

5.1 CULTURAL RESOURCES

Cultural resources include places, object, structures, and settlements that reflect group or individual religious, archaeological, architectural, or paleontological activities, or are considered important for their architectural or historical value. Such resources provide information on scientific progress, environmental adaptations, group ideology, or other human advancements. This section of the Draft Environmental Impact Report (DEIR) evaluates the potential for implementation of the San Marino High School Michael White Adobe project to impact cultural resources in the City of San Marino. The analysis in this section is based, in part, upon the following information:

- *Michael White Adobe Historic Resources Technical Report*, Chattel Architecture, Planning, and Preservation, August 4, 2009.

This study is included in Appendix D of this Draft EIR.

5.1.1 Regulatory Background

National Historic Preservation Act

Section 106 (Protection of Historic Properties) of the National Historic Preservation Act of 1966 (NHPA) requires federal agencies to take into account the effects of their undertakings on historic properties. Section 106 Review refers to the federal review process designed to ensure that historic properties are considered during federal project planning and implementation. The Advisory Council on Historic Preservation, an independent federal agency, administers the review process, with assistance from State Historic Preservation Offices.



National Register of Historic Resources (National Register)

The National Register is the nation's official list of historic and cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, as amended, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the country's historic and archaeological resources. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The National Register is administered by the National Park Service (NPS), which is part of the U.S. Department of the Interior.

As defined in National Register Bulletin #15, "How to Apply the National Register Criteria for Evaluation," resources are eligible for the National Register if they:

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

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Once a resource has been determined to satisfy one of the above-referenced criteria, then it must be assessed for “integrity.” Integrity refers to the ability of a property to convey its significance, and the degree to which the property retains the identity, including physical and visual attributes, for which it is significant under the four basic criteria. The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain its historical integrity, a property must possess several, and usually most, of these aspects.

California Public Resources Code

Archaeological, paleontological, and historical sites are protected pursuant to a wide variety of state policies and regulations enumerated under the California Public Resources Code. In addition, cultural and paleontological resources are recognized as nonrenewable and therefore receive protection under the California Public Resources Code and CEQA.

- California Public Resources Code 5020–5029.5 continued the former Historical Landmarks Advisory Committee as the State Historical Resources Commission. The Commission oversees the administration of the California Register of Historical Resources, and is responsible for the designation of State Historical Landmarks and Historical Points of Interest.
- California Public Resources Code 5079–5079.65 defines the functions and duties of the Office of Historic Preservation (OHP). The OHP is responsible for the administration of federally and state mandated historic preservation programs in California and the California Heritage Fund.
- California Public Resources Code 5097.9–5097.991 provides protection to Native American historical and cultural resources, and sacred sites and identifies the powers and duties of the Native American Heritage Commission (NAHC). It also requires notification of discoveries of Native American human remains, descendants and provides for treatment and disposition of human remains and associated grave goods.

California Register of Historical Resources (California Register)

The California Register was established to serve as an authoritative guide to the state’s significant historical and archaeological resources (PRC § 5024.1). State law provides that in order for a property to be considered eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under any of the following four criteria; if the resource:

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

In addition to meeting one of the four above criteria, California Register-eligible properties must also retain sufficient integrity to convey historic significance. California Register regulations contained in Title 14, Chapter 11.5, Section 4852 (c), provide that “it is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the

California Register.” The OHP has consistently interpreted this to mean that a property eligible for listing in the California Register must retain “substantial” integrity.

The California Register also includes properties which: have been formally determined eligible for listing in, or are listed in the National Register of Historic Places (National Register); are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; points of historical interest, which have been reviewed and recommended to the State Historical Resources Commission for listing; and city- and county-designated landmarks or districts (if criteria for designation are determined by OHP to be consistent with California Register criteria). PRC Section 5024.1 states:

- (g) A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:
- (1) The survey has been or will be included in the State Historical Resources Inventory.
 - (2) The survey and the survey documentation were prepared in accordance with [OHP]... procedures and requirements.
 - (3) The resource is evaluated and determined by the office to have a significance rating of category 1-5 on DPR [Department of Parks and Recreation] form 523.
 - (4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, 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.



City of San Marino Local Register of Historic Resources

The local register of historic resources as established under Section 2, Article 12 of the San Marino City Code adopted in March 1989, allows for City Council to “designate a building, landmark or other property within the City as a local historical landmark in special recognition of the property’s role during the formation and existence of the City.” Nomination is by petition of an individual or organization.

Archaeological Resources Protection Act

The Archaeological Resources Protection Act of 1979 regulates the protection of archaeological resources and sites that are on federal lands and Indian lands.

5.1.2 Historical Resources

The following discussion of the history of the City of San Marino is adapted from the San Marino Historical Society.

The City of San Marino once consisted of large fruit ranches and vineyards owned by early day pioneers whose names were known to all Californians, such as Benjamin Wilson, James DeBarth Shorb, L. J. Rose, Edward J. Kewen, and General George Stoneman. Although not as well known, Michael White, whose home, the Michael White Adobe (Adobe), still stands on the high school campus, was the most enduring of the pioneers. The flag of Spain still flew over the Californias when the young English sailor arrived in 1817. He played a part in historical events through the Mexican period and well into American statehood.

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In an earlier era, this area was part of the vast California mission system, providing rich yields of food, tallow, and hides. As the San Gabriel Mission grew, a need arose for a grist mill to process the grains. Such a mill was built about 1816 and is, today, El Molino Viejo, or the Old Mill, the oldest building in San Marino and a historic landmark of Southern California.

Description of Project Site

The DPR 523 form prepared for the project site in 1977 describes it as a “one-and-a-half story adobe [that] has a wood shake roof, wood frames around the doors and windows and two chimneys.”

Exterior

The Adobe is an L-shaped adobe house sided with smooth stucco, as seen from above in Figure 4-1, *Aerial Photograph*. A one-story wing is arranged in a north–south orientation (north wing), and a one-and-a-half-story wing arranged in an east–west orientation (south wing). Clad in shingles, the gable roof has slightly overhanging eaves; it is fairly steep above the south wing and shallower along the north wing. Wood clapboard siding is arranged horizontally on the gable ends. The building has two corredores (roof-covered porches), each supported by two wood posts. One is along the east elevation of the north wing and the other is along the south elevation of the south wing. While two chimneys were present in 1977 when the DPR 523 form was prepared, there is currently only one chimney, centered in the south wing. Fenestration generally consists of wood frame and sash double-hung windows with metal grates on the exterior. Wood doors are located along the east elevation of the north and south wings, and an additional door is centered along the south elevation. Photographs can be seen in Figure 5.1-1, *Exterior of Michael White Adobe*.

The building is surrounded on all sides by a wrought-iron fence. Yucca and other succulents line the east porch, while a Cyprus tree shades the north elevation. The porches are paved with brick. A swimming pool encircles the project site on the west and south sides, approximately 10 feet from the building. Contained by a retaining wall, the pool is approximately 5 feet below the level of the Adobe. Bleachers for baseball spectators are located east of the building. North of the building is a paved access road.

Interior

The interior of the Adobe is separated into three rooms, with one room in the north wing that retains evidence of a chimney along the east wall, and two rooms in the south wing that are separated by fireplace. The connection between the north wing and the two rooms in the south wing is particularly wide. Typical of adobe construction, window and door openings reveal thick exterior wall dimensions. Floors are brick while walls are generally finished with smooth plaster. A wood panel is removed from the doorway connection between the north and south wings to reveal the adobe construction. Chair rails are present in the south wing. It should be noted that while the roof appears to provide a watertight assembly, there is evidence of rising damp or moisture penetration along the interior of the east elevation wall of the south wing. Photographs of the interior can be seen in Figure 5.1-2, *Interior of Michael White Adobe*.

Alterations

Although the Michael White Adobe has been altered many times since it was constructed in 1845, it retains substantial integrity from 1977 when it was found eligible for listing in the National Register for its association with an important person. Because there are no extant building or alteration permits, the description of alterations has been pieced together through review of historic photographs, aerial photographs, historical drawings, and extant historical fabric. The historical photographs, drawings, and maps referenced below are included in the Historical Resources Technical Report, Appendix D of this Draft EIR.

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Exterior of Michael White Adobe



View looking southwest.



View looking west.

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Interior of Michael White Adobe



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The 1977 DPR form states:

The numerous alterations include exterior wiring for electricity, addition of wire cages covering the windows and doors, and addition of several windows. White stucco now covers the original adobe foundation. K.L. Carver restored the residence in 1953 but the interior and exterior have since been vandalized.

Photographs from 1936, taken as part of the Historic American Building Survey (HABS), show the Adobe with a two-story addition. Historical photos also show a lean-to along the north elevation of the south wing, accessed from the east by double doors, and the porch along the east elevation is enclosed (used for parking). It is estimated the wood frame addition was constructed between 1865 and 1880 by Michael White to house his growing family of 13 children. The project site was located at the time in a rural landscape with no other buildings evident. The Adobe is surrounded by mature trees and a dirt road runs along the east elevation. An aerial photograph from 1928 shows the Adobe set far back from Huntington Drive surrounded by citrus groves. A 1930 Sanborn Fire Insurance map also shows two ancillary buildings, not readily visible in the aerial photograph. A 1938 aerial photograph shows the groves replaced by fields while residential neighborhoods began to develop to west of Gainsborough Drive and south of Huntington Drive.

The two-story, wood-frame addition was removed around 1947 when Tony Garcia, who worked for the San Marino School District's maintenance department and resided at the property from 1942–1947, moved the two-story wood-frame addition to 704 El Monte Avenue, where he reconstructed it as a two-story duplex. Photos from circa 1947 show the Adobe with the wood-frame two-story addition removed, while the lean-to is still evident. Although there is some evidence of deterioration of whitewashed mud over the adobe walls on the west elevation, the house appears to be in relatively good condition in these photographs. A site plan from 1947 shows proposed removal of ancillary buildings. An aerial photograph from 1949 shows a school complex facing Huntington Drive while the Adobe is evident behind. The Adobe appears to be surrounded by trees and open space in this photo, with dense residential development on all sides.

In contrast, photographs from 1952 show large areas of deterioration with significant portions of the roof missing in the south wing. It is possible the Adobe suffered damage due to the July 1952 Tehachapi earthquake. The lean-to has been removed in these photographs, as well as the enclosure around the porch along the east elevation. In addition, door leaves and window sashes have been removed.

A "restoration" of the Adobe began in 1952 and was completed in 1956. An aerial photograph from 1953 shows grading in progress on all of the land surrounding the Adobe and school. A 1952 site plan shows the Adobe, identified as "existing historical monument," with proposed boys and girls gyms to the west and south. A 1953 site plan shows proposed pools.

Undated photos after the 1952–1956 restoration shows the Adobe with reconstructed porches, new windows and doors including window grates, new roof, new brick paving on the exterior and interior, cement plaster cladding, and plantings along the north wing. Although a chimney is evident at the north wing in these photographs, it is no longer extant. It should be noted that as part of the restoration work, it appears that both the interior and exterior of the Adobe were clad in cementitious plaster. A plaque on a pedestal was added southeast of the Adobe in 1956. By 1959, the area immediately surrounding the Adobe was fenced on the west and south with chain-link above retaining walls enclosing the pool. At an undetermined date, a fence with steel pickets on the north and east adjacent to walkways leading to athletic fields was added to fully enclose the Adobe. There do not appear to have been any alterations since the Adobe was surveyed as appearing eligible for listing in the National Register in 1977 or since it was designated a local historical landmark in 1989.



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Historic Context

The 1977 DPR form states,

Michael Clarington White, called Miguel Blanco in California, was born in England and came to California in 1829. He was an accomplished sailor who served in that capacity as well as a mail courier for the Mexican government of California in the mid 1830's. In 1831, White married Maria del Rosario, daughter of Dona Eulalia de Guillen, a politically powerful woman in Southern California. White was granted land from the Mexican government in 1843 and built his adobe several years later. An orchard and vineyard were also located on the property. Later owners included L. H. Titus and James Ford. San Marino High School has been built around the original structure.

Michael White

As a participant and witness to the early history of Los Angeles, the Adobe continues to appear eligible for listing in the National Register under criterion B for this association. When he was 76, Michael White gave an oral history to Thomas Savage for the Bancroft Library in 1877. Thomas Savage wrote in his introduction that he found Michael White to be:

Genial and obliging, willing to impart what he knew. It is evident that he is a man who gave but little of his attention to politics, and would take no part in civil strife....Mr. White is in very feeble health; his hand is extremely shaky, his memory seems to be quite fresh, and I am led to believe...that he is a truthful man, a man who means always to speak the truth.

In the oral history, Michael White tells the colorful narrative of his life chronologically. Born in Kent, England, in 1801, he was apprenticed to a whaling ship in 1814, arriving in Baja California in 1817. His sailing adventures continued along the Alta and Baja California coast, as well as to the Sandwich Islands (Hawaiian Islands), interspersed with overseeing construction of boats in Santa Barbara and San Pedro around 1828.

It was likely during construction of the schooner *Guadalupe* in San Pedro for the Mission San Gabriel in 1830 that he met his wife Maria del Rosario Guillen. They were married in 1831 at Mission San Gabriel and he promptly left for Mazatlan, Mexico. She was the daughter of the famous centenarian Doña Eulalia Perez de Guillen—who lived until 1878 to be over 100 years old and was known as “Mother Superior” of San Gabriel Mission and “keeper of the keys”—and White’s marriage appears quite strategic. By this point, Michael White had become a Mexican citizen, correspondingly changing his name to Miguel Blanco to reflect his new citizenship. Returning from Mazatlan, White and his family settled at Rancho Los Nietos. The first of his 13 children was born soon thereafter.

In 1836, while White was still living at Rancho Los Nietos, Judge Jose Sepulveda tried to convince him to fight in a skirmish in San Diego. Declining, White replied, “Yes, I am a citizen of Mexico, but not a citizen of revolutions.” This attitude against aggression was one he took throughout the turbulent years leading up to the Treaty of Guadalupe in 1848 and American control of California, although he reluctantly participated in a company led by William Workman in late February 1845 in the Battle of Cahuenga that overthrew Micheltorena, as well as the Battle of Chino, a raid led by Benjamin Wilson in September 1846. Loyal to his English ancestors and Mexican citizenship, White felt “that the Americans have treated him badly; he accuses Americans of having swindled him out of lands and robbed him of other property....All this misfortune he lays at the door of Americans, their authorities, and laws.”

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In 1839, White traveled to New Mexico with 50 horses and mules, ending up in Taos, where he sold his livestock. Two years later, he returned to California with the renowned Rowland and Workman Party, which also included Benjamin Wilson, who became a close friend and neighbor of White.

Rowland and Workman were together granted 48,000 acres of Rancho La Puente, and in 1843, White had his first foray as a landholder when he was granted Rancho Muscupiabe in the Cajon Pass in San Bernardino by Mexican Governor Micheltorena. Because it was at the confluence of several overland routes, White lasted only one year on the land and quickly abandoned it as indefensible.

In 1845, he was granted 500 varas (or approximately 75 acres) from the new Mexican Governor Pio Pico and called his ranch San Isidro (or San Ysidro) where he constructed the Adobe and later the two-story wood-frame addition. It is possible he received his ranch in connection with his service to Mission San Gabriel or for his role in construction of the schooner *Guadalupe* or, as others suggest, as Doña Eulalia's son-in-law. White planted a vineyard and orchards containing a variety of fruit trees on his ranch and permanently settled down from his adventures. White's rancho was a sliver between the vast rancho of San Pasqual, which was nearly 14,000 acre and later purchased by Wilson, and the Santa Anita ranch, which was 13,319 acres owned by Hugo Reid, and later made famous as the "Arcadia" of E. J. "Lucky" Baldwin.

White parceled off portions of his rancho to his children as they had their own families. Notably, one daughter married Francisco Alvarado, brother of Mexican Governor Jose Alvarado while another daughter married Joseph Heslop (Jose Eslope). In 1878, White lost his ranch to L. H. Titus in a sheriff's sale. To save the ranch, his mother-in-law, Dona Eulalia, considered joining the Barnum circus as the oldest woman in the world, but she died the same year. He purchased a \$2000 cottage in Los Angeles that burned down the same year. Until his death in 1885, White lived with his children.

Other Owners of Project Site

Luther Harvey Titus (1822–1900), who owned adjoining property, came to California in 1869. He grew oranges on his 65 acres, selling his land in 1887 for \$15,000. The property was allegedly sold to the San Francisco silver baron James C. Flood (1826–1889), and was later owned by Governor Henry Harrison Markham (1840–1923) and Louis Leonard Bradbury (b. 1823) who gained ongoing fame through his development of the Bradbury Building in downtown Los Angeles. The property was deeded to Isaac Newton Van Nuys (1836–1912) by 1899. Given extensive land holdings of these prominent men and well-known residences, there is no evidence that any of them or their families lived at the property.

San Marino High School

The first school in San Marino opened in 1918 with 58 students at a site on Huntington Drive between Virginia and West drives. School enrollment grew over 600 percent between 1917 and 1928, causing the school board to purchase a site for another elementary school at the intersection of Huntington Drive and Granada Avenue, as well as a site that would become San Marino High School. In 1928, 18 acres of White's former ranch property was purchased by the San Marino School District, which leased it as a flower and vegetable farm to a Japanese family. When the Japanese family was interred during World War II, the Adobe was occupied by Tony Garcia, who worked in the maintenance department of the San Marino School District.

Although the 18 acres were purchased as a future high school, the site was initially used for Carver Elementary School, named for K. L. Carver and constructed in 1947 with school buildings bordering on Huntington Drive. Kauffman L. Carver (1888–1971) served on the school board for 19 years, 13 of those as president.



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Until 1921, when South Pasadena and San Marino formed a new school district, San Marino students attended high school in adjacent cities. In 1952, after heated debate and a city-wide election, it was decided to separate from South Pasadena and form a separate San Marino High School. Carver Elementary School was converted and expanded to accommodate the high school in 1952, with a new elementary school on San Gabriel Boulevard—San Marino High School—appears to have opened at the project site by 1955. By 1959, the Adobe was surrounded on the west and south by the high school swimming pool and on the north and east by athletic fields. The San Marino Unified School District was formed in 1957.

A longtime San Marino resident, K.C. Carver spearheaded preservation of the Adobe. “It was planned at that time, 1952, that the house would become an integral part of the community used partly as an historical site and partly as a meeting place for campus organizations.” After the 1952–1956 restoration, the Adobe was used briefly as a historical museum exhibiting Indian collections of Aileen White and Laurie Coleman, as well as miscellaneous artifacts donated by Collis H. Holladay. By 1972, the Adobe was known as the “Pep Adobe” and used by the Pep Squad for storage. The bronze marker was placed by the Native Sons and Daughters of the Golden West after the restoration.

Ranchos in Southern California

Table 5.1-1, *Ranchos in Southern California*, lists the only 35 extant adobes in Los Angeles County, as described in *Historic Adobes of Los Angeles County* by John Kielbasa (1997) with an additional four adobes identified by further research from Chattel Architecture, Planning, and Preservation. A corresponding map can be seen in Figure 5.1-3, *Ranchos in Southern California*.

Five other adobe houses are located in the vicinity of the Michael White Adobe. The San Gabriel Adobes were associated with the San Gabriel Mission, described by Kielbasa in *Historic Adobes of Los Angeles County* as the “social, economic and religious center of Southern California.” The recently restored Hart Adobe is located in Sierra Madre and was constructed by John Jacob Hart. The substantially altered Hermitage Adobe was constructed for James Craig. The Flores Adobe was so named for General Jose Maria Flores, who led the Mexican Army of California during Mexican War and retreated to this site. The Flores Adobe was constructed by Juan Perez, a cousin of Dona Eulalia, on Rancho San Pasqual, which she is credited for opening to settlement. Finally, the Hugo Reid Adobe in Arcadia was located on the adjoining Santa Anita rancho.

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**Table 5.1-1
Ranchos in Southern California**

	Name	Location	City	Use	Year Built
1	Pico Adobe (Ranchito Romulo)	10940 Sepulveda Boulevard	Mission Hills	Closed, earthquake damage	1834
2	Lopez Adobe	1100 Pico Street	San Fernando	Museum	1883
3	Rancho Los Encinos (De la Osa Adobe)	16756 Moorpark Street	Encino	Restored and open to the public	1849
4	Miguel Leonis Adobe	23537 Calabasas Road	Calabasas	Historical Museum	1846
5	Reyes Adobe	Reyes Adobe Road at Rainbow Crest Drive	Agoura Hills	Closed, city plans to restore and turn site into historical museum	1797-1820
6	Sepulveda Adobe	Mulholland Highway at Las Virgenes Canyon Road	Malibu Creek State Park	Restored and open to the public	1860s
7	Catalina Verdugo Adobe	2211 Bonita Avenue	Glendale	Park ranger HQ for Glendale Rec and Parks, plan to turn into museum	1860-65
8	La Casa Adobe de San Rafael	1330 Dorothy Drive	Glendale	Owned by city, open to public 2 days/week	1872-75
9	Rancho La Liebre Adobe	Tejon Ranch Company, State Route 138	10 mi. e. of Gorman	Private land, not open to public	late 1850s
10	La Casa de Miguel Ortiz	13980 Elizabeth Lake Road	Elizabeth Lake	Private residence, not open to public	
11	Avila Adobe	10 E. Olvera Street	Los Angeles	Available for tours	1818
12	Rancho Los Feliz Adobe	Griffith Park, 4730 Crystal Springs Drive	Los Angeles	HQ for park rangers, Griffith Park	
13	Rancho La Brea Adobe (Gilmore Adobe)	6333 W. 3rd Street	Los Angeles	Private office	1828-1830
14	Rocha Adobe	2400 Shenandoah Street	Los Angeles	Private residence	1865
15	Rancho La Cienega O'Paso de La Tijera	3725 Don Felipe Drive	Los Angeles	Private offices	late 1770s
16	The Centinela Adobe	7634 Midfield Avenue	Los Angeles	Houses local artifacts, open to public	1834
17	Rancho San Pedro (Dominguez Ranch Adobe)	18127 Alameda Street	Compton	Museum, open to public	1827
18	Rancho Los Cerritos Adobe	4600 Virginia Road	Long Beach	Museum and library, open to public	1844
19	Rancho Los Alamitos Adobe	6400 Bixby Hill Road	Long Beach	Adobe and gardens open to public as a museum	1806



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**Table 5.1-1
Ranchos in Southern California**

	Name	Location	City	Use	Year Built
20	Juan Matias Sanchez Adobe	946 Adobe Avenue	Montebello	open to public for guided tours	1845
21	Flores Adobe	1804 Foothill Street	South Pasadena	Private residence	1839
22	Michael White Adobe	2701 Huntington Drive	San Marino	Private property, on school site	1845
23	San Gabriel Adobes	315 Orange Street	San Gabriel	Private residence	early 1770s
24	Hugo Reid Adobe	Los Angeles State and County Arboretum, 601 Baldwin Avenue	Arcadia	Interior not open but viewable through windows; Part of LA State and County Arboretum in Arcadia	1839
25	Pio Pico Mansion	6003 Whittier Blvd.	Whittier	Museum, open to public	1852
26	William Workman Adobe	15415 East Don Julian Road	City of Industry	Major alterations,	1842
27	William R. Rowland Ranch House	Lemon Creek Park, 130 Avenida Alipaz	Walnut	By appointment only	1850
28	La Casa Primera	1569 N. Park Avenue	Pomona	Museum, open to public	1837
29	La Casa Alvarado	1459 Old Settlers Lane	Pomona	Private residence	1840
30	Adobe de Palomares (La Casa Madera)	491 E. Arrow Highway	Pomona	Open to public	1850-54
31	La Casa de Carrion	919 Puddingstone Drive	La Verne	Private residence	1864
32	Gage Home (Casa de Rancho San Antonio)	7000 East Gage Avenue	Bell Gardens	Private residence and office	1840
33	Shadow Ranch	22633 Vanowen Street	Canoga Park	Park community center	1869-1872
34	Hermitage Adobe	2121 Monte Vista Street	Pasadena	Private residence	1869
35	Hart Abode	Memorial Park, 222 W. Sierra Madre Boulevard	Sierra Madre	Property is known as Memorial Park, serves as grounds of Sierra Madre City Hall	1885
36	Mitchell Schoolhouse Adobe	24151 San Fernando Road	Santa Clarita	Museum, City Point of Historical Interest	1860s
37	Ortega-Vigare Adobe	616 S Ramona Street	San Gabriel	Private residence	1792-1805
38	El Molino Viejo	1120 Old Mill Road	San Marino	Museum	1816
39	Hawks Adobe	37 E. Montecito	Sierra Madre	Retail business	1895

Source: Chattel Architecture, Planning, and Preservation, 2009.

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Adobe Construction

The predominant mode of construction before the population boom of the 1880s was adobe. The benefits of adobe construction include climatic considerations. As a slow conductor of heat, adobe structures maintained a stable interior temperature despite wide climate fluctuations. Adobe structures were relatively small and consisted of only a few rooms, usually rectangular in plan, but less commonly L-, U-, or H-shaped. Ideally, adobe structures were constructed on high ground near a fresh water source. Stones cleared from the site were often used in the foundation. Made from readily available materials, adobe bricks were composed from mixture of water, earth, and clay found near the home site combined with straw or horse hair and sand to hold the mixture together. The mud-like substance was then poured into rectangular wood frames, typically 18 inches by 24 four inches, and formed into bricks that were spread out and allowed to partially dry. At that point, the frames were removed, leaving the adobe brick to dry completely in the sun.

When the bricks were dry they were stacked on the foundation to create thick walls and held together with a mud mixed with sand. Traditionally, Southern California adobes were single-story buildings. By the mid-1800s, larger, more elaborate adobes and two-story adobes started to appear. Primitive adobes houses had thatched roofs made from tree branches or tules (swamp rushes). Later roofs were made from wood beams and planks. Brea was used to caulk the space between the planks. Generally roofs were flat but in the 1860s, adobes began adopting gabled roofs covered with wood shake. Although interior floors were initially packed earth, they were later lined with clay tile. Plaster was applied to walls. While this form of construction is generally quite durable, heavy rains can easily melt the walls without sufficient protection.

Summary of Historic Significance of the Adobe

The Michael White Adobe was assessed in 1977 and found eligible for listing in the National Register under criterion B for its association with Michael White. The Historical Resources Technical Report confirms that finding of significance and eligibility. As evidenced by his oral history in 1877, Michael White was witness and participant to events pivotal to the development of Los Angeles County and Southern California. Constructing and residing at the property for 33 years, from 1845 until 1878, the project site is the only extant property directly associated with Michael White. As the property is National Register eligible under criterion B, it is also California Register eligible under criterion 2 for the period 1845–1878, when White lost the property in the sheriff's sale.

The project site is eligible for listing in the California Register under criterion 1 for its rare and unique property type as one of 39 remaining adobe houses in Los Angeles County. With only 39 examples, some of which are significantly altered, extant adobe structures are an increasingly rare and important building type. The Adobe is also California Register–eligible for its method of construction under criterion 3. The period of significance for eligibility under criteria 1 and 3 is 1845, the construction date. Despite alterations, the project site continues to express its adobe construction through its form, thick walls, and deep openings.

While National Register eligibility under criterion A and C was considered, given losses of design, materials, workmanship and setting, the property was found to only meet California Register integrity standards, which allow for some loss of integrity.

The project site was designated a local historical landmark as one of the oldest buildings in San Marino. The only other building from this period is the Old Mill. This significance corresponds with National and California register criterion A/1, “associated with events that have made a significant contribution to the broad patterns of our history.” This presumptive significance aligns with application of California Register criterion 1 noted above.



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Due to the age of the Adobe and the length of residency by Michael White and his family, there is the potential that the property could be eligible under criterion 4 for its ability to yield information important in history, specifically the adobe foundations as evidence of archaic construction technique or household artifacts as evidence of 19th and early 20th century domestic use. Additional research by a Register of Professional Archaeologists (RPA)-certified historic archaeologist would be required to document this significance. However, given the high probability the site would yield significant information potential, it is found California Register-eligible under criterion 4 for historic archaeology with a period of significance of 1845–circa 1920s, when sewer systems became prevalent.

Character-Defining Features of the Adobe

Based on alterations to the subject property described in detail above, it appears that character-defining features are limited to the adobe walls. All other features appear to have been replaced or restored during the 1952–1956 restoration, including plaster finishes. Although some time has passed (53 years) since the restoration, none of the alterations appear to have taken on significance, as they do not date from the period of significance when Michael White and his family resided at the subject property (1845–1878).

Integrity of the Adobe

In addition to meeting one of the four criteria of the National or California Registers, a property must also retain sufficient integrity to convey its historic significance. A property either retains its integrity, the physical and visual characteristics necessary to convey its significance, or it does not. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To retain its historic integrity, a property must possess several, and usually most, of these aspects.

- **Location.** The subject property retains its integrity of location, as it has not been moved. In addition, the subject property retains its integrity of design.
- **Design.** As seen in historical photographs, the existing form, plan, space, structure, and style of the subject property reflects its earlier period.
- **Setting.** Its integrity of setting (defined in part as relationships between buildings and other features, or open space), has been significantly compromised by surrounding athletic facilities, specifically construction of a swimming pool on two sides. Construction of the school and facilities obliterated any sense of an earlier rural setting of vineyards or orchards.
- **Materials.** The subject property generally retains its integrity of materials. Its most important material, adobe brick, is still evident in interpretive panels as well as in the deep openings for windows and doors.
- **Workmanship.** As the adobe construction is still evident, the subject property also generally retains integrity of workmanship, or evidence of artisans' labor and skill in constructing or altering a building.
- **Feeling of Association.** Despite the loss of setting, the subject property's feeling—or presence of physical features that, taken together, convey the property's original character—is still present. For its integrity of association to be retained, the property must be sufficiently intact to convey its earlier relationships to an observer. Comparing it with historical photographs, subject property appears to retain sufficient integrity of association.

Although there have been substantial physical alterations to the subject property since it was constructed, it appears to retain sufficient integrity to convey its significance and appears to retain its general form and structure from its period of significance.

5.1.3 Archaeological Resources

As part of their investigation, Chattel Architecture, Planning, and Preservation requested a search of the archaeological records of the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. These records catalogue archaeological finds throughout the region. The SCCIC found no record of archaeological resources on the project site or within a quarter-mile radius of the project site. However, the SCCIC found that, while no records of archaeological resources were found, the project site could contain archaeological resources due to the presence of the Michael White Adobe. Due to confidentiality agreements, the full results of the SCCIC records search cannot be reproduced in this document.

Additionally, archaeological resources related to the construction of the building may exist at the project site. Chattel concluded that the site is eligible under criterion 4 of the California Register, for historical archaeology, such as the foundations of the building and household artifacts as evidence of 19th and early 20th century domestic use.

NAHC was contacted, and a search of the Sacred Lands Files was requested. The NAHC indicated that no known Native American resources were identified. However, the NAHC recommended that local tribes be contacted, and provided a list of Native American representatives. Each of the representatives was contacted. One response was received, from Johntommy Rosas on behalf of the Tongva Ancestral Territorial Tribal Nation. This response stated that archaeological resources and human remains could be found on the project site. The correspondence with the NAHC and Johntommy Rosas is included in Appendix E, *Agency Information Requests*.



5.1.4 Paleontological Resources

The Natural History Museum (NHM) of Los Angeles County maintains a database of vertebrate fossil finds throughout southern California. The NHM was contacted, and a search of their database was requested. Dr. McLeod, Vertebrate Paleontology, at the NHM indicated that, according to their research, the very northern portion of the project area includes surficial deposits composed of older Quaternary Alluvium, while the majority of the project area has surficial deposits composed of younger Quaternary Alluvium, primarily derived as fan deposits from the San Gabriel Mountains to the north or possibly as fluvial deposits from drainages in the area. These younger Quaternary Alluvium deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but they are likely underlain, possibly at relatively shallow depths, by deposits of older Quaternary Alluvium.

The NHM has indicated that fossils have been recovered from these deposits of older Quaternary Alluvium relatively near the project site, in Eagle Rock.

5.1.5 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- C-1 Cause a substantial adverse change in the significance of an historical resource pursuant to Section 15064.5.

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- C-2 Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.
- C-3 Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
- C-4 Disturb any human remains, including those interred outside of formal cemeteries.

The Initial Study, included as Appendix A, substantiates that impacts associated with the following threshold would be less than significant:

- Threshold C-4

This impact will not be addressed in the following analysis.

5.1.6 Environmental Impacts

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

IMPACT 5.1-1: THE PROPOSED PROJECT WOULD IMPACT THE MICHAEL WHITE ADOBE, AN IDENTIFIED HISTORIC RESOURCE. [THRESHOLD C-1]

Impact Analysis: CEQA Guidelines Section 15064.5 provides direction on determining significance of impacts to archaeological and historical resources. Generally, a resource shall be considered “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852), including the following:

- Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- Is associated the with lives of persons important in our past;
- 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
- Has yielded, or may be likely to yield, information important in prehistory or history.

According to CEQA Guidelines, a project would result in a significant impact to historical resources if it would cause a substantial adverse change in the significance of an historical resource as defined in Section 15064.5(b). A substantial adverse change is defined in CEQA Guidelines Section 15064.5(4)(b)(1), as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” The significance of an historical resource is materially impaired, according to CEQA Guidelines Section 15064.5(4)(b)(2), when a project:

- (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public

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Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of the evidence that the resource is not historically or culturally significant; or

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

CEQA Guidelines also specify a means of evaluating the relative significance of project impacts on historical resources. CEQA Guidelines Section 15064.5(b)(3) state:

Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (Secretary's Standards, Weeks and Grimmer, 1995), shall be considered as mitigated to a level of less than a significant impact on the historical resource.

Compliance with the Secretary's Standards indicates that a project may have a less than significant impact on a historical resource. The converse of this does not hold; that is, failure to comply with the Secretary's Standards is not, by definition, a significant impact under CEQA. CEQA recognizes that alterations that are not consistent with the Secretary's Standards may still not result in significant impacts to the historical resource. Therefore, the significance of project impacts on a historical resource can be evaluated by determining:

- Whether a project is in conformance with the Secretary's Standards (less than significant impact);
- Whether a project is in substantial conformance with the Secretary's Standards and does not result in material impairment (less than significant impact);
- Or whether a project is not in conformance with the Secretary's Standards and results in material impairment (significant impact).

For purposes of this analysis, the following are thresholds for determining if the project will result in a historically significant impact:

1. It results in alteration of an historical resource that is not in conformance with the Secretary's Standards and results in material impairment of the resource.
2. It results in a change of the character of the historical resource's setting, through the introduction of visual, atmospheric or audible elements that are not in conformance with the Secretary's Standards, and results in material impairment of the resource's setting.

The proposed project would demolish the Adobe building. Demolition of the Adobe would materially impair the qualities that make the historical resource significant and render it ineligible for listing in the National and California Registers. Demolition activities would also disturb the soil surface surrounding and beneath the building and likely harm potentially significant subsurface cultural resources, including archaic construction techniques that may be found in the foundation, footing, or other materials bearing on native soil that support the adobe walls. In addition, evidence of domestic use may be disturbed. Thus, demolition would be a significant impact to both historical and archaeological resources under CEQA.



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IMPACT 5.1-2: DEVELOPMENT OF THE PROPOSED PROJECT COULD IMPACT ARCHAEOLOGICAL RESOURCES. [THRESHOLD C-2]

Impact Analysis: The proposed project would require ground-disturbing activities at the project site. While the SCCIC and the NAHC indicated that there are no records of archaeological resources on the project site or in the immediate area, the SCCIC indicated that it is possible that archaeological artifacts associated with the Adobe are buried at the site. As described above, a Native American representative contacted for the proposed project stated that Native American artifacts may be located at the site. Furthermore, archaeological resources related to the construction of the building and evidence of domestic use may exist at the project site. The foundations of the building may reveal archaeological artifacts related to archaic construction techniques and household artifacts may reveal evidence of 19th and early 20th century domestic use. The proposed project may impact undiscovered archaeological resources.

IMPACT 5.1-3: DEVELOPMENT OF THE PROPOSED PROJECT COULD IMPACT PALEONTOLOGICAL RESOURCES. [THRESHOLD C-3]

Impact Analysis: The proposed project would require ground-disturbing activities at the project site. As stated above, the NHM has indicated that fossils may be found in deposits of older Quaternary Alluvium underlying the project site. The letter from Dr. McLeod at the NHM states that:

Surface grading or very shallow excavations in the younger Quaternary Alluvium exposed in the proposed project area probably will not uncover significant vertebrate fossil remains. Deeper excavations that extend into older Quaternary deposits, however, may well encounter significant fossil vertebrate specimens.

As the proposed project would require ground-disturbing activities, it is possible that older Quaternary deposits could be disturbed. Undiscovered paleontological resources may be impacted by required ground disturbing activities.

5.1.7 Cumulative Impacts

A project would have a cumulatively considerable impact on cultural resources if it contributes to the cumulative loss of significant historical or archaeological resources. As described in the Environmental Setting and listed in Table 5.1-1, *Ranchos in Southern California*, the Michael White adobe is 1 of 6 adobe houses in the project vicinity, and 1 of 39 ranchos in southern California. These Adobes are increasingly threatened with demolition, and the loss of the Adobe would contribute to the cumulative loss of these remaining historical resources. The demolition of the Adobe would be cumulatively considerable and its loss would constitute an adverse and significant cumulative impact.

5.1.8 Existing Regulations

- National Historic Preservation Act
- National Register of Historic Resources
- California Public Resources Code
- California Register of Historical Resources
- City of San Marino Local Register of Historic Resources

5.1.9 Level of Significance Before Mitigation

Without mitigation, the following impacts would be **potentially significant**:

- Impact 5.1-1 The proposed project would impact the Michael White Adobe.
- Impact 5.1-2 The proposed project would require ground-disturbing activities, which could impact undiscovered archaeological resources.
- Impact 5.1-3 The proposed project would require ground-disturbing activities, which could impact undiscovered paleontological resources.
- Cumulative Impacts The proposed project would contribute to the cumulative loss of historical adobe buildings in the area.

5.1.10 Mitigation Measures

Impact 5.1-1

- 1-1 The San Marino Unified School District shall engage a professional architectural photographer and an architectural historian meeting the Secretary of the Interior’s Professional Qualifications Standards (Architectural Historian) to implement Historic American Building Survey (HABS) Level II documentation of the current status of the Michael White Adobe and its setting consisting of both photographs and a written narrative. The Architectural Historian shall direct the photographer to take images that duplicate views shown in the 1936 HABS documentation as well additional views. No less than 15 photographs shall be used to document the current status of the Adobe and its setting. The photographs shall be large format, 4-inch by 5-inch, black-and-white negatives (two sets), contact prints (one set), and 8-inch by 10-inch prints (two sets). All shall be archivally processed and prints shall be made on fiber-based paper. Two original negatives shall be made at the time the photographs are taken. One set of negatives shall travel with set of contact prints to the National Park Service for entry into the HABS collection in the Library of Congress; the second set of negatives shall be transmitted to the San Marino Public Library along with one set of 8-inch by 10-inch prints. A second set of 8-inch by 10-inch prints shall be transmitted to the San Marino Historical Society. The written narrative shall reformat the information contained in this assessment and be transmitted to all the repositories named. Photocopies of the previous HABS documentation, including drawings and photographs prepared in 1936, shall be transmitted to both the San Marino Public Library and San Marino Historical Society along with the contemporary work. The draft documentation shall be assembled by the Architectural Historian and submitted to the District Superintendent or designee for review and approval prior to submittal to the repositories. The District Superintendent or designee shall accept the final documentation prior to work on the Adobe site. If the plaque on a pedestal is removed from its existing location, the District Superintendent or designee shall approve final relocation plans for the plaque to ensure the Adobe site is interpreted.
- 1-2 The period furnishings, ephemera, and other personal property contained within the Adobe appear to be the property of the San Marino Historical Society and shall be returned to the owner or set aside prior to commencement of any construction activity, including demolition and site preparation, on the property.



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Impact 5.1-2

- 1-3 The San Marino Unified School District shall engage a Register of Professional Archaeologists (RPA) certified archaeologist (Archaeologist) to prepare a predictive archaeological model and treatment plan, including a monitoring program. The treatment plan shall include a plan for recovery of significant information, including documentation of any foundations, footings, or other subsurface evidence of adobe construction and 19th and early 20th century domestic use. The Archaeologist shall implement the treatment plan by monitoring construction activities on the Adobe site at all times that ground-disturbing work is under way. Artifacts recovered from the Adobe site shall be made available to local repositories, including the San Marino Historical Society, Old Mill Foundation, and Huntington Library. However, the recovered artifacts may be disposed of if no local repository is willing or able to accept them. The draft predictive archaeological model and treatment plan shall be assembled by the Archaeologist and submitted to the District Superintendent or designee for review and approval and the District Superintendent or designee shall accept the final predictive archaeological model and treatment plan prior to work on the Adobe site. The final report documenting information and artifact recovery shall be submitted to the District Superintendent or designee for review and approval and, when approved, shall be transmitted to the South Central Coastal Information Center at California State University, Fullerton for entry into the records of the California Historical Resources Information System.

Impact 5.1-3

- 1-4 If paleontological soils are uncovered during grading, a paleontological monitor shall also be retained by the District, upon the archaeological monitor's request, to oversee ground-disturbing activities, including but not limited to all grading, excavation, and site preparation. The paleontological monitor shall have the authority to halt any activities adversely impacting potentially significant resources. Should fossil-bearing formations be uncovered, the monitor shall professionally collect any specimens without impeding development. Any paleontological artifacts recovered shall be preserved, as determined necessary by the project paleontologist, and offered to an accredited and permanent scientific institution for the benefit of current and future generations. This mitigation measure shall also apply to trenching for utilities, geological testing, and any other ground-disturbing activities associated with the proposed project.

5.1.11 Level of Significance After Mitigation

Impact 5.1-1

Demolition of the Michael White Adobe cannot be accomplished in conformance with the Secretary's Standards, and demolition by its nature is material impairment of the historical resource. Furthermore, as provided in CEQA Guidelines Section 15126.4(b)(2), documentation will not reduce significant direct impacts of the demolition of the Adobe to a less than significant level. Therefore, demolition of the Adobe will constitute a substantial adverse change in significance of a historical resource, and potential impacts to the historical resource would remain adverse and significant.

Impacts 5.2-2 and 5.1-3

Recovery of scientifically consequential information would reduce potentially significant impacts to archaeological and paleontological resources associated with earth-moving activities to a less than

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significant level. Therefore, with application of Mitigation Measures 1-4 and 1-5, impacts to undiscovered archaeological and paleontological resources would be reduced to levels below significance.

Cumulative Impacts

The loss the Adobe would contribute to the cumulative loss of the remaining historical resources in the area. The demolition of the Adobe would remain cumulatively considerable after mitigation, and cumulative impacts would remain adverse and significant.



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