project vicinity.

The studies required for this project include cultural resources investigations and consultation with interested parties. We are interested in receiving input from your community regarding any concerns related to the proposed project. If you know of any cultural resources that may be of religious or cultural significance to your community, please contact me at (213) 312-1777 or email at [Stephen.Bryne@icfi.com](mailto:Stephen.Bryne@icfi.com).

I look forward to your response. If I do not receive a response from you I will contact you by telephone or e-mail to ensure that any comments or concerns you may have are acknowledged. Thank you for your time and assistance.

Sincerely,

A handwritten signature in black ink that reads "Stephen Bryne".

Stephen Bryne, RPA, Senior Archaeologist

Encl: Project Location Map



18 March 2016

Honorable Linda Candelaria  
Co-Chairperson  
Gabrielino-Tongva Tribe  
1999 Avenue of the Stars, Suite 1100  
Los Angeles, CA 90067

RE: Proposed East San Fernando Valley Transit Corridor Project, Cities of Los Angeles and San Fernando

Dear Co-Chairperson Candelaria:

The Federal Transit Administration and Los Angeles County Metropolitan Transportation Authority (Metro) have initiated a Draft Environmental Impact Statement (DEIS)/Environmental Impact Report (DEIR) for the East San Fernando Valley Transit Corridor Project (Project). Metro, the City of Los Angeles, and the City of San Fernando will evaluate a range of new public transit service alternatives that can accommodate future population growth and transit demand, while being compatible with existing land uses and future development opportunities.

All build alternatives would operate over 9.2 miles, either in a dedicated bus lane or guideway (6.7 miles) and/or in mixed-flow traffic lanes (2.5 miles), from the Sylmar/San Fernando Metrolink station to the north to the Van Nuys Metro Orange Line station to the south, with the exception of Build Alternative 4 which includes a 2.5-mile segment within Metro-owned railroad right-of-way adjacent to San Fernando Road and Truman Street and a 2.5-mile underground segment beneath portions of Panorama City and Van Nuys.

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Sincerely,

A handwritten signature in black ink that reads "Stephen Bryne".

Stephen Bryne, RPA, Senior Archaeologist

Encl: Project Location Map



**From:** [Bryne, Stephen](mailto:Stephen.Bryne@icfi.com)  
**To:** [Anaya, Mario](mailto:Anaya, Mario)  
**Subject:** FW: East San Fernando Valley Transit Corridor Project  
**Date:** Tuesday, April 12, 2016 4:14:57 PM

---

[See below](#)

**From:** Caitlin Gulley [mailto:[cgulley@tataviam-nsn.us](mailto:cgulley@tataviam-nsn.us)]  
**Sent:** Tuesday, April 12, 2016 4:12 PM  
**To:** Bryne, Stephen <[Stephen.Bryne@icfi.com](mailto:Stephen.Bryne@icfi.com)>  
**Subject:** Re: East San Fernando Valley Transit Corridor Project

No problem. If we could review the DEIR before it goes out for the opportunity to add to it, that'd be greatly appreciated...

On Tue, Apr 12, 2016 at 3:56 PM, Bryne, Stephen <[Stephen.Bryne@icfi.com](mailto:Stephen.Bryne@icfi.com)> wrote:

Hi Caitlin,

Good to hear from you. I hope you and Kimia are doing well.

Regarding this project, the letter that was sent was not an AB 52 notification since this project pre-dates AB 52. So, my understanding is that the letter seeks tribal input as before AB 52. We are in process of preparing the Draft EIS/EIR document. Based on the latest schedule it will be ready for release to the public sometime this summer or fall.

Please let me know if you have any questions or need any additional information and if there are any specific concerns that you have with this project. Sorry for the late notice and best regards,

Stephen

**From:** Caitlin Gulley [mailto:[cgulley@tataviam-nsn.us](mailto:cgulley@tataviam-nsn.us)]  
**Sent:** Tuesday, April 12, 2016 9:59 AM  
**To:** Bryne, Stephen <[Stephen.Bryne@icfi.com](mailto:Stephen.Bryne@icfi.com)>  
**Subject:** East San Fernando Valley Transit Corridor Project



**Fernandeno Tataviam Band of Mission Indians**  
**Tribal Historic & Cultural Preservation**

Stephen,

I hope this email finds you well and that you are enjoying your new employment. Thank you for your invitation to consult on the project listed above. The Fernandeno Tataviam Band of Mission Indians (Tataviam) would like it noted in your report that (1) we find the project area to be of risk to cultural and tribal resources and (2) we would like to consult with the Lead Agency regarding project mitigation and adding information to the Cultural Resources section of the EIR.

Sincerely,

--

*Caitlin Gulley, Director*  
*Tribal Historic and Cultural Preservation Department*  
Cell: [\(661\) 433-0599](tel:6614330599)  
Office: [\(818\) 837-0794](tel:8188370794)  
[cgulley@tataviam-nsn.us](mailto:cgulley@tataviam-nsn.us)

**Fernandeno Tataviam Band of Mission Indians**

1019 Second Street  
San Fernando, California 91340  
Phone: [\(818\) 837-0794](tel:8188370794) Ext. 208  
Website: <http://www.tataviam-nsn.us>

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--

*Caitlin Gulley, Director*  
*Tribal Historic and Cultural Preservation Department*  
Cell: [\(661\) 433-0599](tel:6614330599)  
Office: [\(818\) 837-0794](tel:8188370794)  
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April 18, 2016

Attn: Stephen Bryne, Senior Archaeologist  
ICF International  
601 West 5<sup>th</sup> Street, Suite 900  
Los Angeles, CA 90071



**RE: Proposed East San Fernando Valley Transit Corridor Project, Cities of Los Angeles and San Fernando**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason the Soboba Band of Luiseño Indians requests that approved Native American Monitor(s) be present during any future ground disturbing proceedings, including surveys and archaeological testing, associated with this project. The Soboba Band recommends that you contact Gabrieleño Tribal Consultants who are in closer proximity to the project. Please feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", with a long horizontal line extending to the right.

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Confidentiality:** The entirety of the contents of this letter shall remain confidential between Soboba and ICF International. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.





## GABRIELENO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians  
Recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Dear Stephen Bryan RPA, Senior Planner

Re: Proposed East San Fernando Valley Transit Corridor Project, Cities of Los Angeles and San Fernando

"The project locale lies in an area where the Ancestral & traditional territories of the Kizh(Kitc) Gabrieleño villages, adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the Kizh (Kitc) Gabrieleños, probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/ base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources. Therefore in order to protect our resources we're requesting one of our experienced & certified Native American monitors to be on site during any & all ground disturbances (this includes but is not limited to pavement removal, pot-holing or auguring, boring, grading, excavation and trenching).

In all cases, when the NAHC states there are "No" records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory the project area is in. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are "NOT" the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes.

In addition, we are also often told that an area has been previously developed or disturbed and thus there are no concerns for cultural resources and thus minimal impacts would be expected. I have two major recent examples of how similar statements on other projects were proven very inadequate. An archaeological study claimed there would be no impacts to an area adjacent to the Plaza Church at Olvera Street, the original Spanish settlement of Los Angeles, now in downtown Los Angeles. In fact, this site was the Gabrieleno village of Yangna long before it became what it is now today. The new development wrongfully began their construction and they, in the process, dug up and desecrated 118 burials. The area that was dismissed as culturally sensitive was in fact the First Cemetery of Los Angeles where it had been well documented at the Huntington Library that 400 of our Tribe's ancestors were buried there along with the founding families of Los Angeles (Picos, Sepulvedas, and Alvarados to name a few). In addition, there was another inappropriate study for the development of a new sports complex at Fedde Middle School in the City of Hawaiian Gardens could commence. Again, a village and burial site were desecrated despite their mitigation measures. Thankfully, we were able to work alongside the school district to quickly and respectfully mitigate a mutually beneficial resolution.

Given all the above, the proper thing to do for your project would be for our Tribe to monitor ground disturbing construction work. Native American monitors and/or consultant can see that cultural resources are treated appropriately from the Native American point of view. Because we are the lineal descendants of the vast area of Los Angeles and Orange Counties, we hold sacred the ability to protect what little of our culture remains. We thank you for taking seriously your role and responsibility in assisting us in preserving our culture.

With respect,

Please contact our office regarding this project to coordinate a Native American Monitor to be present. Thank You

Andrew Salas, Chairman  
Cell (626) 926-4131

Addendum: clarification regarding some confusions regarding consultation under AB52:

Andrew Salas, Chairman

Nadine Salas, Vice-Chairman

Christina Swindall Martinez, secretary

Albert Perez, treasurer I

Martha Gonzalez Lemos, treasurer II

Richard Gradias, Chairman of the council of Elders

AB52 clearly states that consultation must occur with tribes that claim traditional and cultural affiliation with a project site. Unfortunately, this statement has been left open to interpretation so much that neighboring tribes are claiming affiliation with projects well outside their traditional tribal territory. The territories of our surrounding Native American tribes such as the Luiseno, Chumash, and Cahuilla tribal entities. Each of our tribal territories has been well defined by historians, ethnographers, archaeologists, and ethnographers – a list of resources we can provide upon request. Often, each Tribe as well educates the public on their very own website as to the definition of their tribal boundaries. You may have received a consultation request from another Tribe. However we are responding because your project site lies within our Ancestral tribal territory, which, again, has been well documented. What does Ancestrally or Ancestral mean? The people who were in your family in past times, Of, belonging to, inherited from, or denoting an ancestor or ancestors <http://www.thefreedictionary.com/ancestral>. . If you have questions regarding the validity of the “traditional and cultural affiliation” of another Tribe, we urge you to contact the Native American Heritage Commission directly. Section 5 section 21080.3.1 (c) states “...the Native American Heritage Commission shall assist the lead agency in identifying the California Native American tribes that are traditionally and culturally affiliated with the project area.” In addition, please see the map below.

CC: NAHC

APPENDIX 1: Map 1-2; Bean and Smith 1978 map.

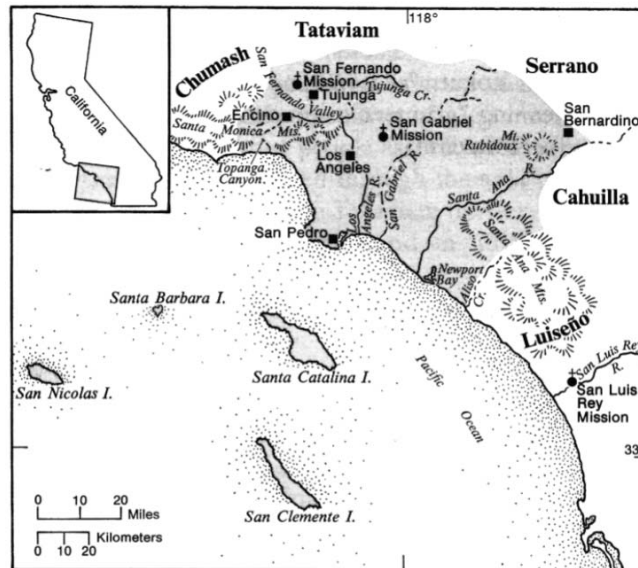


Fig. 1. Tribal territory.

The United States National Museum's Map of Gabrieliño Territory:

Bean, Lowell John and Charles R. Smith  
 1978 Gabrieliño IN *Handbook of North American Indians, California*, Vol. 8, edited by R.F. Heizer, Smithsonian Institution Press, Washington, D.C., pp. 538-549

Andrew Salas, Chairman  
 Albert Perez, treasurer I

Nadine Salas, Vice-Chairman  
 Martha Gonzalez Lemos, treasurer II

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 Richard Gradias, Chairman of the council of Elders