

April 10, 2022

Kimberly Thienes
T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602

Subject: Cultural Resources Services for the 12352 Whittier Boulevard Project, City of Whittier, County of Los Angeles California

Dear Ms. Thienes:

Duke Cultural Resources Management, LLC (DUKE CRM) is under contract to T&B Planning, Inc., (CLIENT) for cultural resources services for the 12352 Whittier Boulevard Project (Project), located in the City of Whittier, County of Los Angeles, California. Specifically, DUKE CRM evaluated the property for the significance and eligibility under the California Environmental Quality Act (CEQA).

The Project is located at 12352 Whittier Boulevard, City of Whittier, California within Los Angeles County (Attachment A, Figures 1 through 3). Latitude/longitude coordinates for the project are 33° 58' 24.42" N, 118° 2' 46.61" W (NAD 83). Specifically, the project is located in Section 29, Township 2 South, Range 11 West, San Bernardino Baseline and Meridian. The project is depicted on the 1981 USGS *Whittier, Calif.* 7.5-minute quadrangle (Attachment A, Figure 2). The subject property occupies an approximate 12-acre, irregular-shaped, sloping parcel on the west side of Whittier Boulevard between Baldwin Place on the south and Sky Court on the west. The parcel was developed as office and warehouses between the years 1950-1967 in an industrial area of the city.

The Project Applicant proposes to redevelop the Project site with one employment-generating building having a maximum of 295,499 square feet (s.f.) of building space. The Project site has an Innovation land use designation in the Envision Whittier General Plan and is zoned as Workplace District within Whittier Boulevard Specific Plan. The proposed building will comply with these designations and be flexible for a number of uses, including manufacturing, assembly, business supportive needs, and office, all based on the needs of future tenants or owners. The percentage of warehouse storage space in the building would be 50 percent or less. Vehicular access is proposed via two driveways connecting the Project site to the Whittier Boulevard frontage road, one in the northeast corner of the Project site for passenger vehicles and one in the southeast corner to accommodate both passenger cars and trucks. Proposed landscaping would be ornamental in nature concentrated around the perimeter of the Project site with some additional landscaping around the building.

In order to redevelop the Project site as proposed, the three attached and vacant existing industrial buildings and other site features would be demolished. Grading would occur across the site to prepare the property for redevelopment. Demolition activities would include the demolition of approximately 213,430 s.f. existing structures and 305,150 s.f. of existing paving, for a total of 518,580 s.f. of demolition materials. The minimal landscaping that occurs around the perimeter of the site also would be removed. Demolition is estimated to occur over a period of approximately 52 working days. Proposed site preparation and grading activities would result in approximately 26,761 cubic yards (CY) of cut, 26,761 CY of fill, and 21,407 CY of over-excavation. Earthwork would balance on the site and no import/export of soils would be required. All construction

equipment staging, and construction worker parking would occur on the site, with no off-site staging areas required.

Methods

Evaluation of the structures within the Project consisted of background research and on-site inspection of the property. Background research included review of former historic documentation and evaluation by GPA Consulting, findings by the City, inspection of the files within the California Office of Historic Preservation Built Environment Resource Database (BERD) managed by the California Historic Resources Information System (CHRIS), County archives, planning department documents, and related historical maps, aerials, and articles. Field inspection included photo and written documentation of existing conditions with focus on architectural elements reflecting historical and recent architectural elements with reference to application of criteria set forth for eligibility on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and the local City of Whittier Historic Preservation Ordinance.

Observations are recorded on California Department of Parks and Recreation (DPR) series forms (DPR 523) that include, but are not limited to, a Primary form (DPR 523a) and Building/Structure/Object (BSO) form DPR 523b. Ancillary forms include maps, photos, and continuation pages. The DPR forms are Attachment B to this technical letter report.

Background research and evaluation was undertaken by Dana Supernowicz, M.A. RPA. Mr. Supernowicz meets the professional qualifications of the Secretary of the Interior for architectural historian and historian and has more than 40 years of experience. Brian Glenn, M.A., RPA produced this report. Curt Duke, M.A., RPA supervised and reviewed these work efforts. Mr. Duke is the Principal Archaeologist/President of DUKE CRM. Please see Attachment C for resumes.

Results

The following is a summary of the DPR forms prepared by Mr. Supernowicz. The complete description is found in the DPR forms (Attachment B). The historic context for the subject property is rooted in the development of light-industrial and commercial office buildings along Whittier Boulevard following rezoning of former agricultural land after World War II, although the city's history is much older.

The subject parcel was developed with an office and warehouse by the Ekco Products Company in 1950, followed by another office and additional warehouses in the early to mid-1950s and early 1960s. The original facility was opened in October of 1951 (*Los Angeles Times* 1951). The Ekco Products Company itself dates to 1888. Ekco produced non-electric housewares, absorbing dozens of smaller businesses across the country from cutlery and flatware to baking supplies, pressure cookers, chemicals, plastic accessories, aluminum foil containers, bathroom fixtures, lighting, and building supplies.

By 1967, following the sale of the Ekco Products Company to the American Home Products Company, the subject property was occupied by the Worley Division of Standard Pressed Steel (*Los Angeles Times*, October 8, 1967). By 1977, the building complex was occupied by Bedline Manufacturing (*Los Angeles Times*, September 8, 1977). The building was most recently leased or owned by Leggett and Platt Decorators. The entire facility today sits vacant.

The subject property was formally recorded and evaluated for the NRHP, CRHR, and the City of Whittier Historic Preservation Ordinance by Elysha Paluszek of GPA Consulting in November 2013 (GPA Consulting 2013). “The property appears to be eligible at the local level of significance under National and California Register Criterion A/1 and as a Whittier Historic District under Criteria A and B. It is significant for its association with the development of a new economic base of distribution and manufacturing in Whittier in the post- World War II period.” (GPA Consulting 2013).

In June 2015, GPA Consulting prepared a context statement for the City of Whittier for “non-residential building through 1967 (GPA Consulting 2015). On page 93 of the context statement, GPA Consulting originally listed 12352 Whittier Boulevard, the subject property as an “historic district” having been built in 1953 as a status code “3S” having an “important association with the history of Whittier” (GPA Consulting 2015: 93). This recommendation was reversed later, eliminating the property as a potential “historic district” and presenting the argument that it is significant as an individual property. The property was recorded as Structure 68 on the Citywide Non-Residential Historic Resource Survey (September 11, 2018) as ineligible for City landmark status.

Findings and Conclusions

The subject property was reassessed under the regulatory framework within the guidelines imposed for the CEQA and the CRHR under Public Resources Code section 5024.1, the NRHP criteria, and City of Whittier Historic Preservation Ordinance. The subject property’s period of significance spans the years 1950-1967 when it was owned and operated by the Ekco Products Company.

The property is eligible for the NRHP/CRHR under Criterion A/1. In assessing the property’s historical significance under NRHP Criterion A/CRHR Criterion 1, the subject property, originally established as the Western Regional headquarters for the Ekco Products Company, represents a significant post-World War II manufacturing and distribution facility whose products were sold throughout the world. The company’s products, including those made at the Whittier plant were illustrated in newspapers and magazines throughout the United States during the 1950s-1960s. Their kitchenware products were some of the most innovative for their time and during the 1950s the company branched into manufacturing hardware as well as supplying the U.S. Army and Navy with armaments during the Korean War. Based upon historic newspapers, the subject property acted as one of the primary operation centers for Ekco, and its Whittier headquarters became a major employer during its period of significance – namely 1950-1967.

In applying the City of Whittier’s Historic Preservation Ordinance, the subject property does not meet Criteria A, B, C, D, F, and G. But the property does appear to meet Criterion E of the Ordinance, being the site of an important historical event or is associated with events that have made a meaningful contribution to City of Whittier during the years 1950-1967 when Ekco Products Company was operating out of 12352 Whittier Boulevard.

In conclusion, the subject property at 12352 Whittier Boulevard appears eligible for the NRHP, CRHR, and as a City of Whittier’s Historic Preservation Ordinance resource of significance. As such, the proposed demolition of the property represents a significant impact and would be considered a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of CEQA.

Carrying out specific mitigation measures are designed to reduce the impact to less than significant by preserving the memory of the Ekco Products Company plant and its importance in the City of

DUKE CULTURAL RESOURCES MANAGEMENT

Whittier. DUKE CRM recommends that a detail written history of the property be completed as mitigation. The report should include the following elements:

- digital photography of the property,
- as-built site plans/drawings of the property,
- historic photos and maps of the property,
- oral interviews with former employees
- an exhaustive history of the Ekco Products Company use of the property,
- distributed to regional archives including:
 - City of Whittier Planning Department,
 - Whittier Public Library,
 - Whittier Historical Society and Museum,
 - Los Angeles Public Library,
 - South Central Coastal Information Center at CSU, Fullerton,
- The report should be prepared by a Historic Preservation consultant who meets the Secretary of the Interior's Professional Qualifications Standards.

Completion of this task will reduce the level of impact of the Project to a level that is less than significant.

Thank you for contacting DUKE CRM on this request. If you have any questions or comments, you can contact me at (949) 356-6660 or by e-mail at curt@dukecrm.com.

Sincerely,

DUKE CULTURAL RESOURCES MANAGEMENT, LLC



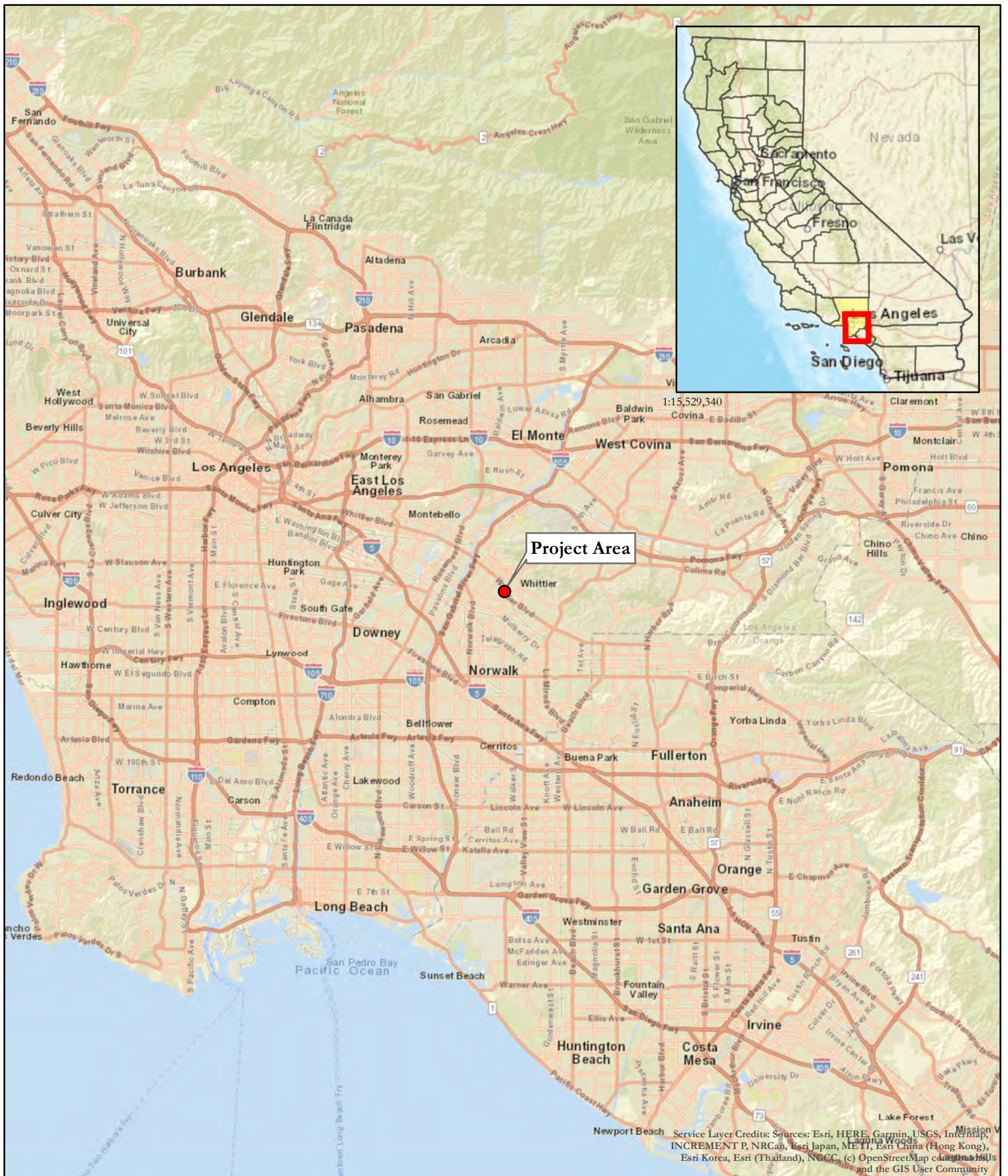
Curt Duke, M.A., RPA
President/Principal Archaeologist

Attachments:

- Attachment A. Project Maps
- Attachment B. Department of Parks and Recreation Forms (DPR 523)
- Attachment C. Staff Resumes

ATTACHMENT A

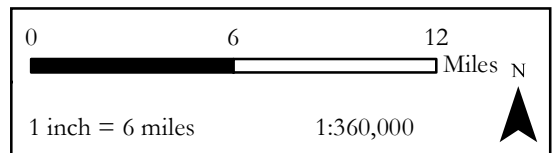
PROJECT MAPS

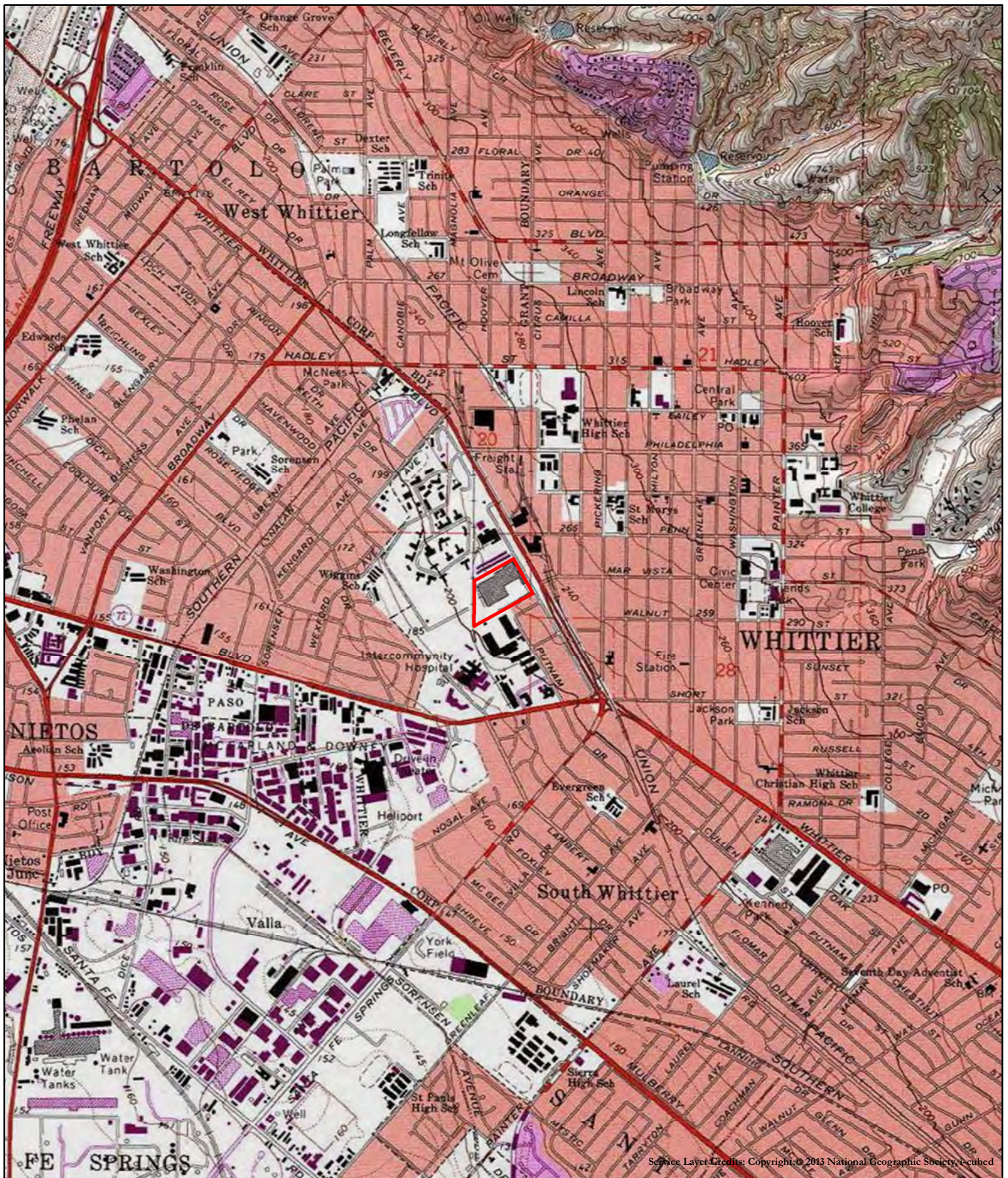


Map 1 - Project Vicinity
 12352 Whittier Blvd, Whittier, C-0397



● Project Area



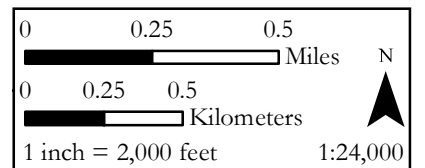


Map 2 - Project Location
 12352 Whittier Blvd, Whittier, C-0397

Whittier, Calif USGS 7.5-minute quadrangle
 T2S, R11W, Section 28 & 29
 Date of Map: 1949 / Photorevised: 1981



Project Area



Service Layer Credits: Copyright © 2013 National Geographic Society, i-cubed

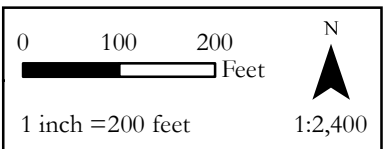


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2022 TomTom

Map 3 - Project Aerial Photo
12352 Whittier Blvd, Whittier, C-0397



 Project Area



ATTACHMENT B

DEPARTMENT OF PARKS AND RECREATION FORMS (DPR 523)

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

Primary #: _____
HRI # _____
Trinomial _____
NRHP Status Code: _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 21

*Resource Name or #: (Assigned by recorder) 12352 Whittier Boulevard

P1. Other Identifier: Formerly Leggett & Platt Decorators

***P2. Location:** Not for publication Unrestricted

***a. County:** Los Angeles

b. USGS 7.5' Quadrangle: Whittier, California 1981

c. Address: 12352 Whittier Boulevard

City: Whittier

Zip: 90602

d. UTM: N/A

e. Other Locational Data (e.g., parcel #, directions to resource, etc. as appropriate): The subject property is located on Parcel Map 326-39-43, Portion of Lot 2 in a light-industrial zoned area of Whittier. APN 817-002-6011.

***P3a. Description:** The subject property occupies an approximate 12-acre, irregular-shaped, sloping parcel on the west side of Whittier Boulevard between Baldwin Place on the south and Sky Court on the west. The parcel is developed office and warehouses between the years 1950-1967. While the first office, built in 1950 lies to the north and is connected to a warehouse to the west with domed roof, the second office, which was built in the mid to late-1950s lies to the south and only shares one wall with the warehouses to the north. The original masonry office to the north is rectangular in shape, features a shed-style roof and modest eaves with projecting steel trusses, a painted brick masonry wall on the south elevation followed by an aluminum plate-glass entry door with side-lites, and a bank of aluminum-clad plate glass windows. The second office built in the mid to late-1950s is also rectangular-shaped, split-level, built of brick and concrete, characterized by a flat roof lacking eaves, smooth painted concrete exterior wall surfaces, a raised concrete foundation, and rows of plate-glass windows set in wood-frames. The office is accented by a painted concrete box that juts out beyond the main wall surface, divided by a decorative rock masonry wall with applied lettering that once read "LG" Leggett & Platt Decorators. The south elevation of the office lacks fenestration, while the north elevation shares a common wall with the older warehouse, which features banks of steel multi-pane windows. The rear of the office features a second-floor bank of replaced windows. Below the windows are three open bays or sheds that look out the large asphalt parking area. Together the complex of buildings, reportedly encompassing 300,000 square feet of interior space, with thirty-nine bay or docking doors, according to Los Angeles County Assessor and Tax Collector Records.

***P3b. Resource Attributes:** HP7- Commercial offices and warehouses.

***P4. Resources Present:** Building Structure Object Site District Element of District

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



P5b. Description of Photo: View looking west at the second Ekco Products Company office built in the mid to late-1950s.

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both 1950-1967, based upon historic topographic maps and newspapers.

***P7. Owner and Address:** Formerly Leggett & Platt Decorators, Inc., 12352 Whittier Boulevard, Whittier, CA 90602.

***P8. Recorded by:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.

***P9. Date Recorded:** March 2022

***P10. Type of Survey:** Architectural

***P11. Report Citation:** Architectural Evaluation of 12352 Whittier Boulevard, Whittier, Los Angeles County, California 90602. Prepared for Duke Cultural Resources Management, LLC, 18 Technology Drive, Suite 103, Irvine, CA 92618. Prepared by Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, California 93953. March 2022.

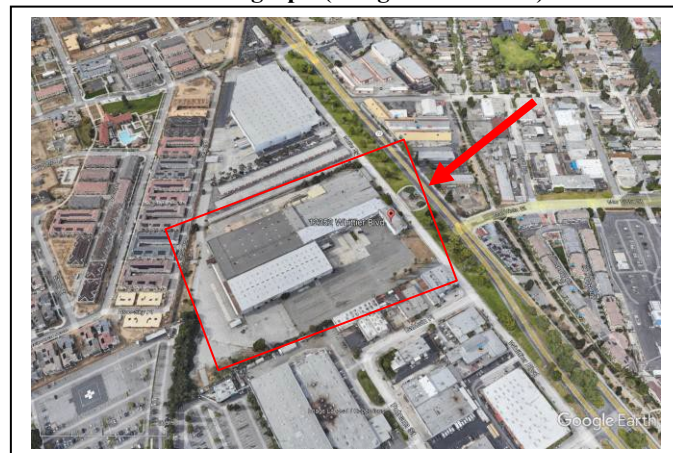
***Attachments:** Building, Structure, and Object Record; Photograph Record

- B1. Historic Name:** Ekco Products Company/Worley Division of Standard Pressed Steel Corporation
B2. Common Name: Formerly Leggett & Platt Decorators
B3. Original Use: Commercial Office/Warehouse
B4. Present Use: Vacant
***B5. Architectural Style:** Mid-20th Century Modern Commercial Low-Rise Office and Warehouse
***B6. Construction History:** Based upon information provided by GPA Consulting, historic newspaper accounts, and aerial photographs, the first warehouse built on the parcel was reportedly in 1950 by the Ekco Products Company, followed by additions to the warehouse in 1953. In 1955 a second warehouse was constructed, followed by a machine mixing building in 1957 and another warehouse in 1962. The main office was likely constructed in the 1950s with final build out of the entire complex as it appears today around 1967 (Figure 2).
***B7. Moved?** No Yes Unknown **Date:** N/A **Original Location:**
***B8. Related Features:** Circa 1960s-1990s apartments, offices, and light-industrial buildings.
B9a. Architect: Unknown **B9b. Builder:** Unknown
***B10. Significance: Theme:** Modern low-rise light-industrial/Commercial Architecture **Area:** Whittier **Period of Significance:** 1950-1967 **Property Type:** Commercial Office/Warehouse Building **Applicable Criteria:** NRHP Criteria A-C and CRHR 1-3

The historic context for the subject property is rooted in the development of light-industrial and commercial office buildings along Whittier Boulevard following rezoning of former agricultural land after World War II, although the city's history is much older. It was the Spanish land grant given to retired soldier Jose Manuel Nieto in 1784 that would encompass part of present-day Whittier. After Mexico gained independence from Spain, the country ruled California (1821-1848) during an era of thriving ranchos. Mexico continued the Spanish practice of granting land to citizens in good standing to encourage settlement in California. This was accomplished by secularizing the old Spanish missions and dividing up the mission lands to establish new ranchos. In doing so, it ended the influence of the California mission system on the region's inhabitants. One of the recipients of these Mexican land grants was Juan Crispin Perez, who established *Rancho Paso de Bartolo* in 1835. Perez's rancho would later form part of the future City of Whittier (City of Whittier Website 2022). Refer to BSO, Page 3 of 21.

- B11. Additional Resource Attributes:** None
B12. References: City of Whittier Website. "A Brief History of Whittier to 1970." <https://www.cityofwhittier.org/government/community-development/planning-services/historic-preservation/a-brief-history-of-whittier-to-1970>. Accessed March 10, 2022; Fogelson, Robert M. *The Fragmented Metropolis: Los Angeles, 1850-1930*. Berkeley: University of California Press. 1993; Gebhard, David and Robert Winter. *A Guide to Architecture in Los Angeles & Southern California*. Santa Barbara: Peregrin Press, Inc. 1977; Gebhard, David and Robert Winter. *Los Angeles: An Architectural Guide*. Layton, Utah: Gibbs Smith. 1994; Global Fastener News Website. "SPS Technologies Chronology." www.globalfastenernews.com/sps-technologies-chronology-global-fastener-news-usa. Accessed March 2022; GPA Consulting. 12352 Whittier Boulevard, Whittier, Los Angeles County, California 90602. DPR 523 Site Records. November 2013; GPA Consulting. City of Whittier Citywide Non-Residential Historic Resources Survey through 1967, Unpublished report. 2015; Herr, Jeffrey. *Landmark L.A.: Historic-Cultural Monuments of Los Angeles*. Los Angeles: Angel City Press, 2002; Los Angeles Times, Newspaper, Los Angeles, California, 1950-1980; Made in Chicago Museum Website. "Ekco Products Co., Est. 1888." www.madeinchicagomuseum.com. Accessed March 2022; *Mirror News*, Los Angeles, California; Roseman, Curtis C, et al. *Images of America: The Historic Core of Los Angeles*. San Francisco: Arcadia Publishing. 2004; USGS 7.5' Whittier, California Topographic Map, 1967; *Whittier News*, Newspaper, Whittier, California, September 1, 1952, February 10, 1953.
B13. Remarks:
B14. Evaluator: Dana E. Supernowicz, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.
Date of Evaluation: March 2022

Aerial Photograph (Google Earth 2021)



(This space reserved for official comments.)

***B10. Significance: (Continued):**



Figure 1: 3D aerial photograph looking northwest at 12352 Whittier Boulevard. The blue box illustrates the original Ekco Products Company Plant, and the red box represents additions in later years.

When Mexico’s rule of California ended in 1848, American westward expansion and settlement into California began in earnest due to such influences as the discovery of gold in the west and the U.S. Homestead Act of 1862. The Homestead Act streamlined the process of granting public land to private owners. The earliest grantee of Homestead Act land in present day Whittier was German immigrant Jacob Gerkins, who acquired 160 acres in 1868. Gerkins built a small home on the property that is still partially extant today and forms part of the historic Johnathan Bailey House (City of Whittier Website 2022). During the 1920s and 1930s, residential and commercial development was becoming increasingly geared toward accommodating the automobile. This became evident as residential garages replaced barns and streets were widened and paved with parking spaces to accommodate automobile traffic as the use of public rail for transportation waned and eventually ended in Whittier by 1938. This ultimately gave rise to the automotive commercial-retail strip that became the primary expression of the automobile’s impact on the mid-20th Century landscape in Whittier and resulted in the explosion of development away from the greater Uptown area in favor of Whittier Boulevard and other surrounding street thoroughfares. Like other communities, Whittier’s growth slowed during the Great Depression (1929-1941). However, Whittier’s agriculture and oil industries remained active. Although new construction was limited during this period, the federal Works Progress Administration (WPA) provided assistance with funding and jobs for public projects. An example of the WPA’s work in Whittier is readily found in the numerous improvements constructed throughout Penn Park that are still used today. Although the city’s agriculture and oil industries declined after World War II (1939-1945), Whittier’s growth continued to accelerate as distribution and manufacturing became important industries in the community because of its proximity to Los Angeles, major road networks and a large worker population. New construction also flourished during this period (City of Whittier Website 2022).

***B10. Significance: (Continued):**

Between 1940 and 1960, Whittier's population more than doubled from 16,115 to 33,663 residents. Vast new tracts of residential homes and apartment buildings were being developed in conjunction with commercial, industrial, medical and institutional uses that were replacing the former agricultural land and oil fields that were once the backbone of Whittier's economy. By 1970, the population of Whittier climbed to 72,863. Several annexations of unincorporated areas into Whittier during the 1950s and 1960s were partially responsible for this large population increase. Whittier was also experiencing the same kind of rapid growth that was occurring throughout Southern California after World War II. This growth was induced in part by an influx of returning soldiers, new families moving into California and rising birth rates. Whittier was now a firmly established bedroom community with a well-developed infrastructure and the ability to provide its residents with numerous goods and services. However, to maintain the aesthetic appeal of Whittier and to entice new growth and development into the community, rehabilitation and redevelopment would play a major role in the future of the City in the 1970s (City of Whittier Website 2022).

Based upon information provided by GPA Consulting and following a review of historic newspapers, the subject parcel was developed with an office and warehouse by the Ekco Products Company in 1950, followed by another office and additional warehouses in the early to mid-1950s and early 1960s. The original facility was opened in October of 1951 at a cost of \$500,000 having 981,000 cubic feet of space (*Los Angeles Times*, October 28, 1951). The Ekco Products Company itself dates to 1888. The name derives from its founder Edward Katzinger, who formed the company in Chicago, Illinois. Ekco produced non-electric housewares, absorbing dozens of smaller businesses across the country from cutlery and flatware to baking supplies, pressure cookers, chemicals, plastic accessories, aluminum foil containers, bathroom fixtures, lighting, and building supplies. It was the growing fear of antitrust lawsuits, in fact, that may have inspired 71-year-old Ekco chairman Arthur Keating to retire from his position and sell the family business to American Home Products in 1965 (Made in Chicago Museum Website 2022).



Figure 2: Echo Cutlery Advertisement
(*Los Angeles Times*, May 18, 1950).

*B10. Significance: (Continued):

NOW YOU SEE IT... NOW YOU DON'T!

it's the amazing **EKCO** **DISAPPEARING CLOTHES DRYER**

Five 30-foot plastic covered wire lines roll up in a compact aluminum case that easily attaches to any wall, outside or inside. To hang your wash, pull out the lines as easily as you roll down a window shade. When wash is dry, roll the lines away—out of sight, out of the way. They stay clean, never sag or tangle. See this sensational clothes dryer anywhere housewares are sold, only **\$29.95**

EKCO... the greatest name in housewares

EKCO PRODUCTS COMPANY • Whittier, California

Figure 3: *Los Angeles Times*, Newspaper, June 24, 1955.

***B10. Significance: (Continued):**

During the 1950s, historic newspapers repeatedly advertise Ekco products as do a wide variety of magazines catering to household items and home improvements (Figures 2-3). In Whittier itself, during the 1950s and early-1960s, articles frequently appear in local newspapers calling out the Ekco plant and its contributions to the community, particularly as a major employer. Certainly, by the mid to late-1950s the Ekco facility was one of the largest industrial complexes in city. For example, in 1953, the *Whittier News* announced that Ekco would add 200 new jobs in a “bid expansion.” As stated in the article:

Many desirable jobs will be open at Ekco Products Co. in Whittier this year according to plant manager Donald B. Burns who reveals that the firm, which has a present staff of 40, expects to employ 200 to 300 within six to eight months. The company, which is world famed as a manufacturer of kitchen tools, housewares, merchandise and cutlery, is engaged locally in government work making steel cartridge cases and fuse components [Figure 3]. Ekco is widespread company with eight plants in the United States, five in England, factories in Mexico and Canada and associate companies in France and Holland (*Whittier News*, February 10, 1953).

Figure 4 (below) suggests that Ekco maintained its relationship as a defense contractor into the late-1950s with both the Army and Navy.



Figure 4: (*Los Angeles Times*, August 12, 1956).

In 1954, the *Mirror News* announced that Ekco had acquired McClintock, another major supplier of housewares in Los Angeles County, noting that the acquisition “leads Ekco into broader fields of manufacturing and merchandising, and offers wider distribution opportunities for Ekco’s existing housewares and commercial products” (*Mirror News*, Los Angeles, July 1, 1954). During the late-1950s, the company had branched into the manufacture and sales of a wide variety of hardware along with its housewares business.

By 1967, following the sale of the Ekco Products Company to the American Home Products Company, the subject property was occupied by the Worley Division of Standard Pressed Steel, also known as the Standard Pressed Steel Company Worley Division of Standard Pressed Steel (*Los Angeles Times*, October 8, 1967). The company’s corporate office was reportedly in Chicago, Illinois, with headquarters in Detroit, Michigan and El Segundo, California, according to company records. The company, now known as SPS Technologies, was incorporated in 1903 in Philadelphia and produced shaft hangers, pulleys, screws for aircraft, and, later, furniture (Global Fastener News Website 2022). Prior to 1967, there is no mention of the building in historic newspapers or on historic USGS topographic maps. By 1977, the building complex was occupied by Bedline Manufacturing (*Los Angeles Times*, September 8, 1977). The building was most recently leased or owned by Leggett and Platt Decorators. The entire facility today sits vacant.

*B10. Significance: (Continued):



Figure 4: Photograph of the Ekco Products Company corporate office, Chicago, Illinois, 1921 (Made in Chicago Museum Website 2022).

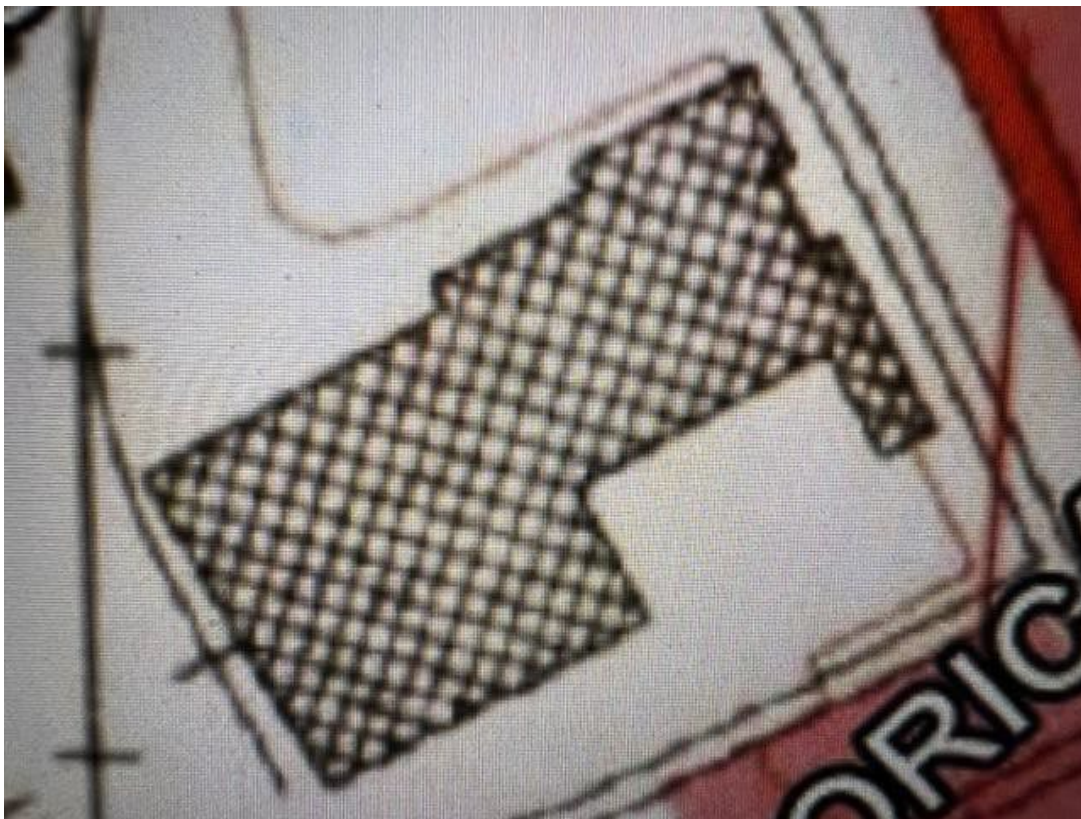


Figure 5: 1967 USGS 7.5' Whittier, California Topographic Map depicting the configuration of the Whittier plant in 1967.

***B10. Significance: (Continued):**

In summary, the subject property represents one of the locations in which Ekco Products Company operated out of after World War II, with the corporate office located in Chicago, Illinois. Besides the Whittier location, Ekco and its subsidiaries had plants in thirteen other cities in the United States, Canada, and England. Those factories produced more than 2,000 different items (*Whittier News*, September 1, 1952). As previously noted, the subject property was considered a branch plant, and opened in early 1951 having 52,000 square feet of manufacturing and warehousing (*Los Angeles Times*, December 16, 1950). The plant reportedly serviced much of the western United States. Today, the property is characterized by a series of additions, and, in some cases, alterations to the original 1950 plant, which, as noted above, was 52,000 square feet, and expanded to over 300,000 square feet by 1967. As previously described, Ekco owned and operated the facility until 1967, when it was sold to the Worley Division of Standard Pressed Steel, who occupied the property in the 1970s.

SIGNIFICANCE STATEMENT

The subject property was formally recorded and evaluated for the NRHP, CRHR, and the City of Whittier Historic Preservation Ordinance by Elysha Paluszek of GPA Consulting in November 2013 (GPA Consulting 2013). In the 2013 DPR forms, GPA Consulting offered the following statement about the property's eligibility:

The property appears to be eligible at the local level of significance under National and California Register Criterion A/1 and as a Whittier Historic District under Criteria A and B. It is significant for its association with the development of a new economic base of distribution and manufacturing in Whittier in the post-World War II period. It represents the influx of large companies' distribution offices and manufacturing plants that occurred in the post-war period in Whittier. Based upon visual observation, it retains integrity of location, setting, design, materials, workmanship, feeling, and association. Of the five buildings on the property, Buildings 1, 2, 3, and 5 are considered contributors. They date to the period of significance and appear to retain integrity to visual observation. Building 4 was not visible from the public right-of-way. Although it dates from the period of significance, its integrity could not be assessed (GPA Consulting 2013).

In June 2015, GPA Consulting prepared a context statement for the City of Whittier for "non-residential building through 1967 (GPA Consulting 2015). The subject property appears to be applicable to page 76 of the context study that describes the "Postwar Period 1946-1967" that includes "industrial buildings" and on page 81, the same context that describes "Low-Rise Commercial" building (GPA Consulting 2015: 76; 81). On page 93 of the context statement, GPA Consulting originally listed 12352 Whittier Boulevard, the subject property as an "historic district" having been built in 1953 as a status code "3S" having an "important association with the history of Whittier" (GPA Consulting 2015: 93). This recommendation was reversed later, eliminating the property as a potential "historic district" and presenting the argument that it is significant as an individual property.

The subject property was reassessed under the regulatory framework within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1, the National Register of Historic Places (NRHP) criteria, and City of Whittier Historic Preservation Ordinance, and the documentation provided by GPA Consulting in 2013 and 2015. A historical resource may be eligible for inclusion in the CRHR if it:

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, 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 to prehistory or history.

***B10. Significance: (Continued):**

To guide the selection of properties included in the NRHP, the National Park Service has developed the NRHP Criteria for Evaluation. The quality of significance in American history, architecture, archaeology, and culture is possible in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and meet one of the following criteria:

- Criterion A: Are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B: Are associated with the lives of persons significant in our past; or
- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history (36 CFR Part 60).

The City of Whittier's Historic Preservation Ordinance outlines the criteria under which a property may be designated. A property may be designated a historic landmark if it is at least 50 years of age and meets the criteria for listing on the National Register or the California Register, or if it meets one or more of the following designation criteria:

- A. It is particularly representative of a distinct historical period, type, style, region, or way of life;
- B. It is connected with someone renowned, important, or a local personality;
- C. It is connected with a use that was once common, but is now rare;
- D. It represents the work of a master builder, engineer, designer, artist, or architect whose individual genius influenced his age;
- E. It is the site of an important historical event or is associated with events that have made a meaningful contribution to the nation, state, or city;
- F. It exemplifies a particular architectural style;
- G. It exemplifies the best remaining architectural type of a neighborhood;

The National Register of Historic Places (NRHP) defines a significant resource as one that meets one or above of the Criteria and retains integrity. It is the purpose of this evaluation to address the cultural resource identified in the project in concert with the aforementioned guidelines imposed through the CRHR, the NRHP, and the City of Whittier. The subject property's period of significance spans the years 1950-1967 when it was owned and operated by the Ekco Products Company. The subject property has undergone a number of additions during its period of significance that share common walls, in essence they are not detached buildings. Both historic topographic maps and aerial photographs reveal the massing of the building complex as one unit.

In applying the seven aspects of integrity to the existing buildings on the parcel, while the property as a whole is in poor physical condition, its integrity of setting, location, feeling, association remains largely the same, however, the workmanship, design, and materials of the entire complex of buildings reflects a somewhat "cobbled" design lacking architectural continuity having been built over a period of 15 or more years. In addition, the two offices that were built in different years do not reflect the work of a master craftsman or Modernist architect working in the Los Angeles Basin during the late-1940s or early-1950s.

BUILDING, STRUCTURE, AND OBJECT RECORD

***B10. Significance: (Continued):**

In assessing the property's historical significance under NRHP Criterion A/CRHR Criterion 1, the subject property, originally established as the Western Regional headquarters for the Ekco Products Company, represents a significant post-World War II manufacturing and distribution facility whose products were sold throughout the world. The company's products, including those made at the Whittier plant were illustrated in newspapers and magazines throughout the United States during the 1950s-1960s. Their kitchenware products were some of the most innovative for their time and during the 1950s the company branched into manufacturing hardware as well as supplying the U.S. Army and Navy with armaments during the Korean War. Based upon historic newspapers, the subject property acted as one of the primary operation centers for Ekco, and its Whittier headquarters became a major employer during its period of significance – namely 1950-1967.

Under NRHP Criterion B and CRHR Criterion 2, the property does not appear to be associated with a person or persons of significance in the history of Whittier. There is no documentation to associate the facility to a person or persons of significance in the history of Whittier.

Under NRHP Criterion C and CRHR Criterion 3, the property as a whole is in poor condition, lacks continuity of design and construction materials, does not represent the work of a master craftsman, or a significant example of mid-twentieth century Modern architecture. As such, the property does not appear to be individually eligible under Criterion C.

Under NRHP Criterion D and CRHR Criterion 4, the subject property does not appear to be eligible for its data or scientific information potential.

In applying the City of Whittier's Historic Preservation Ordinance, the subject property does not meet Criteria A, B, C, D, F, and G. But the property does appear to meet Criterion E, being the site of an important historical event or is associated with events that have made a meaningful contribution to City of Whittier during the years 1950-1967 when Ekco Products Company was operating out of 12352 Whittier Boulevard.

*B10. Significance: (Continued):

PHOTOGRAPH RECORD



Photograph 1: View looking north at the second Ekco Products Company office and the warehouses in the rear.



Photograph 2: View looking northwest at the now vacant sprawling warehouses built between 1950 and 1967.

*B10. Significance: (Continued):



Photograph 3: View looking north at the south elevation of the first Ekco office.



Photograph 4: View looking northeast from the parking level towards the rear and side elevation of the first Ekco Products Company office.

*B10. Significance: (Continued):



Photograph 5: View looking east from the asphalt parking area towards the rear of the first Ekco Products Company office.



Photograph 6: Another view of the rear of the office looking south.

*B10. Significance: (Continued):



Photograph 7: View of window detail on the original 1950s warehouse. Note the aluminum panel patchwork on the exterior walls of the warehouse.



Photograph 8: View looking southwest at the east elevation of the second, mid-1950s warehouse.

*B10. Significance: (Continued):



Photograph 9: View looking northwest at the second or mid-1950s warehouse.



Photograph 10: More distant view of the original 1950 warehouse on the right and the second mid-1950s warehouse on the left looking west.

*B10. Significance: (Continued):



Photograph 11: View looking northeast at the rear or west elevation of the mid-1950s warehouse.



Photograph 12: Close-up of the rear of the mid-1950s warehouse.

*B10. Significance: (Continued):



Photograph 13: View looking in the interior of the warehouse through the large bay opening at the trusswork supporting the roof.



Photograph 14: View looking at the north elevation of the late-1950s warehouse.

*B10. Significance: (Continued):



Photograph 15: View looking east at the north elevation depicting the various warehouses and sheds used in the former Ekco Products Company operations during the late-1950s.



Photograph 16: Close-up of the sheds on the north elevation of the warehouse complex.

*B10. Significance: (Continued):



Photograph 17: View looking southwest at the original northernmost Ekco Products Company office.



Photograph 18: Another view of the original Ekco Products Company office.

*B10. Significance: (Continued):



Photograph 19: View looking north at the south corner of the original Ekco Products Company office.



Photograph 20: View looking at the southeast corner of the second Ekco Products Company office.

*B10. Significance: (Continued):



Photograph 21: View looking at the decorative rock screenwall in front of the second Ekco Products Company office.

ATTACHMENT C

STAFF RESUMES

Curt Duke

President/Principal Archaeologist



Expertise

Cultural Resources Management
California Prehistory
Section 106 Compliance
CEQA Compliance
Native American Consultation

Education

CSU, Fullerton, M.A., Anth, 2006
SDSU, Grad Studies, Anth, 1996-97
UC Santa Cruz, B.A., Anth, 1994

Professional Registrations

RPA, No. 15969
County of Riverside (No. 151)
County of Orange

Professional Memberships

Society for California Archaeology
Society for American Archaeology
Pacific Coast Archaeological Society
Assoc. of Environmental Professionals
Building Industry Association

Professional Experience

President/Principal Archaeologist, DUKE CRM, March 2011 to present
Archaeologist/Principal, LSA Associates, 1997-2011
Archaeological/Paleontological Technician, Various Companies, 1995-97
Archaeological Technician/Teachers Assistant, Cabrillo College, 1994
Anthropological Laboratory Technician, UC Santa Cruz, 1994

Selected Project Experience

Reid/Baldwin Adobe, LA Arboretum, Arcadia, 2019-Present
Veteran Affairs Medical Clinic, Santa Rosa, 2019
Deane Dana Friendship Park, Rancho Palos Verdes, 2019
Makayla Mine Expansion Project, Olancho, 2019
Sweeny Road, Lompoc, 2018
Vantage Point Church, Eastvale, 2016 and 2018
VA West Los Angeles Campus Master Plan, 2017-Present
Avenue S-8 and 40th St. E. Roundabout, Palmdale, 2017-18
SR-110 Improvements, Los Angeles, 2017
Diamond Valley Estates Specific Plan, Hemet, 2017
VA West Los Angeles Campus Hospital Replacement, 2016-Present
Shoemaker Bridge Replacement, Long Beach, 2016-Present
Spruce Goose Hangar, Playa Vista, 2016
Rice Avenue at 5th Street Grade Separation, Oxnard, 2015-Present
Vila Borba, Chino Hills, 2013-Present
Skyridge Residential, Mission Viejo, 2011-Present
Baker Water Treatment Plant, Lake Forest, 2014-2015
VA Clinic, Loma Linda, 2014-Present
Evanston Inn, Pasadena, 2014-2016
Petersen Ranch, Leona Valley, 2013-2014
California Street/Highway 101, Ventura, 2014-Present
6th Street Bridge Replacement, Los Angeles, 2013-Present
I-15/I-215 IC Project, Devore, 2008-10
Colton Crossing Rail-to-Rail Grade Separation, 2008-11
City of LA DPW BOE, On-Call, Cultural/Paleo Services, 2008-11
Mid County Parkway, Riverside County, 2014-10
McSweeny Farms Specific Plan, Hemet, 2004-08
Mesquite Regional Landfill, Coachella Valley, 2006-08
Hacienda at Fairview Valley Specific Plan, Apple Valley 2007-08
Majestic Hills Specific Plan, Hesperia, 2006-07
Chuckwalla Solar I Project, Desert Center, 2007-08
Needles Highway Improvement Project, 2004-06
Superstition Solar I Project, Salton Sea, Imperial County, 2008
Muddy Canyon Archaeological Project, Newport Beach, 1997-2001
Temecula 32, Archaeological Phase II Testing, 2007
Mammoth Lakes Parks/Rec and Trail System Master Plan, 2010
24th Street Improvements, City of Bakersfield, 2008-11
California Valley Solar Ranch, San Luis Obispo County, 2009-10
Delano-Alpaugh Water Pipeline, Kern/Tulare Counties, 2006-09
I-15/SR-79 IC Project, Temecula, 2006-10
Westlake Historic Resources Survey, Los Angeles, 2008-09
CETAP, western Riverside County, 1999-2001
Los Coches Creek Elementary School, near Alpine, 2003-06
Oak Valley Specific Plan 1 Amendment, Beaumont, 2004
San Nicolas Island, Naval Base Ventura County, CA, 1997

Brian Glenn

Principal Investigator/Archaeologist



Professional Experience: 30 Years

Expertise

Cultural Resources Management
 California Prehistory
 Section 106 & CEQA Compliance
 Native American Consultation
 Database (Collections) Management

Education

UCLA, M.A. Anthropology, 1991
 UC, Santa Barbara, B.A., Anthropology,
 1986
 UC, Santa Barbara, B.A., Geography, 1986
 San Diego Mesa College, Certificate, GIS,
 2010

Professional Registrations

RPA, No. 989903

Professional Memberships

Society for California Archaeology
 Society for American Archaeology
 San Diego County Archaeological Society
 President, 1999

Summary of Qualifications

Mr. Glenn has worked on hundreds of cultural resources management projects over his 30 year career. This includes projects throughout California in compliance with Section 106 of the National Historic Preservation Act (NHPA) and California Environmental Quality Act (CEQA). He is listed on the RPA and meets the Secretary of Interior Standards for Principal Investigator. His recent experience includes cultural resources surveys and studies for clients such as the Los Angeles Department of Water and Power, Metropolitan Transit Authority, and La Plaza Foundation. His responsibilities have included the preparation of technical reports (assessment, evaluation, and mitigation), cultural resources management plans and EIS/EIR sections, as well as archaeological monitoring. He has training and significant experience in lithic, faunal, typological and spatial analyses, as well as obsidian source and hydration studies. He has identified, evaluated, and investigated historic era resources from a 1792 Spanish gun emplacement on Ballast Point overlook San Diego Bay to late 19th to mid-20th century household and commercial deposits. Mr. Glenn received B.A. degrees in Geography and Anthropology from UC, Santa Barbara and an M.A. in Archaeology from UCLA. During his graduate work at UCLA, he was acting coordinator of the SCCIC (CHRIS).

Selected Project Experience

Pacific Coast Highway Signal Systems Improvements
Bridge Road Bridge Scour Mitigation Project
Makayla 2 Mine Expansion Project
Springbrook Estates Cultural/Paleo Monitoring Project
VEN-01 Pedestrian Hybrid Signal Project
Indian Wells General Plan Update Cultural Section
James A. Musick Facility Jail Expansion Project
SR-126 Temporary Traffic Signal System Project
Apple Valley Mobile Homes Assessment Project
8750 Desert Shadows Joshua Tree Assessment Project
Mokelumne Aqueducts Delta Tunnel Project
Mojave Gunner Range
Phillip 66 Line 200 Replacement Project
Union Pacific Railroad, County of Yuba, CA
Union Pacific Railroad, County of Yuba, CA
UPRR, Nine CA Counties
TLRR Transmission Line Remediation Project
Falcon Ridge Substation Project, SCE
Phillips 66 Line 300 Replacement Project
Line 200 Anomaly Investigation Project, Phillips 66
Catalina Island Two Harbors Facilities Renovation Project
Mojave Gunner Range

Dana E. Supernowicz

Cultural Resources Manager/Architectural Historian/Historical Archaeologist

Professional Experience

Architectural Historian/Historical Archaeologist,
Independent Contractor, DUKE CRM – 4 Years
Principal Architectural Historian/Archaeologist, HRA, El
Dorado Hills, 1985-Present
Principal Architectural Historian, Caltrans, Sacramento,
1999-18
Principal Section 106 Reviewer, CA SHPO, 2002; 2004-05
Zone Historian, USFS, Placerville, 1987-99
Regional Historian, USFS, Placerville, 1986-87
Historian and Archaeologist, USFS, Placerville, 1979-87
Archaeological Surveyor, Westec, San Diego, CA, 1976-79
Archaeological Surveyor, Regional Environmental
Consultants, San Diego, CA, 1976-79

Expertise

Cultural Resources Management
History/Architectural History
Historical Archaeology
Section 106 Compliance
CEQA Compliance
Native American Consultation

Education

CSU, Sacramento, M.A., History, 1983
UC Irvine, BA, Social Ecology/Planning 1978
Orange Coast College, Anthropology, 1976

Professional Memberships

Society for California Archaeology
Society for Historical Archaeology
National Trust for Historic Preservation
Victorian Society

Professional Registrations

RPA, No. 989977

Summary of Qualifications

Mr. Supernowicz worked for the California State Historic Preservation Officer (SHPO) as a staff reviewer in the Section 106 unit. During his tenure with the SHPO, Supernowicz assisted in the development of HABS/HAER documentation, Programmatic Agreements (PAs), Memorandum of Agreements (MOAs), and other agreement documents, reviewed reports prepared by over 20 federal agencies, and assisted in planning efforts for the office. Mr. Supernowicz has been professionally involved in the research, documentation, and mitigation of historic districts, sites, buildings and structures since 1976. He has worked for a variety of federal and state agencies, including Caltrans, the Department of Parks and Recreation, National Park Service, and Bureau of Land Management. He was the first full-time historian and historical archaeologist employed by the U.S. Forest Service in California and served as the first Regional Historian and Zone Historian for California. Mr. Supernowicz has experience both in historical and archaeological studies, both large and small, including those initiated by city and state governments. Mr. Supernowicz served as guest lecturer, UC Davis, Department of Environmental Design and Cosumnes River College, and has authored and co-authored numerous reports and published articles. Several of those reports focused on establishing design guidelines and standards for evaluating historic properties throughout California, including water delivery systems.

SELECTED PROJECT EXPERIENCE

Cultural Resources Study of the Campbell Equipment/Schrader Property Gates and Fence Project, 3633 River Road, Colusa, Colusa County, California, 2019. Mr. Supernowicz conducted an archaeological study and historical assessment of the East Sacramento Levee and the Colusa Weir north of the community of Colusa. The study included a record search, field inspection, archival research, a NRHP evaluation of the levee system and weir, a finding of effect, and Native American consultation.

Stone Hill EDMUD Cultural Resource Study, Off Stone Hill Drive, Alamo, Contra Costa County, California, 2018. The project site was fully developed with a municipal water storage tank, owned and operated by the East Bay Municipal Utility District (EBMUD). Mr. Supernowicz conducted a record search, field inspection, and research regarding the EBMUD water storage tank and delivery system.

Carriage Hills Driveway at the end of Coach Drive, El Sobrante, Contra Costa County, California, 2018. The project site was fully developed with a municipal water storage tank, owned and operated by the East Bay Municipal Utility District (EBMUD). Mr. Supernowicz conducted a record search, field inspection, and research regarding the EBMUD water storage tank and delivery system.