APPENDIX IV.D.1

Initial Historic Survey
MEMORANDUM

To: City of Los Angeles, Department of City Planning

From: Teresa Grimes, Senior Architectural Historian

Date: September 19, 2008

Subject: Initial Historic Survey of 11122-11150 West Pico Boulevard, and 2431 and 2441 South Sepulveda Boulevard

The purpose of this memorandum is to explain the scope of study for a proposed development project in West Los Angeles with regard to potential impacts on historic resources. The project site consists of two contiguous parcels of land that encompass approximately 2.5 acres of land, bound by West Pico Boulevard to the north, South Sepulveda Boulevard to the east, Exposition Boulevard to the south, and Interstate 405 to the west. The project site occupies the center portion of the block, and portions of the site front West Pico Boulevard, South Sepulveda Boulevard, and Exposition Boulevard. The project site is comprised of the following addresses: 11122 through 11150 Pico Boulevard and 2431 and 2441 South Sepulveda Boulevard, and encompasses three Assessor Parcel Numbers; 4256-010-006, 4256-010-007 and 4256-010-900.

The main portion of the property (Pico Parcel - 11122-11150 West Pico Boulevard) contains a cement plant, which has operated under a series of different owners dating prior to the 1930’s. The cement plant consists of aggregate storage and cement silos, a bag house, a central mixing plant, a restroom, vehicle maintenance area, and a modular unit used as the batch plant office. The silos and cement mechanisms dominate the site, and the buildings are minor in comparison. The second parcel (Sepulveda Parcel) is located at 2431 and 2441 South Sepulveda Boulevard. This parcel encompasses approximately 45,200 square feet of land, which was originally utilized as the office for the concrete batch plant. It is now occupied by a building materials retailer. This portion of the project site contains four an office, sales office, and two storage areas, and areas for storage of building materials (i.e. rocks, sand, etc.

Generally, a lead agency must consider a property a historic resource under the CEQA if it is eligible for listing in the California Register of Historical Resources (the “California Register”). The California Register is modeled after the National Register of Historic Places (the “National Register”). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historic resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.1

The National Register and the California Register includes categories for buildings, districts, sites, structures, or objects. A building is generally considered to be a structure constructed for the purpose of creating human shelter. The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter. In the case of the project site, the offices and restrooms would be considered

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1 Public Resources Code Section 5024.1, Public Resources Code Section 21084.1, and 14 California Code of Regulations Section 4850-4852.
buildings, and the cement silos, storage areas, and other mechanisms permanently fixed to the project site would be considered structures.

No building or structure on the site is listed in the California Historical Resources Inventory System (CHRIS), which includes properties listed and determined eligible for listing in the National Register, listed and determined eligible for listing in the California Register, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resource surveys and other planning activities.

The buildings and structures on the site are vernacular in style, from a variety of eras. According to Los Angeles County Tax Assessor records, the dates of construction for the buildings and structures on the Pico Parcel (11122-11150 West Pico Boulevard) are 1930 and 1940. The dates of construction for the buildings and structures on the Sepulveda Parcel (2431 and 2441 South Sepulveda Boulevard) range from 1959 to 1968. However, no building or structure on the project site exhibits the architectural details and/or age to appear as a potential historic resource. Due to a complete lack of architectural character and physical integrity, the existing buildings and structures on the project site can be dismissed as potential historic resources. Based on the initial survey of the project site, the buildings and structures on the project site appear ineligible for historic designation of the federal, state or local level. As such, no buildings or structures on the project site would be considered historic resources subject to CEQA.