

DATE: September 12, 2019

TO: WCA Governing Board

FROM: Bryan Moller, Project Manager

THROUGH: Mark Stanley, Executive Officer

SUBJECT: Item 12: Consideration of a resolution to adopt an Addendum to the previously certified Duck Farm Project Mitigated Negative Declaration for the absence of the farm house historic and cultural resources significance.

RECOMMENDATION: That the Watershed Conservation Authority Governing Board approve an Addendum to the previously certified Duck Farm Project Initial Study and Mitigated Negative Declaration for the absence of the farm house historic and cultural resources significance.

PROJECT DESCRIPTION: The Duck Farm River Park Mitigated Negative Declaration (MND) Addendum (Exhibit A) was developed by WCA staff to update the Duck Farm River Park MND on the absence of historic and cultural resource significance of the farm house, a copy of the MND document is available for review at the WCA offices and online at: https://www.wca.ca.gov/duck_farm_river_park.

BACKGROUND: WCA staff and a California Environmental Quality Act (CEQA) Consultant prepared an MND for the Duck Farm project and the WCA Governing Board adopted the Mitigated Negative Declaration (MND) and the Phase 1 Plan, resolutions 2007-19 and 2007-20 respectively, on July 18, 2007.

The Duck Farm Phase 1 (Phase 1) project park elements included the development of a new 37.5-acre park along the San Gabriel River on a portion of the former Woodland Duck Farm site. The primary project features include a 14-acre riparian corridor, a 4-acre native plant nursery, a 2-acre wildflower meadow, a 1-acre pocket park, an Americans with Disabilities Act (ADA) accessible meandering interior trail that connect the main entrance to the wildflower meadow and river overlook, renovation of the potentially culturally significant farm house to create a visitor center, amphitheater/outdoor classroom, 1.5-acre demonstration wetland and freshwater marsh, river edge promenade, neighborhood park, community garden, upland vegetation, maintenance road improvements, Valley Boulevard sidewalk improvements and pedestrian access, I-605 underpass improvements, expanded equestrian facility, a 150-space parking lot at Proctor Street entrance, and a 100-space parking lot at Rall Avenue entrance. The proposed park would provide facilities for passive recreation, improve the natural habitat, improve water quality and storm water management, and connect the community to more open space. The project also considered a future dog park and equestrian center improvements.

In adopting the MND for the Duck Farm Phase 1 project, the Watershed Conservation Authority must ensure that all of the mitigation measures identified in the proposed MND and again in the Mitigation Monitoring Program be implemented and that the project complies with CEQA before acting on development approvals for the project. The monitoring and reporting of CEQA mitigation measures in connection with the project will be conducted in accordance with the attached Mitigation Monitoring Program.

The adopted MND, as required under the California Environmental Quality Act (CEQA), assessed the environmental impacts of the Phase 1 project and identifies project elements that will have anticipated measurable effects on some aspects of the environment. These effects range from “less than significant” to “less than significant with mitigation incorporated.” Of those elements identified as “less than significant with mitigation incorporated” included the Farm House, a 1929 two story Spanish Eclectic Revival style residence that was occupied by the previous owner under Cultural Resources.

Mitigation Measure CUL-1 identified measure to protect and restore the exterior of the building according to Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

WCA staff in preparation to expand Phase 1 development work to implement improvements at the Duck Farm House and surrounding grounds the following are current design options for the which include, but are not limited to:

1. Demolishing the existing farm house
 - Due to the current state of the building and potential cost to both bring it up to code and provide programming space
2. Mothballing
 - Renovate the exterior of the farm house and demo/secure interior to make both safe and visually appealing
3. Full Renovation
 - Renovating the exterior and interior to incorporate limited interior public use spaces that can provide ADA accessibility
4. Demolishing and Rebuilding
 - Demolishing the current farm house and rebuilding new for the purpose of a community center

All these options would trigger mitigation measures noted in CUL-1 if the farm house was in deed found to be a historic resource as outlined as a possibility in the MND. In January 2019, Caltrans completed a farm house-specific Historical Resources Evaluation Report (HRER) (Exhibit B) for the I-605 Corridor Improvement Project on its eligibility for National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local, historical resource designation. The HRER concluded that the farm house is not eligible for designation as a historical resource at the national, state, nor local level.

Based on this conclusion, WCA staff prepared the Addendum to the Duck Farm River Park MND. Under CEQA, an Addendum to a certified Environmental Impact Report (EIR) or Negative Declaration is appropriate if minor technical changes or modifications to the proposed project occur (CEQA Guidelines 15164). The Addendum outlines that, given the new information obtained through the Caltrans HRER, the farm house is not a national, state, nor local historical resource; and renovating, demolishing, or any other action WCA takes on the farm house would not have a CEQA impact and mitigation measure CUL-1 is no longer applicable to the Duck Farm River Park project.

FISCAL INFORMATION: The Addendum was prepared by WCA, its preparation and updating of the CEQA document is funded by grant funds and will not impact the WCA’s operating budget.



Memorandum

Date: September 12, 2019

To: WCA Governing Board

From: Bryan Moller, Project Manager

Subject: Duck Farm River Park – CEQA Addendum

Project Title

Duck Farm River Park

Project Location and APN

The Duck Farm River Park is located within the Avocado Heights and Bassett communities of unincorporated Los Angeles. It is roughly located south of I-10 on the eastern bank of the San Gabriel River adjacent to I-605. The 37.5-acre site extends from Valley Boulevard on the north to Peckham Road on the south, the San Gabriel River on the west, and Rall Avenue and Ramada Avenue to the east. The I-605 bisects the project site into east and west sections.

Introduction

WCA staff and a California Environmental Quality Act (CEQA) Consultant prepared an MND for the project and the WCA Governing Board adopted the Mitigated Negative Declaration (MND) and the Phase 1 Plan, resolutions 2007-19 and 2007-20 respectively, on July 18, 2007.

The Duck Farm Phase 1 (Phase 1) primary project features include a 14-acre riparian corridor, a 4-acre native plant nursery, a 2-acre wildflower meadow, a 1-acre pocket park, an Americans with Disabilities Act (ADA) accessible meandering interior trail that connect the main entrance to the wildflower meadow and river overlook, renovation of the potentially culturally significant farm house to create a visitor center, amphitheater/outdoor classroom, 1.5-acre demonstration wetland and freshwater marsh, river edge promenade, neighborhood park, community garden, upland vegetation, maintenance road improvements, Valley Boulevard sidewalk improvements and pedestrian access, I-605 underpass improvements, expanded equestrian facility, a 150-space parking lot at Proctor Street entrance, and a 100-space parking lot at Rall Avenue entrance. The proposed park would provide facilities for passive recreation, improve the natural habitat, improve water quality and storm water management, and connect the community to more open space. The project also considered a future dog park and equestrian center improvements.

In adopting the MND for the Duck Farm Phase 1 project, the Watershed Conservation Authority must ensure that all of the mitigation measures identified in the proposed MND and again in the Mitigation Monitoring Program be implemented and that the project complies with CEQA before acting on development approvals for the project. The monitoring and reporting of CEQA mitigation measures in

connection with the project will be conducted in accordance with the attached Mitigation Monitoring Program.

The adopted MND, as required under the California Environmental Quality Act (CEQA), assessed the environmental impacts of the Phase 1 project and identifies project elements that will have anticipated measurable effects on some aspects of the environment. These effects range from “less than significant” to “less than significant with mitigation incorporated.” Of those elements identified as “less than significant with mitigation incorporated” included the Farm House, a 1929 two story Spanish Eclectic Revival style residence that was occupied by the previous owner under Cultural Resources.

Mitigation Measure CUL-1 identified measure to protect and restore the exterior of the building according to Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

WCA staff in preparation to expand Phase 1 development work to implement improvements at the Duck Farm House and surrounding grounds the following are current design options for the which include, but are not limited to:

1. Demolishing the existing farm house
 - Due to the current state of the building and potential cost to both bring it up to code and provide programming space
2. Mothballing
 - Renovate the exterior of the farm house and demo/secure interior to make both safe and visually appealing
3. Full Renovation
 - Renovating the exterior and interior to incorporate limited interior public use spaces that can provide ADA accessibility
4. Demolishing and Rebuilding
 - Demolishing the current farm house and rebuilding new for the purpose of a community center

All the options would impact the farm house if it were a historic resource, which was outlined as a possibility in the MND. However, as outlined below, updated studies on the historic resource significance of the farm house show that the farm house is not of national, state, or local significance and renovating, demolishing, or any other action WCA takes on the farm house would not have a CEQA impact.

Statutory Background

Under the California Environmental Quality Act (CEQA), an Addendum to a certified Environmental Impact Report (EIR) or Negative Declaration is appropriate if minor technical changes or modifications to the proposed project occur (CEQA Guidelines 15164). An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or substantially increase the severity of previously identified significant impacts. The Addendum need not be circulated for public review (CEQA Guidelines 15164 [c]); however, an addendum is to be considered by the decision-making body along with the previously-adopted environmental document prior to making a decision on the project (CEQA Guidelines 15164 [d]).

This Addendum demonstrates that the environmental analysis and impacts identified in the prior MND Declaration remain substantially unchanged by the circumstances described herein and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previously adopted MND.

Applicable Reports

This Addendum is prepared as an addition to the Duck Farm River Park MND adopted by the WCA Governing Board on July 18, 2007. A copy of said document is available for review at the WCA offices and online at: https://www.wca.ca.gov/duck_farm_river_park.

In addition, a copy of the Historical Resources Evaluation Report (HRER) for the Caltrans I-605 Corridor Improvement Project is referenced to provide an update on the farm house. A copy of said document is included in this Addendum as Exhibit A and is available for review online at: https://www.wca.ca.gov/duck_farm_river_park.

Updates to the Duck Farm River Park MND

Cultural Resources

The MND Cultural Resources analysis found that the farm house may potentially be eligible for a historic resource designation under California Register of Historic Resources (CRHR) Criterion 3, as it was built during a historic era (1929) and contained potentially historic elements in its design, despite its constant moving and renovations. As such, Mitigation Measure CUL-1 was developed as part of the Cultural Resources analysis, which stipulated the following:

CUL-1. The exterior rehabilitation of the Farm House shall adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. The exterior rehabilitation shall be conducted under the general direction of a qualified historic architect. In addition, the Farm House Visitor and Interpretive Center shall include interpretive displays describing the historic use of the site as a duck farm.

However, Caltrans conducted a farmhouse-specific HRER for the I-605 Corridor Improvement Project, which includes a January 2019 update on the eligibility of the farm house for National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local, historical resource designation. The HRER found that the farm house is not eligible for designation as a historical resource at the national, state, nor local level. Quoted below:

The [farm house] does not meet any of the criteria for inclusion in the NRHP or the CRHR. It is not a historical property for the purposes of Section 106 of the National Historic Preservation Act and is not a historical resource for the purposes of CEQA.

[The farm house] is not presumed to be a historical resource for the purposes of CEQA per California Code of Regulations, Title 14, Chapter 3, Section 15064.5(a)(4).

Furthermore, the HRER found multiple discrepancies in the documents that designated the farm house as a potential historical resource:

Concerning CRHR Criterion 3, the HRER found that the State of California Department of Parks and Recreation 523 forms have previously erroneously noted the period of significance as two different time periods, which correspond with an incorrect period of significance. Furthermore, concerning CRHR Criterion 3, although the farm house does possess some of the character-defining features of Spanish Colonial Revival style, however, due to the removal from its original location, subsequent alterations, and several significant additions, the farmhouse does

not represent the work of a master, nor does it possess high artistic values, nor does it represent a significant and distinguishable entity whose components may lack individual distinction and therefore is not an important example of the Spanish Colonial Revival style. Therefore, the farm house is not recommended eligible for listing in the NRHP or the CRHR under Criterion 3.

Concerning Local Significance, the farm house was erroneously assigned the California State Office of Historic Preservation Status Code of 5S3, "Appears to individually eligible for local listing or designation through survey evaluation.", in 2010, as the Los Angeles County Department of Regional Planning had not adopted a Historic Preservation Ordinance until 2015, the Code cannot predate the adoption of the Historic Preservation Ordinance. Additionally, the 5S3 code mirrors the NRHP and CRHR eligibility, which the farm house does not meet. Therefore, the farm house is not of Local Significance.

As such, the farm house is not a national, state, nor local historical resource; and renovating, demolishing, or any other action WCA takes on the farm house would not have a CEQA impact and mitigation measure CUL-1 is no longer applicable to the Duck Farm Project.

Summary and Findings

Review of the updated project has concluded that the project will not result in new impacts beyond those analyzed in the Duck Farm River Park MND adopted in 2007. None of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a Subsequent MND have occurred, and thus an Addendum to the 2007 Duck Farm River Park MND is appropriate to satisfy CEQA requirements for the proposed project.

The following findings are provided in accordance with CEQA Section 15164 (e) concerning the decision not to prepare a Subsequent MND pursuant to Section 15162.

(1) None of the following conditions calling for preparation of a subsequent Negative Declaration have occurred:

(a) Substantial changes are proposed in the project which will require major revisions of the...Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in severity of previously identified significant effects;

(b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions of the... Negative Declaration due to involvement of new significant environmental effects or a substantial increase in severity of previously identified significant effects; or

(c) New information of substantial importance which was not known could not have been known with the exercise of reasonable diligence at the time the previous... Negative Declaration was adopted, shows the following:

- (i) The project will have one or more significant effects not discussed in the previous Negative Declaration;
- (ii) Significant effects previously examined will be substantially more severe than previously shown in the previous Negative Declaration;
- (iii) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- (iv) Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment, but the project proponent decline to adopt the mitigation measure or alternative.

(2) Only minor technical changes or additions are necessary to make the MND under consideration adequate under CEQA.

(3) The changes to MND made by this Addendum do not raise important new issues about the significant effects on the environment.

This Addendum finds that actions under the proposed project; as identified herein, will not result in any new significant environmental effects or result in the substantial increase of any previously identified impacts in the previous MND.

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

Primary # 19-004079 (Update)
HRI #
Trinomial
NRHP Status Code 6Y, 6Z

Survey # Other Listings
DOE # Review Code Reviewer Date

Page 1 *Resource Name or # (Assigned by Recorder) Woodland Duck Farm & Louise A. Ward Residence

P1. Other Identifier: Caltrans Map Reference No. 24 (Woodland Duck Farm) & 25 (Louise A. Ward Residence)

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

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

c. Address 12936 Valley Boulevard City: Avocado Heights Zip 91746

d. UTM (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN APN: 8110-029-908

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

This update form is for the Woodland Duck Farm property, originally the Ward Duck Company, and the Louise A. Ward Residence. In 2003, John English evaluated the Louise A. Ward Residence as an individual resource (Primary Record number 19-004079). The farm site and residence were both previously evaluated as a district and individual property in 2007 by Monica Strauss et al (California Historical Resource Information System report number LA-10600) and in 2010 by Wendy L. Tinsley Becker (Update to Primary Record number 19-004079). Architectural Resources Group prepared a feasibility study for the residence in 2011. See Continuation Sheet for 2019 update.

*P3b. Resource Attributes: (List Attributes and codes) HP33. Farm/Ranch HP02. Single Family Property

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

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



P5b. Description of Photo:

(View, date, accession #) Louise A. Ward Residence, bird's eye view looking north (Microsoft, 2018)

*P6. Date Constructed/Age and

Source: [x] Historic [] Prehistoric [] Both

c. 1929 UCSB, Aerial Photo. Info. Database

*P7. Owner and Address:

WATERSHED CONSERVATION AUTHORITY
100 N OLD SAN GABRIEL CANYON RD
AZUSA, CA 91702

*P8. Recorded by:

Christine Miller Cruiss
GPA Consulting
2600 Capitol Ave. Suite 100
Sacramento, CA 95816

*P9. Date Recorded: 1/15/2018

*P10. Survey Type: (Describe)

Section 106 Compliance

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

HRER for the I-605 Corridor Improvement Project PA/ED, 2019

*Attachments: [] NONE [] Location Map [] Sketch Map [x] 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):

CONTINUATION SHEET

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*Resource Name or # (Assigned by
recorder)

Woodland Duck Farm and Louise A. Ward Residence

Recorded By: Christine Miller Cruiss, GPA Consulting

Date: 1/15/2019

 Continuation Update*Summary of Previous Evaluations of NRHP and CRHR Eligibility*

The Woodland Duck Farm (Duck Farm) is a former agricultural property bisected by the I-605. In 2003, John English evaluated the Louise A. Ward Residence (12936 Valley Boulevard, Avocado Heights; APN 8110-029-908), located on the Duck Farm, for individual eligibility to the CRHR. English determined that it was eligible for listing under Criterion 3 (OHP Status Code 3CS) “for the quality of its architectural design in the Spanish Colonial Revival Style” (English 2003).

In 2007, Monica Strauss et al. identified the Woodland Duck Farm property as an archaeological site consisting of 13 features and determined that it was not eligible for listing in the CRHR (OHP Status Code 6Z) (Strauss 2007). A total of six then-extant buildings on the Duck Farm were also evaluated for individual CRHR eligibility. All buildings except for the Louise A. Ward Residence were found not eligible for listing in the CRHR (OHP Status Code 6Z). The Louise A. Ward Residence was determined eligible for the CRHR under Criterion 3 (OHP Status Code 3CS) as “a good example of the Spanish Eclectic Revival style” (Dietler and Tomes 2006).

In 2010, Wendy L. Tinsley Becker evaluated the Duck Farm property for NRHP and CRHR eligibility as a potential historic district consisting of four building and/or structure areas and 13 archaeological features, as well as the individual eligibility of extant buildings and structures on the site. Becker’s 2010 evaluation determined that the Duck Farm property was not eligible as a district, and that all buildings and structures therein were not individually eligible for the NRHP or CRHR (OHP Status Code 6Z). One building, the Louise A. Ward Residence, was identified as eligible for designation as a Los Angeles County Landmark under local Criterion 3 as an example of the Spanish Colonial Revival style (OHP Status Code 5S3).

This evaluation incorporates information from the 2003, 2007 and 2010 prior evaluations, and *The Duck Farm: Duck Farm House Feasibility Study* completed in 2011 but the Architectural Resources Group, Inc. The 2011 study did not further evaluate significance of the Louise A. Ward Residence but did inventory the building’s interior and exterior integrity. The overall assessment of building’s exterior integrity remained the same as the 2010 evaluation, but the 2011 study noted that the interior of the dwelling has severely compromised integrity of materials, design, and workmanship. The authors of the 2011 study did not make a recommendation for NRHP and CRHR eligibility based on the inventory of integrity but concluded, “Due to the lack of specific analysis in the 2007 findings, it is unclear whether more information at the time [specifically the integrity of the interior spaces] would have changed the outcome of that evaluation.”

The Woodland Duck Farm property has been consistently recommended not eligible for listing in the NRHP and the CRHR due to lack of integrity, with an OHP Status Code of 6Z, and that status code remains valid. The NRHP and CRHR eligibility of the Duck Farm is not further evaluated herein, except to update photographic documentation. Following a field survey, supplemented by aerial photographs, and a review of prior evaluations, GPA Consulting concurs with the finding that the Woodland Duck Farm property does not retain sufficient integrity to convey its significance under any of the criteria for inclusion in the NRHP or CRHR as a district, and the buildings and structures therein are individually not eligible. The farm, buildings, and structures are not a historic property for the purposes of Section 106 of the National Historic Preservation Act and is not a historical resource for the purposes of CEQA. The property was not evaluated for local designation. Please refer to the previous records (Becker 2010 and Strauss 2007) for the complete evaluations for the Woodland Duck Farm.

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*Resource Name or # (Assigned by
recorder)

Woodland Duck Farm and Louise A. Ward Residence

Recorded By: Christine Miller Cruieess, GPA ConsultingDate: 1/15/2019 Continuation Update

The previous evaluations for the Louise A. Ward Residence do not adequately evaluate eligibility under the NRHR, CRHR, or the Los Angeles County Historic Preservation Ordinance. See below for an updated evaluation of the residence as an individual property.

2019 Update

In September 2017 and January 2019, GPA Consulting made a field visit to confirm the prior evaluation. GPA photographed the exterior conditions of the Louise A. Ward Residence at 12396 Valley Boulevard, Avocado Heights. Located at the southwestern portion of the former Duck Farm, the property comprises one house with an attached garage, a non-original pergola northeast of the residence, and a non-original circular fountain to the west (Figure 1 on page 7 of this Update Form). The residence is a two story, L-shaped plan, Spanish Colonial Revival style house with a hipped red clay tile roof and stucco exterior (see Photos 1 through 4 below). The property as of January 2019 matches the description and photographs in Becker's 2010 evaluation (Primary Record number 19-004079, pages 5-7).



Photo 1. West and north elevations showing the primary entrance to the residence with replacement porch steps.
Source: GPA Consulting, January 11, 2019.



Photo 2. View of the north elevation showing the replacement balconies. Source: GPA Consulting, January 11, 2019.

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*Resource Name or # (Assigned by
recorder)

Woodland Duck Farm and Louise A. Ward Residence

Recorded By: Christine Miller Cruieess, GPA ConsultingDate: 1/15/2019 Continuation Update

Photo 3. South elevation of the residence showing the small addition with wood canopy frame and garage (at right). The large exterior door on this elevation (at left) has likely been modified from the original fenestration pattern. Source: GPA Consulting, January 11, 2019.



Photo 4. East elevation showing non-original hood covers over the porches, non-original masonry porches, and a non-original chimney. Source: GPA Consulting, January 11, 2019.

Also present on the 2018 aerial photograph and during the January 2019 field visit by GPA Consulting was a storage building located north of the Ward Residence, east of I-605 (12936 Valley Boulevard, Avocado Heights; APN 8110-029-905), which is less than 50 years old (circa 1981-1994) and was previously evaluated as not eligible for the NRHP or CRHR (OHP Status Code 6Z) in 2010 (Primary Record number 19-004079, page 10).

In addition, the portion of the former Duck Farm located west of I-605 (455 S Rall Avenue, Avocado Heights; APN 8110-001-903) was present on the 2018 aerial photograph but was not fully visible from the public right of way during the September 2017 field visit by GPA Consulting. The Rall Avenue property includes a one story, irregular shaped plan, single family residence with a composition shingle hipped roof and stucco exterior, constructed in 1946 (per Los Angeles County Assessor). The Rall Avenue property also includes ancillary buildings and structures, including approximately five animal stalls or corrals with corrugated metal roofs and two animal pens or training rings, which appear to have been constructed between circa 1964 and 1972 when the property became an equestrian facility. The equestrian facility was previously evaluated as not eligible for the NRHP or CRHR (OHP Status Code 6Z) in 2010 (Primary Record number 19-004079, page 8) and not eligible for the CRHR in 2007 (Report number LA-10600, pages 24-25).

B10. Significance: Louise A. Ward Residence

Louise A. Ward established her duck farming operations on an agricultural property near Petaluma in Sonoma County in approximately 1913. By 1930, her duck farm moved to Old River Road in Cudahy, California, but by 1940 the farm and her residence moved to 1401 West Rush Avenue in El Monte, California. Operations continued at the Rush Avenue property until Louise died in 1950. Eigil Bahnsen, a longtime business partner, and his daughter, Patricia, as well as her husband Richard Woodland, acquired the poultry farming operations. By 1955 the poultry farm again moved to the current location at 12936 Valley Boulevard in Avocado Heights due to the construction of the Whittier Narrows Golf Course.

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*Resource Name or # (Assigned by
recorder)

Woodland Duck Farm and Louise A. Ward Residence

Recorded By: Christine Miller Cruieess, GPA ConsultingDate: 1/15/2019 Continuation Update

As documented in the 2003 DPR 523 form, the author, John English, had a phone conversation with Richard Woodland who indicated that the current primary dwelling, as well as some outbuildings, had been moved from the El Monte property, at 1401 West Rush Avenue, to the current property at 12936 Valley Boulevard, Avocado Heights, around 1951. The sale of the El Monte property for the construction of the Whittier Narrows Golf Course necessitated the removal of the buildings on the farm. Richard Woodland recalled that the house was separated into multiple sections and moved on log rollers, partially within the bed of the San Gabriel River, to the current location.

Historic aerial photos indicate some inconsistencies between the timeline in Richard Woodland's recollection. In 1952, the Valley Boulevard property appears to be unimproved. In 1956 there was no building present on the current location of the Louise A. Ward Residence, although other buildings were present on the property (Figures 1 and 2). By 1960, a building was present at the location of the current Louise A. Ward Residence (Figure 3), although it seems that the dimensions of the plan are more narrowly proportioned on east-to-west axis than the current proportions of the building plan. By 1976, the dwelling and the immediately surrounding area is much as it is today (Figure 4).

No building permits were identified to confirm this relocation of the primary dwelling. A relocation permit was identified at the County of Los Angeles Department of Building and Safety that documents the relocation of a one-story building from Durfee Road in El Monte to the Avocado Heights property on Valley Boulevard to be used for farm labor housing.

Based on Richard Woodland's recollection as documented in the 2003 DPR 523 Form by John English and on an analysis of historic aerial photos, the residence was originally built between 1927 and 1939. Sometime after 1951, the dwelling was dismantled into multiple sections and moved to the current location in Avocado Heights. In the current location, the house was reconstructed on a new concrete foundation. Since being moved, the house has had a number of alterations and additions:

- Based on a visual inspection, it appears that the balconettes on the north elevation are non-original. The dimensions and proportions of the balconettes are incongruous with typical examples of the style.
- A one-story addition with a roof deck and wood canopy frame was added to the eastern corner of the southern (rear) elevation.
- The chimney appears to have been added only after the property was moved.
- A three-car garage with a flat roof and parapet was added to the southeastern addition of the residence.
- A recessed porch that shelters a modern sliding glass door was added to the south (rear) elevation.
- The front porch and steps are not original.
- The east elevation has two modified doors with non-original hoods.
- The east elevation porches and steps are non-original.
- Numerous interior alterations, more thoroughly documented in the 2011 Feasibility Study
- The siting of the house is on a different orientation from the original (Figures 1 and 5), rotated approximately 180 degrees
- Furthermore, the landscaping surrounding the residence does not reflect the original landscaping. At the El Monte location, the residence was within a formal landscape with driveways, tree allées, orchard trees, and other buildings. In the current location on Valley Boulevard, the property has a circular driveway, is surrounded by tree lines, and has I-605 within 100 feet of the residence. The current setting does not reflect the residence's original rural agricultural setting.

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*Resource Name or # (Assigned by
recorder)

Woodland Duck Farm and Louise A. Ward Residence

Recorded By: Christine Miller Cruieess, GPA Consulting

Date: 1/15/2019

 Continuation UpdateCriteria A/1

Under Criteria A, the Louise A. Ward Residence, as an individual resource, was not associated with a significant event, pattern of events, or trends that are significant within a local, state, or national context. Although the agricultural property, as a whole, does have significance under Criteria A/1, within the context of poultry farming in California, the substantial loss of integrity renders the overall property ineligible for listing in the NRHP and CRHR. The dwelling itself does not illustrate a pattern of events or a historic trend that made a significant contribution to the development of the community, the state, or the nation. The Louise A. Ward Residence is not significant under Criteria A/1.

Criteria B/2

Under Criteria B/2, the Louise A. Ward Residence was associated with Louise A. Ward and Richard and Patricia Woodland. Newspaper archives (NewspaperArchive.com, Los Angeles Times Historical Archives [ProQuest], and the California Digital Newspaper Collection), as well as other digital databases for census records, voter records, and directories (Ancestry.com) were consulted for this Update Form, but no information was identified that indicates that any of the individuals were significant beyond operating a successful duck farm. A property is not eligible under Criteria B/2 if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group. Although successful farmers, none of the individuals were involved with activities that are demonstrably important within a local, state, or national historic context. The Louise A. Ward Residence is not significant under Criteria B/2.

Criteria C/3

A historic context specific to Spanish Colonial Revival buildings in unincorporated sections of Los Angeles County has not been developed, but the City of Los Angeles has a well-developed context for the style, "Architecture and Engineering, 1850-1980, Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948" (Prosser 2018). Because the county and city developed during the same time-period following similar patterns, and because the Spanish Colonial Revival style was ubiquitous across building types and throughout the southern California, the city-focused context is appropriate for evaluating the Louise A. Ward Residence. The period of significance for the Spanish Colonial Revival style historic context spans 1912-1948. The eligibility standards for the style mandate that the property should be built during the period of significance, should exemplify the character-defining features of the Spanish Colonial Revival style, and should be an excellent example of the style and/or the work of a significant architect or a builder. (Prosser 2018:31). Although the Louise A. Ward Residence does possess some of the character-defining features identified in the context (asymmetrical horizontal assemblage of building masses, stuccoed exterior walls, low-sloped clay tile roofs, arched openings, towers, wrought iron details), it does not possess other key elements (distinctively shaped and capped chimneys, patios/courtyards/loggias/covered porches/balconies, attic vents, and other key decorative details) constructed of iron, wood, cast stone, terra cotta or polychromatic tile. The Louise A. Ward Residence retains the basic characteristics of a Spanish Colonial Revival style dwelling but is lacking additional key features that would be necessary to make it an important example of the style within its context.

Properties may be eligible under Criteria C/3 if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. The Louise A. Ward Residence does not represent the work of a master, nor does it possess high artistic values, nor does it represent a significant and distinguishable entity whose components may lack individual distinction. It is not an excellent

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example of the Spanish Colonial Revival style. The Louise A. Ward Residence only partially embodies the distinctive characteristics of a type, period, or method of construction for a Spanish Colonial Revival residence because it is lacking key architectural details that are necessary to make it an important example within its context. In addition, the integrity of the property has been diminished. The residence was moved from its original location and had several significant alterations and additions subsequent to its move.

Prior DPR 523 forms have documented that the Louise A. Ward Residence may be significant under CRHR Criterion 3 as an example of a Spanish Colonia Revival residence. Previous evaluations erroneously noted the period of significance as 1929-1951 (2003 and 2007) or 1929-1960 (2010). This period presumably corresponds to the years it was associated with Louise A. Ward. However, if the residence were significant for its architecture, a period of significance corresponding to its original date of construction would be more accurate. Nonetheless, as described above, the Louise A. Ward Residence is not significant under Criteria C/3, has compromised integrity, and has been moved from its original location after its period of significance. The Louise A. Ward Residence is not recommended eligible for listing in the NRHP or the CRHR under Criteria C/3.

Criteria D/4

The Louise A. Ward Residence is not significant as a source (or likely source) of information important in prehistory or history (Criteria D/4).

Criteria Consideration B

The guidelines state: "Before looking at the Criteria Considerations, make sure your property meets one or more of the four Criteria for Evaluation and possesses integrity" (National Park Service 2002). Although demonstrated above as not significant under any NRHP or CRHR criteria, a discussion of Criteria Consideration B: Moved Properties is included in this evaluation to further illustrate that even if the Louise A. Ward Residence was recommended eligible as a historic property/historical resource, it does not meet the requirements of Criteria Consideration B.

Under this consideration, and based on the findings of previous evaluations, the Louise A. Ward Residence would most likely be considered significant under Criteria C/3 for its architectural value. As such, a moved property under Criteria C/3 must "retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association" (National Park Service 2002). In addition, moved properties must still have an "orientation, setting, and general environment that are comparable to those of the historic location and that are compatible with the property's significance" National Park Service (2002). When the property was moved, the orientation of the building changed by nearly 180 degrees, so the southerly elevation now faces north. Furthermore, the setting and general environment significantly changed. In the original location, the Louise A. Ward Residence was located within a designed, formal landscape with driveways, tree allées, orchards, and was surrounded by a farm and situated in an agricultural area. In the current location, the dwelling does remain located on a (former) duck farm, but it no longer retains a formal landscape, nor does it retain orchards or tree allées. In the current location, the house is located within 100 feet of an interstate but the yard area immediately surrounding the house is demarcated with a tree line. The Louise A. Ward Residence does not have an orientation, setting, and general environment comparable to the original location. The Louise A. Ward Residence does not meet Criteria Consideration B.

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Although it is not necessary to discuss integrity for properties that lack NHRP and CRHR significance, this evaluation of integrity is included to further illustrate that even if the Louise A. Ward Residence was found to be significant, it no longer retains sufficient integrity to convey its significance.

The Louise A. Ward Residence partially retains integrity of design, materials, and workmanship. The move of the property and subsequent exterior alterations, as listed on page 5, have diminished the integrity of design, materials, and workmanship with changes in massing, changes in fenestration, orientation of plan, architectural details, and landscaping.

With its relocation, the Louise A. Ward Residence has lost all integrity of location and setting from its period of significance. Furthermore, the new setting is not comparable and does not reflect the formal landscaping and rural agricultural context of the original property.

The Louise A. Ward Residence does retain adequate integrity of feeling and association to convey its history as a Spanish Colonial Revival style residential property.

Overall, the Louise A. Ward Residence does not retain sufficient integrity to convey its history as an agricultural residential property.

Therefore, the property does not meet any of the criteria for inclusion in the NRHP or the CRHR. It is not a historic property for the purposes of Section 106 of the National Historic Preservation Act and is not a historical resource for the purposes of CEQA.

Local Significance

In the 2010 DPR 523 forms, the Louise A. Ward Residence was erroneously assigned an OHP Status Code of 5S3, "appears to be individually eligible for local listing through survey evaluation." Based on correspondence with the Los Angeles County Department of Regional Planning (Dean Edwards 2018), Edwards stated the following regarding the property: "We do not have any information on the on the above referenced property. I believe the 5S3 status code assignment was also in error. The attached DPR form is dated March 2010. However, our Historic Preservation Ordinance was not adopted until 2015." As the status code assignment predated the 2015 implementation of the County of Los Angeles Historic Preservation Ordinance, the 5S3 status code appears to have been in error. Furthermore, the registration requirements under the county ordinance, for this type of property, mirror those of the NRHP and CRHR. For the same reasons described above, the Louise A. Ward Residence does not appear to be eligible for local listing. It is not presumed to be a historical resource for the purposes of CEQA per California Code of Regulations, Title 14, Chapter 3, Section 15064.5(a)(4).

B12. References

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Figure 1. 2018 aerial photo with red arrow showing location of Louise A. Ward Residence. Source: Google Earth.

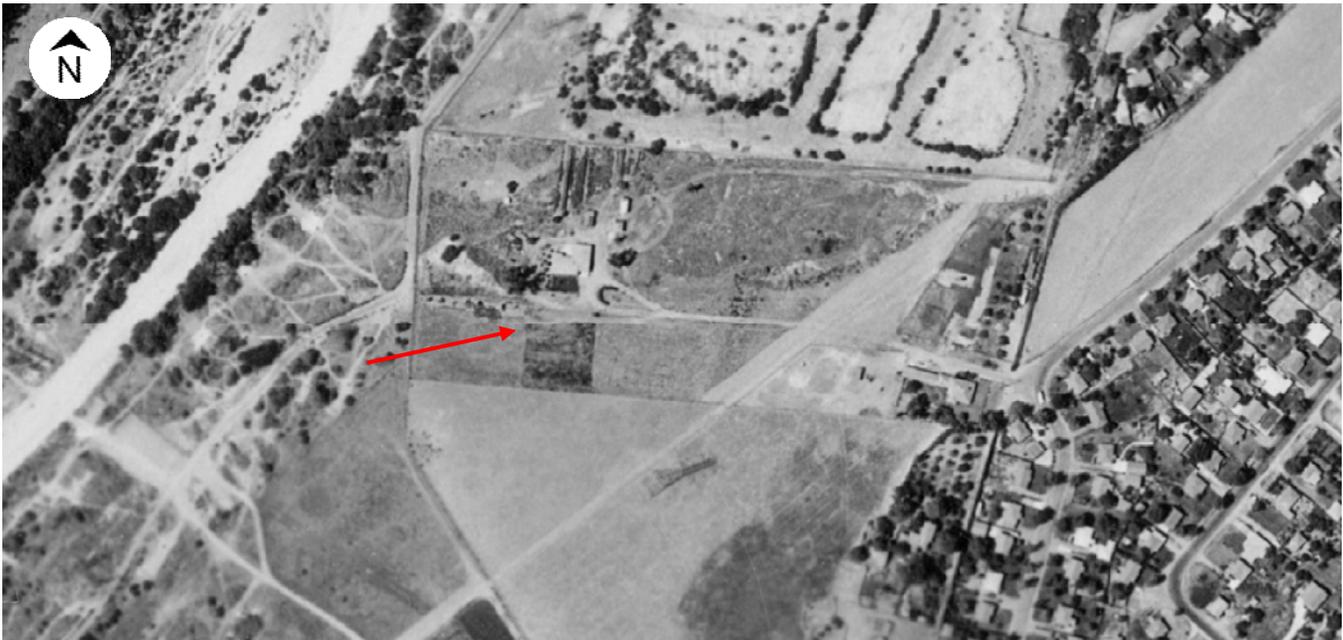


Figure 2. 1956 aerial photo with a red arrow showing the approximate location of the Louise A. Ward Residence. In 1956, the current building had not been relocated to the current location. Not to scale. Source: University of California Santa Barbara interactive aerial photograph browser.

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Figure 3. 1960 aerial photo with a red arrow showing the approximate location of the Louise A. Ward Residence. In 1960, a portion of the current building may have been present on the property. The building appears to be two stories tall, but the plan appears slightly narrower than the extant building. Not to scale. Source: University of California Santa Barbara interactive aerial photograph browser.



Figure 4. 1976 aerial photo with a red arrow showing the approximate location of the Louise A. Ward Residence. In 1976, the current building appears to be extant. Not to scale. Source: University of California Santa Barbara interactive aerial photograph browser.

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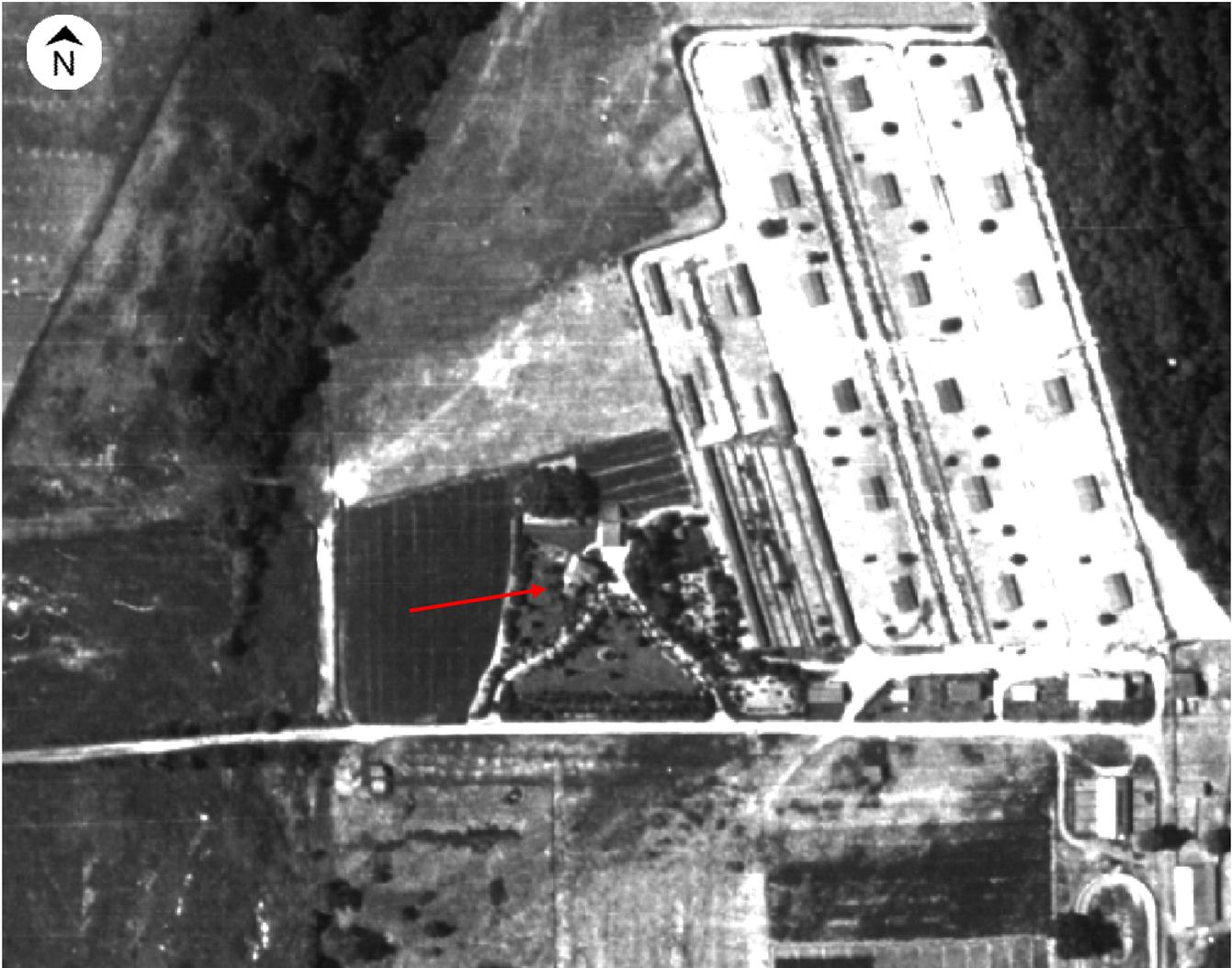


Figure 5. 1938 aerial photo with a red arrow showing the approximate location of the Louise A. Ward Residence when at 1401 West Rush Avenue in El Monte, California. Note the orientation of the residence, the landscaping, and the extensive surrounding agricultural property and how it varies from the current orientation and context in Figure 1. Source: University of California Santa Barbara interactive aerial photograph browser.

September 12, 2019 – Item 12

RESOLUTION 2019-41

RESOLUTION TO ADOPT AN ADDENDUM TO THE PREVIOUSLY CERTIFIED DUCK FARM PROJECT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE ABSENCE OF THE FARM HOUSE HISTORIC AND CULTURAL RESOURCES SIGNIFICANCE

WHEREAS, The Watershed Conservation Authority has been established as a joint powers agency between the Rivers and Mountains Conservancy (RMC) and the Los Angeles County Flood Control District (District); and

WHEREAS, the Watershed Conservation Authority (WCA) has further been established to focus on projects which will provide open space, habitat restoration, and watershed improvement projects in both the San Gabriel and Lower Los Angeles Rivers watershed; and

WHEREAS, this action approves an Addendum to the previously certified Duck Farm Project Initial Study and Mitigated Negative Declaration for the absence of the Farm House historic and cultural resource significance; and

WHEREAS, the action is consistent with the provisions of the California Environmental Quality Act; **NOW**

Therefore be it resolved that the WCA hereby:

1. **FINDS** that this action is consistent with the purposes and objectives of the WCA; and
2. **FINDS** that this action is consistent with the requirements of the California Environmental Quality Act (CEQA).; and
3. **ADOPTS** the staff report dates September 12, 2019; and
4. **ADOPTS** the Addendum to the previously certified Duck Farm Project Mitigated Negative Declaration.

~ End of Resolution ~

//

Motion: _____ Second: _____

Ayes: _____ Nays: _____ Abstentions: _____

Resolution 2019-41

Passed and Adopted by the Board of the
WATERSHED CONSERVATION AUTHORITY
On September 12, 2019

Herlinda Chico
Governing Board Chair

ATTEST: _____
David Edsall, Jr.
Deputy Attorney General