

61817



RT FACTFINDERS
Cultural Resources

REPORT

**PHASE I CULTURAL RESOURCE INVESTIGATION
FOR A 120-ACRE PROPERTY
NORTHEAST OF THE INTERSECTION OF
15TH STREET EAST AND EAST AVENUE H-8
LANCASTER, LOS ANGELES COUNTY
CALIFORNIA**

Prepared For:

**Royal Investors Group, LLC
10100 Santa Monica Boulevard, Suite 800
Los Angeles, California 90076**

Prepared By:

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Archaeologist**

**RTFactfinders
7350 Round Hill Drive
Lancaster, California 93536
(661) 722-6121**

Job. No. 309

September 2004

**Performed under: Private contract
USGS Quadrangle: Lancaster East, Calif. 7.5'
Area covered: 120 acres
Assessor's Parcel Numbers (APN): 3176-020-033, -036, -037, -040, -041, -042, -043, -044, -047, -048, -049, and -050
Location: Township 7 North, Range 12 West, Section 12
Keywords: Antelope Valley, Lancaster**

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- 1. GLO RECORDS**
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SUMMARY

In accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the requirements of the City of Lancaster, a phase I cultural resource investigation was undertaken for a 120-acre property situated northeast of the intersection of 15th Street East and East Avenue H-8. The property is within the northeast 1/4 of Section 12, Township 7 North, Range 12 West. The subject property is composed of a series of parcels recorded as APN 3176-020-033, -036, -037, -040, -041, -042, -043, -044, -047, -048, -049, and -050.

The purpose of the study was to identify cultural resources within the subject property, and recommend mitigation measures, as warranted. The scope of the investigation included an on-foot inspection of the property, a review of the literature and records, preparation and filing of record forms as specified by the Office of Historic Preservation Guidelines, and preparation of a phase I report.

As a result of the investigation, two historic period sites (Site 309-1 and Site 309-2) were identified on the property. Site 309-1 consists of a home site location with various features, some still standing. This site may date to the turn of the 20th century and be associated with Jane Reynolds, an important early philanthropist in Lancaster's history. A phase II evaluation is recommended for this site. Site 309-2 is a very low density, disturbed refuse deposit that pre-dates 1920. Due to the low quantity and quality of artifacts, lack of specifically diagnostic artifacts and lack of integrity, the site is not considered a significant cultural resource. No further work is recommended for Site 309-2.

I. INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the requirements of the City of Lancaster, a phase I cultural resource investigation was undertaken for a 120-acre property situated northeast of the intersection of 15th Street East and East Avenue H-8. The property is within the northeast 1/4 of Section 12, Township 7 North, Range 12 West. The subject property is composed of parcels recorded as APN 3176-020-033, -036, -037, -040, -041, -042, -043, -044, -047, -048, -049, and -050.

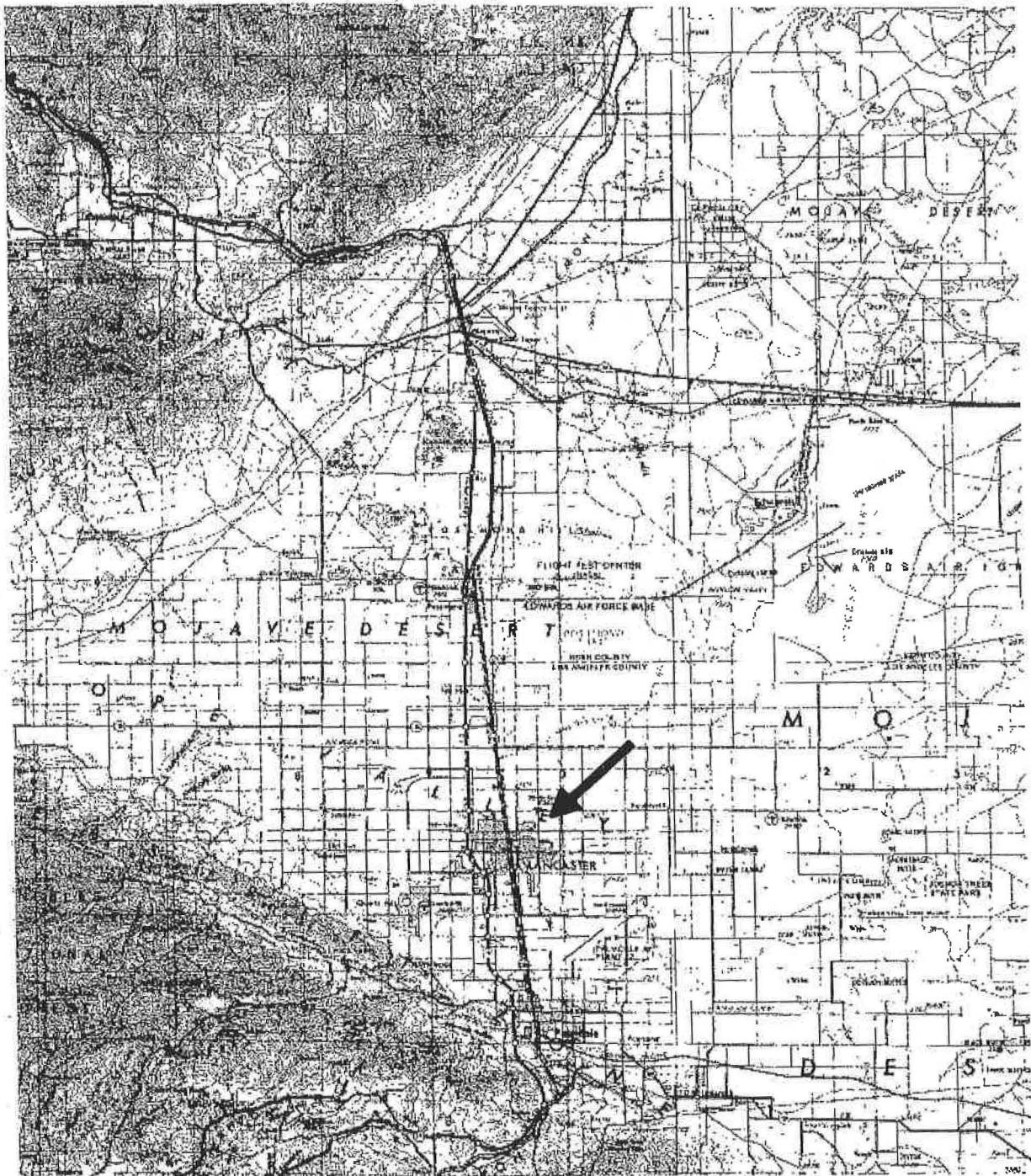
The City of Lancaster required this study, under CEQA, because use or construction on the property has the potential to cause a "substantial adverse change" to any cultural resources that might be present. CEQA defines cultural resources as including archaeological sites, historic buildings, structures or objects, and properties of unique ethnic or cultural value or religious/sacred uses (CEQA, Appendix I, Item XIV).

The purpose of the study was to identify cultural resources within the subject property, and recommend mitigation measures, as warranted. The scope of the investigation included an on-foot inspection of the property, a review of the literature and records, preparation and filing of record forms as specified by the Office of Historic Preservation Guidelines, and preparation of a phase I report.

II. ENVIRONMENTAL SETTING

The southeast portion of the property was found to have been entirely leveled and farmed in the past. There are no natural contours or native vegetation remaining in this area. There is evidence of a buried irrigation system on this portion of the property. The western portion of the property is in native vegetation (saltbush scrub and a few Joshua Trees) and retains natural contours, however, there are some previous impacts. The 1974 USGS map shows that the property contains a graded dirt airstrip. The old graded runways (2) and access roads are still present on the property. The USGS shows these, and also a foundation, situated south of the southeast end of the main runway. A structure and holding pond are shown at the southeast corner of the property.

The property is situated on the Antelope Valley floor. The Antelope Valley is a broad, flat V-shaped basin in the Western Mojave Desert. The Valley is bounded on the north by the Tehachapi Mountains and on the south by the San Gabriel Mountains and extends eastward to the Mojave River Valley. Low points in the Antelope Valley are Rogers and Rosamond Dry Lakes with elevations of approximately 2275 feet above mean sea level. The subject property lies south of Rosamond Dry Lake and its elevation is approximately 2355-2367 feet above mean sea level. Soil on the property is quaternary in age and is sandy alluvium overlying lakebed clay. There are no notable physiographic features, rock outcrops, springs, or other permanent sources of water on



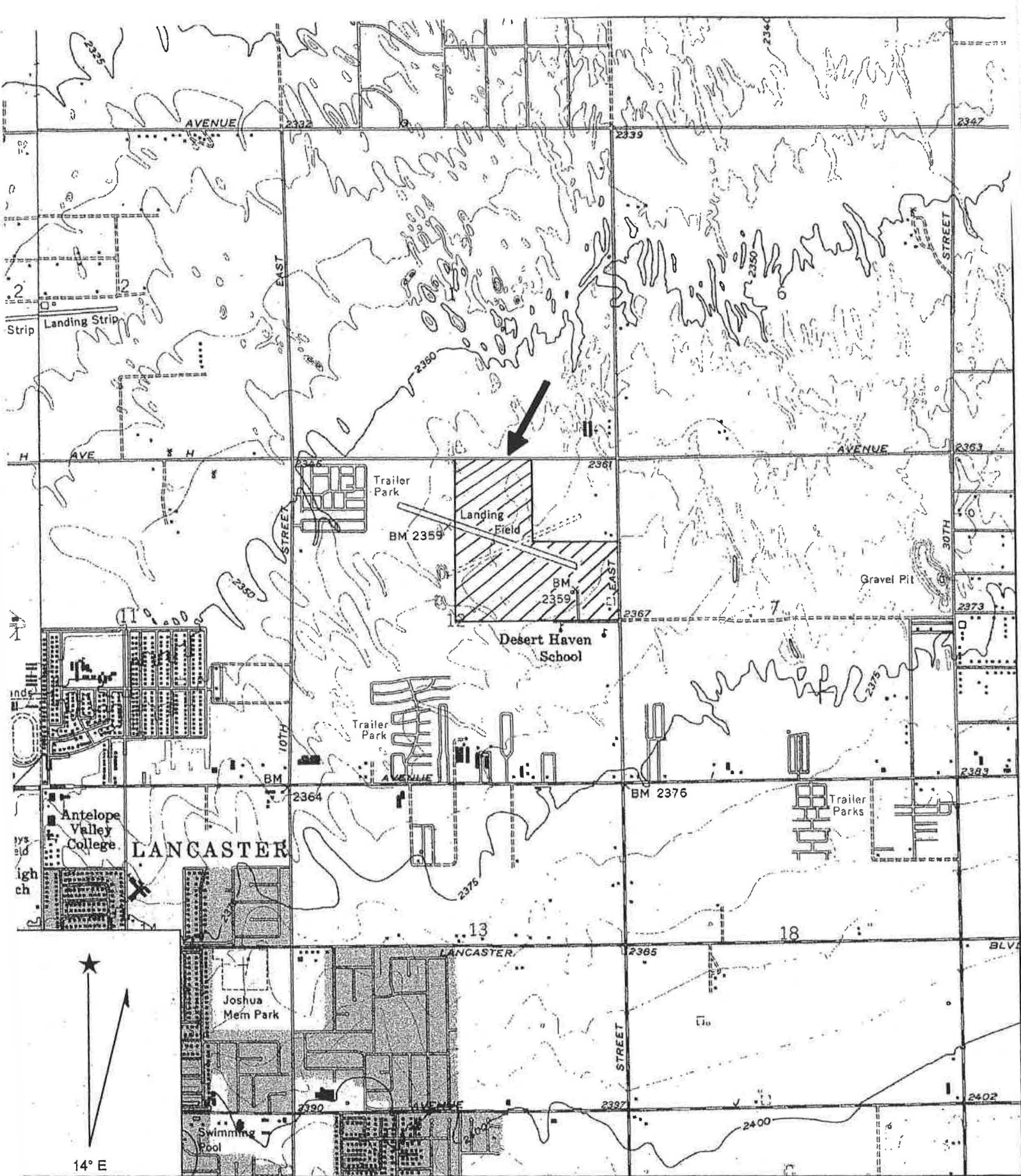
0 16 Km

0 8 mi



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Figure 1: Vicinity map, courtesy of USGS and Microsoft Terraserver.



Name: LANCASTER EAST
 Date: 9/13/2004
 Scale: 1 inch equals 2000 feet

Location: 11 0399239 E 3841527 N
 Caption: Figure 2: Project location

View Enlarged Map

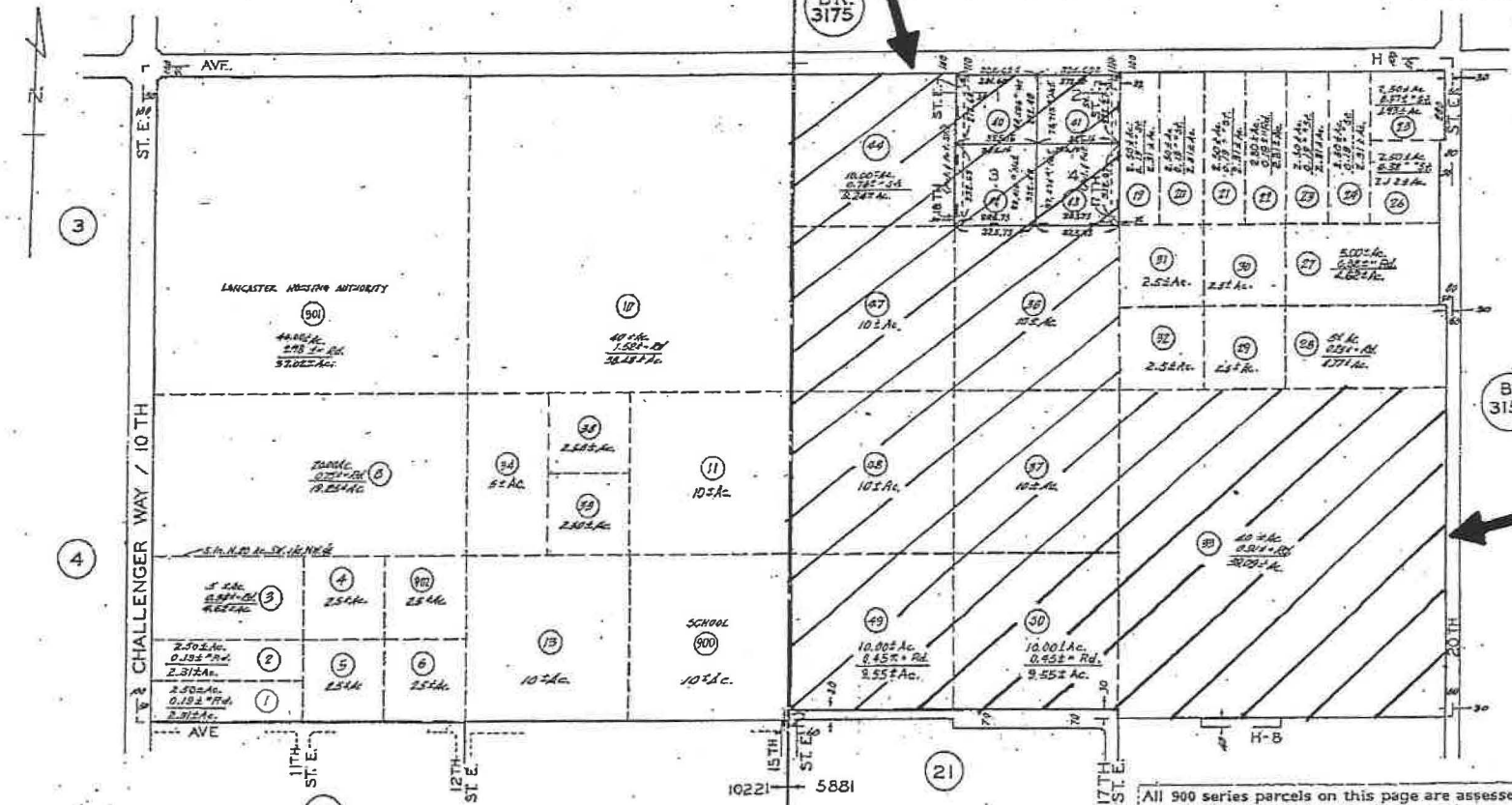
View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3176 20
SCALE 1" = 400'

2003

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548502
2002123087001-A1
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REVI
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31012307003001-A1
700227
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700623
710505
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721128
73101222
751022212
780513
780680401
78111626
79070120
800675-
300370
85424



BK. 3154

BK. 3175

All 900 series parcels on this page are assessed to Lancaster Redevelopment Agency, unless otherwise noted.

For record dimensions of Private & Future Streets see P.N. 147-61-52.

CODE
5881
10221

PARCEL MAP P.M. 147-61-62
T. 7N., R. 12 W

FOR PREV. ASSMT. SEE:
3143 - 14

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

or near the property. There are a few scattered eroded claypans, primarily in the western portion of the property.

III. CULTURAL SETTING

The Antelope Valley has a cultural history extending back over 10,000 years and this history is represented by thousands of archaeological and historic period sites. Most of the prehistoric periods are known only in general outline. As would be expected the later periods are the best known. General temporal and cultural sequences have been developed by a number of researchers for other areas of the Mojave Desert including Wallace (1962), Bettinger and Taylor (1974), Stickle and Weinman-Roberts (1980), Warren and Crabtree (1986), and Earle, et. al., (1997).

Local prehistoric cultural history can be classified into four periods: Early, Middle, Late and Post-Contact (Norwood 1987). These periods were created to recognize change in environmental variables, technological and stylistic change, and/or settlement pattern changes. The ethnography of the Antelope Valley floor is poorly known. Various Indian groups, including the Kitanemuk, Kawaiisu and Serrano/Vanyume, may have been present in the area. These people were hunters and gatherers with an intimate knowledge of local floral and faunal resources and were able to obtain and prepare them for food and other products. The ethnography of the Valley is discussed by Kroeber (1925), Bean and Smith (1978), Blackburn and Bean (1978), Sutton (1980), Zigmund (1986), and Earle (1996).

The historical context of the region is discussed in several publications including those by Starr (1988), Morris (1977), Earle, et. al. (1998), and Earle (1998). Also a series of publications by the Kern-Antelope Historical Society and the West Antelope Valley Historical Society contain historical essays and interviews that are valuable for understanding the development of local historical context.

Prior to the last part of the 19th century, the history of the Antelope Valley is characterized primarily by people's efforts to pass through the Valley. Activity within the Valley was largely limited to cattle grazing, minor prospecting and hunting expeditions. Historic development of the Valley really began after the 1876 establishment of the Southern Pacific Railroad linking Los Angeles with the San Joaquin Valley. The mid-1880s brought the first actual land boom. This period saw the establishment of a number of settlements in the Valley and many settlers began successful orchards and small farms. There was a great deal of speculation and a variety of questionable schemes were used to entice people into the Valley.

Following this period the fortunes of the Valley were greatly altered by natural causes. In 1894, a 10-year drought began that devastated many settlers who had little practical knowledge or appreciation of the desert environment. These people lost crop after crop and eventually their homes and land. At the turn-of-the-century, much of the Valley

was considered worthless and the ownership of many parcels reverted to the state. A reduced population of die-hards remained, some of whom were favored with land having a high water table and productive agricultural soil. The history of the earlier periods of occupation are, as would be expected, less clear than later periods, because there was an exodus of people and records. There is still much to learn about the dynamics of local development prior to 1920-1925.

Worldwide during the same period many technological innovations were being introduced. In 1904, a gasoline engine was first used in the Valley to pump well water. By 1908-1914 there was an influx of people into the Valley due to the construction of the Los Angeles aqueduct. By 1904 improved conditions after the drought, improved irrigation techniques and increasing subsistence diversity enhanced the potential for economic success. Construction of an aqueduct for the Los Angeles basin between 1908-1914 brought people back into the Valley. The World War I period brought another influx of people as homesteading reached a peak of popularity and agricultural prices were relatively high.

By 1914, electricity was introduced to the Valley and by 1917 the introduction of electric water pumps and improved dry farming techniques resulted in the substantial growth and success of agriculture. Increased prices for agricultural produce during World War I stimulated additional growth and agricultural expansion. Other economic endeavors, such as poultry ranching and, after 1919, moonshining, became important economic drivers. By the mid-1920s Palmdale and Lancaster had assumed the characteristics and social institutions of small American rural towns of the period. World War II brought growth and radical change with the establishment of Edwards Air Force Base and the aerospace industry.

IV. RECORD AND MAP SEARCH RESULTS

Previous Research: Background research was performed by reviewing previous studies in the area, historic period maps, and early land records. There have been a number of previous surveys in the region, with most lying to the east and south in areas that were developed in the late 1980s and early 1990s. Prehistoric resources have not been recorded within a mile of the property. A survey within a mile to the west (Norwood 1990) resulted in the recording of one historic period refuse deposit (CA-LAN-1793H). This site consists of a series of severely vandalized refuse deposits dating to the 1920-1930s era. Another survey within a mile to the west resulted in the recording of a 1900s period refuse deposit and a homesite ruin dating from 1910-1940 (Norwood 2002). Another survey within ½ mile to the south resulted in no significant finds (Norwood 2003). Other historic period sites occur in the region that relate to 1880-1950 period growth and development of Lancaster. Most finds date between the 1900s and the 1950s. As would be expected, finds from 1920 onward are much better represented in the archaeological record. Prehistoric finds in this region are rare. Their rarity is largely due to broad-scale agriculture in the early 20th century which probably

obliterated many sites. However, the area may never have been particularly rich in prehistoric period sites due to the lack of dependable surface water or special resources, such as mesquite groves. For this reason, it is expected that the subject property region would be more likely to contain historic period sites rather than prehistoric sites.

Local historic period maps were reviewed to identify any potential historic sites or features on or near the property. Findings are discussed below:

1911: The earliest regional map of Lancaster is Johnson's (1911) Water Supply map showing well locations throughout Lancaster and the surrounding area. Data for this map is based on a 1909 field survey. The scale of Johnson's map makes it difficult to identify plots precisely, however, Johnson's study provides a good overview of how development was occurring at the time. Johnson's map shows several wells in Section 12. Also, his map depicts a structure on the subject property.

1915: The Elizabeth Lake 15' USGS map shows considerable development within the section. A total of six structures are shown. One structure appears within the subject property. It is the 1911-depicted structure.

1922: By 1920-1925 Lancaster had matured into a typical American small rural town of several thousand. Carpenter and Cosby's Soil Survey map (1926), based on a 1922 field survey, shows five structures within the section. The 1911-depicted structure is still present on the subject property.

1938: Walsh's 1930s era real property map does not show structures, but it does depict land ownership. A party named "Stern" is shown as owner of the subject property in 1938.

1958: The Lancaster 15' USGS map shows some development had occurred in Section 12. There are structures depicted on the southeast portion of the subject property.

GLO Records: The Bureau of Land Management General Land Office Records were checked for historic period transactions. GLO records indicate that the northeast quarter of the section was originally homesteaded by Jane Reynolds. She was granted a patent on 7/18/1903 under the Desert Land Act of 1877.

In summary, the map search indicates structures on the subject property in 1911, 1915 or 1922. Early historic period use of property in an around Section 12 is evident. Early period historic period resource would be expected.

V. SURVEY METHODS AND CONDITIONS

Field survey for the property was completed on May 1 and 8, 2004 by Richard Norwood (MA, Anthropology), assisted by Barry Boyer, Mark Campbell, Ken S. Norwood and

Darlene Tefft Norwood and Cole Parker. Fieldwork required 30 person-hours. The property was examined by walking a series of linear transects across the property oriented in an east/west alignment. Spacing between transects did not exceed 15 meter intervals. Transects were begun at the northwest property corner. Soil surface visibility was excellent in many areas due to minimal surface vegetation cover. Light conditions were excellent, with bright sun. The location of points of interest and artifacts were recorded using a Garmin E-Trex Summit GPS unit. In accordance with State Historic Preservation Office Guidelines, any sites or artifacts greater than 50 years of age, if present, were to be noted and considered as potential cultural resources. There were no inhibiting factors that would have prevented the discovery and identification of surface evidence of prehistoric or historic period artifacts or features.

VI. SURVEY FINDINGS

As a result of the survey no prehistoric period sites or artifacts were discovered. Two historic period sites older than 50 years old were identified. Two locations with features were found that do not qualify as sites. Late period (post-1955) refuse deposits were also noted on the property. One isolated historic period artifact was also found. Finds are listed below.

Site 309-1: This site consists of a partially intact home site compound dating to the early 20th century. The home site contains the ruins of a burned house with the chimney still intact, various well features, water storage features, a pump house facility, two standing work sheds, landscaping, a garden, fuel storage facilities, and fences. Records indicate activity at this location as early as 1909 or before. There are no visible early refuse deposits associated with the location. The location encompasses an area roughly 80 meters east/west and 100 north/south.

Site 309-2: The site is a very light density scatter of historic period refuse. The items are situated in a plowed field and are scattered in a very low density. Finds include approximately a dozen artifacts including sun-altered amethyst and aqua colored glass, a copper pipe, and dark brown glazed ceramics. The location encompasses an area roughly 15 meters east/west and 40 meters north/south.

Location 1: The location encompasses a foundation and several other features. The feature location is in the south central portion of the property. There is no evidence revealing the age of the foundation, however, associated bottle glass suggests it is relatively late, dating to the 1950s or later. It may be associated with the dirt airstrip located on the property.

Location 2: The site consists of an X-shaped graded dirt air strip. There are no apparent features directly associated with the airstrip and no attributes that allow it to be dated.

Miscellaneous refuse deposits: Many refuse deposits were noted, particularly in association with dirt roads passing through the property. The majority of these date to 1960 or later. Several date to the mid-1950s. One deposit has cone-top and sanitary cans and may date to the early 1950s. None of these refuse deposits are considered significant cultural resources.

Isolate 1 (GPS-17): Only one isolated artifact was found. It is a fragment of bottle sidewall, unmarked, and is made of sun-altered amethyst glass (pre-1925).

VII. MANAGEMENT CONCERNS

The California Environmental Quality Act (CEQA) has provisions to ensure that any cultural resources identified during the environmental review process need to be evaluated for significance, because unique or important resources require mitigation. To determine if mitigation is required, evaluation is required to assess a resource's significance in terms of CEQA criteria.

The isolated find is not a significant cultural resource. Locations 1 and 2 are post-1950 features that are not considered to be sites or potentially significant cultural resources. Site 309-2 is a very low density, disturbed refuse deposit that pre-dates 1920. Due to the low quantity and quality of artifacts, lack of specifically diagnostic artifacts and lack of integrity, the site is not considered a significant cultural resource. No further work is recommended for Site 309-2. The miscellaneous refuse deposits noted on the property lack the age or integrity to be considered significant cultural resources.

The only find identified above as potentially significant is site 309-1. Site 309-1 is a very large and complex site that may have been occupied since the turn of the 20th century. It may be associated with Jane Reynolds, an early philanthropist important in Lancaster's history. A phase II investigation is recommended to determine the significance of this site.

A phase II evaluation is recommended for Site 309-1. The following elements should be included in the evaluation.

1. Archival research should be completed to the extent necessary to identify past ownership and confirm or refute an association with Jane Reynolds.
2. Mapping, detailed recording and comprehensive photo documentation of the buildings and features should be completed.
3. Test excavation should be completed to the extent necessary to identify and interpret relevant features and deposits. This may include not less than four 1x1 meter square test excavation units.

4. Any collected artifacts and photos should be cataloged and curated with the Lancaster Museum or other qualified repository.
5. A phase II technical report of findings should be prepared and submitted to the City.
6. Demolition monitoring should be undertaken. Any buried features or deposits should be recorded and impact mitigation accomplished, as warranted. A monitoring report presenting the findings should be prepared.

While unlikely, other buried deposits could exist on the property. Under CEQA "inadvertent finds" (unexpected buried sites found after completion of a phase I or II study as a result of construction exposure) are subject to evaluation and, if significant, appropriate impact mitigation. In the event unanticipated cultural materials (arrowheads, grinding stones, etc.) or features (old foundations, cellars, privy pits, etc.) are encountered, work must stop at the discovery site. A professional cultural resource consultant will need to evaluate the find.

In the event any bones of possible human origin are uncovered, during construction, the Los Angeles County Coroner must be notified and permitted to investigate the find prior to any further disturbance at the location of discovery.

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ATTACHMENTS



ATTACHMENT 1



You searched on: State=CALIFORNIA, County=Los Angeles, Section Number=12, Township=7-N, Range=12-W, Meridian=San Bernardino

Patentee Name	State	County/ Parish	Issue Date	District Land Office	Doc. Nr.	Accession or Serial Nr.
CALIFORNIA STATE OF	CA	Los Angeles	10/18/1912	Assigned For Automation		CACAAA 015901 01
CALIFORNIA STATE OF	CA	Los Angeles	7/28/1917	Assigned For Automation		CACAAA 019012 02
GOODELL, ABIGAIL O	CA	Los Angeles	11/24/1896	Assigned For Automation	2741	CACAAA 074237
HOFFMAN, STELLA A	CA	Los Angeles	3/19/1904	Assigned For Automation	4306 1/2	CACAAA 074255
REYNOLDS, JANE	CA	Los Angeles	7/18/1903	Assigned For Automation	123	CACAAA 074253

Accession/Serial #: CACAAA 074253 **BLM Serial #:** CACAAA 074253

Note: This record has not been checked against the Legal Land Patent. We don't have an electronic image for this document.

Names

Patentee: JANE REYNOLDS

Survey

State: CALIFORNIA

Acres: 160

Metes/Bounds: No

Title Transfer

Issue Date: 7/18/1903

Land Office: Assigned For Automation

Cancelled: No

U.S. Reservations: Yes

Mineral Reservations: No

Authority: March 3 1877: Desert Land Act (19 Stat. 377)

Document Numbers

Document Nr.: 123

Accession/Serial Nr.: CACAAA 074253

BLM Serial Nr.: CACAAA 074253

Aliquot Parts	Sec./ Block	Township	Range	Fract. Section	Meridian	State	Counties	Survey Nr.
NE	12/	7-N	12-W	No	San Bernardino	CA	Los Angeles	



ATTACHMENT 2



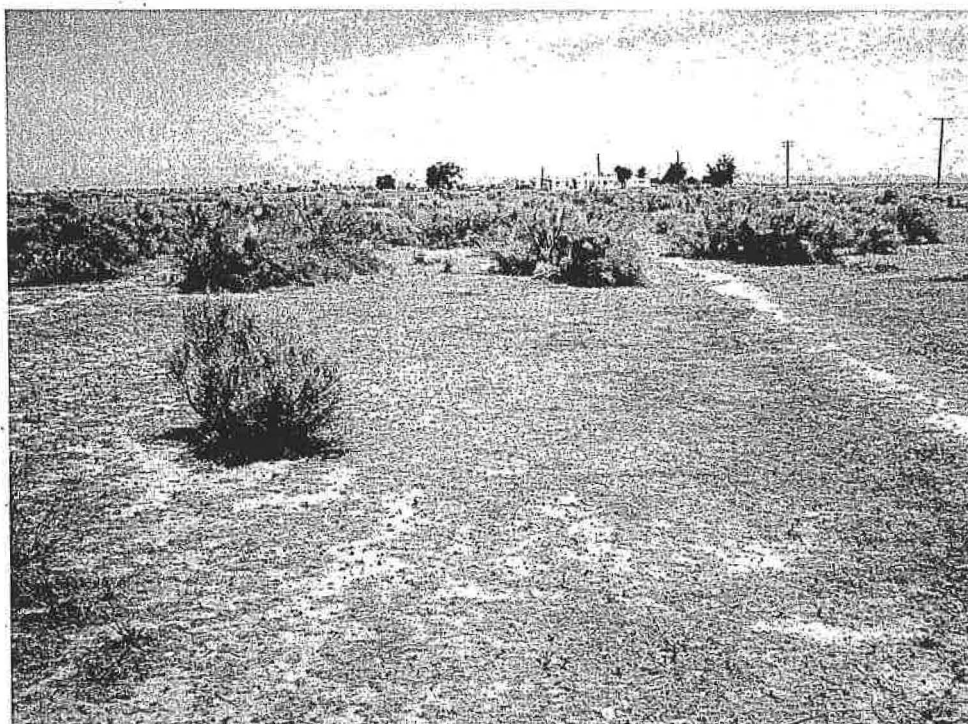


Photo 1: View north from southeast property area, Site 309-2.



Photo 2: View south of Site 309-1.

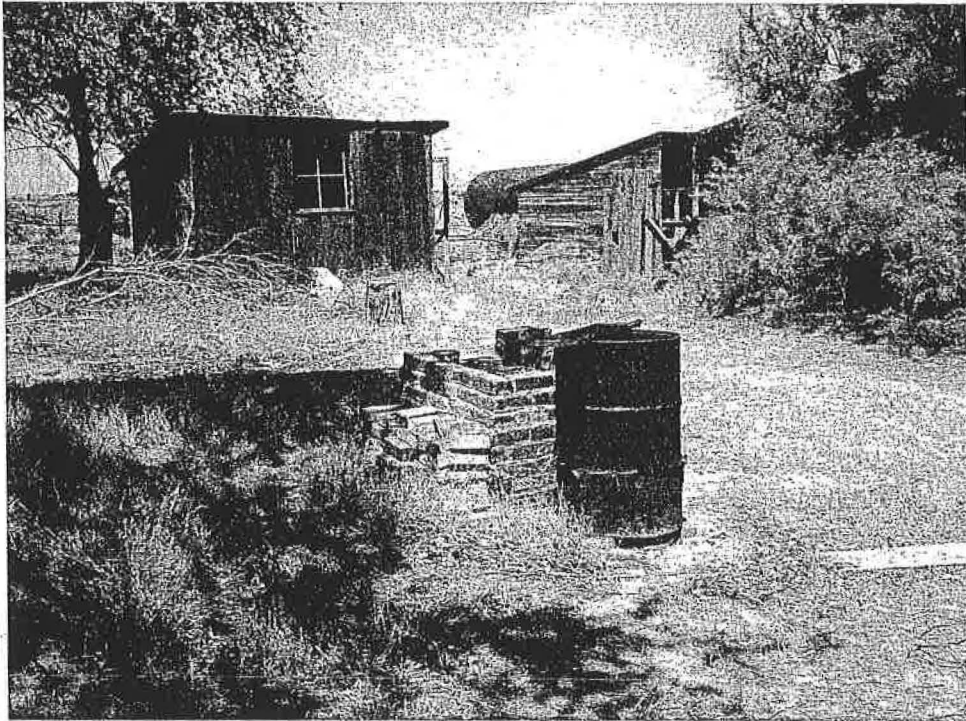


Photo 3: View west, outbuildings on the west side of Site 309-1.

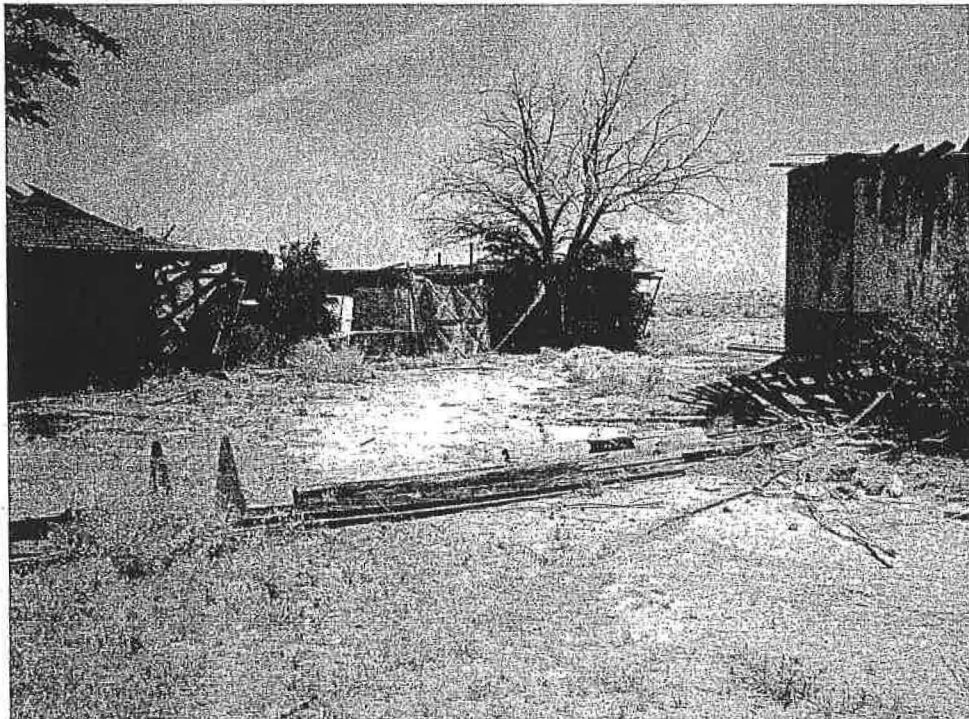


Photo 4: View northwest, outbuildings and water storage tank on the west side of Site 309-1.

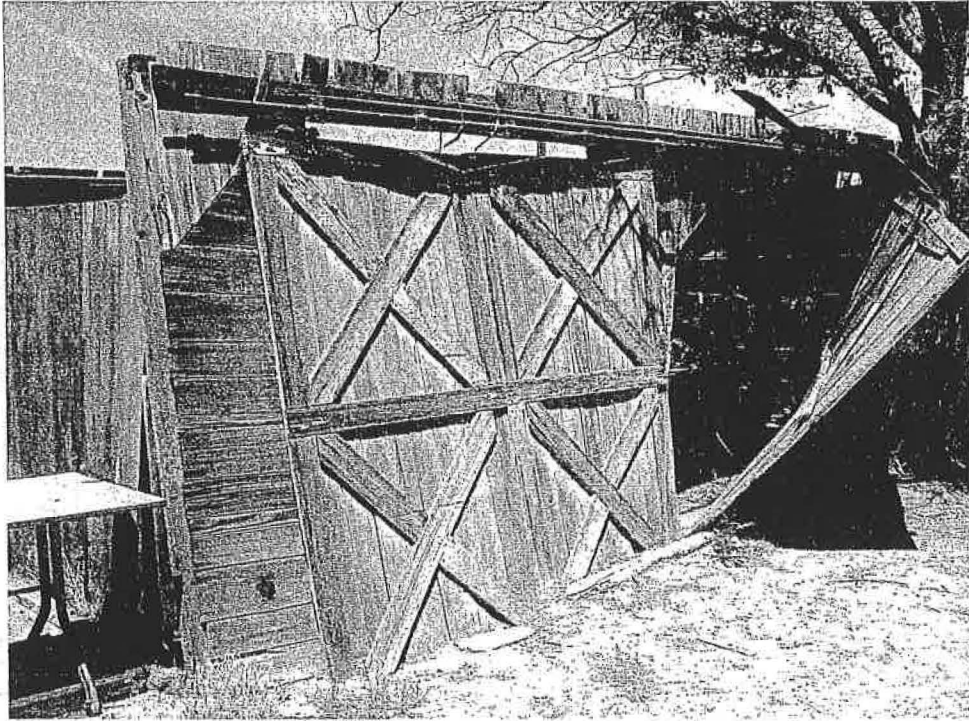


Photo 5: View northwest, handmade reinforced garage door.



Photo 6: View east, entrance to subterranean well pump house.