Appendix B. Cultural Resources Assessments
December 2, 2010

Dorothy Meyer
CDM
111 Academy, Suite 150
Irvine, California 92617

Subject: Archaeological and Paleontological Assessment for the Proposed Albion Dairy Demolition and Remediation and Albion Riverside Park Project, City of Los Angeles, California

Dear Ms. Meyer:

BonTerra Consulting was retained by Camp, Dresser, & McKee (CDM) to conduct a cultural resources study for use in the California Environmental Quality Act (CEQA) Initial Study (IS) being prepared by CDM for the Albion Dairy Park Project in the City of Los Angeles. The cultural resources study for the project includes archaeological, paleontological, and historical resources elements. This Letter Report describes only the archaeological and paleontological resources studies that were undertaken for this project. The historic resources evaluation will be presented under separate cover (Daly 2010).

Location

The project site is located at 1739 Albion Street, approximately 1.5 miles northeast of downtown Los Angeles in the community of Lincoln Heights and the Council District 1 area of the City of Los Angeles. The project site is generally bound by Albion Street to the south, the Los Angeles River and Union Pacific railroad track to the west, North Spring Street to the north, and the Downey Recreational Center to the east. The project location is shown on a portion of the U.S. Geological Survey’s (USGS’) Los Angeles, California 7.5-minute quadrangle (1965; photo revised 1981), within Township 1 South; Range 13 West (S.B.B.M); unsectioned. Refer to Exhibit 1.

Proposed Project

The approximately six-acre Albion Dairy parcel (currently the Ross Swiss Dairy) is critical because it is located between the Los Angeles River and the adjacent Downey Park to the east. Currently, Downey Park is split into north and south sections that are divided by North Spring Street. The two sections are connected through a poorly lit, usually locked, pedestrian tunnel.

As proposed, the City will expand the existing acreage of Downey Park from approximately four to ten acres. By acquiring the dairy property, people could access the river and either side of the park by walking under the Spring Street Bridge. All on-site buildings would be demolished. Demolition and site preparation activities would include storage tank removal, lead and asbestos abatement, and contaminated soils remediation.
An objective of the project is to improve water quality and minimize the introduction of pollutants into the storm water conveyance system. The project would divert a portion of the flows from adjacent storm drains to the site and construct and operate appropriate, beneficial, and feasible storm water Best Management Practices (BMPs) on site to reduce pollutants entering the Los Angeles River. The proposed project would improve water quality in the Los Angeles River, improve access to the river and expand the Downey recreation facilities, thus improving the use of this park.

Setting

During the late prehistoric period, the project area was occupied by the Native American societies known to anthropologists as the Gabrielino. The name “Gabrielino” refers to those people who, in historic times, were controlled by the Spanish from Mission San Gabriel. The Gabrielino/Tongva arrived in the Los Angeles Basin probably around 500 years before the common era (BCE) as part of the so-called Shoshonean (Takic-speaking) Wedge from the Great Basin region and gradually displaced the indigenous peoples, probably Hokan speakers. Large, permanent villages were established in the fertile lowlands along rivers and streams and in sheltered areas along the coast. Eventually, Gabrielino territory encompassed the greater Los Angeles Basin; the coastal regions from Topanga Canyon in the north to perhaps as far south as Aliso Creek; and the islands of San Clemente, San Nicholas, and Santa Catalina (Bean and Smith 1978:538–540). Recent studies suggest the population may have numbered as many as 10,000 individuals at their peak prior to European contact.

Post-contact history for the State of California generally is divided into three periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848–present). Although there were brief visits by Spanish, Russian, and British explorers between 1529 and 1769, the beginning of Spanish settlement in California occurred in 1769 with the Portola expedition.

According to Daly (2010), the 1906 Sanborn Map depicts the project site and vicinity as vacant marshland of the Los Angeles River. Possibly due to the construction of a permanent channel to control the flow of water in the Los Angeles River, and substantial land fill operations to recover marshland for development by filling low areas after 1906, the project site was first occupied by businesses by 1911. The existing railroad lines west of the project site would have been raised to run along the new, higher river banks.

The project site is currently occupied by Ross Swiss Dairy, and is being used for warehousing and distribution of retail packaged milk and milk products. Historically the site was used for housing; metal pipes manufacturing; brewing; automotive repair; and ice cream manufacturing, products storage, and distribution.

Methods and Findings

This cultural resources study consists of (1) cultural and paleontological records searches undertaken at the South Central Coastal Information Center (SCCIC) at the California State University, Fullerton and at the Natural History Museum of Los Angeles County, respectively; (2) initiation of Native American scoping through consultation with the Native American Heritage Commission (NAHC) and local Native American tribal groups and individuals; (3) a pedestrian field reconnaissance of the project site; and (4) this Letter Report, which contains an assessment of the project’s potential to adversely impact cultural resources and recommendations for mitigating any adverse impacts to a less than significant level.
BonTerra Consulting Director of Cultural Resources Patrick Maxon, Registered Professional Archaeologist (RPA) completed the cultural resources records search, Native American scoping, and field survey and also authored this Letter Report.

All data collected during this study are maintained on file at BonTerra Consulting.

I. Cultural Resources Records Search

Archaeological Inventory

Sites

Mr. Maxon conducted a cultural resources records search on October 26, 2010, at the SCCIC. The search indicated that at least 35 cultural resources sites have been previously recorded within 1 mile of the project site.

The closest of these sites, the Union Pacific Railroad line, is immediately adjacent to and west of the project site (Ashkar 1999). Additionally, the historic Cornfield Railroad Yard (or River Station Yard) was located immediately to the west on the opposite side of the Los Angeles River from the project site. The River Station Yard is an area of historical significance as recent archaeological projects have yielded cultural resources related to the early settlement, occupancy, and industrial development of the City. An archaeological monitoring project at the River Station Yard by Messick et al. (2003) revealed the presence of several large features related to the Southern Pacific Railroad activities in the late 19th and early 20th centuries. In addition, a portion of the Zanja Madre—the city’s original water conveyance system dating to the late 18th Century—was discovered within the Yard (Wesson 2002). Gust and Parker (2004) studied the relationship of the Zanja system to the Los Angeles County Metropolitan Transportation Authority’s (Metro’s) Gold Line property within the Yard, and concluded that there may be in-situ remnants of the system there.

Studies

At least 76 cultural resources studies have been completed within a 1-mile radius of the project site, including several related to the Historic Cornfield Railroad Yard to the west. None included the current project site (See Appendix A for the SCCIC Bibliography of studies completed within one mile of the project site).

II. Native American Scoping

A Sacred Lands File Search was requested of the NAHC, which responded by letter on October 26, 2010. The search indicated the presence of Native American cultural resources within one-half mile of the project site. The NAHC suggested early consultation with local Native American tribes. The NAHC also provided BonTerra Consulting with a list of Native American individuals/organizations that may have knowledge of cultural resources in the project area.

The list included the following individuals/tribes:

- Ron Andrade, Director, LA City/County Native American Indian Commission;
- Cindi Alvitre, Ti’At Society;
- John Tommy Rosas, Tongva Ancestral Territorial Tribal Nation;
- Anthony Morales, Chairperson, Gabrielino/Tongva San Gabriel Band of Mission Indians;
Sam Dunlap, Chairperson, Gabrielino/Tongva Nation;
Robert Dorame, Tribal Chair/Cultural, Gabrielino Tongva Indians of California Tribal Council;
Bernie Acuna, Gabrielino-Tongva Tribe;
Andy Salas, Chairperson, Shoshonean Gabrielino Band of Mission Indians;
Linda Candelaria, Chairwoman, Gabrielino-Tongva Tribe.

All individuals and tribes on the list were mailed letters on November 1, 2010, affording them an opportunity to comment on the project and share any knowledge they have of cultural resources in the project vicinity. One response has been received to date from Andy Salas, Chairman of the Shoshonean Gabrielino Band of Mission Indians. Mr. Salas stated that the project site is within a “highly sensitive, culturally important area.” The Gabrielino Indian Village of Yabit (Yangna) covered “up to about 500 square miles” of Los Angeles and is also near the proposed project area. In order to protect Native American resources, Mr. Salas requests that one of the tribe’s Native American Monitors be retained to be on site during ground-disturbing activities. Refer to Appendix B for all Native American correspondence.

III. Paleontological Resources Records Search

A paleontological records search was requested of Dr. Sam McLeod at the Natural History Museum of Los Angeles County (LACM), Vertebrate Paleontology Department. Dr. McLeod responded via letter on November 12, 2010. The letter stated that, although there are no recorded fossil localities within the current project area, there are fossil localities from the same sedimentary units that are exposed in the project area (refer to McLeod [2010] in Appendix C).

The entire project site has surficial deposits of soil and younger Quaternary Alluvium derived primarily from the adjacent Los Angeles River. These younger Quaternary deposits typically do not yield significant fossil vertebrates. Older Quaternary Alluvium, at depth, may contain significant fossils (McLeod 2010).

IV. Field Survey

On November 11, 2010, Mr. Maxon conducted a field survey of the proposed project area. The project site consists of a six-acre parcel described above. The survey was conducted by initially driving the streets around the parcel, then examining it on foot.

The site is paved and surrounded by chain-link fencing topped with razor wire. No open ground is apparent. There are seven structures on-site, including two refrigerated warehouses, an office structure, a metal framed structure, a furniture storage and restoration structure, a garage/vehicle maintenance structure, and a security booth. There is also a fueling station on site, as well as a storage tank. Because the entire parcel is covered in concrete, examination of the original surface was impossible. No archaeological resources were discovered on the project site as a result of the field survey. The built environment on the project site, including the existing Swiss Dairy, is being evaluated under separate cover (Daly 2010).

V. Summary

Approximately 35 cultural resources sites have been previously recorded within 1 mile of the project site, including the Union Pacific Railroad and the historic Cornfield Railroad Yard. No archaeological resources are recorded on the project site. At least 76 cultural resources
studies have been completed within a 1-mile radius of the project site. None included the current project site. The Shoshonean Gabrielino Band of Mission Indians considers the project site to be within a highly sensitive, culturally important area. The archaeologically sensitive Los Angeles River runs immediately to the west of the project site, and, according to Mr. Salas, the Gabrielino Indian Village of Yabit (Yangna) was near the proposed project area. However, it is likely that the project area has had several feet of fill material placed on it during wetland reclamation efforts in the early part of the 20th Century. Therefore, the upper layers of the project site are not archaeologically or paleontologically sensitive

VI. Management Recommendations

Because of the probable presence of several feet of fill covering the project site, and the fact that the proposed project would require excavation to a depth of approximately five feet, it is extremely unlikely that cultural or paleontological resources will be encountered during grading for the project. Therefore, archaeological monitoring is not recommended unless excavations exceed five feet in depth. Paleontological monitoring is not recommended unless excavations penetrate into sensitive Older Alluvial sediments.

However, if archaeological or paleontological resources are encountered during the project, grading shall stop or be diverted from the immediate area until a qualified Archaeologist/Paleontologist evaluates the discovery. The Archaeologist and/or Paleontologist must have the authority to halt or divert construction activities until the find can be evaluated.

If sensitive, prehistoric archaeological resources are encountered, the Shoshonean Gabrielino Band of Mission Indians or other interested local tribes should be given an opportunity to examine the finds and make suggestions as to their disposition.

Please contact Patrick Maxon at (714) 444-9199 or pmaxon@bonterraconsulting.com with any questions.

Best regards,

BONTERRA CONSULTING

Patrick O. Maxon, RPA
Director, Cultural Resources

Attachments: Exhibit 1 – Project Site
            Appendix A: SCCIC Results
            Appendix B: NAHC and Native American Consultation
            Appendix C: LACM Records Search
References Cited

Ashkar, S. 1999. DPR 523 Series Site Record, Primary Number 19-186112, On file at the South Central Coastal Information Center, California State University, Fullerton.


Gust, S. and M. Parker. 2004. Relationship of the Zanja Madre to MTA’s Gold Line Property in River Station Yard, City of Los Angeles, On file at the South Central Coastal Information Center, California State University, Fullerton.

McLeod, S. 2010. Paleontological Resources for the proposed Albion Dairy Park Project, In the City of Los Angeles, Los Angeles County. On file at BonTerra Consulting, Costa Mesa.


Wesson, A. 2002. DPR 523 Series Site Record, Primary Number 19-003101, On file at the South Central Coastal Information Center, California State University, Fullerton.
APPENDIX A

SCCIC RESULTS
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<th>Title</th>
<th>Author(s)</th>
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<th>Quads</th>
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<tr>
<td>Preliminary Historic Archaeological Investigations at the Los Angeles Plaza Church</td>
<td>Singer, Clay A.</td>
<td>1981</td>
<td>Northridge Archaeological Research Center, CSUN</td>
<td>19-001112</td>
<td>LOS ANGELES</td>
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<td>Archaeological Surface Surveys of Three Proposed Railway Connections Downtown Los Angeles, Los Nietos/santa Fe Springs, and Colton, Ca</td>
<td>Singer, Clay A.</td>
<td>1985</td>
<td>Westec Services, Inc.</td>
<td>19-000007</td>
<td>LOS ANGELES, WHITTIER</td>
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<tr>
<td>Identification Study for Cultural Resources Within Proposed Metro Rail Subway Station Locations in Metropolitan Los Angeles, Ca</td>
<td>Anonymous</td>
<td>1985</td>
<td>Westec Services, Inc.</td>
<td>19-000007</td>
<td>HOLLYWOOD, LOS ANGELES</td>
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<td>Archaeological Resources Assessment and Impact Analysis for the Proposed Elysian Reservoir Roof Project, City of Los Angeles, California</td>
<td>Blodgett, Leslie M.</td>
<td>1989</td>
<td>Westec Services, Inc.</td>
<td>19-001112</td>
<td>LOS ANGELES</td>
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<td>The Church by the Plaza: a History of the Pueblo Church of Los Angeles</td>
<td>Owen, J. Thomas</td>
<td>1960</td>
<td>Historical Society of Southern California</td>
<td>19-001112</td>
<td>LOS ANGELES</td>
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</tbody>
</table>
SCCIC Bibliography: Albion Dairy Park

LA-02521

Author(s): Chace, Paul G.
Year: 1980
Title: An Archaeological Research Design for the Sepulveda Block Restoration-rehabilitation Project
Affiliation: Paul G. Chace & Associates
Resources:
Quads: LOS ANGELES
Pages:
Notes:

LA-02567

Author(s): Chace, Paul G.
Year: 1979
Title: Assessment of an Archaeological Feature Beneath the Merced Theatre Building, El Pueblo De Los Angeles State Historic Park
Affiliation: Paul G. Chace and Associates
Resources:
Quads: LOS ANGELES
Pages:
Notes:

LA-02577

Author(s): Wlodarski, Robert J.
Year: 1992
Title: Results of a Records Search Phase Conducted for the Proposed Alameda Corridor Project, Los Angeles County, California
Affiliation: Historical, Environmental, Archaeological, Research, Team
Quads: LONG BEACH, SOUTH GATE
Pages:
Notes:

LA-02644

Author(s): Wlodarski, Robert J.
Year: 1992
Title: The Results of a Phase 1 Archaeological Study for the Proposed Alameda Transportation Corridor Project, Los Angeles County, California
Affiliation: Historical, Environmental, Archaeological, Research, Team
Resources: 19-000385, 19-000389
Quads: LOS ANGELES, SOUTH GATE
Pages:
Notes:
SCCIC Bibliography: Albion Dairy Park

LA-02695

Author(s): Cottrell, Marie G.
Year: 1979
Title: Report of an Archaeological and Historical Survey Conducted for 28+/- Acre Parcel Proposed for a New Central
Affiliation: ARMC
Resources:
Quads: LOS ANGELES
Pages:
Notes:

LA-02892

Author(s): Stone, David and Robert Sheets
Year: 1993
Title: Phase I Archaeological Survey Report Pacific Pieline Project Santa Barbara Coastal Reroutes Ethnographic Village Placement Locations
Affiliation: Science International Corporation
Resources:
Quads: LONG BEACH, SOUTH GATE
Pages:
Notes:

LA-02950

Author(s): Anonymous
Year: 1992
Title: Consolidated Report: Cultural Resource Studies for the Proposed Pacific Pipeline Project
Affiliation: Peak & Associates, Inc.
Quads:
Pages:
Notes:

LA-03103

Author(s): Greenwood, Roberta S.
Year: 1993
Title: Cultural Resources Impact Mitigation Program Angeles Metro Red Line Segment 1
Affiliation:
Resources: 19-000007, 19-000887, 19-001575
Quads: LOS ANGELES
Pages:
Notes:
### SCCIC Bibliography: Albion Dairy Park

#### LA-03151

**Author(s):** Dillon, Brian D.  
**Year:** 1994  
**Title:** Alameda District Plan, Los Angeles California: Prehistoric and Early Historic Archaeological Research  
**Affiliation:**  
**Resources:** 19-000007, 19-000887, 19-001112, 19-001575  
**Quads:** LOS ANGELES  
**Pages:**  
**Notes:**

#### LA-03197

**Author(s):** Gierke, Fredrick James  
**Year:** 1976  
**Title:** Avila Adobe 1971 Excavation Potsherds  
**Affiliation:** Archaeology Laboratory, Spring Quarterly  
**Resources:**  
**Quads:** LOS ANGELES  
**Pages:**  
**Notes:**

#### LA-03501

**Author(s):** Dillon, Brian D.  
**Year:** 1990  
**Title:** Archaeological Record Search and Impact Evaluation for the Los Angeles Wastewater Program Management (nos-ncos) Project Los Angeles, California  
**Affiliation:**  
**Quads:** BEVERLY HILLS, BURBANK, HOLLYWOOD, INGLEWOOD, LOS ANGELES, PASADENA, VENICE  
**Pages:**  
**Notes:**

#### LA-03693

**Author(s):** Maki, Mary K.  
**Year:** 1997  
**Title:** Phase I Archaeological Survey of 2 Acres at 1605 Eastlake Avenue Central Juvenile Hall Los Angeles County, California  
**Affiliation:** ENSR Consulting and Engineering  
**Resources:**  
**Quads:** LOS ANGELES  
**Pages:**  
**Notes:**
SCCIC Bibliography: Albion Dairy Park

LA-03788

Author(s): Allen, Rebecca
Year: 1997
Title: Historic Resources Eligibility Survey and Archaeological Resources Inventory Survey of the Naval and Marine Corps Reserve Center
Affiliation: KEA Environmental, Inc.
Resources: 19-150450, 19-150451, 19-150452, 19-150453, 19-150454, 19-150455, 19-150456
Quads: LOS ANGELES
Pages:
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LA-03907

Author(s): City of Los Angeles
Year: 1978
Title: Historic Property Survey: Unit I Mission Road - Zonal Avenue to Marengo Street W.o. 61286, Unit II Mission Road - Golden State Freeway to Macy Street W.o. 61621, Unit III Mission Road at Macy Street W.o. 61622
Affiliation: Unknown
Resources:
Quads: LOS ANGELES
Pages:
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LA-03908

Author(s): Frierman, Jay D.
Year: 1983
Title: Monitoring the Repaving of an Area in Front of the Trash Compactor Located on Parking Lot No. 2, El Pueblo De Los Angeles State Historic Park (at the Corner of Macy Street and North Main
Affiliation: S.O.P.A.
Resources: 19-000887
Quads: LOS ANGELES
Pages:
Notes: Missing Report Updated: 11/6/02

LA-03960

Author(s): McLean, Deborah K.
Year: 1998
Title: Archaeological Assessment for Pacific Bell Mobile Services Telecommunications Facility La 108-01, 2000 North Figueroa Street, City and County of Los Angeles, California
Affiliation: LSA Associates, Inc.
Resources:
Quads: LOS ANGELES
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<td><strong>LA-04042</strong></td>
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<td><strong>Author(s):</strong> Romani, Gwendolyn R.</td>
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<td><strong>Year:</strong> 1998</td>
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<td><strong>Title:</strong> Results of Phase I Archaeological Survey Located at 219-223 South Avenue 18, Los Angeles, California</td>
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<td><strong>Affiliation:</strong> Compass Rose Archaeological, Inc.</td>
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<td><strong>Author(s):</strong> Meyer, Dorothy L. and Carlisle, Alma M.</td>
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<td><strong>Year:</strong> 1990</td>
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<td><strong>Title:</strong> Seismic Strengthening of Existing Bridges - Group J: North Main Street Bridge Over the Los Angeles River</td>
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<td><strong>Affiliation:</strong> City of Los Angeles</td>
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<td><strong>Title:</strong> Environmental Impact Report: Seismic Retrofit of Olympic Boulevard and North Broadway Bridges Over the Angeles River</td>
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<td><strong>Author(s):</strong> Singer, Clay A.</td>
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<td><strong>Year:</strong> 1985</td>
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<td><strong>Title:</strong> Archaeological Surface Surveys of Three Proposed Railway Connections in Downtown Los Angeles, Los Nietos/ Santa Fe Springs, and Colton, California</td>
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<td><strong>Author(s):</strong> Lee, Portia</td>
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SCCIC Bibliography: Albion Dairy Park

LA-04447

Author(s): Anonymous
Year: 1999
Title: Los Angeles County Demolition of Buildings Between Spring Street and New High Street
Affiliation: Myra L. Frank & Associates
Resources:
- Quads: LOS ANGELES
- Pages:
- Notes:

LA-04448

Author(s): Richard Starzak
Year: 1994
Title: Section 106 Documentation for the Metro Rail Red Line East Extension in the City and County of Los Angeles, California
Affiliation: Myra L. Frank & Associates
Quads: LOS ANGELES
Pages:
Notes:

LA-04452

Author(s): Hatheway, Roger G.
Year: 1982
Title: Determination of Eligibility Report Chinatown
Affiliation: Roger G. Hatheway & Associates
Resources: 19-170957
Quads: LOS ANGELES
Pages:
Notes:

LA-04624

Author(s): Slawson, Dana N.
Year: 1999
Title: Historical Resources Assessment for the Proposed Rehabilitation of the Lincoln Heights Youth Center and Boxing Gymnasium
Affiliation: Greenwood and Associates
Resources:
- Quads: LOS ANGELES
- Pages:
- Notes:
# SCCIC Bibliography: Albion Dairy Park

## LA-04625

**Author(s):** Starzak, Richard  
**Year:** 1994  
**Title:** Historic Property Survey Report for the Proposed Alameda Corridor From the Ports of Long Beach and Los Angeles to Downtown Los Angeles in Los Angeles County, California  
**Affiliation:** Myra L. Frank & Associates  
**Quads:** LONG BEACH, LOS ANGELES, SOUTH GATE  
**Pages:**  
**Notes:**

## LA-04764

**Author(s):** Duke, Curt  
**Year:** 1999  
**Title:** Cultural Resource Assessment for Pacific Bell Mobile Services Facility La 666-01, County of Los Angeles, California  
**Affiliation:** LSA Associates, Inc.  
**Resources:**  
**Quads:** LOS ANGELES  
**Pages:**  
**Notes:**

## LA-04834

**Author(s):** Ashkar, Shahira  
**Year:** 1999  
**Title:** Cultural Resources Inventory Report for Williams Communications, Inc. Proposed Fiber Optic Cable System Installation Project, Los Angeles to Anaheim, Los Angeles and Orange Counties  
**Affiliation:** Jones & Stokes Associates, Inc.  
**Resources:** 19-186110, 19-186111, 30-176630  
**Quads:** ANAHEIM, HOLLYWOOD, LA HABRA, LONG BEACH, LOS ALAMITOS, LOS ANGELES, SOUTH GATE, WHITTIER  
**Pages:**  
**Notes:** Same as OR2094

## LA-04835

**Author(s):** Ashkar, Shahira  
**Year:** 1999  
**Title:** Cultural Resources Inventory Report for Williams Communications, Inc. Proposed Fiber Optic Cable System Installation Project, Los Angeles to Riverside, Los Angeles and Riverside Counties  
**Affiliation:** Jones & Stokes Associates, Inc.  
**Resources:** 19-186109, 19-186112  
**Quads:** BALDWIN PARK, EL MONTE, HOLLYWOOD, LA HABRA, LOS ANGELES, ONTARIO, SAN DIMAS, SOUTH GATE, WHITTIER, YORBA LINDA  
**Pages:**  
**Notes:**
SCCIC Bibliography: Albion Dairy Park

LA-05201

Author(s): Foster, John M.
Year: 2001
Title: Archaeological Assessment of the Proposed Hazardous Materials Storage Building at the Central Maintenance Facility, Los Angeles
Affiliation: Greenwood and Associates
Resources: 19-001575
Quads: LOS ANGELES
Pages: 
Notes: 

LA-05425

Author(s): Bissell, Ronald M.
Year: 2001
Title: Emergency Recovery Actions at CA-LAN-2828, Los Angeles County, California
Affiliation: RMW Paleo Associates, Inc.
Resources: 19-002828
Quads: LOS ANGELES
Pages: 
Notes: 

LA-05450

Author(s): Savaslio, Scott A.
Year: 2001
Title: Archaeological Monitoring Report: Los Angeles Web Host 900 South Alameda Street, Los Angeles, California
Affiliation: Greenwood and Associates
Resources: 19-000007
Quads: LOS ANGELES
Pages: 
Notes: Isolated Rail Road TracksL

LA-06085

Author(s): Wodarski, Robert J.
Year: 2003
Title: A Phase I Archaeological Study for the Proposed Eugene Obregon Congressional Medal of Honor Memorial Within Father Serra Park and El Pueblo De Los Angeles State Historic Park, City of Los Angeles, Los Angeles County, California
Affiliation: Historical, Environmental, Archaeological, Research, Team
Resources: 
Quads: LOS ANGELES
Pages: 
Notes: 19-000007
SCCIC Bibliography: Albion Dairy Park

LA-06335

Author(s): Messick, Peter, Greenwood, Roberta S., and Alice Hale
Year: 2003
Title: Archaeological Monitor Report Historic Cornfield Railroad Yard
Affiliation: Greenwood and Associates
Resources: 19-003120
Quads: LOS ANGELES
Pages: 
Notes: Railroad is city historical landmark and CA State Historical Landmark (No. 655) Portola Campsite No. 1

LA-06336

Author(s): Foster, John M.
Year: 2002
Title: Archaeological Inventory for Soil Remediation Cornfield Rail Yard Project City of Los Angeles, California
Affiliation: Greenwood and Associates
Resources: 
Quads: LOS ANGELES
Pages: 
Notes: 

LA-06344

Author(s): Foster, John M.
Year: 2001
Title: Archaeological Assessment of the Proposed Hazardous Materials Storage Building at the Central Maintenance Facility, Los Angeles
Affiliation: Greenwood and Associates
Resources: 
Quads: LOS ANGELES
Pages: 
Notes: 

LA-06345

Author(s): Sylvia, Barbara
Year: 2001
Title: Highway Project Description to Grind and Cold Plane Existing Asphalt and Concrete Pavement, Place Rubberized Asphalt Concrete and Replace Existing Lane Stripes With Thermoplastic Striping on the Northbound Route 110 to Northbound Route 5 Connector
Affiliation: Caltrans District 7
Resources: 
Quads: LOS ANGELES
Pages: 
Notes: 

LA-06358

Author(s): Hale, Alice E. and Savastic, Scott
Year: 2002
Title: Archaeological Monitor Report Chinatown Branch Library 639 North Hill Street Los Angeles, California
Affiliation: Greenwood and Associates
Resources: 19-0028959
Quads: LOS ANGELES
Pages: 
Notes: 

SCCIC Bibliography: Albion Dairy Park

LA-06380

Author(s): Dewitt, John
Year: 2000
Title: City of Los Angeles/cornfields Site Eda Grant Application
Affiliation: City of Los Angeles
Resources:
Quads: LOS ANGELES
Pages:
Notes:

LA-06377

Author(s): Duke, Curt
Year: 2002
Title: Cultural Resource Assessment Cingular Wireless Facility No. Sm 141-05 Los Angeles County, California
Affiliation: LSA Associates, Inc.
Resources:
Quads: LOS ANGELES
Pages:
Notes: NR 72000231 is .5 mile from facility

LA-06836

Author(s): Foster, John M.
Year: 2003
Title: Archaeological Investigation for Metro Bomb Squad Facility Work Order E170700b City of Los Angeles, California
Affiliation: Greenwood and Associates
Resources:
Quads: LOS ANGELES
Pages:
Notes:

LA-06837

Author(s): Greenwood, Roberta S.
Year: 2003
Title: Cultural Resources Monitoring: Northeast Interceptor Sewer Project
Affiliation: Greenwood and Associates
Resources:
Quads: LOS ANGELES
Pages:
Notes:

LA-06840

Author(s): Budinger, Fred E., Jr.
Year: 2003
Title: Phase I Archaeological Survey Former Aliso Street Mgp Site Los Angeles, California
Affiliation: Tetra Tech, Inc.
Resources:
Quads: LOS ANGELES
Pages:
Notes: 22 site within .5 miles are mentioned in report
LA-06909

Author(s): Billat, Scott
Year: 2003
Title: Jefferson: CA-8242 Cell Facility, 6801 East Second St., Long Beach, Ca Los Angeles County
Affiliation: EarhTouch, Inc.
Resources:
Quads: LOS ALAMITOS
Pages:
Notes:

LA-07543

Author(s): Foster, John M., Slawson, Dana N., and Hale, Alice E.
Year: 2006
Title: Archaeological Evaluation: Metro Bomb Squad North Main Street, Los Angeles
Affiliation: Greenwood and Associates
Resources: 19-003473
Quads: LOS ANGELES
Pages:
Notes:

LA-07549

Author(s): Anonymous
Year: 1999
Title: National Register Eligibility and Finding of Effects Report Los Angeles County University of Southern California Medical Center Replacement Hospital 1200 North State Street Los Angeles, Los Angeles County, California
Affiliation: Mellon & Associates
Resources:
Quads: LOS ANGELES
Pages:
Notes: Historic Bldg: 1200 N. State St., 2057-2067 Morengo St., 2033-2055 Morengo St., 1934 Hospital Pl., 1129 N. State St.

LA-07551

Author(s): Foster, John M. and Kronzek, Lynn C.
Year: 2006
Title: Mitigation of Impacts on an Archaeological Feature in the Winery El Pueblo De Los Angeles Historical Monument
Affiliation: Greenwood and Associates
Resources:
Quads: LOS ANGELES
Pages:
Notes: Mentions Features 1 and 2 as being sites, but no primary number, or DPR forms
SCCIC Bibliography: Albion Dairy Park

LA-07552

Author(s): Hale, Alice E.
Year: 2000
Title: Archaeological Monitor Report: Waste Line Trenching for the Cielito Lindo Restaurant Olvera Street, El Pueblo De Los Angeles
Affiliation: Greenwood and Associates
Resources:
Quads: LOS ANGELES
Pages:

LA-07554

Author(s): Shepard, Richard S.
Year: 2005
Title: Preliminary Cultural Resources Assessment: Elysian Reservoir Project, City of Los Angeles, Los Angeles County, California
Affiliation: BonTerra Consulting
Resources:
Quads: LOS ANGELES
Pages:
Notes:

LA-07558

Author(s): Hale, Alice E. and Scott Savastion
Year: 2004
Title: Archaeological Monitor Report: Alameda Street Improvements
Affiliation: Greenwood and Associates
Resources: 19-000007
Quads: LOS ANGELES
Pages:
Notes:

LA-06252

Author(s): Snyder, John W., Mikesell, Stephen, and Pierzinski
Year: 1986
Title: Request for Determination of Eligibility for Inclusion in the National Register of Historic Places/Historic Bridges in California: Concrete Arch, Suspension, Steel Girder and Steel Arch
Affiliation: Caltrans
Resources:
Quads: HOLLYWOOD, LOS ANGELES, PASADENA
Pages:
Notes:
SCCIC Bibliography: Albion Dairy Park

LA-08255

Author(s): Arrington, Cindy and Nancy Sikes
Year: 2006
Title: Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II
Affiliation: SWCA Environmental Consultants, Inc.
Resources:
Quads: ANAHEIM, BLACK MTN, BURBANK, CAMARILLO, CANOGA PARK, DANA POINT, EL TORO, FRAZIER MOUNTAIN, HOLLYWOOD, INGLEWOOD, LEBEC, LIEBRE MTN, LONG BEACH, LOS ALAMITOS, LOS ANGELES, MOORPARK, NEWHALL, NEWPORT BEACH, OAT MOUNTAIN ORANGE, OXNARD, PITAS POINT, SAN CLEMENTE, SAN FERNANDO, SAN JUAN CAPISTRANO, SANTA SUSANA, SATICOY, SIMI, SOUTH GATE, TUSTIN, VAN NUYS, VENICE, VENTURA, WARM SPRINGS MOUNTAIN, WHITAKER PEAK, WHITE LEDGE PEAK, WHITTIER
Pages:
Notes: Same as OR3373, VN2504

LA-08512

Author(s): Gust, Sherri and Mari Pritchard Parker
Year: 2004
Title: Relationship of the Zanja Madre to Mta’s Gold Line Property in River Station Yard, City of Los Angeles
Affiliation: Cogstone Resource Management, Inc.
Resources: 19-003100, 19-003101, 19-003102, 19-003103
Quads: LOS ANGELES
Pages:
Notes:

LA-08521

Author(s): Wodarski, Robert J.
Year: 2004
Title: A Phase I Archaeological Study for the William Mead Homes Site (1300 N. Cardinal Street) Bounded by North Main Street, Elmyra Street, Leroy Street and the Sprr Line, City of Los Angeles, County of Los Angeles, California
Affiliation: Historical, Environmental, Archaeological, Research, Team
Resources:
Quads: LOS ANGELES
Pages:
Notes:

LA-08531

Author(s): Hale, Alice E. and Scott Savasio
Year: 2004
Title: Archaeological Monitor Report: Emergency Sewer Repair, North Spring Street Between Elmyra and Mesnager Streets, Los Angeles, California
Affiliation: Greenwood and Associates
Resources: 19-003120
Quads: LOS ANGELES
Pages:
Notes:
SCCIC Bibliography: Albion Dairy Park

LA-08537

Author(s): Bonner, Wayne H.
Year: 2006
Title: Cultural Resource Records Search Results and Site Visit for T-mobile Candidate La03612a (alameda and Macy), 701 North Main Street, Los Angeles, Los Angeles County, California
Affiliation: Michael Brandman Associates
Resources:
Quads: LOS ANGELES
Pages:
Notes:

LA-08731

Author(s): Bonner, Wayne H. and Sarah A. Williams
Year: 2006
Title: Cultural Resources Records Search Results and Site Visit for Royal Street Communications, Llc Telecommunications Facility Candidate La0186a (broadway) 2701 Broadway, Los Angeles, Los Angeles County, California
Affiliation: Michael Brandman Associates
Resources:
Quads: LOS ANGELES
Pages:
Notes:

LA-09350

Author(s): Bonner, Wayne H.
Year: 2008
Title: Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate IE24851A (Leeds Building), 2417 Hancock Street, Los Angeles County, California
Affiliation: Michael Brandman Associates
Resources: 19-187974
Quads: LOS ANGELES
Pages: 15
Notes:

LA-09371

Author(s): Graham, Bill, Marissa Grivas, Sara Dietler, Jeanette Duffels, Jim Kurtz, and Eric Wilso
Year: 2008
Title: County of Los Angeles Department of Coroner Crypt Building and Medical Examiner Tenant Improvement Project Final Initial Study and Mitigated Negative Declaration
Affiliation: EDAW, Inc.
Resources:
Quads: LOS ANGELES
Pages: 88
Notes:
SCCIC Bibliography: Albion Dairy Park

LA-09463

Author(s): Crawford, Kathleen
Year: 2008
Title: Direct APE Historic Architectural Assessment for T-Mobile Candidate IE24851A (Leeds Building), 2417 Hancock Street, Los Angeles, Los Angeles county, California
Affiliation: Michael Brandman Associates
Resources: Quads: LOS ALAMITOS, LOS ANGELES
Pages: 9
Notes:

LA-09489

Author(s): Lee, Portia
Year: 2003
Title: Arroyo Seco Parkway Historic District
Affiliation: California Archives
Resources: Quads: 19-179645
Pages: LOS ANGELES 51
Notes:

LA-09606

Author(s): Bonner, Wayne H. and Kathleen Crawford
Year: 2008
Title: Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate SV11769C (Boys and Girls Club), 2635 Pasadena Avenue, Los Angeles, Los Angeles County, California.
Affiliation: Michael Brandman Associates
Resources: Quads: LOS ANGELES
Pages: 15
Notes:

LA-09844

Author(s): Anonymous
Year: 2001
Title: Draft: Los Angeles Eastside Corridor, Revised Cultural Resources Technical Report, Final Supplemental Environmental Impact Statement/Final Subsequent Environmental Impact Report
Affiliation: Greenwood & Associates, and Eastside Corridor Transit Consultants
Pages: LOS ANGELES 70
Notes:
SCCIC Bibliography: Albion Dairy Park

LA-10541
Author(s): Dolan, Christy and Monica Strauss
Year: 2005
Title: Finding of Effect for the Proposed Arroyo Seco Bike Path, Los Angeles County, California
Affiliation: EDAW, Inc.
Resources: 19-186859
Quads: LOS ANGELES, PASADENA
Pages: 50
Notes:

LA-10543
Author(s): Gust, Sherri
Year: 2003
Title: Archaeological Initial Study Report and mitigation plan for the San Fernando Valley MRT Fiber Optic Line Project, Cities of Canoga Park, Burbank and Los Angeles, California
Affiliation: Cogstone Resource Management Inc.
Quads: BURBANK, CANOGA PARK, LOS ANGELES
Pages: 23
Notes:

LA-10638
Author(s): Tang, Bai "Tom"
Year: 2010
Title: Preliminary Historical/Archaeological Resources Study, Southern California Regional Rail Authority (SCARRA) River Subdivision Positive Train Control Project, City of Los Angeles, Los Angeles County, California
Affiliation: CRM Tech
Quads: LOS ANGELES
Pages: 22
Notes:

LA-10641
Author(s): Tang, Bai "Tom"
Year: 2010
Title: Preliminary Historical/Archaeological Resources Study, San Bernardino Line Positive Train Control Project, Southern California Regional Rail Authority, Counties of Los Angeles and San Bernardino
Affiliation: CRM Tech
Resources:
Quads: BALDWIN PARK, EL MONTE, LOS ANGELES, ONTARIO, SAN DIMAS
Pages: 30
Notes:
SCCIC Bibliography: Albion Dairy Park

LA-10696

Author(s): Bonner, Wayne and Sarah Williams
Year: 2010
Title: Cultural Resources Records Search and Site Visit Results for Clearwire Candidate CA-LOS4134A (Leeds Building), 2417 Hancock Street, Los Angeles, California
Affiliation: Michael Brandman Associates
Resources:
Quad: LOS ANGELES
Pages: 12
Notes:
APPENDIX B

NAHC AND NATIVE AMERICAN CONSULTATION
October 26, 2010

Mr. Patrick Maxon, RPA, Director, Cultural Resources

BonTerra Consulting
151 Kalmus Drive, Suite E-200
Costa Mesa, CA 92626-7969

Sent by FAX to: 714-444-9599
No. of Pages: 4

Re: Request for a Sacred Lands File Search and Native American Contacts list for the "Albion Dairy Park Project," to expand the existing Downey Park; located in Los Angeles County, California

Dear Mr. Maxon:

The Native American Heritage Commission, the State of California ‘Trustee Agency’ for the protection and preservation of Native American cultural resources. The NAHC Sacred Lands File (SLF) search, did indicate the presence of Native American cultural resources within one-half mile of the proposed project site (APE).

Also, this letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as ‘consulting parties’ under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/19/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a ‘significant effect’ requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as ‘a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance.” In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the ‘area of potential effect (APE), and if so, to mitigate that effect.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly recommend that you contact persons on the attached list of Native American contacts, including non federally recognized tribes/tribal representatives as they are persons with unique expertise in articulating Native American cultural resources.
Furthermore we suggest that you contact the California Historic Resources Information System (CHRIS) for pertinent archaeological data within or near the APE, at (916) 445-7000 for the nearest Information Center.

Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 et seq), 36 CFR Part 800.3 (f) (2) & 5, the President's Council on Environmental Quality (CSQ, 42 U.S.C. 4371 et seq. and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 Secretary of the Interiors Standards for the Treatment of Historic Properties were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation.

Also, Public Resources Code Section 5097.98 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects. Also, the 2006 SB 1059 the state enabling legislation to the Federal Energy Policy Act of 2005, does mandate tribal consultation for the 'electric transmission corridors. This is codified in the California Public Resources Code, Chapter 4.3, and §25330 to Division 15, requires consultation with California Native American tribes, and identifies both federally recognized and non-federally recognized on a list maintained by the NAHC. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e).

The response to this search for Native American cultural resources is conducted in the NAHC Sacred Lands Inventory, established by the California Legislature (CA Public Resources Code 5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code 6254.10) although Native Americans on the attached contact list may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 659-6251.

Sincerely,

Dave Singleton
Program Analyst

Attachment: Native American Contact List
Native American Contacts
Los Angeles County
October 26, 2010

Gabrieleno Tongva Nation
Sam Dunlap, Chairperson
PO Box 86908
Los Angeles, CA 90086
samdunlap@earthlink.net
(909) 262-9351 - cell

Gabrieleno Tongva Indians of California Tribal Council
Robert F. Doramae, Tribal Chair/Cultural
P.O. Box 490
Bellflower, CA 90707
gtongva@verizon.net
562-761-6417 - voice
562-925-7989 - fax

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
tattnlaw@gmail.com
310-570-6567

Gabrieleno-Tongva Tribe
Bernie Acuna
1875 Century Pk East #1500
Los Angeles, CA 90067
(310) 428-7720 - cell
(310) 587-2281

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693
San Gabriel, CA 91778
GTTribe@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 - FAX

Shoshoneon Gabrieleno Band of Mission Indians
Andy Salas, Chairperson
PO Box 393
Covina, CA 91723
(626)926-4131
GabrielenoIndians@yahoo.com
213) 688-0181 - FAX

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 7005.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code. Also, federal National Environmental Policy Act (NEPA), National Historic Preservation Act, Section 106 and federal NAGPRA. And 36 CFR Part 800.

This list is only applicable for contacting local Native Americans for consultation purposes with regard to cultural resources impact by the proposed Alhambra Dairy Park Project; located south of downtown Los Angeles; Los Angeles County, California for which a Sacred Lands File search and Native American Contacts were requested.
Gabrielino-Tongva Tribe
Linda Candelaria, Chairwoman
1875 Century Park East, Suite 1500
Los Angeles, CA 90067 Gabrielson
lcanalicia1@gabrielinoTribe.org
310-428-5767- cell
(310) 587-2281

Native American Contacts
Los Angeles County
October 26, 2010

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. Also, federal National Environmental Policy Act (NEPA), National Historic Preservation Act, Section 106 and federal NAGPRA. And 36 CFR Part 800.

This list is only applicable for contacting local Native Americans for consultation purposes with regard to cultural resources impact by the proposed Albion Dairy Park Project; located south of downtown Los Angeles; Los Angeles County, California for which a Sacred Lands File search and Native American Contacts were requested.
APPENDIX C
LACM RECORDS SEARCH LETTER
BonTerra Consulting  
151 Kalmus Drive, Suite E-200  
Costa Mesa, CA  92626-7969

Attn: Patrick O. Maxon, Director, Cultural Resources

re: Paleontological Resources for the proposed Albion Dairy Park Project, in the City of Los Angeles, Los Angeles County, project area

Dear Patrick:

I have conducted a thorough search of our Vertebrate Paleontology records for the proposed Albion Dairy Park Project, in the City of Los Angeles, Los Angeles County, project area as outlined on the portion of the Los Angeles USGS topographic quadrangle map that you sent to me via e-mail on 25 October 2010. We do not have any vertebrate fossil localities that lie directly within the proposed project boundaries, but we do have localities nearby that occur in the same sedimentary deposits as are exposed in the proposed project area.

The entire proposed project area has surficial deposits of soil and younger Quaternary Alluvium, derived primarily from the Los Angeles River that flows along the western border of the proposed project area. Our closest vertebrate fossil locality from somewhat similar but older Quaternary deposits is LACM 3363, situated east-southeast of the proposed project area just east of the Long Beach Freeway (I-710) between the San Bernardino Freeway (I-10) and the Pomona Freeway (Highway 60), that produced specimens of fossil horse, *Equus*, at unknown depth. Our closest vertebrate fossil localities from the same deposits near the Los Angeles River are LACM 7701-7702, south-southeast of the proposed project area in the City of Commerce near the intersection of Atlantic Avenue and the Long Beach Freeway (I-710) that produced fossil specimens of threespine stickleback, *Gasterosteus aculeatus*, salamander; *Batrachoseps*, lizard,

Surface grading or very shallow excavations in the younger Quaternary Alluvium exposed in the proposed project area will probably not encounter significant fossil vertebrate remains. Deeper excavations, however, may well encounter significant vertebrate fossils. Any substantial excavations in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

[Signature]

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: draft invoice
HISTORIC RESOURCES EVALUATION REPORT

of

Albion Dairy (Ross Swiss Dairy)
1711 - 1739 Albion Street: APN 5447-027-BRK (5447-027-908)
235-255 South Avenue 17: APN 5447-027-907
1768 North Spring Street: APN 5447-027-906
SP, LA & SL Railroad Line Spur: APN 5447-027-910
Los Angeles, CA  90031

Prepared for:
BonTerra Consulting
151 Kalmus, Suite E-200
Costa Mesa, CA  92626

Prepared by:
Pamela Daly, M.S.H.P.
Daly & Associates
4486 University Avenue
Riverside, CA  92501

November 2010
EXECUTIVE SUMMARY

This assessment report documents and evaluates the federal, state, and local significance and eligibility of the buildings located on several parcels of land with the legal addresses of 1711-1739 Albion Street, 235-255 South Avenue 17, and 1768 North Spring Street, that are collectively referred to as Ross Swiss Dairy. There is also evidence that a spur line from the San Pedro, Los Angeles & Salt Lake Railroad (Union Pacific Railroad) line ran through the site up to the 1970s. The site is currently occupied by Ross Swiss Dairy, and is being used for the warehousing and distribution of retail packaged milk and milk products. Together, the parcels comprise approximately six acres.

The historic resource assessment and evaluation of the properties was conducted by Pamela Daly, M.S.H.P., Senior Architectural Historian. In assessing the subject properties historical significance federal, state, and local criteria were applied. The buildings on the Ross Swiss Dairy site are not currently listed in either the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register) as individual resources, or as part of a historic district. The buildings are also not designated as City of Los Angeles Historic-Cultural Monuments.

Under the National Register, California Register, or City of Los Angeles criteria relating to the Ross Swiss Dairy property association with significant historical events that exemplifying broad patterns of our history, no information was found that would indicate that any building or structure on the property is eligible for listing under Criteria A/1.

The properties at Ross Swiss Dairy were not found to have any association with persons of national, regional, or local historic importance. The properties do not qualify as significant resources for listing under Criteria B/2.

Under National Register, California Register, or local criteria relating to the distinctive characteristics of a type, period, region, or method of construction, the buildings located at Ross Swiss Dairy are not significant under Criteria C/3 as they do not embody any distinctive style, high artistic design, or innovative architecture.

The Ross Swiss Dairy site has not yielded, nor does it appear to have the capacity to yield, information important about the history of Los Angeles or California. The property is not eligible for listing under Criteria D/4.

In summation, the buildings located on the lots that currently comprise Ross Swiss Dairy are not eligible for listing in the National Register or California Register as significant historic resources, as they do not meet any of the criteria necessary for listing in the registries. They are also not eligible to be considered for nomination as a City of Los Angeles Historic-Cultural Monument.
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APPENDIX A: Sanborn Fire Insurance Maps  
APPENDIX B: California Department of Parks and Recreation (DPR) Site Forms
A. PROJECT DESCRIPTION

The City of Los Angeles intends to construct a park connecting Downey Recreation Center to the Los Angeles River. (See Photograph 1.) The proposed project involves the removal of the existing buildings located on adjacent legal parcels with the addresses of 1711–1739 Albion Street, 235-255 South Avenue 17, and 1768 North Spring Street, Los Angeles, California, collectively known as Ross Swiss Dairy. The project area is bound on the south by Albion Street, on the north by North Spring Street, on the east by Downey Recreation Center and South Avenue 17, and on the west by two sets of Union Pacific Railroad (UPRR) tracks and the east bank of the Los Angeles River. (See Figures 1 and 2.) The project site is accessed by only one entrance, located just north of the intersection of Albion Street and North Avenue 17.

The Ross Swiss Dairy project site is located in the Lincoln Heights Neighborhood of East Los Angeles. The parcels of 235-255 South Avenue 17 and 1768 North Spring Street are located on tracts of land owned by the City of Los Angeles. The land has been leased to various tenants for many years, and is currently being occupied by Ross Swiss Dairy. The parcels of 1711 – 1739 Albion Street were recently purchased by the City of Los Angeles and are also occupied by Ross Swiss Dairy. The parcels of 1711 – 1739 Albion Street are in Tract Number 13256, Lot 1, with the APN of 5447-027-908. The historic location of the project site is the Newell-Spencers Subdivision of the Chavez Tract. (See Figure 3.)

There are five buildings on the proposed project site, three of which are more than 50 years old. The older buildings are Warehouse No. 1, Warehouse No. 2, and the Office building. A portion of Warehouse No. 1 dates from 1924, and Warehouse No. 2 and the Office building date from 1945/1946. The Office building was originally constructed for use as a warehouse but was later converted for use as office space.

The North Spring Street Viaduct (City of Los Angeles Historical Cultural Monument No.900) located just to the north of the proposed project site, the Main Street Bridge (City of Los Angeles Historical Cultural Monument No.901) located to the southwest of the site, and the Union Pacific Railroad tracks (California Historical Resources Information System Primary No. 19-186110) running along the west boundary of the project site, are considered significant historic structures through prior evaluations. The current redevelopment plans to the Ross Swiss Dairy site do not present any direct or indirect effects to these structures.

This report includes a discussion of the survey methodology used, a brief historic context of the area, and formal evaluation of the buildings located on the parcels of land owned and operated by Ross Swiss Dairy.
Figure 1: Regional Project Location
(U.S.G.S. Los Angeles 1:100,000)
Figure 2: Project location
(U.S.G.S. Los Angeles Quad, 1:24,000)
Figure 3: Map Book 5447, Page 27. Parcel map of the proposed project site obtained from the Los Angeles Zoning Department November 5, 2010.
B. BACKGROUND INFORMATION

The buildings located at 1711-1739 North Albion Street, 235-255 South Avenue 17, and 1768 North Spring Street have not been formally surveyed either as independent resources, or as properties of a local historic district, with the intent of listing in the National Register, or California Register.

C. METHODOLOGY

The historic resource assessment and evaluation for this report was conducted by Pamela Daly, M.S.H.P., Senior Architectural Historian. In order to identify and evaluate the subject properties as potential historic resources, a multi-step methodology was utilized. An inspection
of the existing structures and associated features, combined with a review of accessible archival sources for these structures, was performed to document existing conditions and assist in assessing and evaluating the properties for significance. Photographs were taken of the structures and associated features, including photographs of architectural details or other points of interest, during the pedestrian-level survey.

The National Register and the California Register criteria were employed to evaluate the significance of the properties.

The City of Los Angeles uses its Historic-Cultural Monument designation for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The City has in place a Cultural Heritage Ordinance that has established criteria for the designation of buildings, structures, features (man-made and organic), or landscapes that are of particular historical or cultural significance to the City of Los Angeles. The Los Angeles Historic-Cultural Monument designation criteria was also employed to evaluate the significance of the properties.

In addition, the following tasks were performed for this study:

- The National Register and the California Historical Resources Inventory were searched.
- Site-specific research was conducted on the subject property utilizing maps, city directories, newspaper articles, historical photographs, building permits and other published sources.
- Background research was performed at local historic archives and through internet resources.
- Ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs were reviewed and analyzed.
II. REGULATORY FRAMEWORK

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act of 1966 as amended (NHPA), and the California Register of Historical Resources (CRHR), are the primary federal, state, and local laws and regulations governing the evaluation and significance of historic resources of national, state, regional, and local importance. A description of these relevant laws and regulations are presented below.

In analyzing the historic significance of the subject property, criteria for designation under federal, and State landmark programs were considered. Additionally, the Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the property.

A. FEDERAL LEVEL

1. National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register was established by the NHPA as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.” The National Register recognizes properties that are significant at the national, state and local levels.

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:

A. is associated with events that have made a significant contribution to the broad patterns of our history; or

B. is associated with the lives of persons significant in our past; or

C. embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that

1 Code of Federal Regulations (CFR), 36 § 60.2.

represent a significant and distinguishable entity whose components may lack individual distinction; or

D. yields, or may be likely to yield, information important to prehistory or history.

A property eligible for listing in the National Register must meet one or more of the four criteria (A-D) defined above. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. “Integrity is the ability of a property to convey its significance.” According to National Register Bulletin 15, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from National Register Bulletin 15, which provides guidance on the interpretation and application of these factors.

- 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 the 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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3 National Register Bulletin 15, page 44.
4 Ibid.
5 "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.” Ibid.
6 "A property’s design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.” Ibid.
7 National Register Bulletin 15, page 45.
8 “The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area’s sense of time and place.” Ibid.
- Feeling is property’s expression of the aesthetic or historic sense of a particular period of time.\textsuperscript{10}
- Association is the direct link between an important historic event or person and a historic property.\textsuperscript{11}

In assessing a property’s integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.\textsuperscript{12}

For properties that are considered significant under National Register criteria A and B, National Register Bulletin 15 states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).\textsuperscript{13}

In assessing the integrity of properties that are considered significant under National Register criterion C, National Register Bulletin 15 provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.\textsuperscript{14}

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives.\textsuperscript{15} In addition, for projects that receive federal funding, the Section 106 clearance process must be completed. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to the California Environmental Quality Act (CEQA).

\textsuperscript{9} “Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.” Ibid.

\textsuperscript{10} “It results from the presence of physical features that, taken together, convey the property’s historic character.” Ibid.

\textsuperscript{11} “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property’s historic character...Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” Ibid.

\textsuperscript{12} National Register Bulletin 15, page 46.

\textsuperscript{13} Ibid.

\textsuperscript{14} “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style.” Ibid.

\textsuperscript{15} See 36 CFR 60.2(b) (c).
B. **STATE LEVEL**

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historic Resources Inventory. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state’s jurisdictions.

1. **California Register of Historical Resources**

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the CRHR is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”\(^{16}\) The criteria for eligibility for the California Register are based upon National Register criteria.\(^{17}\) Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.\(^{18}\)

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register of Historic Places and those formally Determined Eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.\(^{19}\)

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.\(^{20}\)

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\(^{16}\) California Public Resources Code § 5024.1(a).

\(^{17}\) California Public Resources Code § 5024.1(b).

\(^{18}\) California Public Resources Code § 5024.1(d).

\(^{19}\) California Public Resources Code § 5024.1(d).

\(^{20}\) California Public Resources Code § 5024.1(e).
To be eligible for listing in the California Register, a historic resource must be significant at the local, state, or national level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;

2. Is associated with the lives of persons important in our past;

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.\(^\text{21}\)

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.\(^\text{22}\)

2. California Office of Historic Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California Office of Historic Preservation in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed on the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;

\(^{21}\) California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).

\(^{22}\) Ibid.
6. Not eligible for any Listing or Designation; and  
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

C. LOCAL LEVEL

1. City of Los Angeles

The City of Los Angeles Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The Cultural Heritage Ordinance establishes criteria for designation; these criteria are contained in the definition of a Monument in the Ordinance. A historical or cultural monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Los Angeles, such as historic structures or sites:

- in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified; or

- which are identified with historic personages or with important events in the main currents of national, state, or local history; or

- which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction; or

- which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above.
III. EVALUATION

A. HISTORIC CONTEXT

1. Los Angeles

In September 1771 Father Junipero Serra and a group of Spaniards founded the San Gabriel Mission in an area inhabited by small bands of Gabrielino Indians.

A new permanent colonial settlement called El Pueblo de Nuestra Señora de los Angeles di Porciúncula, was established just to the south on 4 September 1781. The settlement was named for a wide meandering river that ran through the gentle valley. The construction of a Presidio and town was the project of Governor Felipe de Neve, as mandated by King Carlos III of Spain. He called for volunteers to come up from Mexico; hoping to attract 24 families, he was able to convince 11 to make the journey.

The settlement was located next to the broad river, rather than by the ocean, where it would have been exposed to attacks by enemies of Spain. It was constructed in the traditional Spanish style, centered on a rectangle consisting of a city plaza, a guardhouse, a town house, and a granary. The immigrating families received parcels of land large enough to build a small dwelling, and to farm sustainable crops and animals. Today the oldest existing residence in the city is the Avila Adobe, built in 1818 by rancher Don Francisco Avila. Over time, the area became known as the Ciudad de Los Angeles, "City of Angels," and on April 4, 1850 became the City of Los Angeles.

2. Los Angeles River

Gaspar de Portolá led the first Spanish land expedition into Southern California, and found there were 26 Gabrielino Indian villages within a few miles of a wide river. The natives were able to survive without cultivating crops thanks to the meandering watershed that was able to sustain fish and waterfowl from its headwaters in the San Gabriel Mountains. Uncontrolled flooding from periodic heavy rains refreshed the water table along the perimeter of the slow moving river.

The flow of water was steady enough for the settlers in 1781 to establish a permanent settlement on the west side of the river. By the 1850s, when the City of Los Angeles was established, the river had become a fetid swamp from having all the waste product of the settlement emptied into it from the houses and business located along its banks. Seasonal rains would sweep the garbage and waste into the ocean downstream.

The river also became the dividing line between the city proper and the section of the city that would supply people and industries to support the largest city in Southern California. With the arrival of the railroad into Los Angeles in 1876, the east and south sides of the city of Los Angeles became industrial areas and the location of low-income neighborhoods. Industries
established their factories and manufacturing plants bordering the railroad lines, or along the many spur lines that created a network of transportation routes for delivering raw materials and picking up finished products. The primary railroad lines ran along both the east and west banks of the Los Angeles River heading south to the harbor in San Pedro, or east to Colton where railroad cars headed to San Francisco, Salt Lake, or to Texas with manufactured goods and fresh produce.

The 1906 Sanborn Map presents the area between North Albion Street and North Spring Street (Downey Avenue) just to the east of the Los Angeles Terminal-to-San Pedro Railroad as vacant marshland of the Los Angeles River. It was not until 1907, possibly due to the construction of one of the first permanent channels to control the seasonal overflow of water, and substantial landfill operations, that the project site was occupied by a company. New recovered land east of the current project site roughly between Albion Street and North Spring Street (Downey Avenue), and between South Avenue 17 and South Avenue 18, was set aside for City Play Grounds. The existing San Pedro, Los Angeles & Salt Lake Railroad lines on the east bank of the Los Angeles River would have been raised to run along the new, manmade river banks.

Research performed on building permits, city directories, Sanborn Maps and historic aerial photographs give evidence that the current project site was occupied by industrial or commercial ventures. There do not appear to have been any single or multiple family dwelling ever constructed on the site.

3. **Ross Swiss Dairy Project Site**

As it appears from a review of Sanborn Insurance Maps dating from 1888 to 1970 that the site where the current proposed project is located was created by landfill operations to make unsuitable marsh land into profitable commercial property, the site of Ross Swiss Dairies does not share in the early agrarian history of Los Angeles. The site was not used for a vineyard as was much of the land that spread to the east and north, or for the construction of a small house for local workers. It was not until 1907 that buildings were constructed on the site for use as a brewery in a mixed use area of industry and small residential houses.

It should also be added that the current project name “Albion Dairy” is a misnomer as there has never been a company located on the site with that specific name. There have been, since the 1920s, a series of companies that processed and distributed milk and dairy products from the site on Albion Street.

**B. HISTORIC RESOURCES IDENTIFIED**

A site visit and pedestrian-level inspection of the buildings located at the address of 1711-1739 North Albion Street, was conducted on October 19, 2010. It should be noted that in researching the project area from Sanborn Insurance Maps, City of Los Angeles Building Permits, and city directories it was determined that the street names, address numbering system,
and even the existence of streets themselves were changed from 1906 to 1950. These changes have led to a number of mistaken occupants and uses of the subject parcel in earlier reports regarding this proposed project site. This report will present the history of the site with the historic street names and addresses. The historic street addresses will be presented with addresses that correlate with the Sanborn Insurance Maps. (See Photograph 2.)

Photograph 2: Aerial view of the project site with parcel dividing lines applied. (Google, 2010)

23 Environmental Data Resources, Inc. (EDR) City Directory Abstract as supplement to the Phase I Environmental Site Assessment of Albion Dairy, URS, May 7, 2009.
1. 1711 – 1739 North Albion Street

Although the area east of the Los Angeles River had started to be settled soon after the arrival of the railroad in 1876, the land with the street addresses of 1711 to 1739 Albion Street was just low-lying marshland until it was filled-in during flood control work on the Los Angeles River between 1906 and 1907\textsuperscript{24}. It was not until 1907 that the first structures were constructed at the address of 1727 and 1739 Albion Street. Two buildings were constructed for the Duquesne Brewing Company to hold their bottling operations and warehouse. Between 1911 and 1913, the Anheuser Busch Brewing Company bought the Duquesne Brewing Company buildings and built a large water tower structure for their brewing operations. Anheuser Busch stayed at the site until 1922.

Starting in 1922, the Hughes Ice Cream Company and the Lincoln Ice Company took over the buildings and structures at 1711, 1725, 1727 and 1739 Albion Street. The Lincoln Ice Cream Company built a new “Ice Cream Factory” building at 1737 Albion Street in 1924. The building was designed by E.L. Bruner and constructed by Hamm & Grant Inc. The one story, wood frame building measured 174 feet by 150 feet. The building permit states that there were no other buildings on Lots 1 and 2 of Newell & Spencers Subdivision of the Chavez Tract.\textsuperscript{25} A portion of this building remains on the site and is incorporated into the building known as Warehouse No. 1. (See Photographs 3 and 4.)

In 1930, the Golden State Milk Products Company (aka; Golden State Ice Cream Company, Golden State Company, Limited, Golden State Company, and Albion Golden State Company) took over all the parcels from 1711 to 1739 Albion Street, eventually taking over the operations of the Hughes Ice Cream Company and the Lincoln Ice Company. Golden State Company built a new warehouse in 1945, with F.M. Ropp as the engineer and used the G.D. Gartz Construction Company. The one-story building measured 100 feet by 150 feet and was located on the lot with the address of 1711 Albion Street. The warehouse was constructed of steel reinforced brick masonry with a concrete foundation, and a paired bowstring truss roof. The building permit states that there were no other buildings located on Lot 4 and 5 of Newell & Spencers Subdivision of the Chavez Tract.\textsuperscript{26} This building remains on the site and is known as Warehouse No. 2. (See Photograph 5.)

Golden State had altered the building on Lot 1 so that by 1958, the building was 2 stories in height and was being used as an “Ice Cream Factory” with offices, shop area and power house.\textsuperscript{27} This building permit also shows that the smaller lots (Lots 1 to 6) of addresses 1711 to 1739 Albion Street had all been combined to form one large irregular lot (Lot 1) of the newly named Tract 13256, with the Assessor Parcel Number (APN) of 5447-027-908.

\textsuperscript{24} The 1906 Sanborn Insurance Maps show no buildings or streets between the Los Angeles River and South Avenue 18, between Downey Avenue (N. Spring Street) to the north and West Albion Street to the south.

\textsuperscript{25} City of Los Angeles Department of Building and Safety; Application to Erect a New Building Permit No. 13517.

\textsuperscript{26} City of Los Angeles Department of Building and Safety; Application to Erect a New Building Permit No. 07062.

\textsuperscript{27} City of Los Angeles Department of Building and Safety; Application to Erect a New Building Permit No. 97314.
In 1962, Foremost Dairies, Inc. took over all the operations of Golden State Milk Products Company. The buildings on the site remained relatively unchanged except for some minor exterior modifications.

Ross Distributing (aka Ross Swiss Dairy) took over ownership of the parcel in 1986. It appears from historic aerial photographs that Ross Distributing demolished many of the older buildings on the site, leaving only the buildings known as Warehouse No. 1 and Warehouse No. 2 that were constructed on this parcel. The northern wing of Warehouse No. 1 was constructed in 1924 and served several purposes over the years as an Engine Room, Maintenance Shop, and Cold Room No. 6. By 1958, an “Ice Cream Hardening” room had been added across the south elevation, and docking bays for trucks remain from when a large truck garage had been attached to the east elevation of the Engine Room.

Photograph 3: Warehouse No. 1: the Engine Room is on the right, with truck docking to the right. North elevation.
Photograph 4: Warehouse No. 1, “Ice Cream Hardening” addition, south elevation

Photograph 5: Warehouse No. 2, west elevation.
2. 235 -255 South Avenue 17 (prior to 1945: 151 South Avenue 17)

Western Pipe & Steel Company of California manufactured iron and steel pipes for well casings and street plumbing on the northern portion of the current project site, from approximately 1910. They benefited from a railroad spur of the San Pedro, Los Angeles & Salt Lake Railroad that split off from the main line along the east bank of the Los Angeles River, to run through their property, and continue down South Avenue 16. Historic aerial photographs show that a small warehouse building constructed on the site was removed from the parcel by Western Pipe and Steel in 1938.

In 1946, Cross Pacific Company, owned by Harold Cross, constructed a general use warehouse at 255 South Avenue 17. The one-story building measured 45 feet by 157 feet and was constructed of concrete blocks with a bow-string truss roof. The building permit states that there were no other buildings on the lot. Cross Pacific Company enlarged the building in 1954 by adding a 30 foot by 75 foot addition onto the west end of the north elevation of the existing building. The new addition was of wood frame construction with a bow-string truss roof. The exterior of the addition was clad with a stucco finish. (See Photograph 6.)

The New York Junk Company took over ownership of the lot in 1956 and was on the site until 1972. Ross Swiss Dairy currently uses the building for office space and other storage, and is identified as the Office building.

Photograph 6: West elevation the Office building for Ross Swiss Dairy.

28 City of Los Angeles Department of Building and Safety; Application to Erect a New Building Permit No. 08352.
29 City of Los Angeles Department of Building and Safety; Application to Erect a New Building Permit No. 91533.
3. 1768 North Spring Street

There is no access to the buildings on the project site from North Spring Street, even though the Assessor Parcel Number associates them with address of 1768 North Spring Street. The parcel is part of the larger acreage controlled by Ross Swiss Dairy. There are two buildings on the lot. One is a metal framed building at the northern most area of the Ross Swiss Dairy property that is used to store small ice cream freezers. The second building is also of metal frame construction and is used as a garage for repairing and maintaining trucks and vehicles. Both buildings date from 1981 and are clad with metal siding. (Photographs 7 and 8.)

![Photograph 7: Storage building, south elevation.](image)
4. San Pedro, Los Angeles and Salt Lake Railroad spur line

The San Pedro, Los Angeles and Salt Lake Railroad line ran along the east bank of the Los Angeles River. It had evolved from the Los Angeles Terminal-to-San Pedro rail line, an earlier rail company. After the marsh land in the project area was filled in the early 1900s, a spur line was run from the main railroad lines approximately 200 feet south of the Downey Avenue (North Spring Street) bridge, south in a straight line to intersect and continue down South Avenue 16. The spur line provided a means of delivering raw materials to the industrial and commercial business in the nearby area. The spur line could also run railroad cars to pick up the finished products such as olive oil, cast iron stove, and casing pipe for delivery anywhere on the railroad network. The San Pedro, Los Angeles and Salt Lake Railroad began to share lines with the Union Pacific Railroad in the 1920s.

Historic aerial photographs reveal that the spur lines were either removed or paved over in the 1960s. As the set of railroad tracks that ran through the property were part of a spur line, and not part of the main railroad line, the spur line is not considered a significant resource.
C. SIGNIFICANCE

1. Ross Swiss Dairy (project parcel)

Foremost Dairies took over all the land and buildings located at 1711-1739 Albion Street, 235-255 South Avenue 17, and 1768 North Spring Street in the mid-1970s. Ross Swiss Dairy has occupied the site since 1989 and removed many of the early buildings that were located at the southern portion of the site, along Albion Street. There are now five building on the site, and only three of them were constructed prior to 1965. A portion of Warehouse No. 1 dates from 1924; Warehouse No. 2 dates from 1945; and the Office building dates from 1946/1954. The Storage building and the Garage date from 1981.

In assessing the historical significance of buildings located at 1711-1739 Albion Street, 235-255 South Avenue 17, and 1768 North Spring Street, collectively known as Ross Swiss Dairy, federal, state and local significance criteria were applied. The subject property is not currently listed in either the National Register or the California Register. It has not been designated a Historic-Cultural Monument in the City of Los Angeles.

Under National Register, California Register or City of Los Angeles criteria relating to the buildings association with significant historical events that exemplifying broad patterns of our history, the buildings at Ross Swiss Dairy do not qualify as significant resources. No information was found that would indicate that the resources are eligible for listing under Criteria A/1.

The buildings at Ross Swiss Dairy were not found to have any association with persons of national, regional or local historic importance. The industrial style buildings do not qualify as significant resources for listing under Criteria B/2.

The warehouses and buildings constructed on the site of Ross Swiss Dairy are typical industrial and commercial style buildings found in Los Angeles and throughout California. The warehouses are unremarkable in their design, and the 1924 section of Warehouse No. 1 has been significantly altered from its original appearance. Building permits for the structures reveal that the buildings at 1711-1739 Albion Street, 235-255 South Avenue 17, and 1768 North Spring Street were not designed by a known architect or architectural firm. The buildings at Ross Swiss Dairy do not meet the requirements for listing under Criteria C/3 for having distinctive characteristics of a type, period, region, or method of construction.

The Ross Swiss Dairy site has not yielded, nor does it appear to have the capacity to yield, information important about the history of Los Angeles or California. The property is not eligible for listing under Criteria D/4.

In summation, the buildings located at Ross Swiss Dairy are not eligible for listing in the National Register or California Register as significant historic resources, as they do not meet any of the criteria necessary for listing in the registries. They are also not eligible to be considered for nomination as a City of Los Angeles Historic-Cultural Monument.
D. MANAGEMENT CONSIDERATIONS

1. Adjacent Historic Resources

Located in close proximity (within 5 to 20 yards) to the proposed project site are three built-environment resources that are either listed in a historic register or have been determined eligible for listing in a historic register. The resources are:

- North Spring Street Viaduct - listed as City of Los Angeles Historic-Cultural Monument Number 900
- Union Pacific Railroad (San Pedro, Los Angeles and Salt Lake Railroad) - determined eligible for listing in the National Register of Historic Places. California Historical Resources Information System Primary Number 19-186110.
- Main Street Bridge - listed as City of Los Angeles Historic-Cultural Monument Number 901

The current plans for the demolition and creation of a park on the Ross Swiss Dairy project site will not have any direct or indirect effects on the nearby historic resources. If the project should change in any way that will result in alterations or changes to the historic resources mentioned above, it will be necessary to evaluate those impacts before implementation.
IV. BIBLIOGRAPHY

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City of Los Angeles, Department of Building and Safety, Building Division: Building Permits for 235-255 South Avenue 17.

City of Los Angeles, Department of Building and Safety, Building Division: Building Permits for 1768 North Spring Street.


Tang, Bai “Tom”. Preliminary Historical/Archaeological Resources Study – Southern California Regional Rail Authority River Subdivision Positive Train Control Project, City of Los Angeles, Los Angeles County, CA. South Central Coastal Information Center, California State University Fullerton, Report Number LA10638. August 2010.

A. Sanborn Insurance Maps
B. DPR Series 523 Site Forms for Albion Dairy
1906 Sanborn Insurance Map – This shows part of the project site north of Albion Street. Although West Albion Street is noted on the map, it was never used as a thoroughfare or paved. By 1970, it had been absorbed into the site where Ross Swiss Dairy is currently located. Also note that Avenue 17 South does not run north of Albion Street and that there are no buildings or structures on the parcels located between the Los Angeles River (to the left) and where Avenue 17 South will eventually be constructed.
1906 Sanborn Insurance Map – The area south of Downey Avenue (now North Spring Street) and West Albion Street. The map notes that the current project area (now occupied by Ross Swiss Dairy) is “Low Ground”. The San Pedro, Los Angeles & Salt Lake Railroad (now UPRR) tracks are in their same historic linear position on the east bank of the Los Angeles River, and there is no South Avenue 17 on the map.
1920 Sanborn Insurance Map – for the area between Albion Street and West Albion Street
1920 Sanborn Insurance Map – for the area between North Spring Street and West Albion Street. This map shows the railroad spur that ran through the project site to connect with South Avenue 16.
1950 Sanborn Insurance Map – for the area between Albion Street and West Albion Street.
1950 Sanborn Insurance Map – for the area between North Spring Street and West Albion Street.
1970 Sanborn Insurance Map – showing the project site between Albion Street and North Spring Street. Note that West Albion Street has been assimilated into the project area.
Resource Name or #: Ross Swiss Dairy


*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: Los Angeles  
  Date: 1966/1994 T 1 S; R 13 W; of of Sec ; S.B. B.M.
  c. Address: 1739 Albion Street
  d. UTM: Zone: 11; 0387120 mE/ 3770489 mN (NAD 83)
  e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 301 feet

The project area is bound on the south by Albion Street, on the north by North Spring Street, on the east by Downey Recreation Center and South Avenue 17, and on the west by two sets of Union Pacific Railroad (UPRR) tracks and the east bank of the Los Angeles River. The project site is accessed by only one entrance, located just north of the intersection of Albion Street and North Avenue 17.

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

There are five buildings on the proposed project site, three of which are more than 50 years old. They are Warehouse No. 1, Warehouse No. 2, and the Office building. A portion of Warehouse No. 1 dates from 1924, and Warehouse No. 2 and the Office building date from 1945/1946. The Office building was originally constructed for use as a warehouse but was later converted for use as office space. (See Continuation Sheet for additional description.)

*P3b. Resource Attributes: (List attributes and codes) HP- 6 (1-story commercial building).

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

P5b. Description of Photo: (View, date, accession #) Warehouse No. 1, view looking south. October 19, 2010.

*P6. Date Constructed/Age and Sources:  
  Historic Prehistoric Both
  1924; Los Angeles Building Permit.

*P7. Owner and Address:  
City of Los Angeles

*P8. Recorded by:  
Pamela Daly, M.S.H.P.
Daly & Associates
4486 University Avenue
Riverside, CA 92501

*P9. Date Recorded:  
November 15, 2010

*P10. Survey Type: (Describe)  
CEQA Historic Resource Evaluation

*P11. Report Citation:  

*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
B2. Common Name: Ross Swiss Dairy, or Albion Dairy
*B5. Architectural Style: 1940s era construction style.
*B6. Construction History: (Construction date, alterations, and date of alterations) See P3a. Description.
*B7. Moved? □No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features: None

B9a. Architect: None
b. Builder: Unknown

Foremost Dairies took over all the land and buildings located at 1711-1739 Albion Street, 235-255 South Avenue 17, and 1768 North Spring Street in the mid-1970s. Ross Swiss Dairies has occupied the site since 1989 and removed many of the early buildings that were located at the southern portion of the site, along Albion Street. There are now five building on the site, and only three of them were constructed prior to 1965. A portion of Warehouse No. 1 dates from 1924; Warehouse No. 2 dates from 1945; and the Office building dates from 1946/1954. The Storage building and the Garage date from 1981.

In assessing the historical significance of buildings located at 1711-1739 Albion Street, 235-255 South Avenue 17, and 1768 North Spring Street, federal, state and local significance criteria were applied. The subject properties are not currently listed in either the National Register or the California Register. They have not been designated Historic- Cultural Monuments in the City of Los Angeles.

Under National Register, California Register or City of Los Angeles criteria relating to the buildings association with significant historical events that exemplifying broad patterns of our history, the buildings at Ross Swiss Dairy do not qualify as significant resources. No information was found that would indicate that the resources are eligible for listing under Criteria A/1. The buildings at Ross Swiss Dairy were not found to have any association with persons of national, regional or local historic importance. The industrial style buildings do not qualify as significant resources for listing under Criteria B/2.

B11. Additional Resource Attributes: (List attributes and codes) None.
*B12. References:
City of Los Angeles Building Permits for 1711-1739 Albion Street, 235-255 Avenue 17 South, 1768 North Spring Street.

B13. Remarks:

*B14. Evaluator: Pamela Daly, M.S.H.P.

*Date of Evaluation: November 15, 2010

(This space reserved for official comments.)
Warehouse No. 1: Starting in 1922, the Hughes Ice Cream Company and the Lincoln Ice Company took over the buildings and structures at 1711, 1725, 1727 and 1739 Albion Street. The Lincoln Ice Cream Company built a new “Ice Cream Factory” building at 1737 Albion Street in 1924. The building was designed by E.L. Bruner and constructed by Hamm & Grant Inc. The one story, wood frame building measured 174 feet by 150 feet. Golden State took over the building in 1930 and had altered the building on Lot 1 so that by 1958, the building was being used as an “Ice Cream Factory” with offices, shop area and power house. The northern wing of Warehouse No. 1 was constructed in 1924 and served several purposes over the years as an Engine Room, Maintenance Shop, and Cold Room No. 6. By 1958, an “Ice Cream Hardening” room had been added across the south elevation, and docking bays for trucks remain from when a large truck garage had been attached to the east elevation of the Engine Room.

Warehouse No. 2: In 1930, the Golden State Milk Products Company (aka; Golden State Ice Cream Company, Golden State Company, Limited, Golden State Company, and Albion Golden State Company) took over all the parcels from 1711 to 1739 Albion Street, eventually taking over the operations of the Hughes Ice Cream Company and the Lincoln Ice Company. Golden State Company built a new warehouse in 1945, with F.M. Ropp as the engineer and used the G.D. Garza Construction Company. The one-story building measured 100 feet by 150 feet and was located on the lot with the address of 1711 Albion Street. The warehouse was constructed of steel reinforced brick masonry with a concrete foundation, and a paired bowstring truss roof. The building permit states that there were no other buildings located on Lot 4 and 5 of Newell & Spencers Subdivision of the Chavez Tract. This building remains on the site and is known as Warehouse No. 2.

Office (Warehouse): In 1946, Cross Pacific Company, owned by Harold Cross, constructed a general use warehouse at 255 South Avenue 17. The one-story building measured 45 feet by 157 feet and was constructed of concrete blocks with a bow-string truss roof. The building permit states that there were no other buildings on the lot. Cross Pacific Company enlarged the building in 1954 by adding a 30 foot by 75 foot addition onto the west end of the north elevation of the existing building. The new addition was of wood frame construction with a bow-string truss roof. The exterior of the addition was clad with a stucco finish. The New York Junk Company took over ownership of the lot in 1956 and was on the site until 1972. Ross Swiss Dairy currently uses the building for office space and other storage, and is identified as the Office building.

1768 North Spring Street Buildings: There is no access to the buildings on the project site from North Spring Street, even though the Assessor Parcel Number associates them with address of 1768 North Spring Street. The parcel is part of the larger acreage controlled by Ross Swiss Dairy. There are two buildings on the lot. One is a metal framed building at the northern most area of the Ross Swiss Dairy property that is used to store small ice cream freezers. The second building is a two-story, metal frame construction and is used as a garage for repairing and maintaining trucks and vehicles. Both buildings date from 1981 and are clad with metal siding.

The San Pedro, Los Angeles and Salt Lake Railroad line: ran along the east bank of the Los Angeles River. It had evolved from the Los Angeles Terminal-to-San Pedro rail line, an earlier rail company. After the marsh land in the project area was filled in the early 1900s, a spur line was run from the main railroad lines approximately 200 feet south of the Downey Avenue (North Spring Street) bridge, south in a straight line to intersect and continue down South Avenue 16. The San Pedro, Los Angeles and Salt Lake Railroad began to share lines with the Union Pacific Railroad in the 1920s. Historic aerial photographs reveal that the spur lines were either removed or paved over in the 1960s. As the set of railroad tracks that ran through the property were part of a spur line, and not part of the main railroad line, the spur line is not considered a significant resource.

B.10.: Significance

The warehouses and buildings constructed on the site of Ross Swiss Dairy are typical industrial and commercial style buildings found in Los Angeles and throughout California. The warehouses are unremarkable in their design, and the 1924 section of Warehouse No. 1 has been significantly altered from its original appearance. Building permits for the structures reveal that the buildings at 1711-1739 Albion Street, 235-255 South Avenue 17, and 1768 North Spring Street were not designed by a known architect or architectural firm. The buildings at Ross Swiss Dairy do not meet the requirements for listing under Criteria C/3 for having distinctive characteristics of a type, period, region, or method of construction.

The Ross Swiss Dairy site has not yielded, nor does it appear to have the capacity to yield, information important about the history of Los Angeles or California. The property is not eligible for listing under Criteria D/4.
Resource Name or #: Ross Swiss Dairy

Recorded by: Pamela Daly, M.S.H.P.  Date: November 15, 2010

Warehouse No. 2. Constructed 1945. West elevation.

*Resource Name or #: Ross Swiss Dairy

*Map Name: Los Angeles

*Scale: 1:24,000  *Date of Map: 1966/1994

*Required information