

Appendix F

Historical Period Building Survey

HISTORIC-PERIOD BUILDING SURVEY

LANCASTER DOWNTOWN SPECIFIC PLAN

City of Lancaster
Los Angeles County, California

For Submittal to:

Planning Department
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534

Prepared for:

Glenn Lajoie
RBF Consulting
14725 Alton Parkway
Irvine, CA 92618-2027

Submitted by:

CRM TECH
1016 E. Cooley Drive, Suite A/B
Colton, CA 92324

Bai Tang, Principal Investigator
Michael Hogan, Principal Investigator

September 28, 2007
Revised May 13, 2008
CRM TECH Contract No. 2102

NATIONAL ARCHAEOLOGICAL DATABASE INFORMATION

Author(s): Bai "Tom" Tang, Principal Investigator / Architectural Historian
Terri Jacquemain, Historian / Report Writer
Josh Smallwood, Historical Archaeologist
Melissa R. Hernandez, Native American Liaison

Consulting Firm: CRM TECH
1016 E. Cooley Drive, Suite A/B
Colton, CA 92324
(909) 824-6400

Date: September 28, 2007
Revised May 13, 2008

Title: Historic-period Building Survey: Lancaster Downtown Specific Plan,
City of Lancaster, Los Angeles County, California

For Submittal to: Planning Department
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534
(661) 723-6000

Prepared for: Glenn Lajoie
RBF Consulting
14725 Alton Parkway
Irvine, CA 92618-2027
(949) 472-3505

USGS Quadrangle: Lancaster West, Calif., 7.5' quadrangle (Sections 15 and 16, T7N
R12W, San Bernardino Base Meridian)

Project Size: Approximately 140 acres

Keywords: Downtown Lancaster, Los Angeles County; historic-period building survey; residential, commercial, civic, and religious buildings, 1880s-1950s; "historical resources:" Western Hotel (557 West Lancaster Boulevard; CHL No. 658) and the Cedar Avenue Complex (44843-44855 Cedar Avenue / 606 West Lancaster Boulevard; NRHP No. 93001017); properties of local historical interest: Lancaster Boulevard Downtown Neighborhood and Franklin Building (44753-44759 Sierra Highway)

MANAGEMENT SUMMARY

Between July and September 2007, at the request of RBF Consulting, CRM TECH performed a historic-period building survey in the downtown area of the City of Lancaster, Los Angeles County, California. The subject of the survey consists of the planning area for the City's Downtown Specific Plan, which extends from the east side of Sierra Highway to the west side of Tenth Street West and straddles both sides of Lancaster Boulevard, reaching Milling Street and Newgrove Street on the south and Kettering Street and Kildare Street on the north. It lies within Sections 15 and 16 of T7N R12W, San Bernardino Base Meridian.

As a part of the environmental review process for the specific plan, the survey was undertaken at the request of the City of Lancaster Planning Department and conducted under the provisions of the California Environmental Quality Act (CEQA). The purpose of the survey is to assist the City of Lancaster in determining whether any of the buildings within the planning area constitutes a "historical resource," as defined by CEQA, and thus requires proper protection in the specific plan under CEQA provisions. In order to accomplish this objective, CRM TECH conducted a historical resources records search, pursued historical background research, contacted local community and Native American representatives, and carried out a systematic field survey.

As a result of these research procedures, CRM TECH identified within the planning area a total of 98 buildings or group of buildings that were constructed during the historic period—i.e., in or before 1960—and retain at least a recognizable level of historical characteristics. Buildings that postdate 1960 and those that predate 1961 but have lost all traces of historic integrity through later alterations were excluded from further considerations. Among the 98 historic-period buildings are two previously designated heritage properties, the 1888-vintage Western Hotel at 557 West Lancaster Boulevard, a registered California Historical Landmark (No. 658), and the 1920-1938 Cedar Avenue Complex at 44843-44855 Cedar Avenue and 606 West Lancaster Boulevard, which is listed in the National Register of Historic Places (No. 93001017). These two properties clearly meet CEQA's definition of "historical resources."

The 96 buildings or group of buildings that were recorded for the first time during this survey include 42 residential properties, 50 commercial properties, and 4 civic or religious properties. Most of the residential properties are clustered in the southern portion of the planning area, while the commercial properties are concentrated primarily along the major thoroughfares across downtown Lancaster, especially Lancaster Boulevard. The oldest among them, a former elementary school that has been incorporated into the Lancaster School District's office complex at 44711 Cedar Avenue, was reportedly constructed in 1913. In all, 37 of these 96 properties date to the 1900-1945 period, mostly residential properties, and the other 59 date to the post-WWII period (1946-1960), with a predominance of commercial buildings*.

The results of the study suggest that the segment of Lancaster Boulevard across the planning area has served as the center of commerce in Lancaster since the community's formative years, but its current characteristics developed mainly in the mid-20th century, during the post-WWII boom period in American history. Today, the 33 recorded historic-period properties along this segment of Lancaster Boulevard, including the two designated heritage properties, are interspersed with modern—i.e., post-1960—buildings and buildings that have been so altered as to appear modern, and almost all of the recorded buildings have also undergone various degrees of alterations. However, overall the streetscape continues to retain a strong and distinctive mid-century characteristic, as expressed through architectural design, size, scale, and aesthetic feeling of the 33 contributing properties.

The sense of history along this segment of Lancaster Boulevard is further enhanced by the many commemorative properties added to the streetscape, mostly during the more recent past. These include

* A number of these properties contain buildings of different vintages or functions, and survey access to the rear portions of the properties in the planning area was often limited. The statistical divisions presented above are contingent on available public records and field observations.

a veterans memorial, a monument to the Tuskegee Airmen, a plaque marking the site of the City's incorporation headquarters, a large number of colorful Old Town Site markers, and many features associated with the Aerospace Walk of Honor, such as a prominent F-4 Phantom monument, plaques, and murals of famed aviators and astronauts. Although all but one of these commemorative properties are modern in origin, they demonstrate the community's desire and effort to incorporate the preservation of its history as an important part of the redevelopment of the boulevard, the "Main Street" of Lancaster.

Based on these considerations, the present study concludes that the Lancaster Boulevard Downtown Neighborhood, encompassing the parcels along the segment of Lancaster Boulevard across the planning area, constitutes an area of local historical interest with a coherent theme and a clearly defined period of significance. Due to the compromised historic integrity of the area as a whole and of the majority of the contributing properties, it does not appear eligible for listing in the California Register of Historical Resources. Nevertheless, it merits special consideration in municipal planning.

In addition to the Lancaster Boulevard Downtown Neighborhood, a commercial building located at 44753-44759 Sierra Highway, known historically as the Franklin Building, also appears to warrant special consideration in municipal planning as a local historic site. This building, constructed in 1922-1923, stands today as an excellent example of a pre-WWII commercial building with outstanding historic integrity, especially in comparison to other buildings of similar nature and vintage in the downtown Lancaster area. Other than this, however, the Franklin Building does not demonstrate any extraordinary architectural, artistic, or aesthetic merits, nor is it known to have been closely associated with an important historic figure or event. Therefore, it does not appear eligible for the California Register.

Aside from the Franklin Building and the 33 contributing properties to the Lancaster Boulevard Downtown Neighborhood, none of the other buildings recorded during this study appears eligible for listing in the California Register or for special consideration as local historic sites. Some of these buildings do not exhibit any special historical, architectural, or aesthetic qualities, while others, such as the former elementary school, once played a notable role in the growth of Lancaster as a community but have since lost the necessary historic integrity to relate to their potential periods of significance as a result of extensive alterations.

In light of the research results summarized above, CRM TECH concludes that two properties that qualify as "historical resources" under CEQA provisions, the Western Hotel and the Cedar Avenue Complex, are present within the planning area. Meanwhile, CRM TECH recommends to the City of Lancaster, as the lead agency for the Lancaster Downtown Specific Plan, a finding that the Lancaster Boulevard Downtown Neighborhood and the Franklin Building do not meet the statutory and regulatory definition of "historical resources" but merit special consideration as properties of local historical interest.

In order to ensure the proper protection of these four properties of various levels of historic value, CRM TECH further recommends that the following measures be incorporated into the Lancaster Downtown Specific Plan:

- The demolition of or significant alterations to the Western Hotel and the Cedar Avenue Complex constitutes "a substantial adverse change in the significance of a historical resource" pursuant to CEQA, and all effort should be made to preserve their historic integrity and prevent, avoid, or reduce potential effects of future projects on these properties. Proper mitigation measures should be required if such effects could not be avoided.
- In the interest of preserving the community's cultural heritage whenever possible, the City should take into account the potential effects of future projects on the historical characteristics of the Lancaster Boulevard Downtown Neighborhood and the Franklin Building during the environmental review process. Proper identification, prevention, or mitigation of such effects should be required when feasible.
- No further cultural resources management procedures are necessary for the other buildings surveyed during this study.

TABLE OF CONTENTS

MANAGEMENT SUMMARY	i
INTRODUCTION	1
SIGNIFICANCE CRITERIA.....	3
RESEARCH METHODS.....	3
Records Search	3
Field Survey.....	4
Historical Research	4
Consultation with Community Representatives.....	4
Native American Participation	5
HISTORICAL CONTEXT OF THE PLANNING AREA	5
SURVEY RESULTS	11
Previous Cultural Resources Studies in the Vicinity	11
Native American Input.....	13
Potential Historical Resources within the Planning Area	14
Overview	14
Cedar Avenue Complex and Western Hotel	19
Lancaster Boulevard Downtown Neighborhood	19
Franklin Building (44753-44759 Sierra Highway)	20
Other Properties Recorded during the Present Survey	23
CONCLUSION AND RECOMMENDATIONS	24
REFERENCES	26
APPENDIX 1: PERSONNEL QUALIFICATIONS	28
APPENDIX 2: NATIVE AMERICAN CONTACTS	33
APPENDIX 3: REPRINT OF FRANKLIN BUILDING HISTORY.....	39

LIST OF FIGURES

Figure 1. Project vicinity.....	1
Figure 2. Planning area.....	2
Figure 3. Lancaster Boulevard, ca. 1910.....	6
Figure 4. Lancaster Boulevard, ca. 1920s-1930s.....	8
Figure 5. Lancaster Boulevard, early 1950s	9
Figure 6. 1955 local directory	10
Figure 7. Previous cultural resources surveys.....	12
Figure 8. Previously recorded cultural resources	13
Figure 9. Locations of recorded historic-period buildings in the planning area.....	15
Figure 10. Representative properties along Lancaster Boulevard.....	21
Figure 11. The Franklin Building.....	22
Figure 12. Former Lancaster Grammar School.....	24

LIST OF TABLES

Table 1. Recorded historic-period buildings in the planning area	16
--	----

INTRODUCTION

Between July and September 2007, at the request of RBF Consulting, CRM TECH performed a historic-period building survey in the downtown area of the City of Lancaster, Los Angeles County, California (Fig. 1). The subject of the survey consists of the planning area for the City's Downtown Specific Plan, which extends from the east side of Sierra Highway to the west side of Tenth Street West and straddles both sides of Lancaster Boulevard, reaching Milling Street and Newgrove Street on the south and Kettering Street and Kildare Street on the north. It lies within Sections 15 and 16 of T7N R12W, San Bernardino Base Meridian (Fig. 2).

As a part of the environmental review process for the specific plan, the survey was undertaken at the request of the City of Lancaster Planning Department and conducted under the provisions of the California Environmental Quality Act (CEQA; PRC §21000, et seq.). The purpose of the survey is to assist the City of Lancaster in determining whether any of the buildings within the planning area constitutes a "historical resource," as defined by CEQA, and thus requires proper protection in the specific plan under CEQA provisions. In order to accomplish this objective, CRM TECH conducted a historical resources records search, pursued historical background research, contacted local community and Native American representatives, and carried out a systematic field survey. The following report is a complete account of the methods, results, and final conclusion of the study.

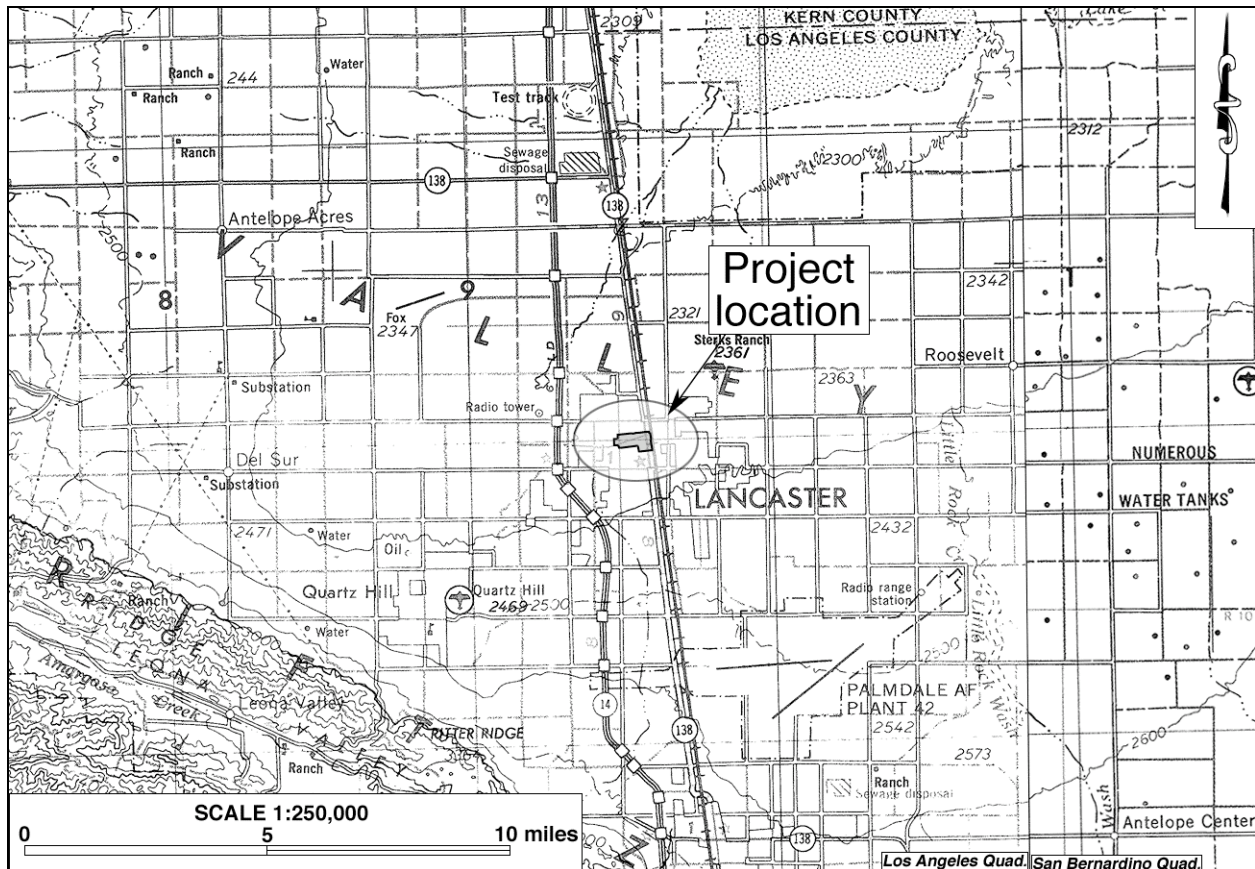


Figure 1. Project vicinity. (Based on USGS Los Angeles and San Bernardino, Calif., 1:250,000 quadrangles [USGS 1969; 1975])

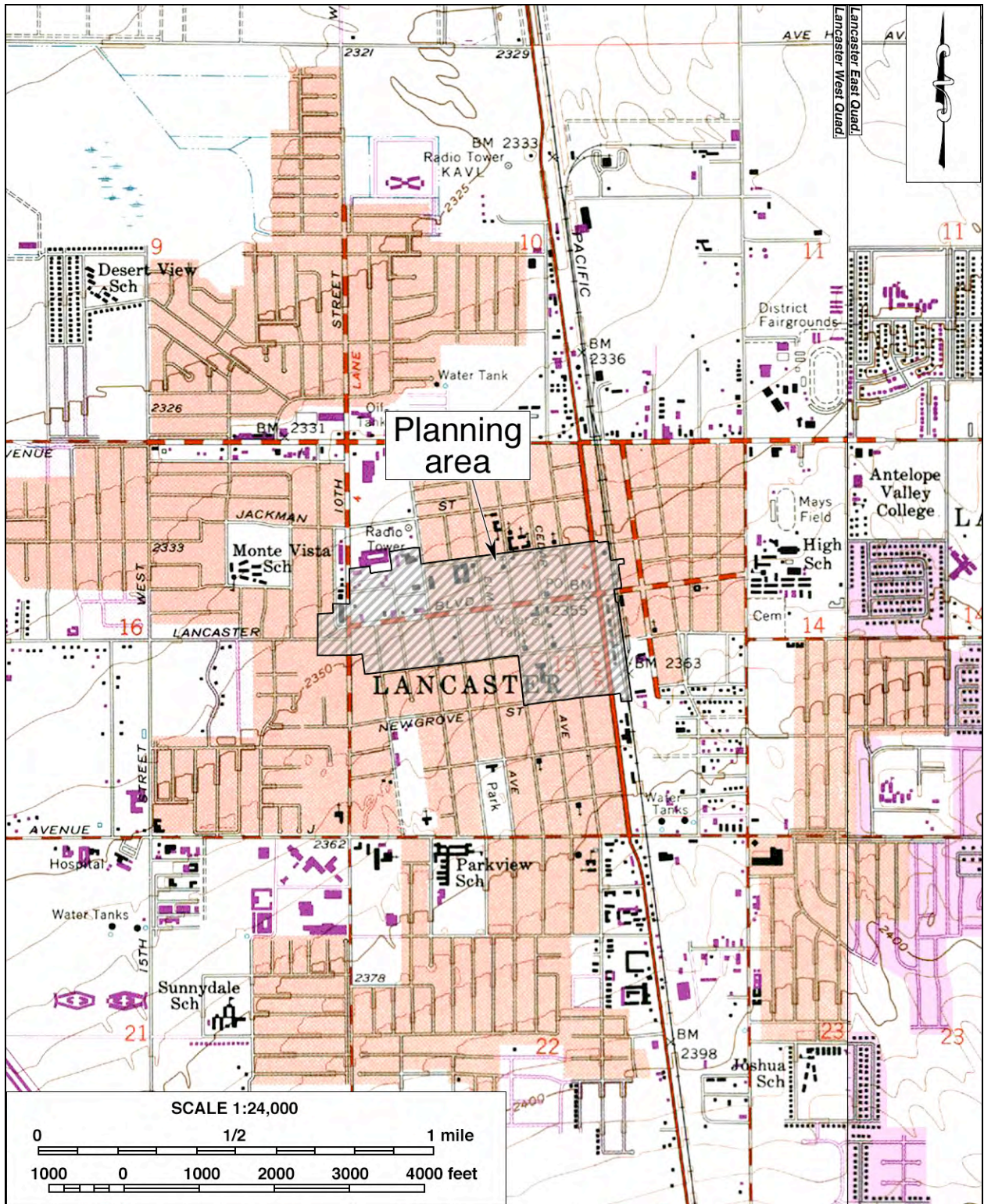


Figure 2. Planning area. (Based on USGS Lancaster East and Lancaster West, Calif., 1:24,000 quadrangles [USGS 1974a; 1974b])

SIGNIFICANCE CRITERIA

The objective of the present survey is to identify all buildings, structures, objects, or other built-environment features in the planning area that date to the historic period or otherwise demonstrate the potential to be of historic significance, and to determine whether these properties meet the official definitions of "historical resources," as provided in CEQA. For this survey, the end of the historic period is set at the end of the 1950s, including the year 1960.

According to PRC §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

Regarding the proper criteria of historical significance, CEQA guidelines mandate that "a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

A local register of historical resources, as defined by PRC §5020.1(k), "means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Since the City of Lancaster has not enacted a local historic preservation ordinance, the local register provision in CEQA's definition of historical resources does not apply in this case. Instead, a local perspective is incorporated into the evaluation of potential historical resources under the California Register criteria.

RESEARCH METHODS

RECORDS SEARCH

On July 10, 2007, CRM TECH archaeologist Mariam Dahdul (see App. 1 for qualifications) completed the historical/archaeological records search at the South Central Coastal Information Center (SCCIC), California State University, Fullerton, which is the official cultural resource records repository for the County of Los Angeles. During the records

search, Dahdul examined maps and records on file at the SCCIC for previously identified cultural resources in or near the planning area and existing cultural resources reports pertaining to the vicinity. Previously identified cultural resources include properties designated as California Historical Landmarks or Points of Historical Interest, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resource Information System.

FIELD SURVEY

On August 3, 2007, CRM TECH historians/ architectural historians Bai "Tom" Tang and Terri Jacquemain and historical archaeologist Josh Smallwood (see App. 1 for qualifications) carried out a systematic, intensive-level field survey of all existing buildings, structures, and other built-environment features within the planning area. The survey was completed by walking along each of the streets in the planning area and visually inspecting all built-environment features encountered.

During the survey, the field team made detailed notations and preliminary photo-recording of the structural and architectural characteristics and current conditions of all buildings that appeared to predate 1961 and retained at least a recognizable level of historic integrity. Buildings that were constructed in or after 1961 and pre-1961 buildings that have completely lost historic integrity through later alterations were excluded from further studies.

Based on the field observations, Smallwood later composed brief descriptions of all recorded buildings that were determined to be pre-1961 in age through further historical research. The results of these procedures were compiled into the State of California's standard record forms, popularly known as DPR forms, for submission into the California Historical Resource Information System.

HISTORICAL RESEARCH

Historical background research for this study was conducted by Bai "Tom" Tang and Terri Jacquemain using published literature in local and regional history, historic maps of the Lancaster area, and the archival records of the City of Lancaster and the County of Los Angeles. Among the primary sources consulted during the research, the City of Lancaster's building safety records and the County of Los Angeles' real property assessment records provided the most pertinent information. Historic maps examined for this study included primarily the Sanborn Company's insurance maps dated 1910-1934 and the United States Geological Survey's (USGS) topographic maps dated 1917-1958. These maps are collected at the Central Branch of the Los Angeles Public Library and the Science Library of the University of California, Riverside.

CONSULTATION WITH COMMUNITY REPRESENTATIVES

As a part of the research procedures, Terri Jacquemain and Josh Smallwood contacted Lancaster Museum and Art Gallery Curator Norma H. Gurba, a well-recognized authority on local history, and longtime Antelope Valley residents Ruth Russell and Ron Carter for supplementary information on the history of downtown Lancaster and buildings within the planning area, and to solicit community input on the potential significance of these

buildings. Comments from these community members are incorporated into the sections presented below.

NATIVE AMERICAN PARTICIPATION

On July 9, 2007, CRM TECH submitted a written request to the State of California's Native American Heritage Commission for a records search in the commission's sacred lands file. Following the commission's recommendations, CRM TECH further contacted nine local Native American representatives in writing on July 13 to solicit their input regarding possible cultural resources concerns regarding the Lancaster Downtown Specific Plan. The correspondences between CRM TECH and the Native American representatives are attached to this report in Appendix 2.

HISTORICAL CONTEXT OF THE PLANNING AREA

In 1772, a small force of Spanish soldiers under the command of Pedro Fages, then the military *comandante* of Alta California, became the first Europeans to set foot in the Antelope Valley. Over the next century, a number of famous explorers, including Francisco Garcés, Jedediah Smith, Kit Carson, and John C. Fremont, traversed the Antelope Valley, but their explorations resulted in little change to the region. For much of the 19th century, the Antelope Valley continued to receive only the occasional hunters, drawn by its legendary herds of antelopes, and travelers. Don Alexander and Phineas Banning's first stage line between Los Angeles and northern California, for example, ran through the southern edge of the valley.

The history of today's City of Lancaster began in 1876, when the Southern Pacific Railway Company chose the essentially uninhabited Antelope Valley for its line between the San Joaquin Valley and the Los Angeles Basin and established a string of regularly spaced sidings and water stops across the desert. By 1880, the Lancaster stop had made its way into the railroad timetable (Love et al. 1995:6). Taking advantage of its location on the first railroad line in southern California, in 1884 Moses Langley Wicks, a prominent real estate developer who was active in many parts of the state, laid out the townsite of Lancaster on 640 acres in Section 15 of T7N R12W, which he had purchased from the Southern Pacific and the U.S. government in a series of rather muddled transactions, not uncommon among early deals involving railroad land grants (*ibid.*:9).

During the great southern California land boom of the 1880s, the new town prospered, thanks to the abundance of artesian water in the vicinity. A year after the birth of the town, a neophyte downtown area had formed at the intersection of Tenth Street and Antelope Avenue (today's Lancaster Boulevard and Sierra Highway, respectively), boasting three general stores, a hardware store, three saloons, and the Lancaster House, a hotel built by Wicks in 1884 (Morris n.d.:23). By 1886, the *Los Angeles Times* hailed Lancaster as "the business center of the Antelope Valley" (Gurba 2005:8). Vigorous marketing in far-flung places such as London brought farmers, cattle and sheep ranchers, as well as speculators to Lancaster, followed quite naturally by such community accoutrements as a local newspaper, churches, a post office, and a grammar school (Centennial Committee 1983:2).

Meanwhile, the stretch of Antelope Avenue near Tenth Street began to earn its nickname as "the waterfront," known for the concentration of taverns and roadhouses (Gurba 2005:62).

Lodging places were built to accommodate the influx of visitors and prospective settlers, including the Hotel Lancaster and the Gilwyn Hotel. The latter, built in 1888 and renamed the Western Hotel at least by 1902, is located within the planning area at 557 West Lancaster Boulevard (Majors 1958).

Generous seasonal rainfalls in the early 1890s contributed to harvests of some 60,000 acres of wheat and barley, and to the first yields of alfalfa, a fast-growing perennial plant that could be cut nearly monthly. Eventually, alfalfa would become the region's primary crop in the next century, so much so that "alfalfa is king" became the slogan for the agricultural interests in the valley. Beginning in 1895, however, several years of continuous drought all but destroyed Lancaster and other settlements in the Antelope Valley, and forced nearly all settlers to abandon their land and leave the parched region (Hamilton et al. 1913:35-37). As one account laments, "lots along Tenth Street and Antelope Avenue in the main part of town could be bought for \$25, but no one wanted to buy" (Centennial Committee 1983:3).

Along with the other Antelope Valley settlements, Lancaster recovered slowly after the turn of the century, spurred in part by the construction of the local stretch of the Los Angeles Aqueduct around 1905 (Gurba 2005:8). The Southern Pacific depot, located just to the east of the planning area, remained the focal point of the town, with what little commerce there was gathered around it and the intersection of Tenth Street and Antelope Avenue. In 1910, business on Tenth Street between Antelope Avenue and Beech Avenue included a general store, two saloons, a warehouse and a meat store, while between Beech Avenue and Date Avenue stood the grammar school, a hotel, a livery, a community meeting hall, a grocery and a couple of residences (Sanborn 1910; Fig. 3). A proposal for a new grammar school on Cedar Avenue was put to the vote and passed in 1913 (Centennial



Figure 3. Lancaster Boulevard, ca. 1910 (view to the northwest from Antelope Avenue, now Sierra Highway). (Source: Gurba 2005:93)

Committee 1983:27). Later, a portion of the new school building was incorporated into the present-day Lancaster School District office compound at 44711 Cedar Avenue, within the planning area.

The year 1914 may seem late for electricity, already in use in Los Angeles for more than three decades, to reach Lancaster, but Lancaster was still the first community in Antelope Valley to have this modern convenience. With the adoption of electric water pumps, irrigated agriculture became the primary means of livelihood in the region. The advent of the automobile and the growth of downtown Lancaster as a regional commercial hub made Tenth Street and Antelope Avenue the two obvious choices for paving in 1916, further cementing the status of that intersection as the center of the town. In the meantime, Lancaster was in the process of "being connected with Los Angeles by a paved highway via Mint Canyon" (Centennial Committee 1983:38).

By 1918, a post office and a bank had joined the general store on the southwest corner of Tenth Street and Antelope Avenue (Sanborn 1918; Gurba 2005:36). This small retail complex, partially reconstructed in 1936 (Gurba 2007), remains in similar function today despite repeated changes in both tenants and appearance. Also on the south side of Tenth Street, stretching to Date Avenue, were the Hotel Lancaster, Masonic Lodge No. 437 (established in 1915, sharing a building with the chamber of commerce and a library), a medical office, a few dwellings, and a moving picture house that doubled as a community center (Sanborn 1918; Centennial Committee 1983:28). The north side featured a full block of retail stores near Beech Avenue that emphasized fresh foods, among them a grocery, confectioners, and a meat market (Sanborn 1918).

In 1920, Lancaster had a total population of 400 (Centennial Committee 1983:28). Another building boom took place around 1922, shortly after the "Mint Canyon Highway" brought the Antelope Valley "closer" to Los Angeles. Agriculture and "King Alfalfa" continued to reign supreme, but social development also made demands on the town and the region that were met in part by Lancaster's expanding downtown commercial district. The entire frontage of Lancaster Boulevard from Antelope Avenue to Beech Avenue was now occupied by near-continuous storefronts that, besides those that met life's daily necessities, also included a jeweler, a shoe store, and a restaurant (Sanborn 1923). In comparison, the remainder of the planning area changed little, with one very notable exception being the establishment of a hospital near Cedar Avenue (*ibid.*).

In the mid-1920s, a new home was built for the library on the southwest corner of Tenth Street and Cedar Avenue, which it shared with a courtroom (Sanborn 1927). Then in the fall of 1929, retail royalty arrived in town when J.C. Penney opened a store on the southwest corner of Beech Avenue and Tenth Street, precipitating a flurry of renovations among the older stores on the street (Morris n.d.:31-32; Fig. 4). Not surprisingly, residential construction, which amounted about 15 new homes in 1925, began to increase each year, with more than 100 new homes "of Modern architectural style and convenience" built between 1925 and 1930, while the town's population reached 1,550 during the same period (*Antelope Valley Ledger-Gazette* 1930:3; Centennial Committee 1983:28).

Lancaster's progress along its main street suffered a setback in 1935 when a fire at the intersection of Antelope Avenue and Tenth Street claimed five stores and ruined or damaged several others (Centennial Committee 1983:77). By then, a large grocery store



Figure 4. Lancaster Boulevard in the 1920s-1930s (view to the southwest from Sierra Highway). (Source: Gurba 2005:41)

had replaced the doctor's office, and another hospital had been built east of the courthouse (Sanborn 1934). In 1938, with funding from the Public Works Administration (PWA), Los Angeles County architect Edward C.M. Brett's building plans for a memorial hall, library, courthouse, and sheriff's station and garage were realized in the grand Art Deco-style on the southwest corner of Tenth Street and Cedar Avenue (Wilson 1993:9-11). These buildings, along with the old jail, formed the core of a justice and civic center that came to be called the Cedar Avenue Complex (*ibid.*).

Despite the urban progress, the impact of the Great Depression was ever-present, and as the returns on farming and the alfalfa crops declined, many local residents turned to mining, which, along with new utility companies, the railroad, and grain milling, helped support Antelope Valley through a difficult time and sustained the business center of Lancaster (Centennial Committee 1983:77). As the region's commercial hub, downtown Lancaster still stayed relatively busy, with weekends and holidays bringing throngs of shoppers from all over the valley (Russell 2007).

The U.S. involvement in World War II brought an end to the Great Depression and, for Lancaster, ushered in a new community identity that was closely related to the aerospace industry. It was a destiny heralded by the Carter Field, a set of crude air strips on the town's northwest side that been scratched out of the baked desert landscape around 1918 by local pioneer Benjamin Franklin Carter. It would officially open, with improvements, as the Lancaster Airport in 1930 (Centennial Committee 1983:58; Gurba 2005:112).

After the end of WWII, as the U.S. military readied its next generation of aircraft, a place was needed for test flights. The Muroc Army Air Field, established in 1933 northeast of

Lancaster, was chosen for that role because the area's near-perpetually blue sky. The experimental "X-plane" program was launched at the Muroc Field in 1946, and a year later Chuck Yeager, flying an X-1 aircraft, became the first pilot to break the sound barrier. The facility was renamed the Edwards Air Force Base in 1949, in honor of Glen Edwards, a test pilot who was killed in a crash the previous year (Powers 1997:2). Today, the base is renowned as the world-record holder of flight milestones and as an alternative landing site for space shuttle missions.

The exponential growth of Lancaster's population, from 3,600 in 1950 to 29,610 in 1960, succinctly illustrates the post-WWII influence of the military base on the community (Centennial Committee 1983:109-110). Coupled with the excitement over air and space travel that fueled the nation in the 1950s and into the 1960s, the application of recently developed wartime technologies to peacetime endeavors soon propelled the aerospace, defense, and associated technological enterprises ahead of agriculture as the principal driving force in the local economy.

In the thick of it all were Lancaster's two main thoroughfares, which by 1955 had been renamed Lancaster Boulevard and Sierra Highway, respectively (Directory 1955). Along Lancaster Boulevard, more than 100 businesses lined the eight-block stretch from Sierra Highway west to Genoa Avenue in 1955, offering for sale daily necessities, luxury items, shoes, healthcare, entertainment, financial, utility and social services (*ibid.*; Figs 5, 6).



Figure 5. Lancaster Boulevard around Beech Avenue in the early 1950s (view to the southeast). (Source: Gurba 2005:60)

16 ★ Indicates Home Ownership GREATER ANTELOPE VALLEY STREET ADDRESS DIRECTORY

<p>KINGTREE AV (Cont'd) 45462 under constr 45463 under constr</p> <p>KIRKLAND AV — from deadend North, intersects 500 E Av J (houses under constr)</p> <p>LANCASTER BL, EAST — from 44800 Division, east Following served by Rt 5 2d E intersects 233 vacant</p> <p>Stanridge Av intersects 3d E intersects 362 Lion W F</p> <p>Foxton Av intersects 501*Scates C E</p> <p>10th E intersects 1016 Jackson J W</p> <p>15th E intersects 1501* Cassidy L B</p> <p>20th E intersects 2030 Fleming L E</p> <p>LANCASTER BL, WEST — from 44900 Division, west</p> <p>1004* Seeth G A</p> <p>108 Ballard W H</p> <p>109* Scharf P B</p> <p>110 Barsot Marguerite</p> <p>113* Cook L A</p> <p>114* Gray M X</p> <p>115 Knight Phillip</p> <p>120* Griffin M N</p> <p>121 White D L</p> <p>125* Clair V D Jr</p> <p>130 Burton A E Mrs</p> <p>Redwood Av intersects 202 Nabers W A</p> <p>204 Shank L F</p> <p>205 Eyer S B Mrs</p> <p>207 Jonston A F</p> <p>208 Hollis C Y chiro</p> <p>209* Pollock Miriam Mrs</p> <p>211 Larsen W B</p> <p>213 Presley T R</p> <p>214* Lorbeer F I</p> <p>217 Bryson W H</p> <p>Thetford W D</p> <p>217 1/2 Jordan Lucille Mrs</p> <p>217 1/2 Sudam Wealtha H</p> <p>217 1/2 Pollock Miriam O</p> <p>219 Conlin John</p> <p>219 1/2 Corbin J R</p> <p>219 1/2 Severno Fay A</p> <p>219 1/2 Curry J R</p> <p>223* Foley Evelyn</p> <p>224 First Baptist Ch</p> <p>225 Dickinson J D</p> <p>233* Harriman G E</p> <p>Spearman Av intersects</p>	<p>LANCASTER BL, WEST (Cont'd) 101* Wiley J K</p> <p>Trevor Av intersects 326 Payne Blake</p> <p>332 Guyman J A</p> <p>336* Redman W M</p> <p>343 Hooker E H</p> <p>344 Wells H E</p> <p>345 Sally's restr</p> <p>351 Sanders L L rl est</p> <p>354* Zontine W J</p> <p>355 Smart & Final Iris Co whole gro</p> <p>Yucca Av intersects 400 Golden State Co Ltd dairy prods</p> <p>401 Bills Barber Shop</p> <p>403 under constr</p> <p>405 under constr</p> <p>407 Sierra Equip Rntls</p> <p>408 Lanc Moving & Storage</p> <p>408 Hayhurst J R</p> <p>412 Suburban Gas erv of Lanc</p> <p>424 Sou Pac Co</p> <p>Pac Mtr Trucking</p> <p>431 Alley Tractor & Impl</p> <p>Sou Pac RR Crosses 439 Marvie S B</p> <p>Sierra Hwy intersects 500 Assoc Finance Co</p> <p>501 Westcott & Plummer drugs</p> <p>Westcott & Plummer Fountain</p> <p>503 Jim's Barber Shop</p> <p>504 Maxine's Appl wns aprpl</p> <p>505 Veva Marie Sportogs wns appl</p> <p>506 Carp's Stores dept store</p> <p>507 Tindall's Jewelry</p> <p>508 Carp A S mens clo</p> <p>509 Boyer's Shoe Serv repr Merriman N T shine stand</p> <p>510 Fancy Bakery</p> <p>511 Gift Box notions</p> <p>Sou Calif Gas (coln ofc)</p> <p>512 Karl's Shoes</p> <p>513 Lanc Youth Shop infants clo</p> <p>515 Sunshine Meat Mkt</p> <p>516 Carl's Drug</p> <p>518 Babyland childs clo</p> <p>519 Orr's Red Top Mkt</p> <p>520 Herman's Fashion Tailors</p> <p>523 Griffin & Sons Hdw</p> <p>525 Smart Shoppe wns aprpl</p> <p>526 Ward's Stores dept store</p> <p>527 Holmes Barber Shop</p> <p>530 Lanc Radio Inc elec appl</p> <p>531 Bk of Am</p> <p>Beech Av intersects 539 Kirby's Shoe Store</p> <p>541 Sanders Jwlr</p> <p>542 McMahan's Furn</p> <p>543 Kleiners dry gds</p> <p>544 George's Mkt gro</p> <p>Ward's Bob Meat Mkt</p> <p>545 Gilbert 5-10-25c Store</p> <p>549 Milton's 5-10-25c Store</p> <p>550 Scott's Dept Store</p> <p>552 Rachmel Wm phys</p> <p>554 Sou Cal Edison Co</p> <p>555 Fry</p> <p>555 1/2 Smith M M Mrs</p> <p>557 Hotel Western</p> <p>Lanc Refuse Co</p> <p>559* Webber M E Mrs</p> <p>560 Clark's Bootery</p> <p>562 Mode O'Day wns aprpl</p> <p>564 Hamilton Diamond Co jwly</p>	<p>LANCASTER BL, WEST (Cont'd) McKiernan R A optom</p> <p>566 Lanc Community Hosp & Clinic</p> <p>Senseman W R</p> <p>567 U S Post Office</p> <p>U S Soil Conservation Serv</p> <p>Cedar Av intersects 601 Antelope Furn Co</p> <p>606 L A County Health Center</p> <p>607 Louise's gifts</p> <p>609 Gallen-Kamps shoes</p> <p>611 Du Bois & Sons</p> <p>612 BYRNE MEDICAL DENTAL BLDG</p> <p>Burton C N chiropdst</p> <p>Byrne C B osteo</p> <p>Fleming R E optom</p> <p>Hoage J M osteo</p> <p>Newton R W labty tech</p> <p>Rowell H A osteo</p> <p>Schechtman H L dntst</p> <p>615 Windsor Sport Shop wns aprpl</p> <p>617 Anita Shops wns aprpl</p> <p>620 Genl Tel Co of Cal</p> <p>621 Singer Sewing Mach</p> <p>622 Pac Finance Loans</p> <p>624 Redman Jwlr</p> <p>626 Mildred's childs clo</p> <p>627 Penney J C Co dept store</p> <p>628 vacant</p> <p>630 Lawson's Jwlr</p> <p>Date Av intersects 640 Varrieur Nursery</p> <p>655* Bryan H C</p> <p>655 1/2 Baum G E</p> <p>656 Antelope Valley Ledger Gazette</p> <p>Antelope Valley Shopping News Green Sheet</p> <p>Ledger-Gazette Pntrs</p> <p>657 Bacon & Knight ins</p> <p>Cobb A C chiropdst</p> <p>659 Bryan H C phys</p> <p>660 State Dept of Empl Serv</p> <p>664 Erskines China</p> <p>665 Antelope Valley Bk</p> <p>668 Tasty Shops restr</p> <p>Elm Av intersects 703 vacant</p> <p>706 Safeway Stores Inc</p> <p>721 Cowell L M dntst</p> <p>729 Desert Food Lockers meats</p> <p>Fig Av intersects 744 Investment Finance</p> <p>745 Credit Bur of Antelope Vly</p> <p>Sipherd Escrow Co</p> <p>746 Cyndee Kaye Fashions wns clo</p> <p>747 Foley Tom Agcy ins</p> <p>748 Beard's mens clo</p> <p>752 Antelope Theatre</p> <p>756 Music Center sup</p> <p>758 A V Bowl bowling alley</p> <p>A V Bowl Fountain</p> <p>760 Milady's Shop</p> <p>765* Hellberg C V</p> <p>Fern Av intersects 804 Harris R S phys</p> <p>814* Mills L R</p> <p>828 Bracker F A osteo</p> <p>Miner E F optom</p> <p>Gadsden Av intersects 838 Macormic C E</p> <p>844 Dickey E P</p> <p>848 vacant</p> <p>853 Bulmer's T V & Radio</p> <p>Bulmer H D</p> <p>854 Ellis F B Rev</p> <p>855 Gilliam B B rl est</p>	<p>LANCASTER BL, WEST (Cont'd) 857 Freeman Clnrs</p> <p>857 1/2 Jesse's Shoe Repr</p> <p>858* Griffith Hugh</p> <p>862 Clark's Curtain Cottage</p> <p>864 Helen's Toy Shop</p> <p>866 Burn's Prescription Pharmacy</p> <p>867 Drapery Den</p> <p>Genoa Av intersects 902 J & P Liquors</p> <p>903* Orr J P bldg contr</p> <p>909 vacant</p> <p>921 Marshall R C serv sto</p> <p>N 10th W intersects 904 Triangle Sky Mart</p> <p>908 Prudential Ins</p> <p>910 Lane-Miller rl est</p> <p>Mid-Valley Ins Agcy</p> <p>N 11th W intersects 914* Clark Mons Mrs</p> <p>922* Roach D J</p> <p>924* Tindall L J</p> <p>914* Senseman W R</p> <p>914 1/2 Gage N F Mrs</p> <p>919* Draper G B</p> <p>926 Barker W H</p> <p>927* Chantry E E</p> <p>Kingtree Av intersects 12th W intersects 922* Stromberg H A</p> <p>910 Davis L L Mrs</p> <p>913* Hunter H W</p> <p>924 Trussdell H E</p> <p>944 Lane G W</p> <p>928* Smith T A</p> <p>934* Guthrie H D</p> <p>940 vacant</p> <p>940 1/2 vacant</p> <p>16th W intersects 900 Sweet T A</p> <p>912* Bean Ted</p> <p>930* Morris C J</p> <p>rear Taylor Anna Mrs</p> <p>944* Rodgers J B</p> <p>956* Bishop K M</p> <p>rear Crim R E</p> <p>966* Jaqua D R</p> <p>972 Brown E L</p> <p>974 Hutchison R B</p> <p>976* Jaqua D R Jr</p> <p>18th W intersects 912 Knorr H W</p> <p>920* Darr C M</p> <p>Dugger K C</p> <p>952* Barnes C J</p> <p>954 Clark R B</p> <p>Inola Av intersects 20th W intersects</p> <p>LANGHORN, EAST — between 3d E & 5th E, from Foxton East to Raysack Av</p> <p>932* Wadsworth C H</p> <p>933* Sneider D S</p> <p>934* Johnson J D</p> <p>939* Stumbo F L</p> <p>943* Morsario W D</p> <p>944* Tyson M R</p> <p>945* Drake Wm</p> <p>952* Masley L K</p> <p>953* Manson Rowland</p> <p>959* Cecy G W</p> <p>962* Prestero D A</p> <p>963* Miller R J</p> <p>968* Will G M</p> <p>974* Haven J C Jr</p> <p>974* Molley Jas</p> <p>974* Papa Edw</p>
--	---	---	--

Figure 6. 1955 local directory showing various businesses along Lancaster Boulevard within the planning area.

Longtime Antelope Valley resident Ruth Russell, who first came to Lancaster in 1942 as part of the war effort, was among those shopping and socializing with other military personnel and their families along the boulevard in the 1950s. She recalled:

You would go even if you didn't go to buy anything, and you could find everything. You would do a lot of walking, just park and walk for blocks all along the stores, and sometimes you couldn't go three feet without meeting someone you knew. That's where you would meet your friends. (Russell 2007)

In 1977, Lancaster was incorporated as a city by an overwhelming vote of its citizens (Centennial Committee 1983:137). Since then, the city has again experienced swift growth and change, this time due to the phenomenal expansion of housing development. With its total population at 54,001 in 1980 and 118,718 in 2000, Lancaster has increasingly taken on the characteristics of a "bedroom community" in support of the Greater Los Angeles area. Meanwhile, the segment of Lancaster Boulevard within the planning area has continued to serve as the civic center of the city and the commercial hub of the downtown area.

SURVEY RESULTS

PREVIOUS CULTURAL RESOURCES STUDIES IN THE VICINITY

According to SCCIC records, the planning area had not been surveyed systematically for cultural resources prior to this study, but various portions of it were covered by at least 10 previous surveys (Fig. 7). As a result of these and other similar studies, a total of 17 historical/archaeological sites were previously recorded within the planning area, including 3 archaeological sites and 14 historic-period buildings or groups of buildings. Among them are two of Lancaster's best-known heritage properties, the Western Hotel and the Cedar Avenue Complex (Fig. 8).

The Western Hotel (Site 19-186539) at 557 West Lancaster Boulevard, built by the Gilroy family in 1888, is widely recognized as the oldest surviving building in Lancaster (Majors 1958). In 1958, it was proclaimed a California Historical Landmark (No. 658). The Cedar Avenue Complex (19-180752/188011) comprises five government buildings located on the southwest corner of Cedar Avenue and Lancaster Boulevard, including an office building known as the Memorial Hall, a sheriff's substation, a garage, a jail, and a health center/veterans clinic, all of which date to the 1920-1938 period (Wilson 1993:3-7). It was placed on the National Register of Historic Places in 1993 (No. 93001017).

The other 12 historic-period buildings previously recorded in the planning area included an apartment complex on Kettering Street and 11 single-family residences on Milling Street and Cedar Avenue, all of which have been demolished. The three archaeological sites, 19-002171 (CA-LAN-2171H), 19-002215 (CA-LAN-2215H), and 19-002461 (CA-LAN-2461H), also dated to the historic period, and consisted of the remnants of late 19th and early 20th century development in Lancaster's downtown core, such as refuse deposits and remains of old buildings. All three sites have apparently been removed since their recordation. The Western Hotel and the Cedar Avenue Complex, thus, are the only previously identified cultural resources remaining in the planning area today.

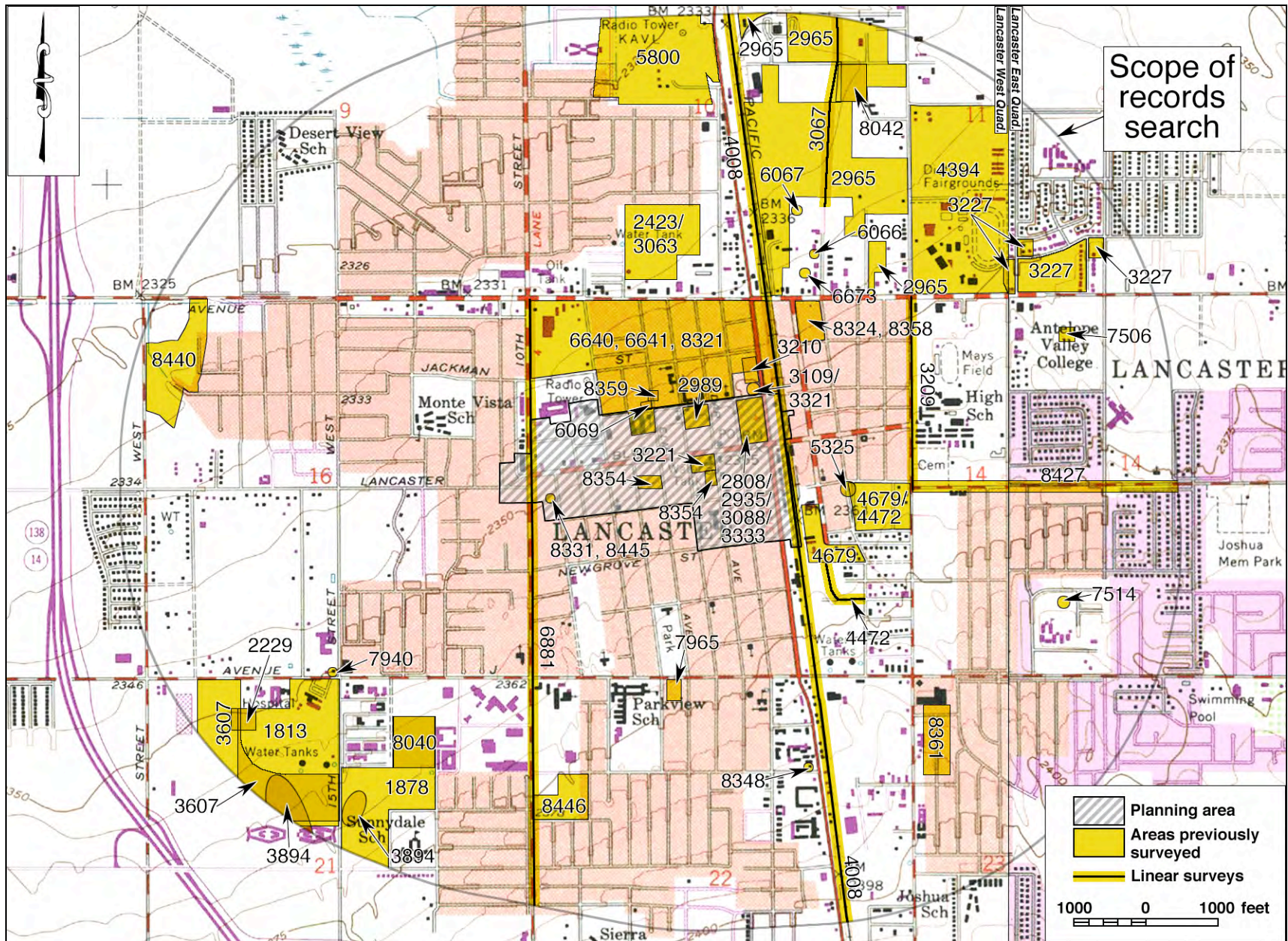


Figure 7. Previous cultural resources surveys in the planning area. Locations of historical/archaeological sites are not shown as a protective measure.



Figure 8. Previously recorded cultural resources within the planning area. Left: the Cedar Avenue Complex; right: the Western Hotel.

Outside the planning area but within a one-mile radius, SCCIC records show approximately 10 additional cultural resources studies on various tracts of land and linear features. As a result of these studies, more than 150 other historical/archaeological sites were previously recorded within the scope of the records search. As within the planning area, these sites predominantly represented historic-period buildings, most of them recorded during two large-scale surveys in the northern portion of downtown Lancaster in 2003-2004.

Only eight of the recorded cultural resources were archaeological sites or isolates (i.e., localities with fewer than three artifacts). Among them, four also contained historic-period refuse deposits and/or structural remains, three dated to the prehistoric period, and one was of unknown nature. The prehistoric archaeological resources included a scatter of chipped stone artifacts with the remains of a butchered calf, an isolated fragment of a mano (hand-held groundstone implement), and a habitation site with chipped stone flakes, fire-affected rock, groundstone fragments, and animal bone mixed with historic-period refuse.

NATIVE AMERICAN INPUT

In response to CRM TECH's inquiry, the Native American Heritage Commission reported that the sacred lands record search identified no Native American cultural resources within the planning area. However, noting that "the absence of specific site information in the Sacred Lands File does not guarantee the absence of cultural resources in any 'area of potential effect'," the commission suggested that local Native American representatives be contacted, and provided a list of potential contacts in the region (see App. 2).

Upon receiving the Native American Heritage Commission's response, CRM TECH initiated correspondence with all nine individuals on the referral list and the organizations they represent. Among them were the Los Angeles City/County Native American Indian Commission, spokespersons for the nearest recognized tribal organizations, and local Native American cultural representatives of Kitanemuk heritage, whose ancestors traditionally occupied the Lancaster area (Blackburn and Bean 1978). As of this date, none of the nine local Native American representatives contacted has responded.

POTENTIAL HISTORICAL RESOURCES WITHIN THE PLANNING AREA

Overview

During the present survey, CRM TECH identified and recorded within the planning area a total of 98 buildings or group of buildings that were constructed during the historic period—i.e., in or before 1960—and retain at least a recognizable level of historical characteristics (Fig. 9; cf. Table 1). Buildings that postdate 1960 and those that predate 1961 but have lost all traces of historic integrity through drastic alterations were excluded from further considerations.

In addition to the buildings, a large number of objects and streetscape features were also noted in the planning area, all of them located along Lancaster Boulevard. Among these were a series of "old-fashioned" streetlight standards and numerous commemorative objects, including a veterans memorial, a monument to the Tuskegee Airmen, a plaque marking the site of the City's incorporation headquarters, a large number of colorful Old Town Site markers, and many features associated with the Aerospace Walk of Honor, such as a prominent F-4 Phantom monument, plaques, and murals of famed aviators and astronauts.

With the exception of the 1940s-era veterans memorial (Maeshiro 2007), located on the grounds of the Cedar Avenue Complex, all of the commemorative objects are modern in origin, mostly dating to the past 10-15 years. Therefore, while the veterans memorial is considered an associated feature of the Cedar Avenue Complex, none of the other commemorative objects warrants individual evaluation as potential "historical resources." The Colonial-style metal streetlight standards also appear to be modern additions to the streetscape, since none of them could be found in historic photos of Lancaster Boulevard (Figs. 3-5).

Among the 98 historic-period buildings recorded in the planning area are the two previously designated heritage properties, the Western Hotel at 557 West Lancaster Boulevard and the Cedar Avenue Complex at 44843-44855 Cedar Avenue and 606 West Lancaster Boulevard. Of the 96 historic-period buildings or groups of buildings that were first recorded during this survey, 42 were residential properties, 50 were commercial properties, 2—a post office and an office complex occupied by the Lancaster School District—were public buildings, and the other 2 were a church and a Masonic lodge*.

Part of the Lancaster School District's office complex incorporates what remains of the 1913 grammar school, ranking it as the second-oldest surviving building in the planning area after the 1888-vintage Western Hotel, and the oldest among the 96 properties first recorded during this study. In all, 37 of the 96 properties, a slim majority of them residential, date to the 1900-1945 period, and the other 59, predominately commercial buildings, date to the post-WWII period (1946-1960)*. Most of the residential properties are clustered in the southern portion of the planning area, while the commercial properties are concentrated primarily along major thoroughfares, particularly Lancaster Boulevard.

* A number of these properties contain buildings of different vintages or functions, and survey access to the rear portions of the properties in the planning area was often limited. The statistical divisions presented above are contingent on available public records and field observations.



Figure 9. Locations of recorded historic-period buildings in the planning area. See Table 1 for key to individual properties.

Table 1. Recorded Historic-Period Buildings in the Planning Area

ID	Street Name	Street No.	APN	Year Built	Note
1	10th Street West	44738	3133005030	1948	Professional Counseling Services
2	10th Street West	44744	3133005016	1948	State Farm Insurance
3	* 10th Street West	44805/44819	3121003016	1953	Aven's Fine Home Furnishings; also APN 3121003002
4	Beech Avenue	44709	3134019002	1949	
5	Beech Avenue	44700-44710	3134020039	1955	Automotive Corner
6	Beech Avenue	44715	3134019003	1919	
7	Beech Avenue	44730	3134020010	1915	Two duplexess
8	Beech Avenue	44745	3134019008	1914	
9	Beech Avenue	44755-44757	3134019010	1954	George's Cleaners and Laundry
10	Beech Avenue	44801-44811	3134014001	1958	Katz'n'Jammers Café; Sutton Photography; Trophy and Uniform; Antelope Valley Union High School District
11	Beech Avenue	44813-44817	3134014003	1952	International Association of Firefighters Local I-25; Hamby Financial Services
12	Beech Avenue	44819	3134014004	1936	Ed's Custom Painting and Home Repair
13	Beech Avenue	44821-44823	3134014004	1936	D&D Wireless; Airstream Refrigeration
14	Beech Avenue	44825-44929	3134014005	1945	Daniel's Beauty Salon; Western Union
15	Beech Avenue	44835	3134014006	1946	Willson and Associates Insurance Services
16	Cedar Avenue	44702	3134019020	1941	Masonic Lodge No. 437
17	Cedar Avenue	44711	3134018900	1913	Lancaster School District Offices
18	Cedar Avenue	44714	3134019018	1920	
19	Cedar Avenue	44720	3134019017	1940	
20	Cedar Avenue	44732	3134019015	1947	
21	Cedar Avenue	44744	3134019013	1953	
22	Cedar Avenue	44806	3134014030	1943	Solid Rock Bible Church
23	Cedar Avenue	44812	3134014920	1955	
24	** Cedar Avenue	44855-44857	3134015018	1920-1938	Cedar Avenue Complex; also 606 Lancaster Boulevard
25	Date Avenue	44808	3134015014	1939	
26	Elm Avenue	44802	3134016018	1955	10-unit medical office
27	Elm Avenue	44822-44826	3134016015	1939	Four Paws Dog Grooming with residential building
28	Fern Avenue	44809-44819	3133010002	1948	Cedarwood Women's Center
29	Fern Avenue	44817-44819	3133010001	1958	AVDVC Thrift
30	Fern Avenue	44818	3133025016	1959	Merchant Support
31	Fern Avenue	44827	3133009002	1937	Old Town Real Estate and Mortgage
32	Gadsden Avenue	44802-44810	3133010005	1939	
33	Gadsden Avenue	44803	3133008005	1939/1951	Also 849 Milling Street; two dwellings

(Continued on p. 17)

* Contributor to Lancaster Boulevard Downtown Neighborhood (see below)

** Previously recorded historical resources; contributor to Lancaster Boulevard Downtown Neighborhood

Table 1. Recorded Historic-Period Buildings in the Planning Area (Continued)

ID	Street Name	Street No.	APN	Year Built	Note
34	Gadsden Avenue	44807	3133008006	1948	
35	Gadsden Avenue	44811	3133008007	1940	
36	Gadsden Avenue	44812	3133010006	1939	
37	Gadsden Avenue	44816	3133010007	1949	
38	Gadsden Avenue	44817	3133008008	1948	
39	Gadsden Avenue	44822	3133009001	1939	
40	Gadsden Avenue	44823	3133007001	1939	
41	Gadsden Avenue	44829	3133007002	1938	
42	Gadsden Avenue	44830-44832	3133009011	1953	Also 44832 1/2 Gasden Avenue (three dwellings)
43	Gadsden Avenue	44833	3133007003	1941	
44	Gadsden Avenue	44834	3133009010	1948	
45	Genoa Avenue	44763	3133005002	1951	
46	Genoa Avenue	44809	3133005004	1949	
47	Genoa Avenue	44812	3133008002	1940	
48	Genoa Avenue	44815	3133005005	1948	
49	Genoa Avenue	44818	3133008001	1947	
50	Genoa Avenue	44821	3133005006	1947	
51	Genoa Avenue	44822	3133007014	1947	
52	Genoa Avenue	44828	3133007013	1947	
53	Genoa Avenue	44832-44838	3133007012	1950	
54	Genoa Avenue	44839	3133005009	1942	
55	Kettering Street	762	3133026800	1954	
56	Kildare Street	845-855	3133003092	1957	
57 *	Lancaster Boulevard	512	3134013020	1928	Wigs and Accessories
58 *	Lancaster Boulevard	516	3134013012	1923	All in One Barber and Salon
59 *	Lancaster Boulevard	518-520	3134013014	1925	Cozy House Restaurant; Samba Party Supply
60 *	Lancaster Boulevard	526-528	3134013015	1922	Arrow Appliance
61 *	Lancaster Boulevard	539-543	3134011001	1924	Silvergate Bank; Lancaster Radio
62 *	Lancaster Boulevard	547	3134011002	1948	Community-Based Outpatient Clinic
63 **	Lancaster Boulevard	557	3134011912	1888	Western Hotel
64 *	Lancaster Boulevard	567	3134011901	1938	Post Office
65 *	Lancaster Boulevard	622-624	3134015007	1953	Graphic Experience
66 *	Lancaster Boulevard	626	3134015008	1954	Jemini Home Health Services
67 *	Lancaster Boulevard	628-630	3134015009	1953	Shelena's Kitchen; Begue / Mills Jewelers
68 *	Lancaster Boulevard	639-647	3134009021	1955	Darla's Closet Boutique

(Continued on p. 18)

* Contributor to Lancaster Boulevard Downtown Neighborhood

** Previously recorded historical resources; contributor to Lancaster Boulevard Downtown Neighborhood

Table 1. Recorded Historic-Period Buildings in the Planning Area (Continued)

ID	Street Name	Street No.	APN	Year Built	Note
69 *	Lancaster Boulevard	649-653	3134009023	1955	Put It On; The Lemon Leaf
70 *	Lancaster Boulevard	655-659	3134009020	1946	Preferred Real Estate; The Heart of the City
71 *	Lancaster Boulevard	660-664	3134016011	1950	Daisy's Costumes
72 *	Lancaster Boulevard	665	3134009021	1952	Former bank
73 *	Lancaster Boulevard	668	3134016011	1950	Casa Jimez Mexican Food Mariscos
74 *	Lancaster Boulevard	733-739	3313026039	1959	California Soundworks; Pancho's Mexican Rest.
75 *	Lancaster Boulevard	745-747	3133026041	1948	Assemblywoman Sharon Runner's office
76 *	Lancaster Boulevard	749-751	3133026024	1959	King Photo; Body, Balance Fitness
77 *	Lancaster Boulevard	753-755	3133026025	1959	The Plant Lady; Beltone Hearing
78 *	Lancaster Boulevard	810-812	3133009006	1958	Ambassador's for Christ Church
79 *	Lancaster Boulevard	814-818	3133009006	1958	Teclena Flores Family Restaurant
80 *	Lancaster Boulevard	813-815	3133003027	1955	Antelope Valley Escrow Company
81 *	Lancaster Boulevard	820	3133009007	1957	Anytime Fitness
82 *	Lancaster Boulevard	826-828	3133009008	1959	Albertson and Associates/Girard Security Corp
83 *	Lancaster Boulevard	838	3133007005	1929	American Travel Bureau
84 *	Lancaster Boulevard	844	3133007006	1929	Converted residence
85 *	Lancaster Boulevard	858	3133007009	1956	Bistro Argentine
86 *	Lancaster Boulevard	862-866	3133007010	1954	Burn's Pharmacy
87	Lancaster Boulevard	1022	3122016006	1943	
88	Lancaster Boulevard	1034	3122016004	1953	
89	Milling Street	805	3133010003	1947	
90	Milling Street	819	3133010004	1946	
91	Milling Street	863	3133008009	1939	
92	Newgrove Street	525	3134020039	1955	Antelope Valley Landmark Christian Center
93	Newgrove Street	539-549	3134019001	1938/1950	Two dwellings
94	Sierra Highway	44711-44715	3134020031	1947	Also APN 3134020032; 5-Star Cars/H.W. Hunter, Inc.
95	Sierra Highway	44733	3134020034	1950	5-Star Auto Body
96	Sierra Highway	44749	3134020035	1949	Super Discount Furniture
97	Sierra Highway	44753-44759	3134020036	1922	Franklin Building; also 512 Milling Street (Jennifer's Beauty)
98 *	Sierra Highway	44851	3134013010	1936	Wholesale Mattress; Libreria Cristina; Sinaloa Jewelry; also 506-510 West Lancaster Boulevard

* Contributor to Lancaster Boulevard Downtown Neighborhood

Of the total of 98 potential "historical resources" found in the planning area, two are previously designated heritage properties, as mentioned above. Another one, a commercial building at 44753-44759 Sierra Highway known historically as the Franklin Building, appears to retain a notable level of local historic significance. The 33 properties recorded along the segment of Lancaster Boulevard across the planning area, including the Western Hotel and the Cedar Avenue Complex, collectively constitute an area of local historical interest that encompasses Lancaster's traditional downtown commercial corridor (Fig. 9). The other 64 properties recorded in the planning area do not appear to retain sufficient historic significance for any special recognition, as discussed further below.

Cedar Avenue Complex and Western Hotel

The Cedar Avenue Complex at 44843-44855 Cedar Avenue and 606 West Lancaster Boulevard, constructed as a civic and juridical center in 1920-1938, was formally included in the National Register of Historic Places in 1993 because of its close association with the early growth of Lancaster as the focal-point community in the Antelope Valley and as the only known example of the so-called PWA Moderne style of architecture, a distinctive subtype of the Art Deco movement, in the valley (Wilson 1993:9-11). Under guidelines set forth by the California Office of Historic Preservation (OHP), properties listed in the National Register are automatically entered into the California Register of Historical Resources (OHP 2002). Therefore, the Cedar Avenue Complex clearly meets CEQA's definition of a "historical resource," as outlined above.

The Western Hotel at 557 West Lancaster Boulevard, now a local history museum operated by the City of Lancaster, was built in 1888 and was initially named the Antelope Valley Hotel and the Gillwyn Hotel before its best-known name was adopted around 1895 (City of Lancaster 2007). As mentioned above, it was officially designated a California Historical Landmark in 1958. According to OHP guidelines, any designated landmarks numbered 770 or higher are automatically listed in the California Register (OHP 2002). As California Historical Landmark No. 658, the Western Hotel does not meet that criterion.

As the oldest surviving building in Lancaster's historic downtown area, however, the Western Hotel is undoubtedly associated with the early settlement and development of the community, which in itself is an important event in local and regional history. Furthermore, being evidently the only Victorian-era and Victorian-style buildings extant in the city, it also represents a distinctive example of its style, type, and period in the community. Based on these considerations, the Western Hotel certainly appears eligible for listed in the California Register, and thus qualifies as a "historical resource."

Lancaster Boulevard Downtown Neighborhood

The results of the field survey and historical research completed during this study demonstrate that the segment of Lancaster Boulevard across the planning area has served as the center of commerce in Lancaster since the formative years of the community, but its current characteristics developed mainly in the mid-20th century, during the post-WWII boom period in American history, with a few earlier exceptions grouped near the eastern end.

A total of 33 buildings or groups of buildings along the boulevard have been determined to date to the historic period and retain at least some historic characteristics (Table 1; Fig. 10). Among them are the two designated heritage properties, the Western Hotel and the Cedar Avenue Complex. The other 31 properties are typically single-story storefronts with Mid-Century Modern-style façades, characterized by their modest profiles and the large spans of unornamented plain surface, often in the form of plateglass windows, although sporadic examples of Neoclassical, Art Deco, Minimal Traditional, and Spanish Eclectic (represented by converted former residences) architecture are also observed. The predominant historical theme among these buildings harkens to the 1940s-1950s era, when Lancaster Boulevard enjoyed its heyday as the city's and, indeed, the region's commercial hub.

The 33 recorded properties along this segment of Lancaster Boulevard are interspersed with modern—i.e., post-1960—buildings and buildings that have been so altered as to appear modern, and the vast majority of the recorded buildings have also undergone various degrees of alterations. Their façades have often been modified to various degrees over the years, and in some cases the "original" façades themselves were evidently the results of such alterations. However, overall the streetscape continues to retain a strong and distinctive mid-century characteristic, as expressed through architectural design, size, scale, and aesthetic feeling of the 33 contributing properties.

The sense of history along this segment of Lancaster Boulevard is further enhanced by the many commemorative properties added to the streetscape during the more recent past. With the exception of the veterans memorial, all of these commemorative properties are of modern origin, as mentioned above. However, their presence demonstrates the community's desire and effort to incorporate the preservation of its history as an important part of the redevelopment of the boulevard, the "Main Street" of Lancaster.

Based on these considerations, the present study concludes that the Lancaster Boulevard Downtown Neighborhood, encompassing the parcels lying adjacent to the segment of Lancaster Boulevard across the planning area (Fig. 9), constitutes an area of local historical interest with a coherent theme and a clearly defined period of significance. Due to the compromised historic integrity of the area as a whole and of the majority of the contributing properties, it does not appear eligible for listing in the California Register of Historical Resources. Nevertheless, it merits special consideration in municipal planning.

Franklin Building (44753-44759 Sierra Highway)

Reportedly named for well-known local pioneer Benjamin Franklin Carter, the Franklin Building was commissioned by Bertha E. Cameron, Carter's daughter, in 1922 and was completed in January 1923 (Ruckman 1995:4; Gurba 2005:53). The two-story brick building (Fig. 11) is square in plan, and is situated on the west side of Sierra Highway, facing east. The bottom floor of the main façade is coated with stucco and features a tall central entrance filled by a wood door with a large transom light. The central entrance is flanked by two separate storefronts, each with an aluminum-framed glass door surrounded by large, wood-framed windows. The top floor of the primary façade is surmounted by a flat roof with a low parapet and features three rectangular openings filled with groups of wood-framed double-hung windows.



Figure 10. Representative properties along Lancaster Boulevard. *Clockwise from top left:* the former Lancaster Department Store at 506-510 West Lancaster Boulevard / 44851 Sierra Highway, reconstructed around 1936 (view to the southwest); the sixth—and current—U.S. Post Office in Lancaster, 567 West Lancaster Boulevard, built in 1940 (view to the northeast); several groups of storefronts located at 639-651 (view to the northwest), 733-739 (view to the north), and 626 (view to the south) West Lancaster Boulevard, all built between 1952 and 1959. (Photos taken on August 3, 2007)

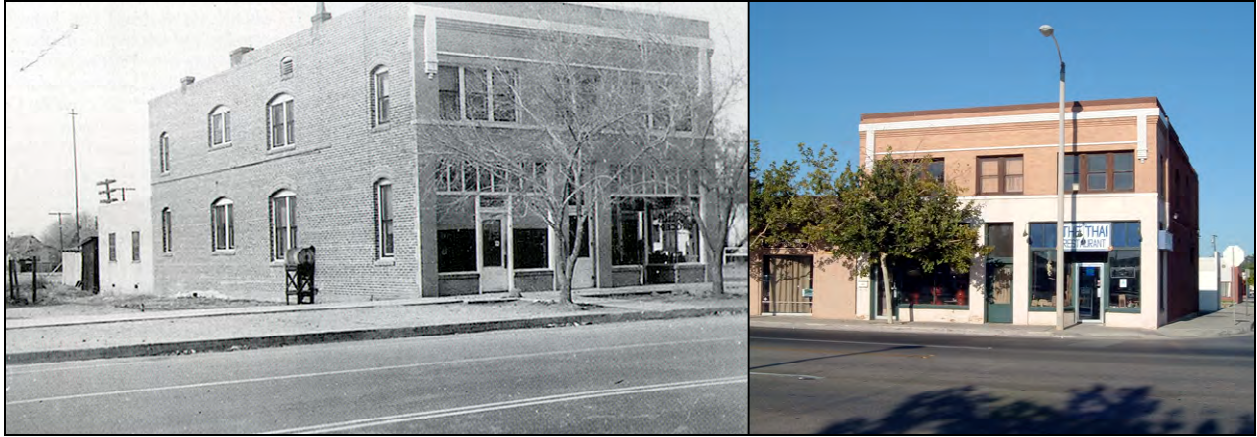


Figure 11. The Franklin Building as it appeared around 1923 (left, view to the northwest; Gurba 2005:53), and today (right, view the west).

A decorative course of lighter-colored bricks extends across the top of the main façade, and wraps around the corner to the north side of the building. Most of the northern façade, however, consists of a plain brick wall with no delineation between the top and bottom floors. The upper level on this side has arched window openings topped with radiating bricks and filled with wood-framed double-hung windows. The bottom floor features a small, square window, a large bay that has been mostly sealed with bricks, and a tall side entrance filled by a wood door with a transom light.

Archival research produced little documentation on alterations to the building since 1922-1923 (City of Lancaster n.d.), but a careful comparison of its current appearance with a historic photograph taken shortly after its completion reveals that the Franklin Building remains remarkably unaltered in appearance, especially considering its advanced age, with no major changes in the exterior that would significantly alter its overall architectural characteristics (Fig. 11).

A history of the building published in a local historical journal (see App. 3) reports that the building originally had "two spacious apartments upstairs and two business offices below," and that an addition was built on the south side in 1948 to accommodate the expanding local newspaper, *the Antelope Valley Ledger-Gazette* (Ruckman 1995). The newspaper, owned by R.B. Cameron, occupied the southern half of the ground floor for 31 years before moving to Lancaster Boulevard in 1953. The northern half housed Estelle's Grocery from the late 1920s to the early 1950s. The apartments upstairs were occupied for a time by the newspaper's press operators, and by the Estelle family. The building apparently sported green and purple paint for a time, and was sandblasted back to its original brick in 1977 (*ibid.*:5).

The Franklin Building dates to a relatively early period in Lancaster's history, from which few buildings survive without major alterations in the planning area and the city at large. Located near the city's original downtown core, it is today an excellent example of a pre-WWII commercial building with outstanding historic integrity, especially in comparison to other buildings of similar nature and vintage in the area. As such, it provides a rare window to the appearance of downtown Lancaster during the early 20th century. In addition, it is also notable in local history as the longtime home of the local newspaper.

In light of the its demonstrated historical interest to the community, this study concludes that the Franklin Building also warrants special consideration in municipal planning as a local historic site. However, it does not demonstrate any extraordinary architectural, artistic, or aesthetic merits beyond what was noted above, nor is it known to have been closely associated with an important historic figure or event. Therefore, it does not appear eligible for listing in the California Register.

Other Properties Recorded during the Present Survey

In general, the residential buildings recorded in the planning area, including those converted into other uses, tend to be simple in design and unpretentious in appearance, typical of a early to mid-century dwellings found in neighborhoods of modest means. Few of them demonstrate the distinctive characteristics of any established architectural style. The few buildings that do incorporate in their designs recognizable elements of established architectural styles, such as California Bungalow, Ranch, or Spanish-Eclectic, are more vernacular adaptations rather than typical specimens of such styles. Significant alterations were frequent among these homes, with garage conversions and conversions to small businesses among the most common changes.

Most of the residences date to near the late historic period, and are arguably related to the mid-century urban expansion era in the city's history, which may be considered a pattern of events that has left a significant legacy in local history. However, as some of the numerous single-family residences that sprang up in the mid-20th century, especially as part of the post-WWII boom, these houses do not demonstrate a particularly close or unique association with that theme in local history in comparison to other similar properties in the city and the region.

Similarly, the commercial properties in the planning area are typically rather unremarkable in terms of architectural characteristics and aesthetic feeling. As is often the case with commercial properties elsewhere, the vast majority of these buildings have undergone significant alteration over the years, sometimes repeatedly, as dictated by utilitarian needs and changes in popular aesthetic preference. Unlike the contributors to the Lancaster Boulevard Downtown Neighborhood, which collectively help preserve a sense of history in the city's traditional commercial hub, the other commercial buildings in the planning area do not individually demonstrate any particular historic quality, nor do they collectively represent a coherent historic theme within a defined geographic area.

Despite extensive research, no persons of recognized significance in national, state, or local history, nor any prominent architects, designers, or builders were identified in association with these properties. The most notable building among these is the former elementary school at 44711 Cedar Avenue, now a part of the Lancaster School District's office complex. Originally constructed in 1913, it is the second-oldest surviving building in the planning area, as mentioned previously.

Once an impressive three-story building (Fig. 12), the top portion was reportedly damaged in a 1933 earthquake and subsequently removed (Carter 2007). Then in the 1950s, most of the original school building was demolished, leaving only the northern wing and an auditorium that had apparently been added sometime prior (Gurba 2005:29). In any case, a comparison of historic and current photographs reveals that very few recognizable features



Figure 12. The former Lancaster Grammar School (left, view to the northwest; Gurba 2005:29), built in 1913, has been significantly altered and incorporated into a group of buildings housing the Lancaster School District offices today (right, view to the southwest).

of the original elementary school remain extant in the building today (Fig. 12). Consequently, the building has completely lost its historic and architectural integrity in relation to its potential period of significance.

For the foregoing reasons, the present study concludes none of the other 64 buildings or groups of buildings recorded during the survey appears eligible for listing in the California Register of Historical Resources or otherwise qualifies as "historical resources," as defined by CEQA.

CONCLUSION AND RECOMMENDATIONS

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired."

In light of the research results summarized in this report, CRM TECH concludes that two properties that qualify as "historical resources" under CEQA provisions, the Western Hotel and the Cedar Avenue Complex, are present within the planning area. Meanwhile, CRM TECH recommends to the City of Lancaster, as the lead agency for the Lancaster Downtown Specific Plan, a finding that the Lancaster Boulevard Downtown Neighborhood and the Franklin Building do not meet the statutory and regulatory definition of "historical resources" but merit special consideration as properties of local historical interest.

In order to ensure the proper protection of these four properties of various levels of historic value, CRM TECH further recommends that the following measures be incorporated into the Lancaster Downtown Specific Plan:

- The demolition of or significant alterations to the Western Hotel and the Cedar Avenue Complex constitutes "a substantial adverse change in the significance of a historical

resource" pursuant to CEQA, and all effort should be made to preserve their historic integrity and prevent, avoid, or reduce potential effects of future projects on these properties. Proper mitigation measures should be required if such effects could not be avoided.

- In the interest of preserving the community's cultural heritage whenever possible, the City should take into account the potential effects of future projects on the historical characteristics of the Lancaster Boulevard Downtown Neighborhood and the Franklin Building during the environmental review process. Proper identification, prevention, or mitigation of such effects should be required when feasible.
- No further cultural resources management procedures are necessary for the other buildings surveyed during this study.

REFERENCES

- Antelope Valley Ledger-Gazette, The*
1930 A Story of Achievement and Transition: 1930 Progress Edition. Supplement to *The Antelope Valley-Ledger-Gazette*. September.
- Blackburn, Thomas C., and Lowell John Bean
1978 Kitanemuk. In Robert F. Heizer (ed.): *Handbook of North American Indians*, Vol. 8: *California*; pp. 564-569. Smithsonian Institution, Washington, D.C.
- Carter, Ron
2007 Personal communication. Interviewed on September 19 via telephone.
- Centennial Committee of the City of Lancaster
1983 *Lancaster Celebrates a Century*. City of Lancaster.
- City of Lancaster
2007 Western Hotel. [Http://www.cityoflancasterca.org/Index.aspx?page=69](http://www.cityoflancasterca.org/Index.aspx?page=69); updated April 25.
n.d. Building safety records, various addresses. On file, Building and Safety Department, City of Lancaster.
- Directory
1955 Lancaster City Directory. On file, Lancaster Museum and Art Gallery, Lancaster.
- Gurba, Norma H.
2005 *Images of America: Lancaster*. Arcadia Publishing, Chicago and San Francisco.
2007 Personal communication. Interviewed on September 11 at the Lancaster Museum and Art Gallery, Lancaster.
- Hamilton, Eva, Ellen Beery, Olcott Bulkley, Clara McDougal, Florence Rector, Minta Thomason, Rutha Williams, and Blanche Wright
1913 The Hart of Antelope Valley. Antelope Valley Union High School student project, Lancaster. Reprinted in Glen A. Settle (ed.): *Here Roamed the Antelope*, pp. 19-41. The Kern-Antelope Historical Society, Rosamond, 1963.
- Love, Bruce, Bai "Tom" Tang, Jeanette McKenna, and Richard Norwood
1995 History and Archaeology at Old Downtown Lancaster: The Lancaster Sheriff's Station Project, Monitoring, Testing and Mitigation. On file, South Central Coastal Information Center, California State University, Fullerton.
- Maeshiro, Karen
2007 Lancaster Cemetery to Build Replica, Won't Move Vets Memorial. *The Los Angeles Daily News*. [Http://www.dailynews.com/news](http://www.dailynews.com/news); updated August 25.
- Majors, Elsie V.
1958 Application for Registration of Historical Point of Interest, Western Hotel (Site 19-186539). On file, South Central Coastal Information Center, California State University, Fullerton.

Morris, Lucie

n.d. *Clipping and Articles from Los Angeles Newspapers*. Reprinted in *Antelope Valley History* 2(1):1-34. The West Antelope Valley Historical Society, Leona Valley, California, 1989.

OHP (Office of Historic Preservation, State of California)

2002 *California Register of Historical Resources: Questions and Answers*. California Office of Historic Preservation Technical Assistance Series #3.

Powers, Sheryll Goecke

1997 *Women in Flight: Research at NASA Dryden Flight Research Center from 1946 to 1995*. Monographs in Aerospace History No. 6. NASA History Office, NASA Headquarters, Washington, D.C.

Ruckman, Robert

1995 *The Franklin/Ledger-Gazette Building: 72-year-old Landmark*. *Antelope Valley Reflections* 4(1):4-5.

Russell, Ruth

2007 Personal communication. Interviewed on September 19 via telephone.

Sanborn (Sanborn Map Company)

1910-1934 *Insurance Maps of Lancaster, California*. Sanborn Map Company, New York. On file, Central Branch, Los Angeles Public Library, Los Angeles.

Wilson, Sonja

1993 *National Register of Historic Places Registration Form, Cedar Avenue Complex (Site 19-188011)*. On file, South Central Coastal Information Center, California State University, Fullerton.

USGS (United States Geological Survey, U.S. Department of the Interior)

1969 *Map: San Bernardino, Calif. (1:250,000)*; 1958 edition revised.

1974a *Map: Lancaster East, Calif. (7.5', 1:24,000)*; 1958 edition photorevised in 1974.

1974b *Map: Lancaster West, Calif. (7.5', 1:24,000)*; 1958 edition photorevised in 1974.

1975 *Map: Los Angeles, Calif. (1:250,000)*; aerial photographs taken in 1972.

**APPENDIX 1:
PERSONNEL QUALIFICATIONS**

**PRINCIPAL INVESTIGATOR/HISTORIAN
Bai "Tom" Tang, M.A.**

Education

- 1988-1993 Graduate Program in Public History / Historic Preservation, UC Riverside.
1987 M.A., American History, Yale University, New Haven, Connecticut.
1982 B.A., History, Northwestern University, Xi'an, China.
- 2000 "Introduction to Section 106 Review," presented by the Advisory Council on
Historic Preservation and the University of Nevada, Reno.
1994 "Assessing the Significance of Historic Archaeological Sites," presented by the
Historic Preservation Program, University of Nevada, Reno.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
1993-2002 Project Historian/ Architectural Historian, CRM TECH, Riverside, California.
1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.
1991-1993 Project Historian, Archaeological Research Unit, UC Riverside.
1990 Intern Researcher, California State Office of Historic Preservation,
Sacramento.
1990-1992 Teaching Assistant, History of Modern World, UC Riverside.
1988-1993 Research Assistant, American Social History, UC Riverside.
1985-1988 Research Assistant, Modern Chinese History, Yale University.
1985-1986 Teaching Assistant, Modern Chinese History, Yale University.
1982-1985 Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China.

Honors and Awards

- 1988-1990 University of California Graduate Fellowship, UC Riverside.
1985-1987 Yale University Fellowship, Yale University Graduate School.
1980, 1981 President's Honor List, Northwestern University, Xi'an, China.

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (With Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working planning area, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

Membership

California Preservation Foundation.

PRINCIPAL INVESTIGATOR/ARCHAEOLOGIST
Michael Hogan, Ph.D., RPA*

Education

- 1991 Ph.D., Anthropology, University of California, Riverside.
1981 B.S., Anthropology, University of California, Riverside; with honors.
1980-1981 Education Abroad Program, Lima, Peru.
- 2002 Section 106—National Historic Preservation Act: Federal Law at the Local Level. UCLA Extension Course #888.
2002 "Recognizing Historic Artifacts," workshop presented by Richard Norwood, Historical Archaeologist.
2002 "Wending Your Way through the Regulatory Maze," symposium presented by the Association of Environmental Professionals.
1992 "Southern California Ceramics Workshop," presented by Jerry Schaefer.
1992 "Historic Artifact Workshop," presented by Anne Duffield-Stoll.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
1999-2002 Project Archaeologist/Field Director, CRM TECH, Riverside.
1996-1998 Project Director and Ethnographer, Statistical Research, Inc., Redlands.
1992-1998 Assistant Research Anthropologist, University of California, Riverside
1992-1995 Project Director, Archaeological Research Unit, U. C. Riverside.
1993-1994 Adjunct Professor, Riverside Community College, Mt. San Jacinto College, UC Riverside, Chapman University, and San Bernardino Valley College.
1991-1992 Crew Chief, Archaeological Research Unit, U. C. Riverside.
1984-1998 Archaeological Technician, Field Director, and Project Director for various southern California cultural resources management firms.

Research Interests

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange Patterns, Specialization and Stratification, Culture Change, Native American Culture, Cultural Diversity.

Cultural Resources Management Reports

Author and co-author of, contributor to, and principal investigator for numerous cultural resources management study reports since 1986.

Memberships

- * Register of Professional Archaeologists.
- Society for American Archaeology.
- Society for California Archaeology.
- Pacific Coast Archaeological Society.
- Coachella Valley Archaeological Society.

HISTORICAL ARCHAEOLOGIST Josh Smallwood, B.A.

Education

- 1998 B.A., Anthropology, Humboldt State University, Arcata, California.
1997 Archaeological Field School, Fort Ross Historic District, Fort Ross, California.
1997 Archaeological Field School, Test and Mitigation Projects, Eureka, California.
1996 Archaeological Field School, Mad River Watershed Surveys, Blue Lake, California.
1994 A.A., Anthropology, Palomar College, San Marcos, California.
1993 Archaeological Field School, San Pasqual Battlefield, San Pasqual, California.
Archaeological Field School, Asistencia Las Flores, Camp Pendleton, CA.
1992 Archaeological Field School, Palomar College Campus Late Prehistoric Sites, San Marcos, California.

2002 "Historical Archaeology Workshop," presented by Richard Norwood, Base Archaeologist, Edwards Air Force Base.
2001 "CEQA and Section 106 Basics," presented by Richard Carrico, Principal Investigator, Mooney & Associates, San Diego.
2001 "OSHA Safety Training for Construction Monitors," presented by OSHA and City of San Diego.
2000 "HABS/HAER Recording Methods for Historic Structures," presented by Robert Case, Historic Archaeologist, Mooney & Associates, San Diego.
1998 "Unexploded Ordinance Training," presented by EOD officers, Fort Irwin Army Training Facility, Barstow.
1997 "Obsidian Sourcing through Characterization," presented by Thomas Origer, Sonoma State University.

Professional Experience

- 2002- Project Archaeologist/Report Writer, CRM TECH, Riverside/Colton, CA.
• Archaeological field work; historic-period building surveys; historic-period artifact, marine shell, and lithic analysis; historical background research based on published literature, historic maps, oral interviews, and archival records.
2001-2002 Associate Archaeologist, Tierra Environmental, San Diego, CA.
• Field work; report writer; marine shell, lithic, and historic-period artifact analysis.
1998-2002 Archaeologist, A.S.M. Affiliates, Encinitas, CA.
• Survey, testing, data recovery, monitoring, and core sample projects for large public utility and military contracts; marine shell and lithic analysis.
1997-2000 Archaeologist for several environmental/planning consultants, Department of Defense subcontractors, and Humboldt State University/Bureau of Land Management cooperative projects; crew chief/member for survey, testing, data recovery, and monitoring projects; marine shell, lithic, and historic-period artifact analyst.

Cultural Resources Management Reports

Co-author of and contributor to numerous CEQA and Section 106 study reports since 1997.

PROJECT ARCHAEOLOGIST
Mariam Dahdul, M.A.

Education

- 2002 M.A., Anthropology, California State University, Fullerton.
1993 B.A., Geography, California State University, Fullerton.
- 2003 "Ceramics Analysis," graduate seminar presented by Dr. Delaney-Rivera, California State University, Fullerton.
- 2002 "Section 106-National Historic Preservation Act: Federal Law at the Local Level," presented by UCLA Extension.
- 2002 "Historic Archaeology Workshop," presented by Richard H. Norwood, Base Archaeologist, Edwards Air Force Base.

Professional Experience

- 2000- Project Archaeologist, CRM TECH, Riverside/Colton, California.
- Preparing cultural resources management reports, maps, and site records;
 - Analyzing beads, ornaments, and shell;
 - Conducting archaeological field surveys;
 - Participating in various archaeological testing and mitigation programs.

Laboratory and Field Experience

- 2001 Archaeological field school under the direction of Dr. Brian Byrd.
- Test excavations of sites at the San Elijo Lagoon Reserve, including flotation of soil samples and sorting and cataloguing of artifacts.
- 2000 Archaeological field class under the direction of Dr. Claude Warren.
- Excavated units at Soda Lake in the Mojave Desert and produced lake bottom stratigraphic profiles.
- 1999-2000 Archaeology Laboratory, CSU, Fullerton.
- Assisted in the cataloguing of artifacts.
- 1999 Field survey course under the direction of Dr. Phyllisa Eisentraut.
- Surveyed and mapped prehistoric site in the Mojave Desert.

Papers Presented

- 2002 "Shell Beads from the Coachella Valley," Sixth Annual Symposium of the Coachella Valley Archaeological Society.
- 2002 "Shell Beads from the Coachella Valley," Kelso Conference on the Archaeology of the California and Mojave Deserts.

Cultural Resources Management Reports

Co-author of and contributor to numerous cultural resources management study reports since 2000.

HISTORIAN/REPORT WRITER
Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
2002 B.S., Anthropology, University of California, Riverside.

Professional Experience

- 2003- Historian/Report Writer, CRM TECH, Riverside/Colton, California.
• Writer/co-author of cultural resources reports for CEQA and NHPA Section 106 compliance;
• Historic context development, historical/archival research, oral historical interviews, consultation with local historical societies;
• Historic building surveys and recordation, research in architectural history.
- 2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
- 1997-1999 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
1991-1997 Reporter, *The Press-Enterprise*, Riverside.

Memberships

- California Council for the Promotion of History.
Friends of Public History, University of California, Riverside.

NATIVE AMERICAN LIAISON
Melissa R. Hernandez, B.A.

Education

- 1991 B.A., Anthropology (with emphasis in Archaeology), minor in Geology, Humboldt State University, Arcata.

Professional Experience

- 2001-2007 Project Archaeologist, CRM TECH, Riverside/Colton, California.
1993 Field Paleontologist, Archaeological Resource Management Corporation, Anaheim.
1993 Archaeological excavation, Long Beach Historic District; Archaeological Resource Management Corporation, Anaheim.
1990 Archaeological excavation and laboratory procedures, Sinkione Restoration Project; Bureau of Land Management, Garberville.

APPENDIX 2:

**CORRESPONDENCES WITH
NATIVE AMERICAN REPRESENTATIVES***

* A total of nine local Native American representatives were contacted; a sample letter is included in this report.



CRM TECH

FAX COVER

SHEET

**1016 E. Cooley Drive
Suite B
Colton, CA 92324
909·824·6400·Tel
909·824·6405·Fax**

To: Native American
Heritage Commission

Fax: (916) 657-5390

From: Nina Gallardo

Date: July 9, 2007

Number of pages (including this cover sheet):
3

HARDCOPY:

will follow by mail

will not follow unless requested

RE: Sacred Land records search

This is to request a Sacred Lands records search

Name of project:
Lancaster Downtown Specific Plan
CRM TECH #2102

Area:
Approx. 140 acres

Location:
City of Lancaster
Los Angeles County

USGS 7.5' quad sheet data:
Lancaster East and Lancaster West, Calif.,
Sections 15 and 16, T7N R12W, SBBM

Please call if you need more information or have any questions.

Results may be faxed to the number above.

I appreciate your assistance in this matter.

Map included

July 13, 2007

Robert Robinson,
Kern Valley Indian Council
P.O. Box 401
Weldon, CA 93283

RE: Lancaster Downtown Specific Plan
City of Lancaster, Los Angeles County
CRM TECH Contract #2102

Dear Mr. Robinson:

As part of the cultural resources study for the project referenced above, I am writing to request your input on potential Native American cultural resources in or near the project area. Please respond at your earliest convenience if you have any specific knowledge of sacred/religious sites or other sites of Native American traditional cultural value in the project vicinity.

The lead agency for this project is the City of Lancaster for CEQA compliance purposes. Please note that this project is under the provision of SB18. Therefore, this letter is sent to you for information-gathering purposes only. The City of Lancaster should initiate formal, government-to-government consultation with the tribes in the future.

The project area is located generally between Milling Street and Kettering Street and between Tenth Street West and Sierra Highway in the City of Lancaster, Los Angeles County, and encompasses a total of approximately 140 acres. The accompanying map, based on the USGS Lancaster West and Lancaster East, Calif., 7.5' quadrangles, depicts the location of the project area in Sections 15 and 16, T7N R12W, SBBM.

Any information, concerns or recommendations regarding cultural resources in the vicinity of the project area may be forwarded to CRM TECH by telephone, e-mail, facsimile or standard mail. Thank you for the time and effort in addressing this important matter.

Respectfully,

Melissa Hernandez
CRM TECH

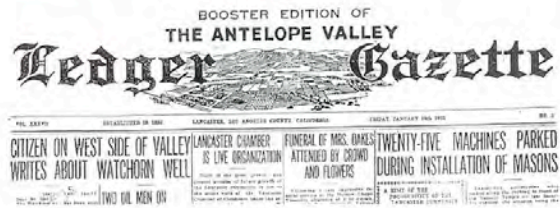
Encl.: Project location map

APPENDIX 3:
REPRINT OF FRANKLIN BUILDING HISTORY

By Robert Ruckman

The Franklin/ *Ledger-Gazette* Building: 72-year-old Landmark

On May 5, 1922, a front-page article in the *Antelope Valley Ledger-Gazette* proclaimed an “imposing new brick structure” to be built on a “prominent lot” in Lancaster. The building at Antelope Avenue and Eleventh Street (Sierra Highway and Milling Avenue today) was to be “rushed to completion.” According to the *Gazette*, “[t]he location of this business house standing on the main boulevard into



town . . . will offer a splendid location to business men and families renting the building. . . . Mrs. [B. E.] Cameron is indeed to be congratulated upon her enterprise and forethought in foreseeing the wonderful future which stands out so prominently for Lancaster and the entire Antelope Valley.”

Nine months later (January 19, 1923), the *Ledger-Gazette* published a picture of the completed building. It was originally named the Franklin Building as a tribute to the owner’s father, B. Franklin Carter, an early settler. (Descendants of the Carter family still live in the Valley.) This new building had two spacious apartments upstairs and two business spaces below.

The *Ledger-Gazette* staff and the owner, Mr. R. B. Cameron, were delighted to be the first tenants of one of the lower business spaces. The newspaper was previously housed in a “shack” on Yucca and 10th Street (now Lancaster Boulevard) that was so run down that employees carried umbrellas in the shop! The January 1923 article further reported that those who had “viewed” the two new upstairs apartments spoke “highly of completeness.”

A December 28, 1923 advertisement in the *Ledger-*



The 1923 *Ledger-Gazette* regarded the building “in every sense of the word a credit to the town and community.”



The kitchen cupboard is cooled by vented outside air.

Gazette listed the conveniences: "For Rent—Furnished apartment, electric range, electric water heater, all modern. In *Ledger-Gazette Building*." At the top of the wooden stairs, there was a 4-room apartment on the left and a 3-room apartment on the right. The apartments had "handsome" woodwork, with fine built-in, glass-doored buffets in the dining rooms. The kitchens had tall bread and staples cupboards cooled by air drawn through ducts from the outside brick walls.

On the lower floor, the north business space was occupied from the late twenties to the early fifties by Estelle's Grocery (July 4, 1930, *Ledger-Gazette*). According to Grace Pickus, a long-time Valley resident, the Estelles lived above the store in one of the apartments for some of those years. Many long-

Estelle's Cottage Grocery

Open Evenings and Sundays



We wish to announce that we have installed a new electric ice cream cabinet and are prepared to supply ice cream dainties for clubs and parties.



Cones - Eskimo Pies - Sun Slices
Frozen Milky Ways - Individual Cups
and Bulk Ice Cream

FULL LINE OF GROCERIES

time residents remember buying bubble gum, candy, or pop at the corner store.

The *Ledger-Gazette* occupied the south half of the lower floor for 31 years. Mr. Cameron rented the upper apartments to the printers who worked on the paper. In 1948, to keep up with the growth of local population, the press doubled its size by building an addition off of the south wall. In 1953, with Lancaster's population at "more than 10,000 and with the *Ledger-Gazette's* circulation up . . . to more than 4,000," the paper moved to a new building on Lancaster Boulevard (October 8, 1953, *Ledger-Gazette*).

Since the mid-fifties, the main occupants of the *Ledger-Gazette* office space have been upholstery businesses. Current owner Mike Bertell went to work at the upholstery shop in 1973. There had been an upholstery shop there for at least 15 years before. The passageways between the add-on and the original building were bricked in during the fifties. According to past and present memories, businesses in the original building have included a record store, thrift shop, chiropractor, health food store, grocery store, florist shop, Bert's Hot Dogs, and, for the last three years, the Southern Kitchen Restaurant.

Owner Mike Bertell says the upper two apartments have not been occupied for 30 to 40 years. The back stairs were torn down to keep vagrants from sleeping in the apartments. For many years downtown pigeons roosted in the kitchens. In 1977, Bertell sandblasted away layers of green and purple paint to return the building to its natural brick. Unfortunately, this historic building's future is not promising because such old, unreinforced brick buildings do not meet current California building structural codes.



Photo: Alice Ruckman

The building today. The 1948 addition to the left was added for the expansion of the *Ledger-Gazette*.

Special thanks to Norma Gurba, curator of the Lancaster Museum; Bill Thomas, Lancaster Library; Bob Wood, editor *Ledger-Gazette* (1947-55); Mike Bertell, owner of The Upholstery Factory; and Walt Primmer.

Works Cited

- Antelope Valley Ledger-Gazette*, May 5, 1922, p. 1.
- Antelope Valley Ledger-Gazette*, January 19, 1923, p. 3.
- Antelope Valley Ledger-Gazette*, December 28, 1923, p. 4.
- Antelope Valley Ledger-Gazette*, July 4, 1930, p. 5.
- Antelope Valley Ledger-Gazette*, October 8, 1953, p. 1.