CULTURAL RESOURCES STUDY FOR THE 7400 EAST SLAUSON AVENUE PROJECT

COMMERCE, CALIFORNIA

APN 6356-016-022

Lead Agency:

City of Commerce
Planning Division
2535 Commerce Way
Commerce, California 90040

Preparer:

Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064

Signature

Project Proponent:

T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, California 92602

July 14, 2021;
Revised February 16, 2023

Archaeological Database Information

Authors: Jillian L.H. Conroy, Jennifer R.K. Stropes, Irem Oz, and Brian F. Smith

Consulting Firm: Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064
(858) 679-8218

Client/Project Proponent: T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, California 92602

Report Date: July 14, 2021; Revised February 16, 2023

Report Title: Cultural Resources Study for the 7400 East Slauson Avenue Project, Commerce, California (APN 6356-016-022)

Type of Study: Phase I Cultural Resources Survey and Historic Structure Evaluation

Updated Site: P-19-190301

USGS Quadrangle: *South Gate, California* (7.5 minute)

Acreage: 13.93 acres

Key Words: Survey; one historic office/warehouse building, one historic commercial sales and service building, and two historic industrial auxiliary buildings at 7400 East Slauson Avenue; P-19-190301; monitoring of grading recommended; historic buildings not significant and preservation not recommended; monitoring recommended.

Table of Contents

List of Appendices

** Deleted for public review and bound separately in the Confidential Appendix*

List of Figures

Figure **Page**

List of Plates

Plate **Page**

List of Plates (continued)

Plate **Page**

List of Plates (continued)

List of Tables

MANAGEMENT SUMMARY/ABSTRACT

In response to a request by T&B Planning, Inc., Brian F. Smith and Associates, Inc. (BFSA) conducted a cultural resources study for the 7400 East Slauson Avenue Project in the city of Commerce, Los Angeles County, California. The project, which includes Assessor's Parcel Number (APN) 6356-016-022, is located on the 7.5-minute USGS *South Gate, California* topographic quadrangle in an unsectioned portion of the former San Antonio (Lugo) land grant, Township 2 South, Range 12 West. The project proposes to develop the entire 13.93-acre property for the construction of a 285,839-square-foot commercial warehouse with 31 dock doors, one office space, 72 trailer stalls, associated parking, hardscape, and a stormwater basin.

The purpose of this investigation was to locate and record any cultural resources present within the project and subsequently evaluate any resources as part of the City of Commerce's environmental review process conducted in compliance with the California Environmental Quality Act (CEQA). This study consisted of the processing of a records search of previously recorded archaeological sites on or near the property and the completion of an archaeological survey of the project. The records search information from the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) indicates that 12 resources have been recorded within one mile of the project, one of which is recorded within the project (P-19-190301, a historic commercial building at 7400 East Slauson Avenue). BFSA also requested a Sacred Lands File (SLF) review from the Native American Heritage Commission (NAHC), which did not indicate the presence of a sacred site within the search radius.

The cultural resources survey was conducted on June 9, 2021 and resulted in the discovery of four historic buildings within the project boundaries, one of which was previously recorded as P-19-190301 with the SCCIC. As part of the current study, BFSA updated the site with the three additional historic buildings according to the Office of Historic Preservation's (OHP) manual, *Instructions for Recording Historical Resources,* using Department of Parks and Recreation (DPR) forms (Appendix B). Based upon the results of the field survey and archival research, from the perspective of the CEQA review of the proposed development, P-19-190301 has been evaluated as not significant. While the buildings are historic in age, they were not designed or constructed by an architect or builder of importance, they have been modified since their initial construction, they do not possess any architecturally important elements, and their previous uses are not historically significant to the community. Based upon the conclusions reached during the evaluation, no mitigation measures or preservation are recommended for the historic buildings recorded as P-19-190301. No impacts to significant resources are associated with the proposed development of the property.

Although the historic buildings were evaluated as not CEQA-significant, the potential exists that unidentified significant historic and/or prehistoric deposits may be present that are related to the occupation of this location since the recorded development of the property in 1951, and possibly prior to 1947. This is indicated by the 1947 aerial photograph, which depicts the first

structures and roads within the property prior to the recorded development in 1951. Prehistoric resources could also be encountered, given the presence of multiple freshwater resources located within one mile of the project. Because of this potential to encounter buried cultural deposits, monitoring of grading by qualified archaeologists is recommended. Since no prehistoric sites have been recorded within one mile of the property, Native American monitoring would not be required during grading unless and until a discovery of a prehistoric site or deposit occurs, at which time a Native American monitor should be incorporated into the monitoring program. Should potentially significant cultural deposits be discovered, mitigation measures will be implemented to reduce the effects of the grading impacts. A Mitigation Monitoring and Reporting Program (MMRP) has been provided in this report. As part of this study, a copy of this report will be submitted to the SCCIC at CSU Fullerton.

1.0 INTRODUCTION

1.1 Project Description

The archaeological survey program for the 7400 East Slauson Avenue Project was conducted in order to comply with CEQA and City of Commerce environmental guidelines. The project is located at 7400 East Slauson Avenue, west of the intersection of Greenwood and East Slauson avenues in the city of Commerce, Los Angeles County, California (Figure 1.1–1). The property, which includes APN 6356-016-022, is located on the 7.5-minute USGS *South Gate, California* topographic quadrangle in an unsectioned portion of the former San Antonio (Lugo) land grant, Township 2 South, Range 12 West (Figure 1.1–2). The project proposes to demolish the existing structures on the 13.93-acre property for the construction of a new 285,839-square-foot commercial warehouse with 31 dock doors, one office space, 72 trailer stalls, associated parking, hardscape, and a stormwater basin (Figure 1.1–3).

The property is currently developed with six commercial and industrial buildings, four of which are considered historic according to CEQA criteria, as they were constructed 50 or more years ago. The property was previously impacted by the development of the buildings and associated hardscape, as well as the general development of the area over the past 100 years. The decision to request this investigation was based upon the cultural resource sensitivity of the locality, as suggested by known site density and predictive modeling. Sensitivity for cultural resources in a given area is usually indicated by known historic development patterns, which in this particular case, include the early industrialization of Los Angeles and the surrounding areas.

1.2 Environmental Setting

The 7400 East Slauson Avenue Project is located in the city of Commerce in southeastern Los Angeles County. The general project area is characterized by relatively flat land (with elevations ranging from 152 to 159 feet above mean sea level) used as an industrial warehouse and office building complex. The property has been previously impacted by industrial development since the 1950s. Prior to development of the area, the property and surrounding area were used for agricultural purposes as early as the 1920s, and likely since the 1890s. The 1896 USGS topographic map indicates that the property is located approximately 0.78 mile west of the Rio Hondo floodplain and river, 0.84 mile southeast of a naturally occurring lagoon, and 1.38 miles east of the Los Angeles River floodplain (see Appendix E). Drainages are also indicated on the map within one mile of the project. The presence of these water sources, which are often associated with prehistoric sites, indicate that there is a potential for prehistoric sites within the subject property.

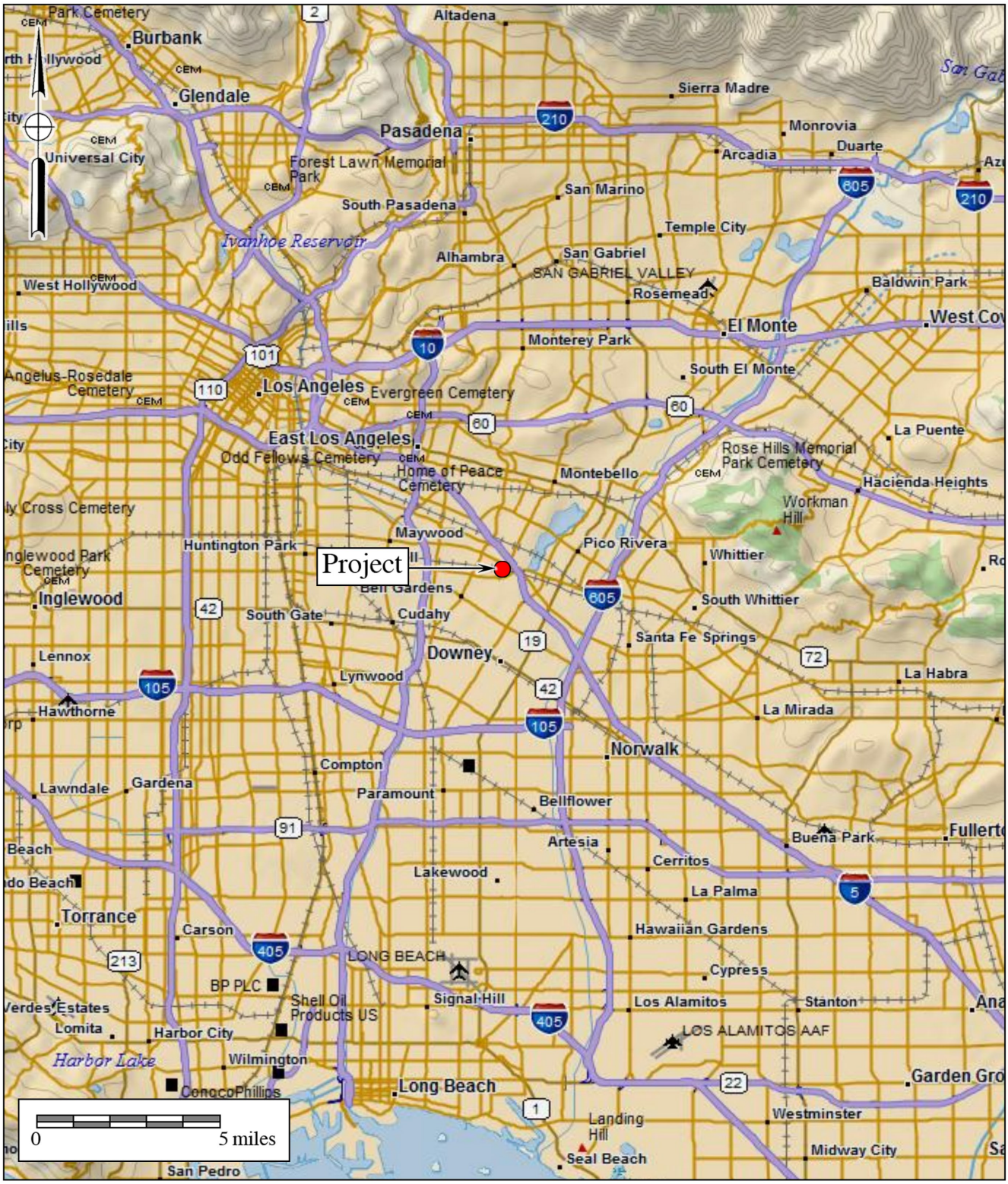


Figure 1.1–1

General Location Map

The 7400 East Slauson Avenue Project

DeLorme (1:250,000 series)

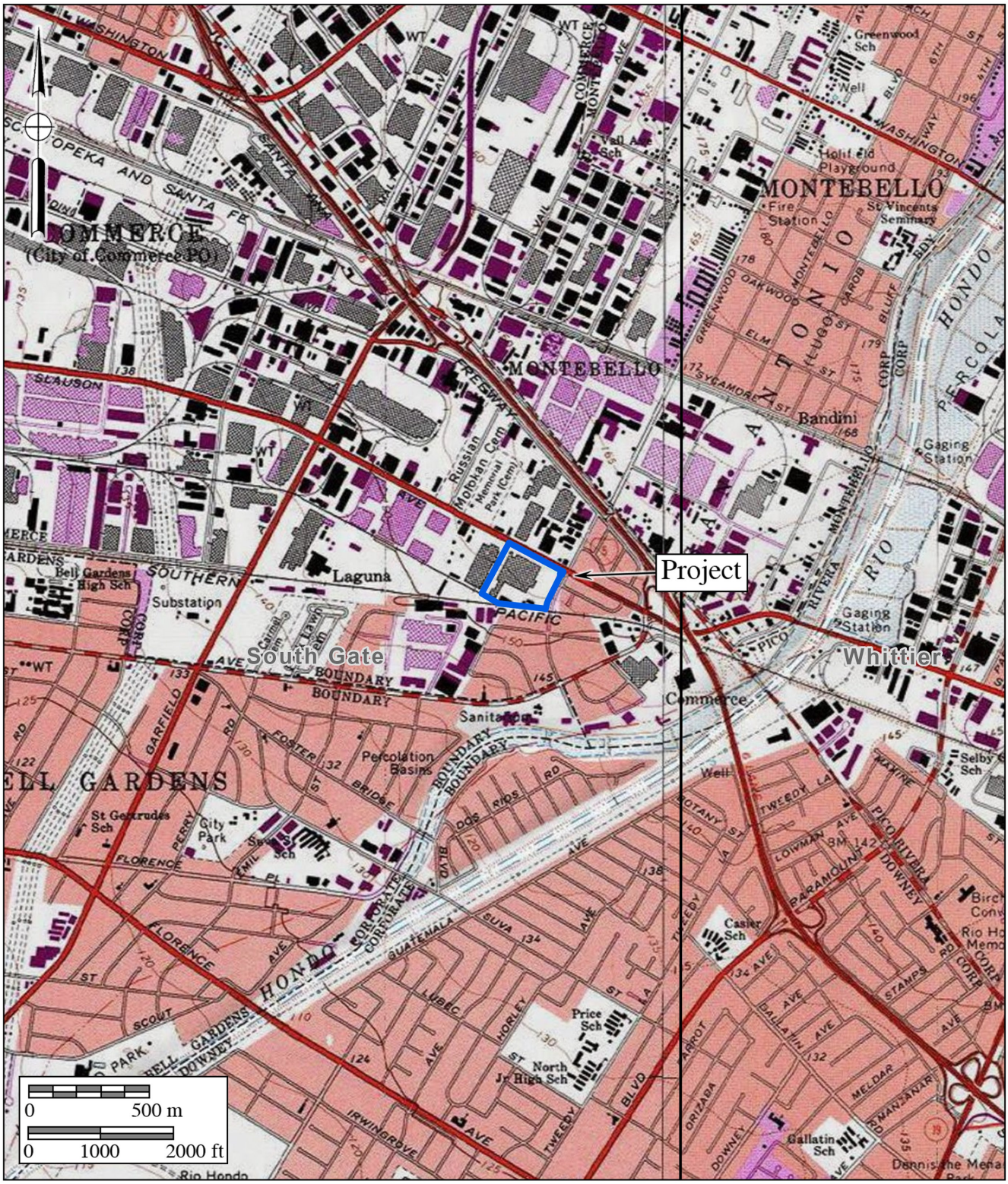


Figure 1.1–2

Project Location Map

The 7400 East Slauson Avenue Project

USGS *South Gate* and *Whittier* Quadrangles (7.5-minute series)

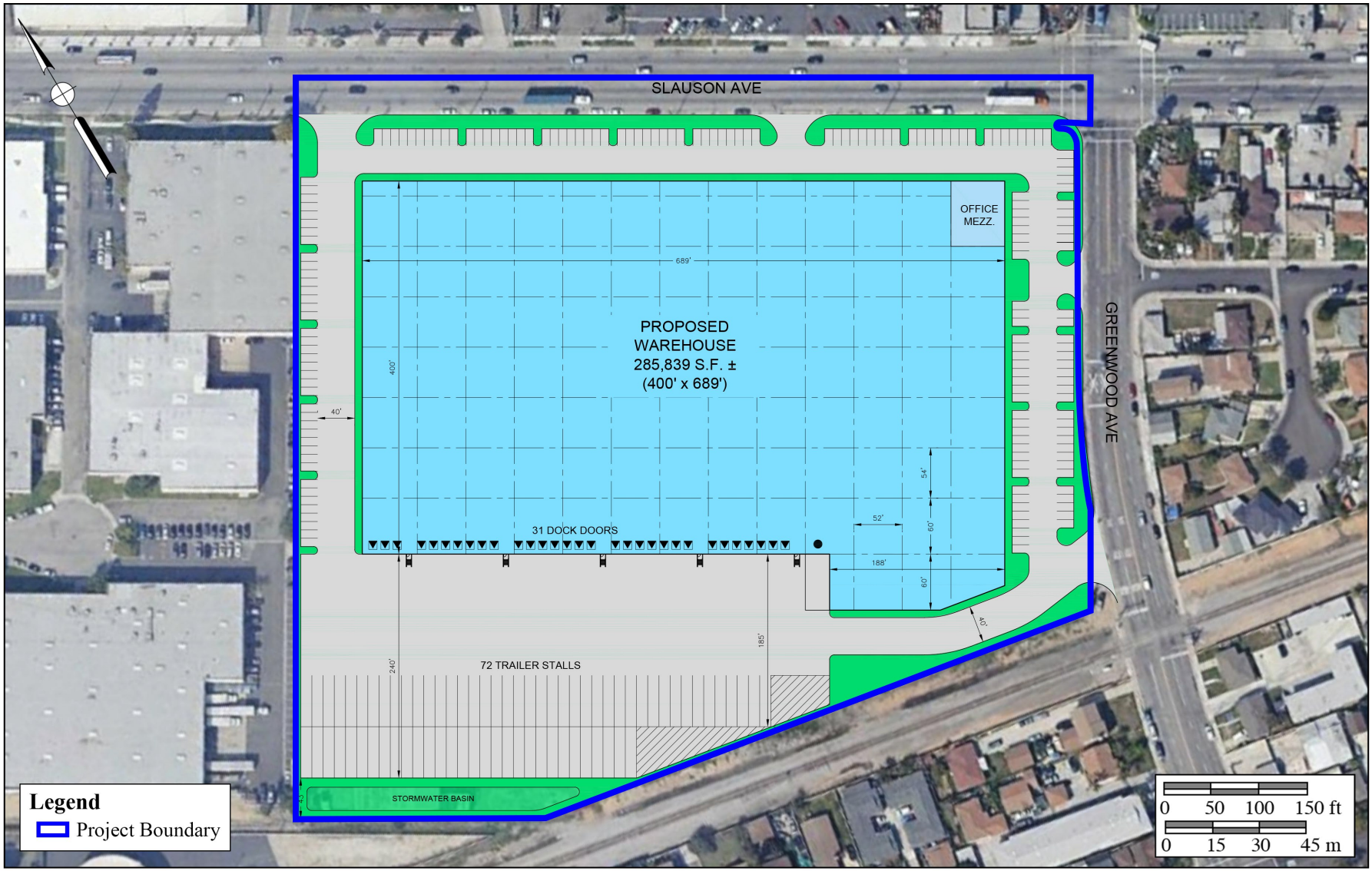


Figure 1.1–3

Project Development Map

The 7400 East Slauson Avenue Project

The project is located within the Central Basin of the larger Los Angeles Basin, a large, structural, sedimentary basin bounded and cut through by several active fault systems within the Los Angeles metropolitan area (Hillhouse et al. 2002). As mapped by Saucedo et al. (2016), the project area is underlain by undivided late to middle Pleistocene old alluvial fan deposits, consisting of moderately to well consolidated, moderately sorted sand, clay, and silt (Saucedo et al. 2016; Campbell et al. 2014; Wirths 2021). Campbell et al. (2014) give a late Pleistocene age for these deposits. The channelized Los Angeles River is about two miles to the west (see Figure 1.1–2).

1.3 Cultural Setting

The oldest directly dated human remains from coastal southern California are those of the "Los Angeles Man." These remains were dated to 26,000 years before the present (YBP) using amino acid racemization and radiocarbon techniques; however, later dates using the more reliable accelerator mass spectrometry method determined that that date was exaggerated (Altschul and Grenda 2002). Evidence of early Holocene occupation along the southern California coast and islands has been increasing, including the Arlington Springs Site on Santa Rosa Island, the Arlington Springs and Daisy Cave Site on San Miguel Island, and Eel Point on San Clemente Island (Altschul and Grenda 2002). These sites appear to suggest an early Holocene migration southward along the coast. The fact that these early sites are present on the islands, and have yet to be found on the coast, lends support for the view that rising sea levels have probably destroyed early Holocene coastal sites. This period covers Wallace's Period I or Early Man cultural sequences (Moratto 1984).

Due to a rapid and prolonged rise in sea level during the early Holocene, between 10,000 and 6,000 YBP, many archaeological sites associated with this early period along coastal southern California were probably destroyed or obscured by sea level advancement or sedimentation (Carbone 1991). The increase in sea levels probably forced a shift from rocky shore resources (shellfish) to estuarine and lagoon resources with a more varied economy, including marine, avian, and terrestrial species (Carbone 1991). The natural history of the Ballona Wetlands has been constructed based upon stratigraphic analysis (Altschul and Grenda 2002). The results suggest that after sea levels stabilized around 7,000 YBP, a variety of depositional environments were created that reshaped the landscape on which inhabitants were living. By 6,200 YBP, a spit of sand migrated across the mouth of the coastal inlet, creating a shallow lagoon; this area appears to have been visited by Native Americans at about this time (Altschul and Grenda 2002). As sedimentation increased, the lagoon gradually decreased in size. Because tidal waters were blocked, the lagoon shifted from marine to fresh water. As the lagoon gradually turned into tidal marshes and estuarine environments became well established, habitation along the edges of the water source increased. Based upon archaeological evidence, permanent occupation in the area appears to have occurred by 3,000 years ago and lasted until the Protohistoric Period (Altschul and Grenda 2002).

Human adaptations during the middle Holocene (circa 8,000 to 5,000 YBP) in the Los Angeles Basin are characterized by an abundance of grinding implements (specifically manos and metates). Rising sea levels began to stabilize and temperatures reached a thermal optimum at about 6,800 YBP (Altschul and Grenda 2002). Archaeological sites dating to this period tend to be located in grasslands and sagebrush communities on elevated landforms some distance from the shore (Altschul and Grenda 2002). Other characteristics of this period include stone ornaments, large projectile points, and charm stones, while bone and shell tools, ornamentation, and trade items are rare. Sites from this period appear to have consisted of semisedentary settlements with populations ranging from 15 to 100 people, primarily located in the coastal zone and along interior drainages. The Ballona region was first occupied during this time (Altschul and Grenda 2002). This period covers Warren's Encinitas Tradition and Wallace's Period II (or Milling Stone Horizon) cultural sequences (Moratto 1984). The later date given for the Milling Stone Horizon varies to as late as 3,000 YBP. The lack of trade items, such as obsidian and steatite, is often used to attribute a site to this period.

A shift appears to have occurred in the later part of the middle Holocene, between 5,000 and 3,350 YBP (Altschul and Grenda 2002). Mortars and pestles were more common, which suggests that acorns were being exploited as an important part of the prehistoric diet in southern California. Other characteristics of this period include variations of large stemmed, leaf-shaped, and side-notched points, basket-hopper mortars, a variety of stone tools, bone tools, and shell ornamentation. This period corresponds to Warren's (1968) Campbell Tradition and Wallace's (1955, 1978) Period III (or Intermediate Horizon); however, the ending date for these periods varies to as late as approximately 1,000 YBP (Moratto 1984). There appears to have been a general shift from a plant-based economy to one that was more diversified, being a generalized hunting/fishing/gathering adaptation, possibly in response to Altithermal conditions (8,000 to 3,000 YBP) (Altschul and Grenda 2002). Evidence suggests that coastal populations placed an understandable emphasis upon marine resources, while the focus of inland occupation was upon hunting land mammals. Trade goods became more common during this period, suggesting intensified regional economic exchange and interaction. Finally, villages appear to have been more permanent during the Intermediate Horizon, closely resembling the later settlement pattern of the region (Altschul and Grenda 2002). By 3,000 YBP, the Ballona region to the north was intensively and relatively permanently occupied. Some researchers suggest that the increasing population density during the late to middle Holocene did not necessarily grow out of the local population, but was a result of a desert migration, perhaps as early as 3,000 YBP (Altschul and Grenda 2002).

During the late Holocene, population size and density increased dramatically, calling for an even more diversified economy (Altschul and Grenda 2002). This period is Wallace's Period IV (or Late Horizon). Ethnographic data, the first of which was from Spanish explorers and missionaries, indicates that the Gabrielino (Tongva) were the major tribe established in the project area. The Spanish attributed this name to the Native Americans in the area served by the San

Gabriel Mission. Gabrielino territory included the watersheds of the San Gabriel, Santa Ana, and Los Angeles rivers, portions of the Santa Monica and Santa Ana mountains, the Los Angeles basin, the coast from Aliso Creek to Topanga Creek, and San Clemente, San Nicolas, and Santa Catalina islands (Moratto 1984). The Gabrielino spoke a Cupan language that was part of the Shoshonean or Takic family of Uto-Aztecan linguistic stock; these linguistic ties united a diverse ethnic group occupying 1,500 square miles in the Los Angeles basin region (Altschul and Grenda 2002). Interestingly, this language stock was different from that of the Chumash to the north in the Santa Barbara region, as well as from the Kumeyaay (Tipai and Ipai) in the San Diego region, both of whom spoke languages of the Hokan stock (although using different dialects).

Ethnographic data states that the Gabrielino were hunters and gatherers whose food sources included acorns, seeds, marine mollusks, fish, and mammals; archaeological sites support this data, with evidence of hunting, gathering, processing, and storage implements including arrow points, fishhooks, scrapers, grinding stones, and basketry awls (Altschul and Grenda 2002). Santa Catalina Island provided a valuable source of steatite for the Gabrielino, which they quarried and traded to other groups (Heizer and Treganza 1972; Moratto 1984). Somewhere between 50 to 100 permanent villages are estimated to have been in existence at the time of European contact, most of which were located along lowland rivers and streams and along sheltered areas of the coast (Moratto 1984). Smaller satellite villages and resource extraction sites were located between larger villages. Village sites contained varying types of structures, including houses, sweathouses, and ceremonial huts (Bean and Smith 1978). Artistic items included shells set in asphaltum, carvings, paintings, steatite, and baskets (Moratto 1984). Settlements were often located at the intersection of two or more ecozones, thus increasing the variety of resources that were immediately accessible (Moratto 1984). Offshore fishing and hunting were accomplished with the use of plank boats, while shellfish and birds were collected along the coast. At the time of European contact, the Gabrielino, second only to the Chumash, were the wealthiest, most populous, and most powerful ethnic group in southern California (Bean and Smith 1978; Moratto 1984).

As with other Native American populations in southern California, the arrival of the Spanish drastically changed life for the Gabrielino. Incorporation into the mission system disrupted their culture and changed their subsistence practices (Altschul and Grenda 2002). Ranchos were established throughout the area, often in major drainages where Native American villages tended to be located. By the early 1800s, Mission San Gabriel had expanded its holdings for grazing to include much of the former Gabrielino territory (Altschul and Grenda 2002). Eventually, widespread relocation of Native American groups occurred, resulting in further disruption of the native lifeways. With the introduction of Euro-American diseases, the Gabrielino and other southern California groups experienced drastic population declines. In the early 1860s, a smallpox epidemic nearly wiped out the remaining Gabrielino population (Moratto 1984). While people of Gabrielino descent still live in the Los Angeles area, the Gabrielino were no longer listed as a culturally identifiable group in the 1900 Federal Census (Bean and Smith 1978; Moratto 1984).

General History of the Los Angeles Area

The history of the city of Commerce is largely tied to that of the early industrialization of the general Los Angeles area. The Hispanic intrusion into the Los Angeles basin began with the Portola Expedition into southern California (or Alta California) in 1769. Over the next 20 years, the El Pueblo de la Reina de Los Angeles was occupied by families from northern Mexico. As was the case everywhere in California, water was the key to survival. At the Pueblo of Los Angeles, water was accessed through a system of canals or ditches referred to as the Zanja. The main ditch or canal was called the Zanja Madre. The historic period that followed the founding of the Pueblo of Los Angeles was strongly influenced by the transition of power from the Spanish Empire to the Republic of Mexico to the California Republic. During this period, Los Angeles was designated as the capital of Alta California in 1835 (BFSA 2005).

During California's Rancho Period, when Mexican governors of Alta California granted large tracts of land to retired soldiers and others, Antonio Ygnacio Avila settled and raised cattle on a large tract of land bordering the Pacific Ocean. This area, currently known as Inglewood and located between present-day Playa del Rey and Redondo Beach, was granted to Avila by the Mexican government in 1837. Avila called his holdings Rancho Sausal Redondo. Another nearby rancho was granted to Ygnacio Machado by the governor of Mexico in 1844; the land was then traded to Bruno Avila, brother of Antonio Ygnacio Avila in 1845, for a small tract of land in the Pueblo of Los Angeles. This rancho was named Rancho Ajuaje de la Centinela, which means "Sentinel of Waters." Between the two ranchos, the Avila brothers came to possess over 25,000 acres stretching from the sea almost to the city of Los Angeles. Today, the area that was once Rancho Aguaje de la Centinela includes portions of Inglewood (western half) and Westchester (eastern half). It is believed that the Centinela Adobe Ranch House, a single-floor adobe with a wood shingle roof, fireplaces, and deep window reveals, was built in the mid-1840s (BFSA 2005). The Centinela Adobe Ranch House was placed on the National Register of Historic Places (NRHP) in 1974 (National Register No. 19740502). Because of its NRHP listing, the adobe is automatically eligible for the California Register of Historical Resources (CRHR). It is also a designated as a Los Angeles County Historical Site (BFSA 2005).

After California was annexed by the United States, Rancho Aguaje de la Centinela was owned by various parties before being purchased by Sir Robert Burnett, a Scottish lord, in 1860. With the death of Avila in 1858, Rancho Sausal Redondo passed to a number of heirs over the years. As settlement for accumulated debts, the holdings of Rancho Sausal Redondo passed to Sir Robert Burnett in 1868. Burnett combined the two ranchos and named them Rancho Centinela. When Burnett returned to Scotland in 1873, the land was leased by Daniel Freeman, a Canadian lawyer, with an option to buy. Freeman purchased a portion of Rancho Centinela in 1882 and the rest of the property in 1885. He raised sheep on the land until a series of dry seasons forced him into dry farming; despite this, by 1880, the ranch was a success, producing a million bushels of barley a year (BFSA 2005).

In 1887, during the real estate boom of southern California, Freeman sold a portion of his ranch, which was subdivided and platted to form the new town of Inglewood. Andrew Bennett leased 2,000 acres of Freeman's land in the late 1880s/1890s to plant lima beans, barley, and wheat. The area eventually became known as the Bennett Rancho. Portions of the old Rancho Centinela were sold to various companies, including James Martin and the Los Angeles Extension Company, which Martin controlled. By 1922, Bennett had expanded his leased land, now owned by Martin, to 3,000 acres, on which he grew wheat, barley, and lima beans (BFSA 2005).

American aviation was initiated by the Wright Brothers on December 17, 1903. The country's first international air meet was held in Los Angeles in 1910. Aviation in the United States was given a tremendous boost by the military use of the new technology during World War I. After the conflict ended, small airfields began to spring up all over the country, including Los Angeles. By the 1920s, a small portion of the Bennett Rancho was being used as a makeshift landing strip. Pilots came to recognize the flat farmland of the Bennett Rancho near the present-day intersection of Imperial and Aviation boulevards as a safe spot for emergency landings and practice (BFSA 2005).

The communities of Commerce, Westchester, Inglewood, and El Segundo saw increased industrial, residential, and commercial activity beginning in the 1930s. By 1937, California had become the national leader in aircraft production and a large portion of the jobs in Los Angeles were supplied by the aircraft industry. Through the late 1930s and early 1940s, the growth of the industry was a result of military demands. In the 1940s, large tract home developments began to appear in nearby communities such as Westchester to support the aircraft industry and other associated businesses. The aircraft industry and the Santa Fe Railroad expansion to the Los Angeles harbor can be seen as stimulating development throughout the neighboring areas, including the city of Commerce, the Westchester Business District, and the industrial development of Inglewood and El Segundo (BFSA 2005). By 1959, it became clear that in order to avoid higher property taxes and eventual annexation to the City of Los Angeles as a result of the continued industrialization and economic growth, business leaders sought to incorporate the city of Commerce as the 67th city in Los Angeles County. As a result, by 1960, Commerce was established as a model city for industry and residents alike (Elliott 1991).

Industrial Development in the Post-World War II Period in Los Angeles County

Over the course of the twentieth century, the County of Los Angeles was transformed from the "Queen of the Cow Counties" to the epicenter of the Aerospace Industry. The greater Los Angeles area became a national and international hub for petroleum, steel, automotive, entertainment, aerospace, and garment manufacturing industries. In the 1960s, most of these listed industries reached their peak, at the height of the Post-World War II housing boom. In the later decades, changing international trade policies, national and international competition, and several other factors caused a decline, however, the city's industrial sector remains important within the national context (City of Los Angeles 2018).

Industry and commerce in Los Angeles are rooted in agriculture. The missions in California produced a variety of agricultural products including grain, livestock, citrus, and wine. This production also allowed them to be active actors in international trade, especially in the export of cattle-related products. When the cattle industry was brought to an end with a series of severe droughts and floods in the 1860s, people started to settle around the Los Angeles pueblo, setting up vineyards along the Los Angeles River and dry farming in the outlying regions. The earliest industries in the greater Los Angeles area were related to these agricultural activities. Flour mills were set up in the 1870s to process locally produced grains, packing houses were opened to prepare fruits and wineries fermented the grapes that were grown along the river (City of Los Angeles 2018).

The industrial growth in the greater Los Angeles area was catalyzed by the railroad infrastructure. Railroads provided a fast and efficient way to transport goods throughout the region and outside markets with the construction of the harbor in San Pedro. The arrival of the Southern Pacific railroad in 1876 expanded the reach of Los Angeles. Until the rise of trucking and inter-modal shipping in the 1970s, this complex network of railways was the primary means of transportation of any industrial product manufactured in the area (City of Los Angeles 2018).

Before World War I, at the turn of the century, industrial growth lagged far behind the population growth in the area. The Chamber of Commerce was established in 1888 to boost economic activities. As a part of their mission, the Port of Los Angeles was improved and another deepwater port at San Pedro was established. They also organized an anti-union movement with editorials with news articles to undercut strong union cities located in proximity to Los Angeles, such as San Francisco. These factors allowed them to create a pro-industry environment, luring manufacturers from other parts of the country. While these campaigns successfully drew new industries to the area, the question of where to locate these new industries remained. Residents and real estate investors wanted to preserve the residential districts from industrial developments, especially from the oil industry, where discovery on one lot triggers the construction of wells in a very large area. In 1906, the City of Los Angeles established the first industrial district east of the downtown area, northwest of where the City of Commerce is currently located (City of Los Angeles 2018).

In 1922, a group of Chicago Industrialists established the Central Manufacturing District, a 300-acre plot of land used for heavy industry, just outside of Los Angeles. The original plans for the Central Manufacturing District covered an area of 238 acres (*San Francisco Chronicle* 1924). By 1927, modern fireproof structures, over four miles of paved streets, and 18 miles of railroad tracks were built, and a produce terminal and additional streets and tracks were under construction (*San Francisco Chronicle* 1927). While the initial plans for the Central Manufacturing District covered the area bounded by the Los Angeles River on the south and Downey Boulevard on the west (Plate 1.3–1), the 1932 and 1948 plans show that the area was expanded to cover the area on the other side of the Los Angeles River, to the southeast of the originally planned area (Plates 1.3–2 and 1.3–3).

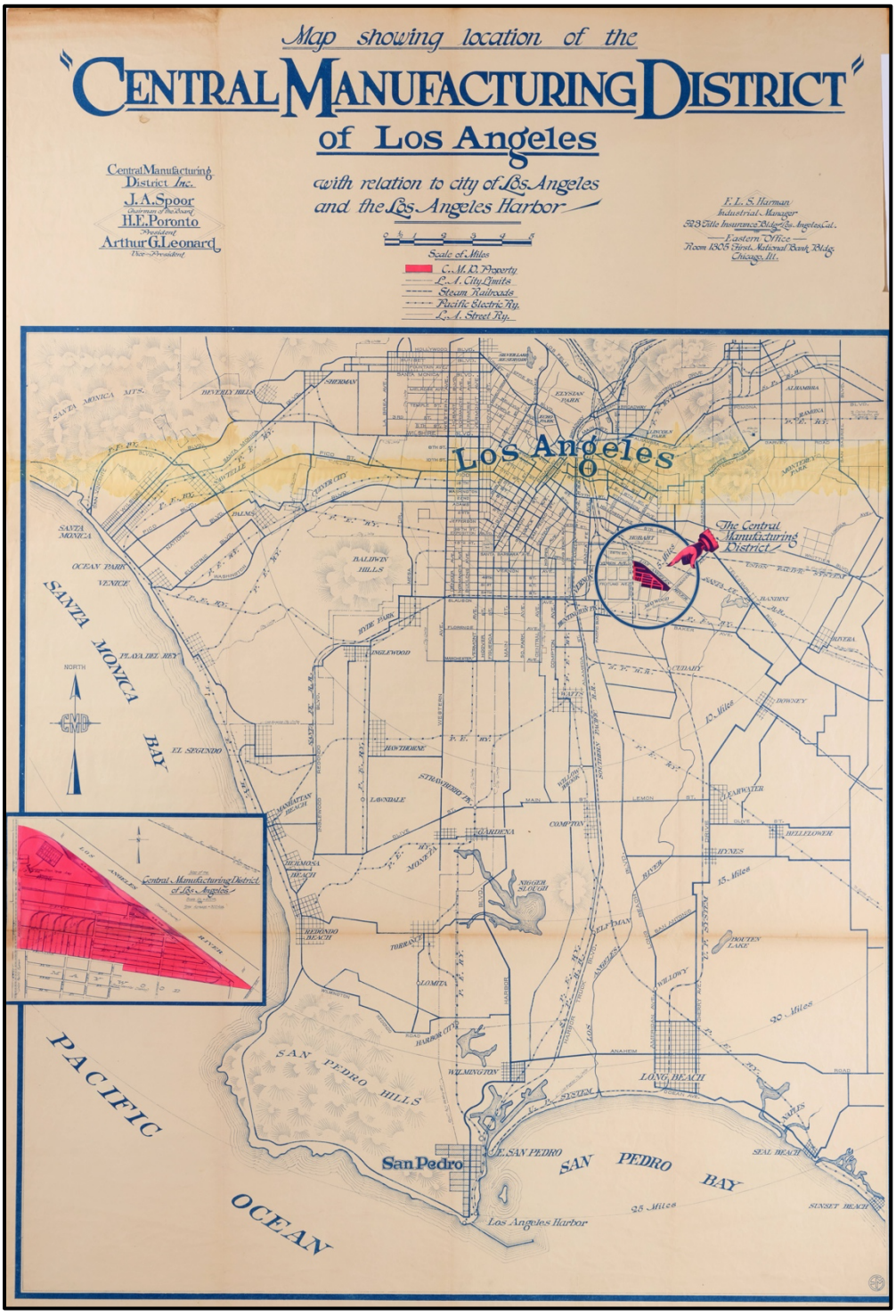
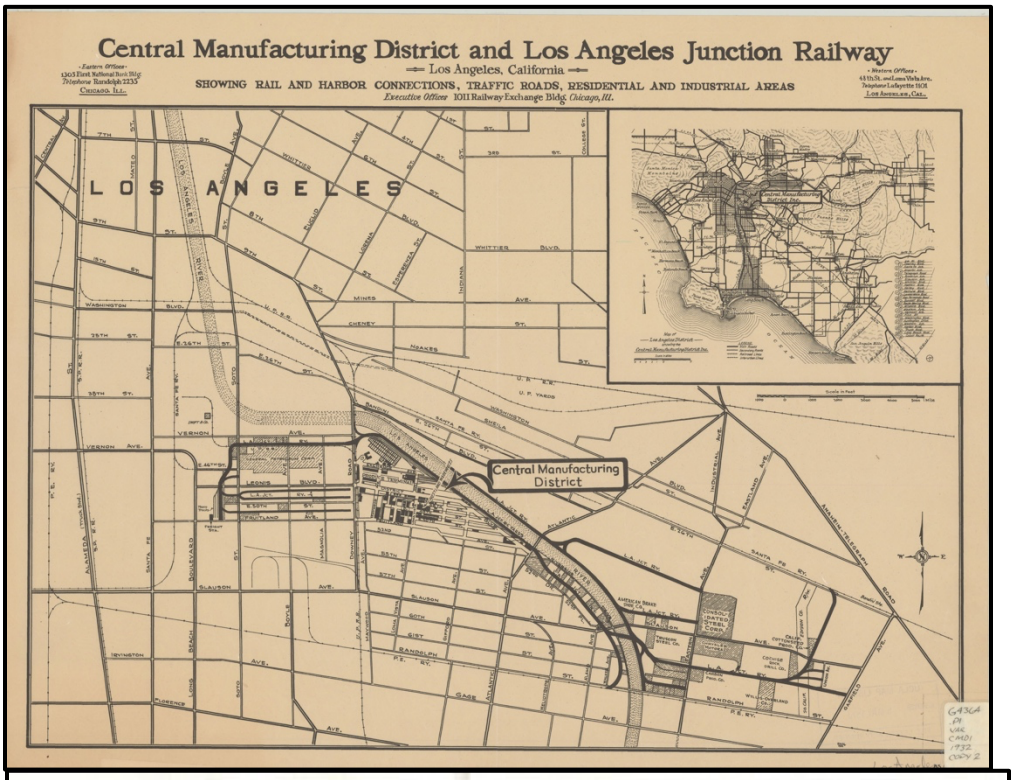
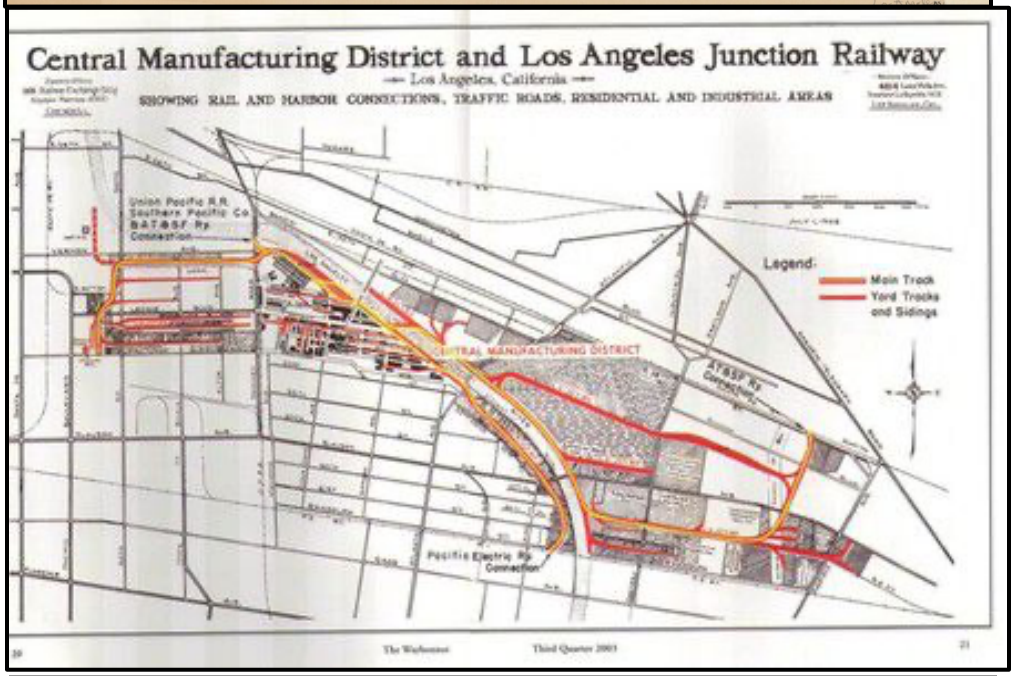


Plate 1.3–1: 1923 map of the Central Manufacturing District.
(Photograph courtesy of the Huntington Library)





Plates 1.3–2 and 1.3–3: 1932 (top) and 1948 (bottom) maps of the Central Manufacturing District.
(Photographs courtesy of UCLA and Hemmings.com)

This area is located directly east of the city of Commerce. A significant expansion of the industrial district took place in late 1936 with the addition of automobile, automobile parts, aircraft, motion picture, and food industries (*Imperial Valley Press* 1936), leading to the development of the area that currently belongs to the City of Commerce.

While the crash of the stock market in 1929, and following Great Depression led to the closure of many businesses in Los Angeles, the local economy in the area remained relatively stable due to the existence of the oil and entertainment industries. World War II, however, changed the face of the heavy industry in Los Angeles, due to the decrease in the production of the civilian goods and increase in the production of equipment and supplies for the military. As the manufacturers switched to wartime production, the aircraft and shipbuilding industries expanded rapidly. The wartime production also changed the physical character of production. Larger complexes for mass production were established, electrical infrastructure was improved due to blackout production where producers had to rely on electric lighting as the windows were painted, wood frame started to be used for construction rather than steel, non-load-bearing walls were used to protect equipment and workers from bomb blasts and air conditioning was developed to deal with air circulation in closed, windowless spaces (City of Los Angeles 2018).

In the post-World War II period, returning GIs and defense workers created an immense demand for housing, which led to a building boom in Southern California which lasted until the end of the 1960s. This boom not only created a demand for building materials, but also a demand for material goods including home appliances, clothing, processed foods, cars and furniture. Industrial production answered this demand by expanding the production facilities, especially around Los Angeles. While the defense contracts were expected to decrease in the post-WWII period, they actually increased in this period as the country shifted into the Cold War. New models of aircrafts were produced and even more research and production facilities focusing on propulsion, navigation and missile technology were established. The majority of the production facilities were spread along the train lines. The City of Commerce, with its strategic location east of the railroad tracks and the Los Angeles River was one of the areas that profited from this expansion. By the 1960s, most of the city was still underdeveloped, and the land process were comparatively lower than the other industrial hubs in Los Angeles, which allowed for the construction of newer and more efficient facilities. However, most of the development took place at the end of the post-WWII period (City of Los Angeles 2018).

The industry in Los Angeles Started to decline in the late 1960s, mostly due to the increasing prices of land and oil and increasing reliance on foreign imports. This led the manufacturers to be dispersed beyond the city limits. In addition, the decrease of oil discoveries in the area, oil embargo that sent the national economy into recession and severe drought of 1977 led the manufacturers to move from the area. While the aviation and aerospace industries remained active in the area, with the end of the Cold War, many leading firms scaled back their operations in Los Angeles (City of Los Angeles 2018).

1.3.1 Results of the Archaeological Records Search

The results of the records search (Appendix C) indicate that 12 resources have been recorded within one mile of the 7400 East Slauson Avenue Project (Table 1.3–1), one of which is recorded within the project (P-19-190301, a historic commercial building at 7400 East Slauson Avenue, which is discussed in further detail in Section 3.0). The remaining sites include historic buildings, a historic a railway line and bridges, and historic transmission lines and towers.

Table 1.3–1
Cultural Resources Located Within
One Mile of the 7400 East Slauson Avenue Project

Site	Description	Distance from Project (mile)
LAN-1260H	Antonio Maria Lugo Adobe Site	0.8
P-19-176918	Casa de Rancho San Antonio (Henry Gage Mansion)	0.3
P-19-186804/ P-30-176663	Segment of the Burlington Northern Santa Fe (formerly the Atchison, Topeka and Santa Fe) Railway	0.6
P-19-188773	Pacific Electric Railway Rio Hondo Bridge	0.6
P-19-188774	Atchison, Topeka and Santa Fe Rio Hondo Bridge	0.9
P-19-188983	Boulder Dam – Los Angeles 287.5 kV Transmission Line	0.6
P-19-190052	Southern California Edison Transmission Tower M0-T3/Mesa Redondo Tower	0.9
P-19-190301	Historic commercial building	In the project
P-19-190683	Historic Bell Gardens High School Campus	1.0
P-19-190770	Laguna Bell – Velasco (220 kV) M0-T2 Tower	0.9
P-19-191950	Laguna Bell Substation Building	0.6
P-19-192309	Southern California Edison Long Beach – Laguna Bell 60 kV and 220 kV Transmission Lines	0.8

The records search results also indicate that there have been 20 cultural resource studies conducted within a one-mile radius of the project (see Appendix C), one of which involved the project (Bonner and Crawford 2013). The Michael Brandman Associates study recorded the commercial building at 7400 East Slauson Avenue as P-19-190301 and evaluated the building as not eligible for the NRHP (Bonner and Crawford 2013).

The following historic sources were also reviewed:

- The NRHP Index
- The Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility

- The OHP, Built Environment Resources Directory
- 1928, 1938, 1947, 1952, 1956, 1960, 1968, 1977, 1983, 1988, 1994, 2003, 2016, 2019, and 2020 aerial photographs
- The 1896 *Downey* USGS 1:62,500 topographic map
- The 1923 and 1936 *Bell* USGS 7.5-minute topographic maps
- The 1952 and 1964 *South Gate* USGS 7.5-minute topographic maps

No additional resources were identified as a result of any of the above sources.

BFSA also requested a SLF search from the NAHC. The NAHC SLF search did not indicate the presence of a sacred site within the search radius. All correspondence is provided in Appendix D.

The records search and literature review suggest that there is a low potential for prehistoric sites to be contained within the boundaries of the property due to the extensive nature of past ground disturbances and the lack of natural resources often associated with prehistoric sites. Further, no prehistoric sites have been recorded within one mile of the project. Rather, the records search and literature review suggest that historic buildings and sites associated with the early development of the Commerce area are the most likely cultural resources to be encountered within the 7400 East Slauson Project. Therefore, based upon the records search results, there is a low to moderate potential for historic resources to be located within the project.

1.4 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of Los Angeles County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Since the latest Code of Ordinances passed and adopted by the City of Commerce on December 13, 2022 does not include a section on cultural and historic resource eligibility criteria for local designation, CEQA eligibility criteria were used to evaluate the historic buildings as potentially significant. Specifically, the criteria outlined in CEQA provide the guidance for making such a determination, as provided below.

1.4.1 California Environmental Quality Act

According to CEQA (§15064.5a), the term "historical resource" includes the following:

1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the CRHR (Public Resources Code [PRC] SS5024.1, Title 14 CCR. Section 4850 et seq.).
2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, shall be presumed to be historically

or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (PRC SS5024.1, Title 14, Section 4852) including the following:

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

4) The fact that a resource is not listed in, or determined eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1[k] of the PRC), or identified in a historical resources survey (meeting the criteria in Section 5024.1[g] of the PRC) does not preclude a lead agency from determining that the resource may be a historical resource as defined in PRC Section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect upon the environment. CEQA defines a substantial adverse change as:

1) Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.
2) The significance of a historical resource is materially impaired when a project:

    a) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and

that justify its inclusion in, or eligibility for, inclusion in the CRHR; or

b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,

c) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.

Section 15064.5(c) of CEQA applies to effects upon archaeological sites and contains the following additional provisions regarding archaeological sites:

1. When a project will impact an archaeological site, a lead agency shall first determine whether the site is a historical resource, as defined in subsection (a).
2. If a lead agency determines that the archaeological site is a historical resource, it shall refer to the provisions of Section 21084.1 of the PRC, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the PRC do not apply.
3. If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21083.2 of the PRC, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in PRC Section 21083.2(c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
4. If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project upon those resources shall not be considered a significant effect upon the environment. It shall be sufficient that both the resource and the effect upon it are noted in the Initial Study (IS) or Environmental Impact Report, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Sections 15064.5(d) and 15064.5(e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

(d) When an IS identifies the existence of, or the probable likelihood of, Native American human remains within the project, a lead agency shall work with the appropriate Native

Americans as identified by the NAHC, as provided in PRC SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:

1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
2) The requirements of CEQA and the Coastal Act.

2.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project area through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is in the city of Commerce in the southeastern portion of Los Angeles County. The scope of work for the cultural resources study conducted for the 7400 East Slauson Avenue Project included the survey of a 13.93-acre area and the assessment of four historic structures. Although there are six structures within the project, only four meet the minimum age threshold of 50 years to be considered historic according to CEQA criteria. Given the area involved, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of the identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of the resource to address regional research topics and issues.

Although survey programs are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources:

- Can located cultural resources be associated with a specific time period, population, or individual?
- Do the types of located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do the located sites compare to others reported from different surveys conducted in the area?
- How do the located sites fit existing models of settlement and subsistence for the region?

For the historic structures, the research process was focused upon the built environment and those individuals associated with the ownership, design, and construction of the buildings within the project footprint. Although historic structure evaluations are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed historic resources:

- Can the buildings be associated with any significant individuals or events?
- Are the buildings representative of a specific type, style, or method of construction?
- Are the buildings associated with any nearby structures? Do any of the buildings, when

studied with the nearby structures, qualify as contributors to a potential historic district?
- Were any of the buildings designed or constructed by a significant architect, designer, builder, or contractor?

Data Needs

At the survey level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project area occupants. Further, the overall goal of the historic structure assessment is to understand the construction and use of the buildings within their associated historic context. Therefore, adequate information on site function, context, and chronology from both an archaeological and historic perspective is essential for the investigation. The fieldwork and archival research were undertaken with the following primary research goals in mind:

1) To identify cultural and historic resources occurring within the project;
2) To determine, if possible, site type and function, context of the deposit, and chronological placement of each cultural resource identified, and the type, style, and method of construction for any buildings;
3) To place each cultural resource identified within a regional perspective;
4) To identify persons or events associated with any buildings and their construction; and
5) To provide recommendations for the treatment of each cultural and historic resource identified.

3.0 ANALYSIS OF PROJECT EFFECTS

The cultural resources study of the project consisted of an institutional records search, an intensive cultural resources survey of the entire 13.93-acre project, and the detailed recordation of all identified cultural resources. This study was conducted in conformance with City of Commerce environmental guidelines, Section 21083.2 of the California PRC, and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

3.1 Methods

3.1.1 Archival Research

Records relating to the ownership and developmental history of this project were sought to identify any associated historic persons, historic events, or architectural significance. Records research was conducted at the BFSA research library, the SCCIC, the Los Angeles Public Library, and the offices of the Los Angeles Assessor/County Recorder/County Clerk. Sanborn Fire Insurance maps were searched for at the San Diego Public Library; however, there are no available Sanborn maps for the property. Appendix E contains historic USGS maps from 1896, 1923, 1936, the 1950s, and the 1960s. Historic aerial photographs from 1928, 1938, 1947, 1952, 1956, 1960, 1968, 1977, 1983, 1988, 1994, 2003, 2016, 2019, and 2020 were also consulted.

3.1.2 Survey Methods

The survey methodology employed during the current investigation followed standard archaeological field procedures and was sufficient to accomplish a thorough assessment of the project. The field methodology employed for the project included walking evenly spaced survey transects set approximately 10 meters apart and oriented east to west across the property, while visually inspecting the ground surface. Where structures impeded the completion of a transect, the transect interval was stopped, and continued on the other side of the structure. All potentially sensitive areas where cultural resources might be located were closely inspected. Photographs documenting survey discoveries and overall survey conditions were taken frequently. All cultural resources were recorded as necessary according to the OHP's manual, *Instructions for Recording Historical Resources,* using DPR forms.

3.1.3 Historic Structure Assessment

Methods for evaluating the integrity and significance of the buildings included photographic documentation and a review of property information. During the survey, photographs were taken of all building elevations, which were used to complete architectural descriptions. The original core structure and all modifications made to the buildings since their initial construction were also recorded. The current setting of the buildings was compared to the

historical setting of the property. This information was combined with the archival research in order to evaluate the buildings' seven aspects of integrity, as well as their potential significance under CEQA guidelines.

3.2 Results of the Field Survey

Archaeologist David Grabski conducted the intensive pedestrian survey on June 9, 2021. Ground visibility was obstructed due to the previous development of the property and the presence of primarily hardscape (Plates 3.2–1 and 3.2–2). The results of the field survey indicate that the property is currently developed with six commercial and industrial buildings, four of which are historic as they were constructed 50 or more years ago. One of these historic buildings was previously recorded as P-19-190301 with the SCCIC (Figure 3.2–1). Although previously recorded and evaluated for NRHP eligibility, the 7400 East Slauson Avenue building was not previously evaluated for significance under CRHR eligibility criteria (Bonner and Crawford 2013). No other historic or prehistoric cultural resources were observed during the survey.

3.3 Historic Structure Analysis

The property is currently developed with six commercial and industrial buildings, four of which are historic as they were constructed 50 or more years ago. One of these historic buildings was previously recorded as P-19-190301 with the SCCIC (Bonner and Crawford 2013). Site P-19-190301 has been updated to include all four historic buildings on the subject property. The following section provides the pertinent field results for the significance evaluations of the four historic buildings located within the 7400 East Slauson Avenue Project, which were conducted in accordance with CEQA guidelines and site evaluation protocols on June 9, 2021.

The four historic buildings located within the project were constructed in 1951 (commercial sales and service building), 1952 (commercial office/warehouse building [previously recorded as P-19-190301] and industrial auxiliary building), and 1952 to 1956 (industrial auxiliary building). Two additional buildings constructed between 1977 and 1983 (industrial auxiliary building) and in 2020 (industrial garage) are also located within the project, which do not meet the age threshold of 50 years to be considered historic according to CEQA guidelines.

In 1952, an additional three buildings were located south of the commercial office/warehouse building, and by 1956, five additional buildings had been constructed. These buildings were removed and replaced with an industrial auxiliary building in 2020. Ten additions were constructed onto the warehouse portion of the building, including: two between 1952 and 1956, two more between 1956 and 1960, three more between 1977 and 1983, two more between 1983 and 1988, and one more between 1994 and 2003. No additions were added to the other three historic structures.

Plate 3.2–1

View From the South of the Property, Facing Southwest

The 7400 East Slauson Avenue Project

Plate 3.2–2

View From the Center of the Property, Facing West

The 7400 East Slauson Avenue Project

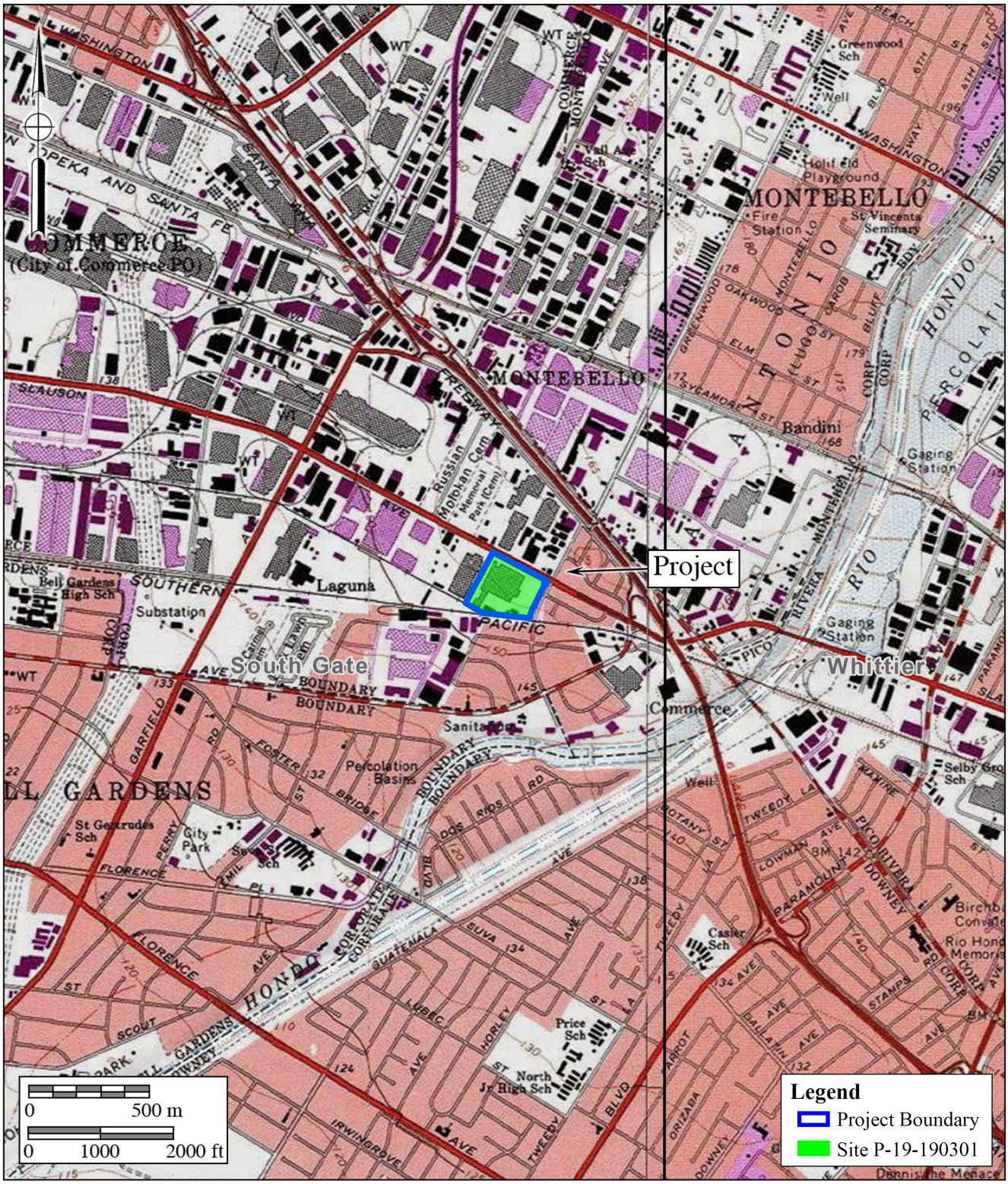


Figure 3.2–1

Historic Resource Location Map

The 7400 East Slauson Avenue Project

USGS *South Gate* and *Whittier* Quadrangles (7.5-minute series)

3.3.1 History of the Project Area

The project was used for agricultural purposes through the 1940s. The 1928 and 1938 aerial photographs show the project as agricultural (Plates 3.3–1 and 3.3–2). The 1947 aerial photograph shows two structures with associated roads within the project, which were removed by 1949 (Plates 3.3–3 and 3.3–4). There are no Sanborn maps or city directories for the area during this time and the occupants and function of the structures are unknown. Additionally, while development of the surrounding area is well documented on 1896, 1923, 1936, and 1952 USGS maps (see Appendix E), the project is shown as vacant.

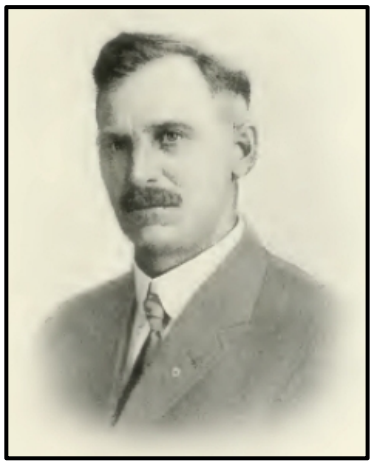


Plate 3.3–6: Reuben Carlton Baker in 1919.
(Photograph courtesy of findagrave.com)

Development of the project began in 1951 and 1952 (Plate 3.3–5). The commercial sales and service building was constructed in 1951 and the industrial auxiliary building and commercial office/warehouse building were constructed in 1952. The commercial office/warehouse building was opened by Baker Oil Tool Company, Inc. (founded by Reuben Carlton "Carl" Baker, Sr. by 1930 [Plate 3.3–6]) on April 18, 1952 (Abrams 1981).

Baker was born on July 18, 1872 in Purcellville, Virginia (Find a Grave 2006). By 1894, he had moved to the west coast and was working hauling oil at the Los Angeles City Oil Field, where he eventually became an independent oil drilling contractor. He returned home to bring his childhood sweetheart, Minnie Myrtle Zumwalt, to Los Angeles. On December 12, 1897, the two were married in Shasta County (Ancestry.com 2017). The Bakers lived in Los Angeles until 1899, when they moved to Coalinga for a drilling contract. According to Wells and Wells (2021):

> "We arrived in Coalinga on December 6, 1899 and immediately hauled lumber and a drilling rig out to the site, three miles west of town, in the rough hills. I built the derrick, set up the drilling rig, and built a house. My wife did the cooking for two crews—five men all told. My health improved so much I decided to stay in the San Joaquin Valley."
>
> Coalinga was every inch a boom town and Mr. Baker would become a major player in the town's growth. In 1900, he drilled 20 wells in the Kern River Oil Fields … 1901 saw him going into business for himself. In 1903, Mr. Baker founded the Coalinga Oil Co. He helped to establish the first National Bank of Coalinga in 1906, and assisted in creating the Power and Gas Co. Over the next 50 yrs, R.C. Baker would serve Coalinga as Mayor, City Trustee, a member of the Board of Education, and would help establish the Coalinga High School and the Public Library.

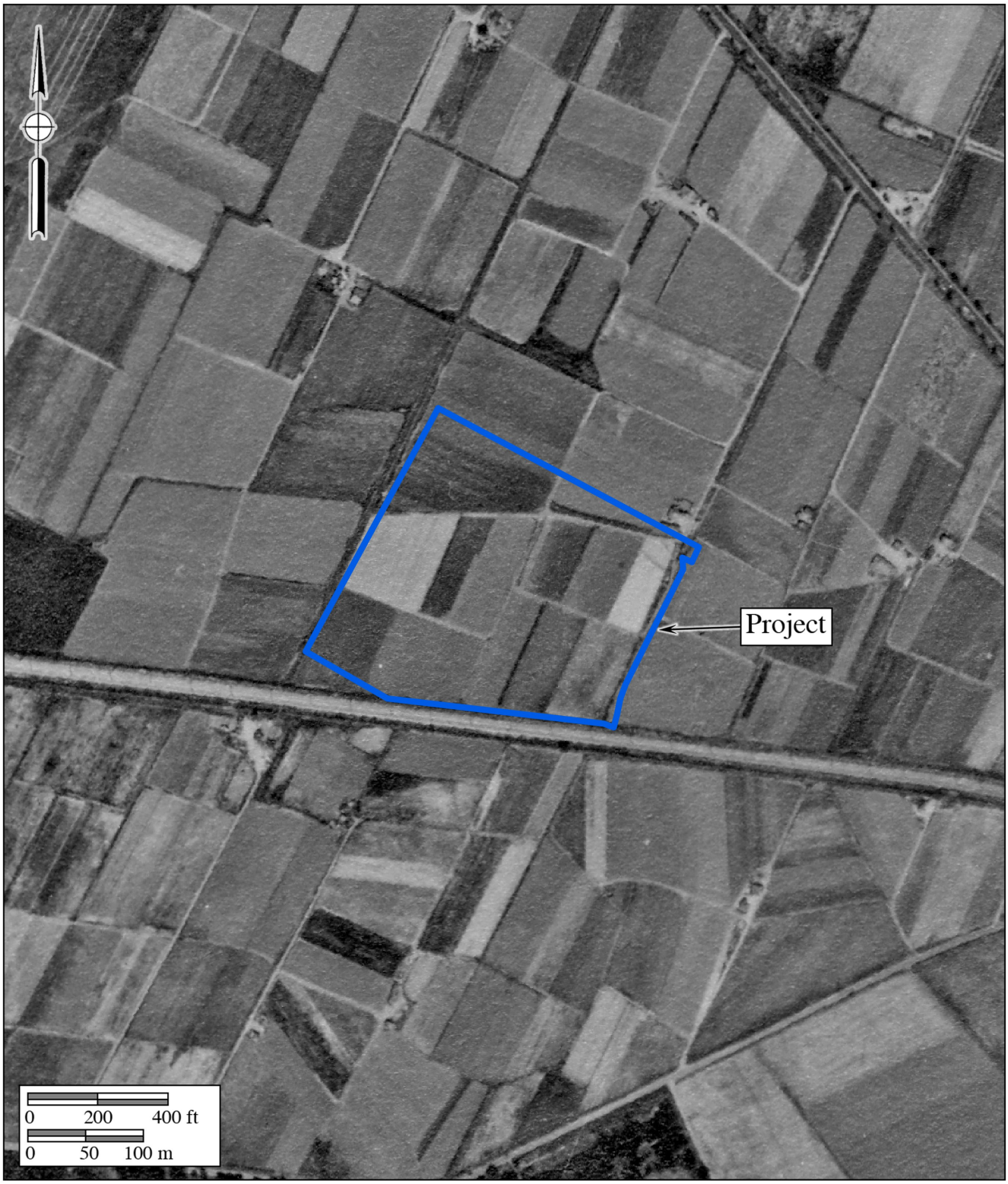


Plate 3.3–1

1928 Aerial Photograph

The 7400 East Slauson Avenue Project

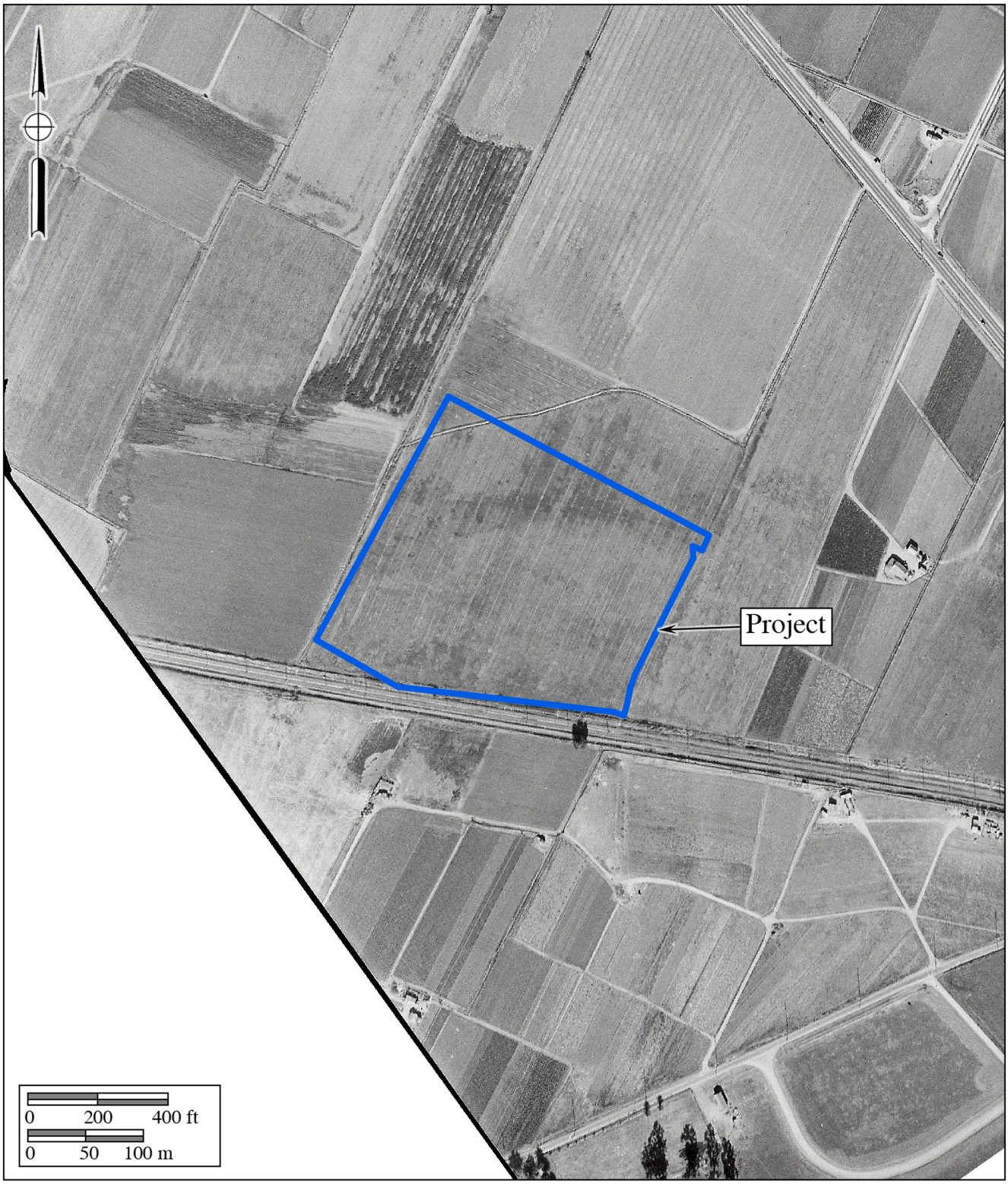


Plate 3.3–2

1938 Aerial Photograph

The 7400 East Slauson Avenue Project

Plate 3.3–3

1947 Aerial Photograph

The 7400 East Slauson Avenue Project

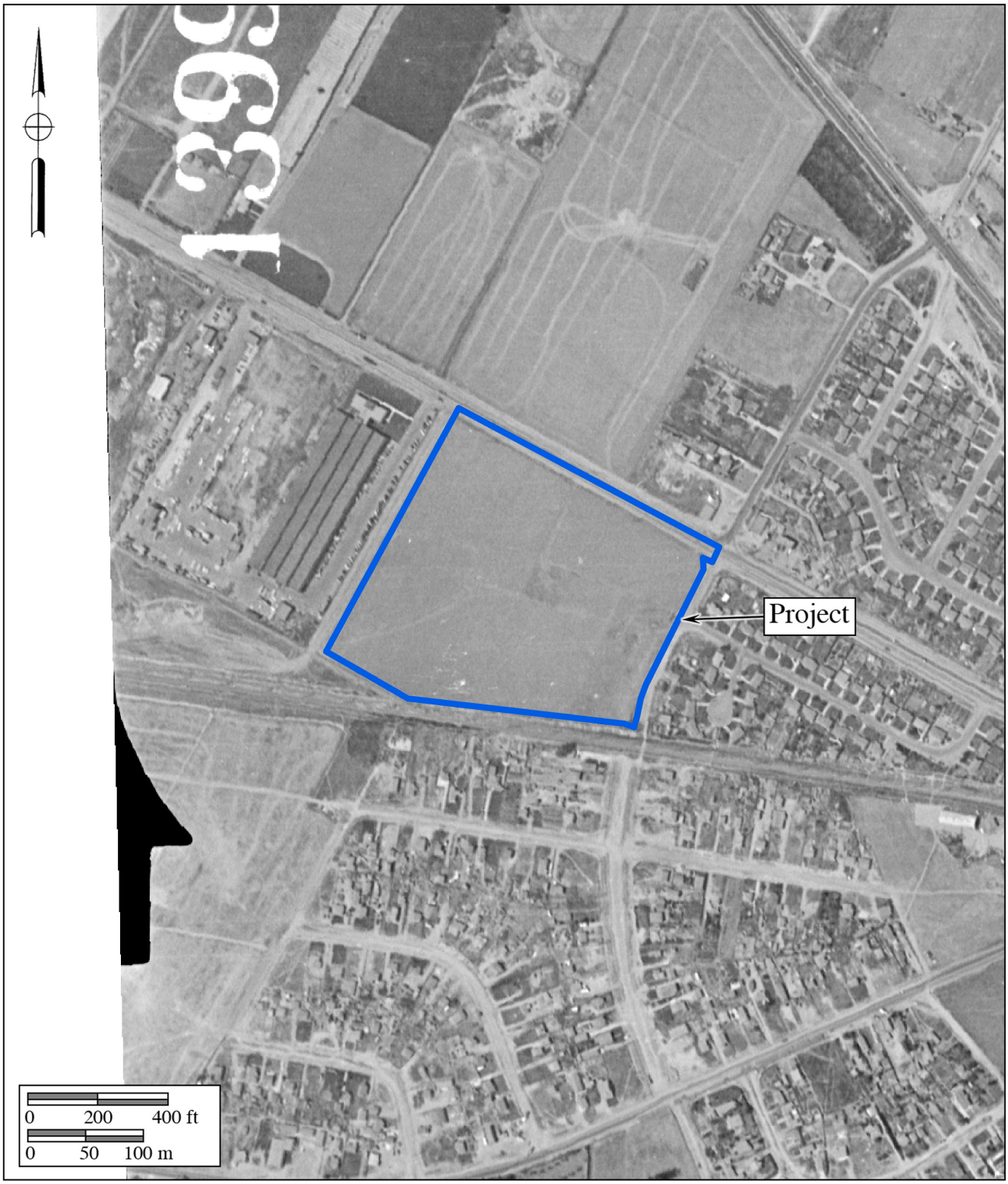


Plate 3.3–4

1949 Aerial Photograph

The 7400 East Slauson Avenue Project

Plate 3.3–5

1952 Aerial Photograph

The 7400 East Slauson Avenue Project

Baker became an inventor and filed for over 150 United States patents. In 1903, he invented the cable tool drill bit, an offset bit that would enable drilling for casing wells in hard rock. In 1907, he patented the Baker Casing Shoe, a device that would ensure the uninterrupted flow of oil through a well (Plate 3.3–7). Baker established several oil drilling companies in Fresno County, including the St. Paul Consolidated Oil Company in 1910 and the Coalinga Lost Hills Oil Company in 1911 (People Pill 2020).

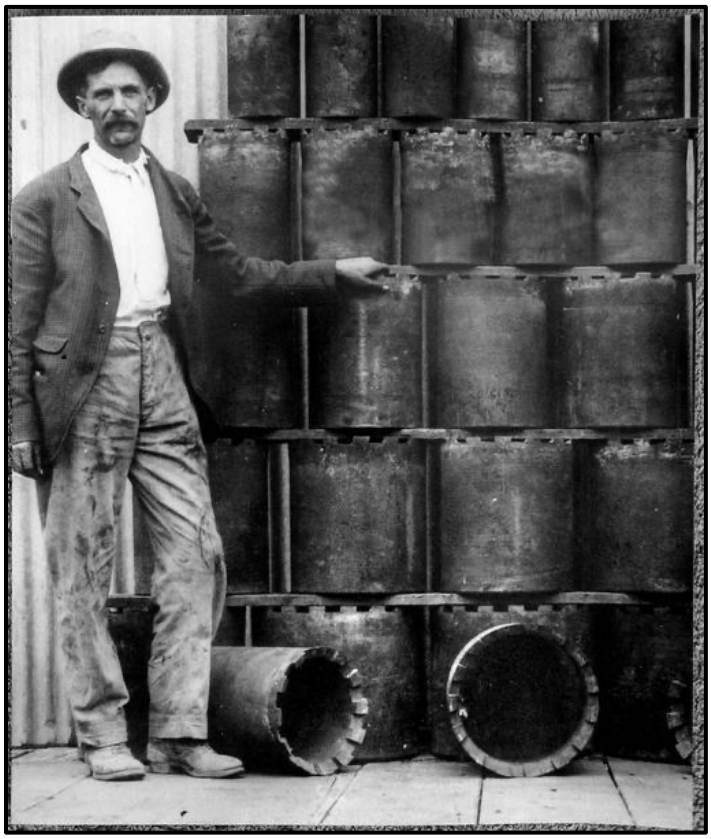


Plate 3.3–7: Reuben C. Baker with the Baker Casing Shoe in 1914. ***(Photograph courtesy of the Orange County Register)***

In 1913, Baker established the Baker Casing Shoe Company so that he could hold his patents and collect royalties. By 1918, he decided to leave the oil drilling business and purchased a machine shop in Coalinga, focusing upon leasing machinery and developing improvements on drilling tools (People Pill 2020). In 1924, he purchased a vacant yard at 803-807 East Slauson Avenue and moved the Baker Casing Shoe Company to Huntington Park, Los Angeles County (Ancestry.com 2011). By 1930, he changed the name of the Baker Casing Shoe Company to the Baker Oil Tool Company, and it was located at 2951-2971 East Slauson Avenue (Ancestry.com 2011). At that time, the Bakers were still living in Coalinga, but would move back to Los Angeles in 1935 (Ancestry.com 2011).

The Baker Oil Tool Company moved to 7400 East Slauson Avenue on April 18, 1952 (Abrams 1981). A new manufacturing plant/warehouse and office building (recorded as P-19-190301) was constructed that year for the manufacture of Baker oil tools and three auxiliary buildings were present along the southern property boundary (see Plate 3.3–5). On September 29, 1957, Baker passed away (Find a Grave 2006). In 1976, the company name changed to Baker International and by 1987, had acquired the Hughes Tool Company, becoming Baker Hughes (Wells and Wells 2021). Baker Oil Tools, Inc. occupied the subject property until 1983, when Norbert Gehr of the Gehr Group purchased the property (Ancestry.com 2020).

Born Norberto Gehr on December 2, 1940 in Brazil, Norbert Gehr immigrated to New York City in July 1960 (Plate 3.3–8). He soon moved to Los Angeles, where he attended Santa Ana College and the University of California at Los Angeles Business School. According to the

Gehr Group (2021):

> In 1965, at age 24, Norbert pursued his dream by using the modest proceeds from the sale of his car to start a small distribution business, selling industrial supplies nationwide to contractors over the phone. He hired, trained and supervised commissioned salesmen and distributed his products out of a small storefront in the San Fernando Valley. Through his drive, determination, hard work and perseverance, Norbert Gehr grew his business, hired more salespeople and moved his expanding operations to downtown Los Angeles.

Plate 3.3–8: Norbert Gehr.
(Photograph courtesy of Business Wire 2015)

> In 1975, Norbert established his own manufacturing facility, producing extension cords and other wire & cable products. Competing with industry giants like General Cable, Woods Wire, Leviton Industries and others, he continued growing his operations and in 1986 relocated his businesses to the City of Commerce, east of downtown Los Angeles, where he acquired a 13-acre 256,000 square feet facility [7400 East Slauson Avenue] to locate an expanded manufacturing plant and headquarters for his distribution operations, which had already grown to almost hundreds of employees at the time. In the same period, Norbert founded Gehr International and Gehr Development.

Gehr passed away on February 28, 2015 after a year and a half-long battle with leukemia (*Los Angeles Times* 2015).

Since the construction of the original commercial warehouse/office building at 7400 East Slauson Avenue in 1952, several changes have been made. Between 1952 and 1956, modifications were made to the East Slauson Avenue façade of the commercial warehouse/office building and an industrial auxiliary building was constructed (Plate 3.3–9). Also by 1956, three additional auxiliary buildings had been constructed along the southern property border (see Plate 3.3–9).

Plate 3.3–9

1956 Aerial Photograph

The 7400 East Slauson Avenue Project

Between 1956 and 1960, the roofline on the northwest façade of the commercial warehouse/office building was expanded (Plate 3.3–10). According to aerial photographs, sometime between 1977 and 1983, additions were constructed on the northwest and southwest façades of the warehouse portion of the building and a new industrial auxiliary building was constructed along the southern property border, between the 1951 commercial sales and service building and the 1952 to 1956 industrial auxiliary building (Plate 3.3–11). Between 1983 and 1988, the warehouse/office building roofline was extended along the northwest façade and the loading dock was expanded on the southwest façade (Plate 3.3–12). According to aerial photographs, between 1994 and 2003, another addition was constructed onto the warehouse/office building along the southwest property border (Plate 3.3–13). In 2016, five of the buildings constructed in the 1950s along the southern property border were demolished (Plate 3.3–14) and in 2019, the sixth was demolished (Plate 3.3–15). In 2020, a new building was constructed in place of the six 1950s buildings (Plate 3.3–16). Plate 3.3–17 shows all of the alterations and structure additions made to the property on a 2020 aerial photograph.

3.3.2 Description of Surveyed Resources

The 1952 commercial office/warehouse building (previously recorded as P-19-190301) was designed in two separate sections with a mixture of the Streamline Moderne and Corporate International architectural styles on the northern office portion and the Utilitarian Industrial architectural style on the southern warehouse/manufacturing plant portion. Together, the sections form a rectangular footprint. The office section is symmetrical and features three separate modules with flat, parapeted roofs. The primary (north) façade exhibits two horizontal bands of steel-framed, fixed- and hopper-style windows set beneath metal-trimmed flat canopies or eyebrow overhangs (Plate 3.3–18). The central module extends northward approximately three feet (Plate 3.3–19) where the main entrance to the building is located. The entryway features large, full-glass walls comprised of multiple fixed-pane windows framed by a rectangular surround. The surround features fluted walls that angle inward toward the entrance and support a curved overhang (Plate 3.3–20). The entryway is similar to that of the Streamline Moderne-designed Shangri La Hotel in Santa Monica. Additions that emulate the window arrangement and flat canopies on the north façade were constructed onto the east (Plate 3.3–21) and west (Plate 3.3–22) façades of the office section between 1952 and 1956.

Aside from the 1952 to 1956 addition, the east façade primarily consists of the warehouse section of the building. The warehouse features a sawtooth roof and is clad in corrugated metal siding (Plate 3.3–23). On the east is a horizontal band of multi-pane windows with floating vents. Several metal pedestrian doors and roll-top loading doors are present along the east façade, many of which appear to be in their original openings. An elevated, corrugated metal-covered concrete loading dock is present at the center of the east façade. Steel posts with concrete footings support the corrugated metal roofing (see Plates 3.3–23 and 3.3–24).

Plate 3.3–10

1960 Aerial Photograph

The 7400 East Slauson Avenue Project

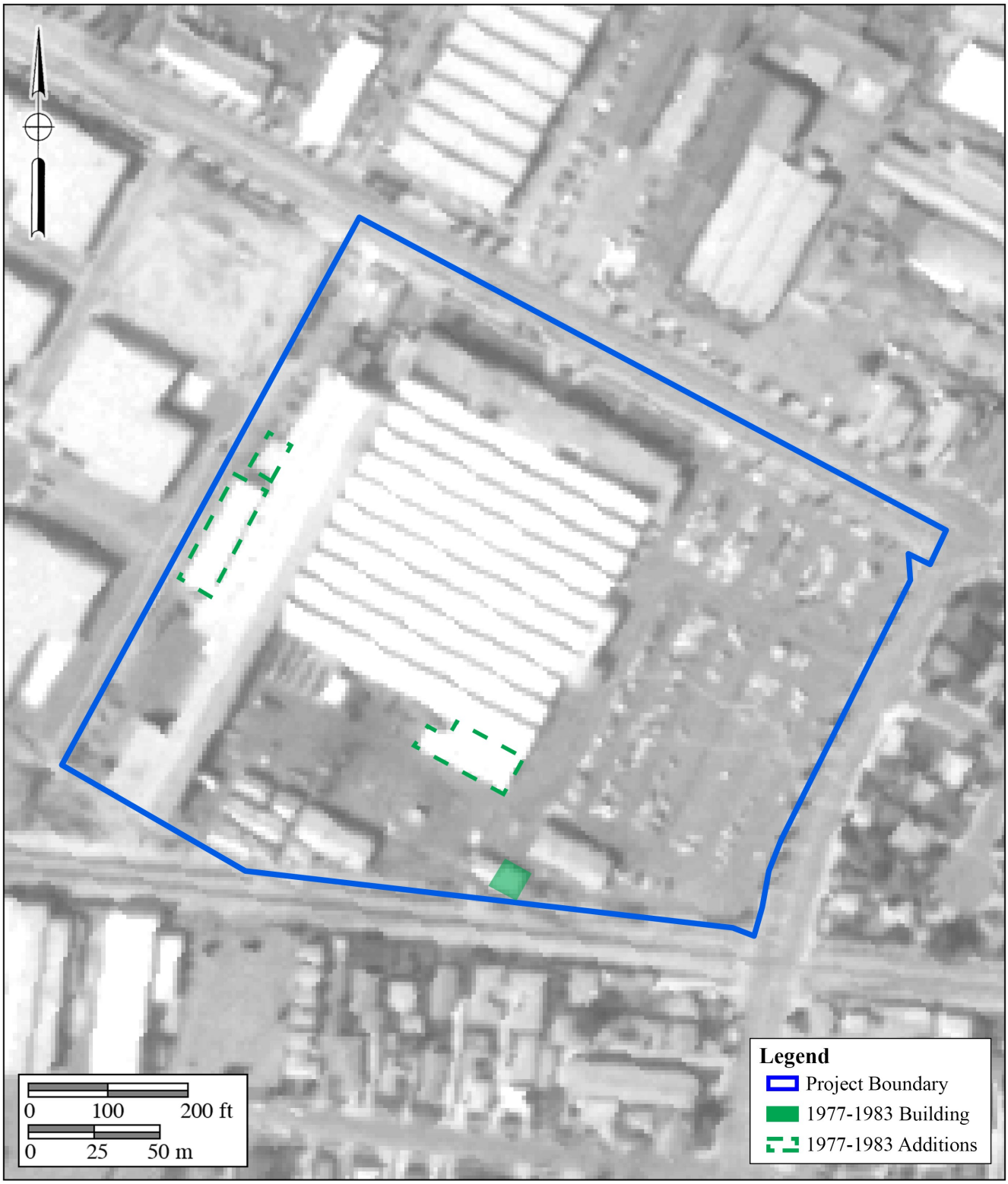


Plate 3.3–11

1983 Aerial Photograph

The 7400 East Slauson Avenue Project

Plate 3.3–12

1988 Aerial Photograph

The 7400 East Slauson Avenue Project

Plate 3.3–13

2003 Aerial Photograph

The 7400 East Slauson Avenue Project

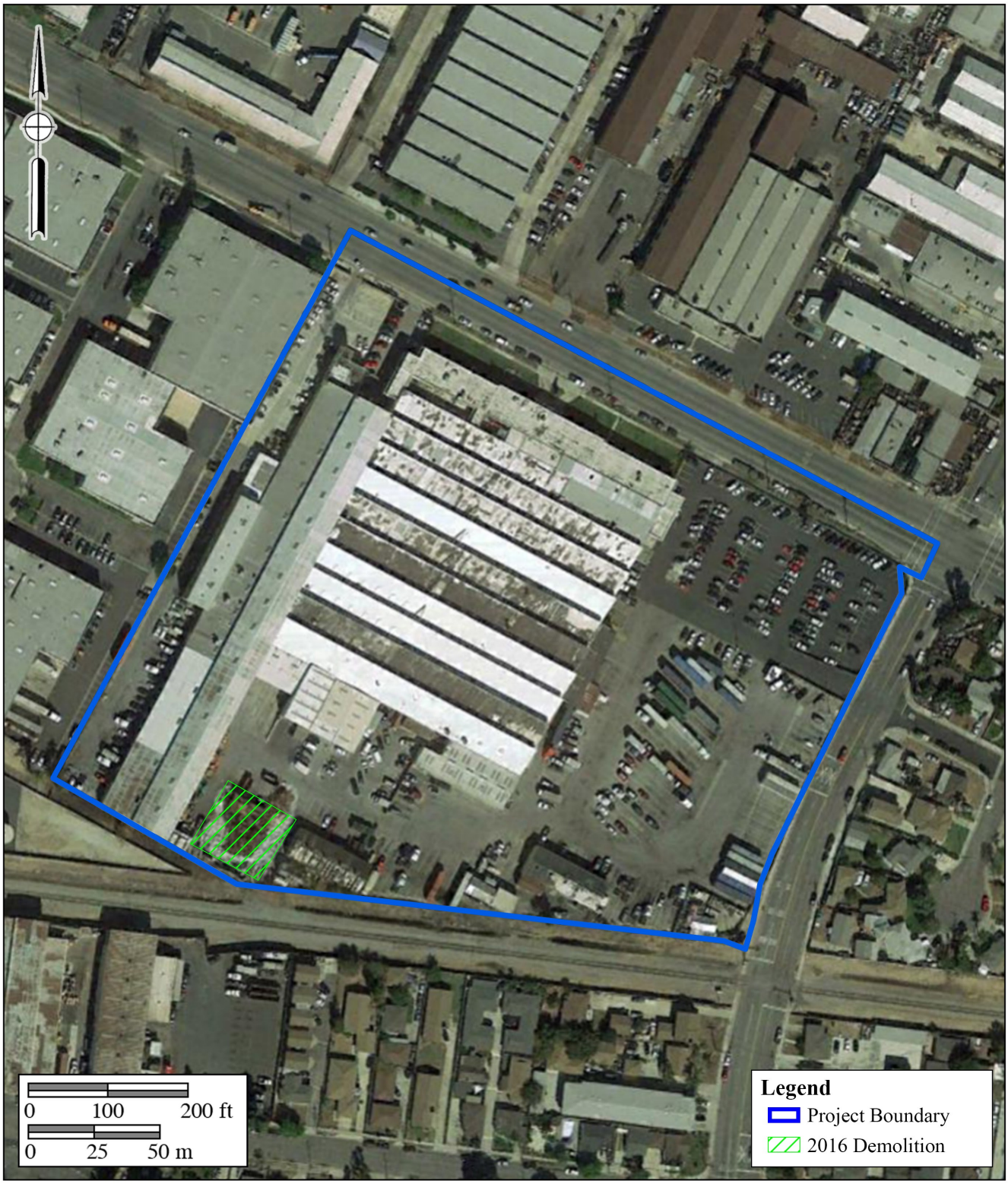


Plate 3.3–14

2016 Aerial Photograph

The 7400 East Slauson Avenue Project

Plate 3.3–15

2019 Aerial Photograph

The 7400 East Slauson Avenue Project

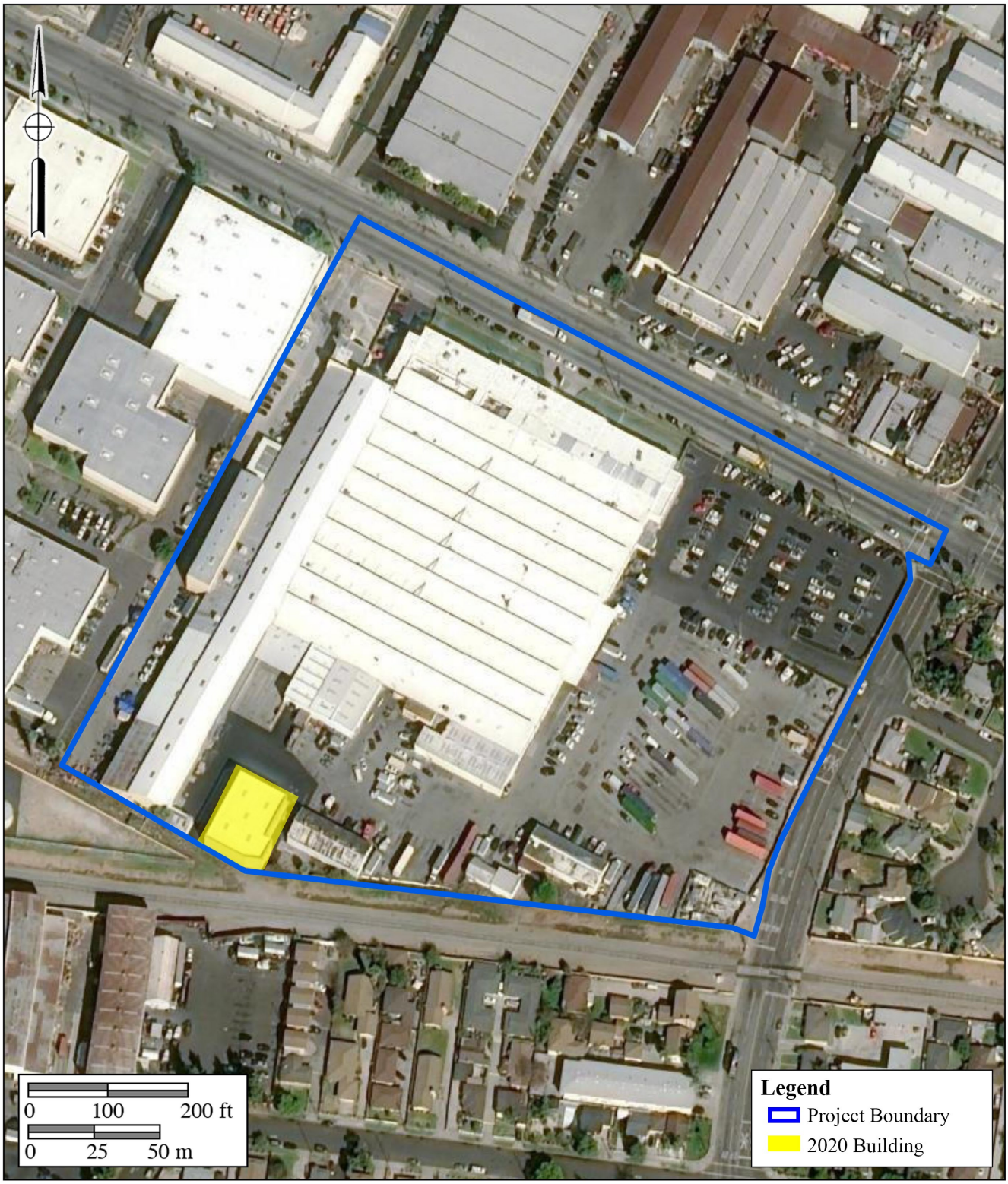


Plate 3.3–16

2020 Aerial Photograph

The 7400 East Slauson Avenue Project

Plate 3.3–17

2020 Aerial Photograph Showing All Buildings and Additions

The 7400 East Slauson Avenue Project

Plate 3.3–18

View of the North Façade of the 1952 Office, Facing East

The 7400 East Slauson Avenue Project

Plate 3.3–19

View of the North Façade of the 1952 Office, Facing West

The 7400 East Slauson Avenue Project

Plate 3.3–20

View of the Main Entrance on the North Façade of the 1952 Office, Facing South

The 7400 East Slauson Avenue Project

Plate 3.3–21

View of the 1952 to 1956 Addition on the East Façade of the 1952 Office, Facing South

The 7400 East Slauson Avenue Project

Plate 3.3–22

View of the 1952 to 1956 Addition on the West Façade of the 1952 Office, Facing South

The 7400 East Slauson Avenue Project

Plate 3.3–23

View of the East Façade of the 1952 Warehouse, Facing West

The 7400 East Slauson Avenue Project

Plate 3.3–24

View of the East Façade of the 1952 Warehouse, Facing West

The 7400 East Slauson Avenue Project

The south façade of the building features two additions: the western was built between 1983 and 1988 and the eastern between 1977 and 1983, both with shed and gabled roofs and corrugated metal siding (Plates 3.3–25 and 3.3–26). South of the western addition is an original portion of the warehouse that projects southward to the property boundary (Plate 3.3–27). Another small addition was constructed onto the east façade the southward projection between 1983 and 1988 (Plate 3.3–28). Some portions of the original building are visible on the west façade of the building (Plate 3.3–29), but a majority consists of additions constructed onto the southward projection between 1956 and 1988 (Plates 3.3–30 and 3.3–31).

Southeast of the 1952 commercial office/warehouse building is the 1951 commercial sales and service building, which is clad in corrugated metal and features a side-gabled roof, several large bays on the north façade, and an office area with a multi-pane, fixed window at the western end. The building may have possessed clerestory windows above the bays at one time, but this space has since been infilled with corrugated metal siding (Plate 3.3–32). Original doors were horizontal sliding with exterior tracks (Plates 3.3–33 and 3.3–34), which have been replaced by roll-up doors and the openings have been enlarged.

Southwest of the 1951 commercial sales and service building are two industrial auxiliary buildings. The western building was built between 1952 and 1956 and the eastern between 1977 and 1983 (Plate 3.3–35). The 1952 to 1956 building possesses a side-gabled roof and is clad in non-original corrugated metal siding. It has a large, multi-pane, fixed window on the west façade, the glass of which has been painted white, and originally featured two large door openings; however, one has been boarded shut and covered in metal siding and the other exhibits a set of non-original, corrugated metal double doors. The 1977 to 1983 building features a flat roof and riveted metal siding. It has a large bay on the north façade with a non-original roll-up door. A smaller pedestrian door is located east of the bay (Plate 3.3–36). Since the 1977 to 1983 building is not historic, it has not been included in the significance analysis provided below.

West of the 1952 to 1956 and 1977 to 1983 industrial auxiliary buildings is a larger industrial auxiliary building that was built in 1952. The building is rectangular and features a side-gabled roof and corrugated metal siding. A set of double, sliding bay doors with associated tracks are present on the north façade (Plate 3.3–37). A smaller metal pedestrian door is located west of the bay doors. The building does not possess any windows.

To the west of the 1952 industrial auxiliary building is a concrete block garage that was built in 2020 (Plate 3.3–38). Since the 2020 garage is not historic, it has not been included in the significance analysis provided below.

Plate 3.3–25

View of the Eastern 1983 to 1988 Addition on the South Façade of the 1952 Warehouse, Facing North

The 7400 East Slauson Avenue Project

Plate 3.3–26

View of the Eastern 1977 to 1983 Addition on the South Façade of the 1952 Warehouse, Facing Northwest

The 7400 East Slauson Avenue Project

Plate 3.3–27

View of the East Façade of the 1952 Warehouse (Left) and the South Façade of the Eastern 1983 to 1988 Addition (Right), Facing North

The 7400 East Slauson Avenue Project

Plate 3.3–28

View of the 1994 to 2003 Addition on the East Façade of the 1952 Warehouse, Facing South

The 7400 East Slauson Avenue Project

Plate 3.3–29

View of the West Façade of the 1952 Warehouse, Facing East

The 7400 East Slauson Avenue Project

Plate 3.3–30

View of the Western 1977 to 1983 Addition on the West Façade of the 1952 Warehouse, Facing Southeast

The 7400 East Slauson Avenue Project

Plate 3.3–31

View of the 1956 to 1988 Additions on the West Façade of the 1952 Warehouse, Facing Northeast

The 7400 East Slauson Avenue Project

Plate 3.3–32

View of the North Façade of the 1951 Commercial Sales and Service Building, Facing South

The 7400 East Slauson Avenue Project

Plate 3.3–33
Close-Up View of the Original Horizontal-Sliding Door Tracks on the North Façade of the 1951 Commercial Sales and Service Building, Facing East
The 7400 East Slauson Avenue Project

Plate 3.3–34
Close-Up View of the Original Horizontal-Sliding Door Tracks on the North Façade of the 1951 Commercial Sales and Service Building, Facing West
The 7400 East Slauson Avenue Project

Plate 3.3–35

View of the Northwest Corner of the 1952 to 1956 Industrial Ancillary Building, Facing Southeast

The 7400 East Slauson Avenue Project

Plate 3.3–36

View of the North Façade of the 1977 to 1983 Industrial Ancillary Building, Facing South

The 7400 East Slauson Avenue Project

Plate 3.3–37

View of the Southwest Corner of the 1952 Industrial Ancillary Building, Facing Northeast

The 7400 East Slauson Avenue Project

Plate 3.3–38

View of the North Façade of the 2020 Industrial Garage, Facing South

The 7400 East Slauson Avenue Project

3.3.3 Significance Evaluations

CEQA guidelines (Section 15064.5) address archaeological and historic resources, noting that physical changes that would demolish or materially alter in an adverse manner those characteristics that convey the historic significance of the resource and justify its listing on inventories of historic resources are typically considered significant impacts. The demolition of the historic buildings would require approval from the City of Commerce as part of the proposed project. Since the latest Code of Ordinances passed and adopted by the City of Commerce on December 13, 2022 does not include a section on cultural and historic resource eligibility criteria for local designation, CEQA eligibility criteria were used to evaluate the buildings within the 7400 East Slauson Avenue property as potentially significant. Therefore, criteria for listing on the CRHR were used to measure the significance of the resources.

Integrity Evaluations

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of construction. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted.

According to the California Office of Historic Preservation (OHP) Technical Assistance Series #6, *California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)*:

> Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the significance criteria described … [beginning on page 3.0–51 of this report] and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance … Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. (OHP 2021)

In order to determine whether or not the buildings are eligible for listing, CRHR eligibility criteria were used. Furthermore, BFSA based the review upon the recommended criteria listed in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*

(Andrus and Shrimpton 2002). This review is based upon the evaluation of the integrity of the buildings followed by the assessment of distinctive characteristics.

1. **Integrity of Location** *[refers to] the place where the historic property was constructed or the place where the historic event occurred* (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. Historical research revealed that all of the buildings on the property were constructed in their current locations and retain integrity of location.

2. **Integrity of Design** *[refers to] the combination of elements that create the form, plan, space, structure, and style of a property* (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any architectural features present.

    - ***1952 Commercial Office/Warehouse Building:*** This building was previously recorded as Site P-19-190301. The Streamline Moderne- and Corporate International-style office and Utilitarian Industrial-style warehouse building was constructed in 1952. Although the original form, plan, space, structure, and style of the property, as viewed from East Slauson Avenue, have remained intact, modifications have been made to the rear of the building that introduced different roof styles, changed the form of the overall building, infilled previously undeveloped areas, and obscured the original architectural style of the warehouse. Therefore, the building does not retain integrity of design.
    - ***1951 Commercial Sales and Service Building:*** The commercial sales and service building was constructed in 1951 in the Utilitarian Industrial architectural style. The changes made to the building since its initial construction include: enlargement of original bay openings and installation of larger, roll-top doors; removal of original sliding bay doors; and infilling of clerestory windows above the door tracks. Although the Utilitarian Industrial style is dependent upon the use of the building, and no stylistic elements define the style, the loss of the original doors and clerestory windows and modifications to the original bay openings negatively impacted the original form, plan, space, and structure of the building. Therefore, the building does not retain integrity of design.
    - ***1952 Industrial Auxiliary Building:*** The 1952 industrial auxiliary building was constructed in the Utilitarian Industrial style and does not appear to have been modified since its initial construction. Therefore, the building retains integrity of design.

- ***1952 to 1956 Industrial Auxiliary Building:*** The 1952 to 1956 industrial auxiliary building was constructed in the Utilitarian Industrial style. The current corrugated metal siding on the building is not original. Both original door openings have been modified and the only original element remaining is the large multi-pane window on the west façade. Due to the replacement and/or modification of most original elements, the building does not retain integrity of design.

3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscape, vegetation, man-made features, and relationships between buildings and other features. The four historic buildings within the project were constructed between 1951 and 1956. During this time, the surrounding area consisted of a mix of industrial development to the north and west and residential development to the east and south (see Plates 3.3–5 and 3.3–8). The only significant change in the setting occurred between 1960 and 1983 (see Plates 3.3–9 and 3.3–10) with the replacement of the manufacturing plant to the west with an industrial office park. The setting was further modified with the removal and construction of auxiliary structures and additions between 1952 and 2020 at the southern end of the property (see Plate 3.3–16). The additions to the south and west façades of the 1952 commercial office/warehouse building and the construction and removal of auxiliary buildings on the property negatively impacted the property setting. Despite development to the north, south, and east of the property remaining the same, and the area remaining a mix of industrial and residential development, the replacement of the buildings to the west, the introduction and removal of auxiliary buildings on the property, and the numerous additions to the 1952 warehouse negatively impacted the buildings' integrity of setting. Therefore, the property does not retain integrity of setting.

4. **Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials that may have altered the architectural design of the buildings.

    - ***1952 Commercial Office/Warehouse Building:*** This building was previously recorded as Site P-19-190301. Since its construction in 1952, the commercial

office/warehouse building has undergone modifications on the south and west façades that resulted in the removal of original materials and the introduction of new materials, primarily at the rear of the building. As a result of these additions, only the Corporate International and Streamline Moderne elements have remained intact, while the additions on the west and south façades of the warehouse have obscured the original Utilitarian Industrial elements. Therefore, the building does not retain integrity of materials.

- ***1951 Commercial Sales and Service Building:*** Since the construction of the Utilitarian Industrial-style commercial sales and service building in 1951 modifications have included: enlargement of original bay openings and installation of larger, roll-top doors; removal of original sliding bay doors; and infilling of clerestory windows above the door tracks. Due to the loss of the original doors and windows and the introduction of roll-top-style doors, the building does not retain integrity of materials.
- ***1952 Industrial Auxiliary Building:*** The Utilitarian Industrial-style industrial auxiliary building does not appear to have been modified since its construction in 1952. Therefore, the building retains integrity of materials.
- ***1952 to 1956 Industrial Auxiliary Building:*** The current corrugated metal siding on the Utilitarian Industrial-style 1952 to 1956 industrial auxiliary building is not original. Both original door openings have been modified through the removal and closing off of the eastern door and the replacement of the original double doors. The only original element the building possesses is the large multi-pane window on the west façade. Due to the replacement and/or modification of most original elements, the building does not retain integrity of materials.

5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings. The original workmanship demonstrated by the construction of the 1952 commercial office/warehouse building, which was previously recorded as Site P-19-190301, appears to have been average to high. The workmanship demonstrated by the construction of the three other historic buildings on the property is fair to good. However, none of the buildings are representative of the labor or skill of a particular culture or people and have never possessed integrity of workmanship.

6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling

was assessed by evaluating whether or not the resources' features, in combination with their setting, convey a historic sense of the property during their period(s) of construction.

- ***1952 Commercial Office/Warehouse Building:*** This building was previously recorded as Site P-19-190301. Since its construction in 1952, the commercial office/warehouse building has undergone modifications on the south and west façades that resulted in the removal of original materials and the introduction of new materials, primarily at the rear of the building. As these modifications negatively impacted the building's integrity of design and materials and the property no longer retains integrity of setting, the building does not convey a historic sense of its 1952 construction and does not retain integrity of feeling.
- ***1951 Commercial Sales and Service Building:*** As the commercial sales and service building no longer retains integrity of setting and modifications made to the building have impacted its integrity of design and materials, it does not convey a historic sense of its 1951 construction and does not retain integrity of feeling.
- ***1952 Industrial Auxiliary Building:*** The 1952 industrial auxiliary building does not appear to have been modified since its initial construction. Although the building still retains integrity of design and materials, it no longer retains integrity of setting and does not convey a historic sense of its 1952 construction. Therefore, the building does not retain integrity of feeling.
- ***1952 to 1956 Industrial Auxiliary Building:*** The 1952 to 1956 industrial auxiliary building has been heavily modified since its original construction and no longer retains integrity of design or materials. Therefore, the building does not retain integrity of feeling.

7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resources' data or information and their ability to answer any research questions relevant to the history of the Commerce area or the state of California. Historical research indicates that the buildings were originally associated with the Baker Oil Tool Company founded by Rueben Carlton Baker. Although Baker was a significant individual in the history of the oil boom period in the city of Coalinga, the 7400 East Slauson Avenue property is not associated with any of Baker's early inventions or the oil boom period. The property was instead developed by Baker Oil Tool Company long after the company had been established and was not the location of any known significant events. In addition, the property's association with Norbert Gehr and the Gehr Group also occurred many years after the Gehr Group was established and the property best associated with the company and

Norbert Gehr himself would be his original 1975 plant. Therefore, the buildings have never possessed integrity of association.

The 1952 industrial auxiliary building retains integrity of location, design, and materials, while the 1951 commercial sales and service building, the 1952 commercial office/warehouse building, which was previously recorded as Site P-19-190301, and the 1952 to 1956 industrial auxiliary building only retain integrity of location. None of the buildings have ever possessed integrity of workmanship or association and none retain integrity of setting or feeling.

CRHR Evaluation

For a historic resource to be eligible for listing on the CRHR, the resource must be found significant at the local, state, or national level, under one or more of the following criteria:

- **CRHR Criterion 1:**
  It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

  As stated previously, the 7400 East Slauson Avenue property was developed by Baker Oil Tool Company, which was founded by Rueben Carlton Baker in 1951 during the post-World War II period. As described previously in Section 1.3, this period is characterized by the continuing expansion of industrial production, especially in the field of aerospace and aviation. On the other hand, shortly after the construction of Baker's facility, the oil industry started to decline. Although Baker was a significant individual in the history of the oil boom period in the city of Coalinga, the 7400 East Slauson Avenue property is not associated with any of Baker's early inventions or the oil boom period. The property was developed by Baker Oil Tool Company long after the company had been established and was not the location of any known significant events. Additionally, although the Modernism Context Statement considers resources related with oil and petroleum products to be significant, importance is given to the "Oil Boom" period of the late nineteenth and early twentieth centuries, and the only type of properties listed under this theme that might be considered significant are oil pump jacks (City of Los Angeles 2018). While the property can be considered significant under the "Industrial Design and Engineering" theme due to Baker's many inventions, these also took place before the construction of the facility at 7400 East Slauson Avenue property.

  The property is also associated with Norbert Gehr, an important manufacturer and the owner of the Gehr Group. However, the property's association with Norbert Gehr and the Gehr Group also occurred many years after the Gehr Group was established. The property best associated with the company and Norbert Gehr himself would be his

original 1975 plant. Additionally, although the Modernism Context Statement considers resources associated with mass manufacturing to be significant, importance is given to the buildings related to food processing, garments and textiles, and automobile production industries (City of Los Angeles 2018). Since Gehr manufactured wire and cable products, his contribution cannot be considered significant under these themes. Because the buildings could not be associated with any specific historic event and are not the buildings best associated with Baker Tool Company, the Gehr Group, or their founders, they are not eligible for designation under CRHR Criterion 1.

- **CRHR Criterion 2:**
  It is associated with the lives of persons important in our past.

  Historical research revealed none of the buildings within the 7400 East Slauson Avenue property could be associated with any persons important in our past. Therefore, the buildings are not eligible for designation under CRHR Criterion 2.

- **CRHR Criterion 3:**
  It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

  - ***1952 Commercial Office/Warehouse Building:*** This building was previously recorded as Site P-19-190301. The Streamline Moderne- and Corporate International-style office and Utilitarian Industrial-style warehouse building was constructed in 1952. Currently, the City of Commerce does not have a historic context statement that addresses Modern architecture, and the most relevant context statement is SurveyLA Los Angeles Citywide Historic Context Statement: L.A. Modernism (Modernism Context Statement), which was developed and implemented in August 2021 (City of Los Angeles 2021). The stated purpose of the Modernism Context Statement is to "provide guidance to field surveyors and others in identifying and evaluating potential historic resources relating to styles of Modern architecture" and was created to better understand "numerous examples of properties designed in architectural styles associated with L.A. Modernism" (City of Los Angeles 2021). The City of Los Angeles utilizes the Modernism Context Statement in conjunction with the evaluation of potential historic resources constructed within the Modern era from 1919 to 1980, as these were primarily designed in the Corporate International and Contemporary styles within that period of time, as identified in the Modernism Context Statement.

According to the Context Statement, the Corporate International style is derived from the postwar Modernism that was used in the design and construction of large-scale commercial office buildings and government facilities. Also referred to as the Corporate Modernism style, it became the dominant style in corporate architecture between the 1950s and 1970s. The period of significance for this style is defined as the period between 1949 and 1975. The rise of this style's popularity is attributed to the economic growth and increasing importance of American corporations during the postwar period. Many of the buildings constructed in this style adopted an architectural vocabulary that would convey their forward-looking attitudes and cutting-edge innovations. This was achieved through an adaptation of the International Style. The steel-frame construction, open floor plans, and modular forms were adapted to design the high-rise buildings. Following the principles of the International Style, all ornament was removed during the design of the buildings. The Corporate International Style architecture was defined by a distinctive catalog of features, including simple geometries and box-shaped forms, flat roofs (with or without parapets), taut wall surfaces, steel and concrete structural systems, and glass curtain walls comprising bands of flush-mounted metal windows and spandrel panels. To further achieve the polished image of the corporations, these buildings made frequent use of the technology, and especially used glass curtain wall construction. These corporate buildings also featured landscaped areas that complemented the architecture. The large-scale buildings of this style were usually designed by large and prolific architecture firms that took on large-scale commissions (City of Los Angeles 2021).

- *LA Citywide Historic Context Statement – Character-Defining Features:* According to the Modernism Context Statement, there are eight character-defining features of Corporate International construction. The following character-defining features noted in the Context Statement (City of Los Angeles 2021) have been specifically applied to the 1952 Commercial Office/Warehouse building at 7400 Slauson Avenue, accordingly:

    1. *Box shaped form* – The 1952 Commercial Office/Warehouse building has a rectangular plan and a box-shaped form. Therefore, the building possesses this character-defining feature of Corporate International construction.
    2. *Constructed of concrete, steel, and glass* – The 1952 Commercial Office/Warehouse building features a concrete, steel, and glass construction. Therefore, the building possesses

this character-defining feature of Corporate International construction.

3. *Flat roofs, either with flush eaves or cantilevered slabs* – The 1952 Commercial Office/Warehouse building features a flat roof with flush eaves on its north side, where the office is located. Therefore, the building possesses this character-defining feature of Corporate International construction.
4. *Horizontal bands of flush, metal-framed windows, or curtain walls* – The 1952 Commercial Office/Warehouse building features horizontal bands of flush windows on all of its façades. Therefore, the building possesses this character-defining feature of Corporate International construction.
5. *Lack of applied ornament* – The 1952 Commercial Office/Warehouse building features Streamline Moderne-style decorative frame around its entrance on its north façade. Therefore, the building does not possess this character-defining feature of Corporate International construction.
6. *Articulated ground story, often double-height and set back behind columns or pilotis* – The 1952 Commercial Office/Warehouse building is a two-story building. The two stories of the building are identical in height, and the ground story is not articulated. Therefore, the building does not possess this character-defining feature of Corporate International construction.
7. *Integral parking lot, either subterranean or above grade* – The 1952 Commercial Office/Warehouse building features an above grade integrated parking lot east of the building. Therefore, the building possesses this character-defining feature of Corporate International construction.
8. *Landscaped plaza or integral plantings at ground floor* – The 1952 Commercial Office/Warehouse building features a landscaped area around the building. In addition to this, the building exhibits an atrium with landscaping, which is an integral part of the building design and structure. Therefore, the building possesses this character-defining feature of Corporate International construction.

Of the eight Primary character-defining features of Corporate International construction expressed in the Historical Context

Statement, the 1952 Commercial Office/Warehouse building at 7400 Slauson Avenue possesses six.

According to the Modernism Context Statement, the Streamline Moderne style aspired to serve as a visual expression of modernity, technology, progress, and the future. It is generally considered to represent the next phase of the Art-Deco movement, modified and adapted to account for the economic constraints of the Great Depression. The period of significance for this style is defined as the period between 1935 and 1945. The aesthetic of this Streamline Moderne style was referred to as "streamlining", which was derived from Bel Geddes' emphasis on designing teardrop-shaped objects used in transportation to reduce water and air friction. Streamlining transformed the bold colors, sharp geometries, exotic motifs, and abundant ornaments associated with Art Deco into smooth surfaces, curved corners, and a strong emphasis on horizontal lines. Unlike Art Deco buildings, Streamline Moderne buildings had much simpler features. Exterior walls did not feature any unnecessary surface treatments and ornaments. Basic materials such as aluminum, chrome, and stainless steel were used as trim around the windows and doors. While examples of Streamline Moderne architecture can be seen nationwide, the style was particularly popular in Los Angeles (City of Los Angeles 2021).

- *LA Citywide Historic Context Statement – Character-Defining Features:* According to the Modernism Context Statement, there are eight character-defining features of Streamline Moderne construction. The following character-defining features noted in the Context Statement (City of Los Angeles 2021) have been specifically applied to the 1952 Commercial Office/Warehouse building at 7400 Slauson Avenue, accordingly:

    1. *Horizontal Orientation* – The 1952 Commercial Office/Warehouse building has a rectangular plan and a box shaped form, which is oriented horizontally. Therefore, the building possesses this character-defining feature of Streamline Moderne construction.
    2. *Rounded corners and curved surfaces, emulating a "windswept" appearance* – The 1952 Commercial Office/Warehouse building features sharp corners. While the entrance of the building features a curved frame around the main entrance door, it is not enough to give the building a

"windswept" appearance. Therefore, the building does not possess this character-defining feature of Streamline Moderne construction.

3. *Flat or nearly flat roof* – The 1952 Commercial Office/Warehouse building features a flat roof with flush eaves on its north side, where the office is located. Therefore, the building possesses this character-defining feature of Streamline Moderne construction.
4. *Metal, often steel casement, windows* – The 1952 Commercial Office/Warehouse building features horizontal bands of steel-framed windows on its north façade. Therefore, the building possesses this character-defining feature of Streamline Moderne construction.
5. *Unadorned wall surfaces, with minimal ornament* – The 1952 Commercial Office/Warehouse building features Streamline Moderne-style decorative frame around its entrance on its north façade. Therefore, the building does not possess this character-defining feature of Streamline Moderne construction.
6. *Windows "punched" into walls, with no surrounds* – The 1952 Commercial Office/Warehouse building has horizontal bands of flush windows on all of its façades. Therefore, the building possesses this character-defining feature of Streamline Moderne construction.
7. *Speedlines at wall surfaces, such as horizontal moldings and continuous sill courses* – The 1952 Commercial Office/Warehouse building features Streamline Moderne-style decorative frame around its entrance on its north façade. This decoration exhibits vertical and horizontal moldings. The building also exhibits continuous sill courses and horizontal moldings below the windows. Therefore, the building possesses this character-defining feature of Corporate International construction.
8. *Smooth stucco cladding* – The exterior walls of the 1952 Commercial Office/Warehouse building are clad in smooth stucco. However, these stucco surfaces are interrupted by continuous horizontal moldings below the windows. Therefore, the building does not possess this character-defining feature of Corporate International construction.

> Of the eight Primary character-defining features of Corporate International construction expressed in the Historical Context Statement, the 1952 Commercial Office/Warehouse building at 7400 Slauson Avenue possesses five.

As the City of Commerce also does not have a historic context statement that addresses the Utilitarian Industrial style, the most relevant context statement can be found in Barrio Logan Historical Resources Survey (Smith et al. 2011):

> Utilitarian Industrial refers to buildings whose architecture is significantly determined by the use of the building. For instance, a utilitarian industrial style manufacturing facility may have a particular roof built to accommodate the interior crane. Utilitarian style structures are of various sizes, roof styles and clad in different materials (often corrugated metal or masonry), but what distinguishes them is that the builder has made no attempt to impose any detailing or ornamentation besides those that are deemed necessary for the business of the building. Utilitarian buildings include factories, warehouses, and storage sites and usually are industrial structures (Bradley 1999). Most industrial buildings built from the mid-20th century to the present are utilitarian.

The warehouse portion of the building exhibits a sawtooth roof and is clad in corrugated metal siding. However, all of the subsequent modifications to the west and south façades between 1956 to 1988 removed original materials and introduced non-original design features and materials.

When evaluated under the Corporate International style, the 1952 commercial office/warehouse building possesses six out of eight character-defining features of the style. With a construction date of 1952, the building falls within the period of significance for the Corporate International style, which is defined by the Modernism Context Statement as the period between 1949 and 1975. This document also provides eligibility standards for structures that are identified to be constructed in this style. These standards mention that in order to be eligible for nomination, Corporate International-style buildings should be constructed within the period of significance and be excellent examples of the style. Additionally, they should retain integrity of location, design, materials, workmanship, and feeling. The 1952 commercial office/warehouse building

was constructed within the period of significance and is an excellent example of the style. However, it only retains integrity of location and, therefore, cannot be considered a representative example of the Corporate International style.

When evaluated under the Streamline Moderne style, the 1952 commercial office/warehouse building possesses five out of eight character-defining features of the style. With a construction date of 1952, the building does not fall within the period of significance for the Streamline Moderne style, which is defined as the period between 1935 and 1945 by the Modernism Context Statement. This document also provides eligibility standards for structures that are identified to be constructed in this style. These standards mention that in order to be eligible for nomination, Streamline Moderne-style buildings should be built within the period of significance and be excellent examples of the style. The 1952 commercial office/warehouse building was not constructed within the period of significance for the Streamline Moderne style and is not an excellent example of the style. Therefore, it cannot be considered a true, representative example of the Streamline Moderne style. In addition, the warehouse portion of the building no longer retains a majority of its original south and west façades and is not a good example of the Utilitarian Industrial style.

The 1952 commercial office/warehouse building does not embody the distinctive characteristics of a style, type, or method of Streamline Moderne, Corporate International, or Utilitarian Industrial style and is not a valuable example of the use of indigenous materials or craftsmanship. In addition, as the builder is unknown, the building cannot be identified as representing the work of an important creative individual. Therefore, the building is not eligible for designation under CRHR Criterion 3.

- ***1951 Commercial Sales and Service and 1952 and 1952 to 1956 Industrial Auxiliary Buildings:*** These three historic buildings were designed in the Utilitarian Industrial style. According to the Barrio Logan Historical Resources Survey (Smith et al. 2011):

  > Utilitarian Industrial refers to buildings whose architecture is significantly determined by the use of the building. For instance, a utilitarian industrial style manufacturing facility may have a particular roof built to accommodate the interior crane. Utilitarian style structures are of various sizes, roof styles and clad in different materials (often corrugated metal or masonry), but what distinguishes them is that the builder has made no

> attempt to impose any detailing or ornamentation besides those that are deemed necessary for the business of the building. Utilitarian buildings include factories, warehouses, and storage sites and usually are industrial structures (Bradley 1999). Most industrial buildings built from the mid-20th century to the present are utilitarian.

While the buildings can best be defined as having been constructed in the Utilitarian Industrial style, they do not embody distinctive characteristics of a style, type, or method of construction and are not a valuable example of the use of indigenous materials or craftsmanship. In addition, as the builders are unknown, the buildings cannot be identified as representing the work of any important creative individuals. Therefore, none of these buildings are eligible for designation under CRHR Criterion C.

- **CRHR Criterion 4:**
  It has yielded, or may be likely to yield, information important in prehistory or history.

  The research conducted for this study revealed that because the 7400 East Slauson Avenue property is not associated with any significant persons or events and none of the buildings were constructed using unique or innovative methods of construction, they likely cannot yield any additional information about the history of the city of Commerce or the state of California. Therefore, the buildings are not eligible for designation under CRHR Criterion 4.

  The archival research conducted for the 7400 East Slauson Avenue property did not reveal an association with any prehistoric ethnographic villages or placenames. As such, the 7400 East Slauson Avenue property has not yielded, and is unlikely to yield, any information important in prehistory. Therefore, the property as a whole is not eligible for designation under CRHR Criterion 4.

Findings and Conclusions

The buildings located within the 7400 East Slauson Avenue property have been evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events and a lack of distinctive characteristics representative of a specific type, style, or method of construction. Because the buildings are not eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition of the buildings.

3.4 Discussion/Summary

During the field survey, four historic buildings were identified within the project and Site P-19-190301, which was originally recorded as the 1952 commercial office/warehouse building, was updated to include the additional three buildings (see Appendix B). No other historic or prehistoric cultural resources were identified during the survey. All four buildings were subsequently evaluated for significance and found to be not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events and the large number of alterations that they have undergone since their initial construction.

4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 Resource Importance

The cultural resources survey of the 7400 East Slauson Avenue Project identified six commercial and industrial buildings, four of which are historic as they were constructed 50 or more years ago. One of these historic buildings, the 1952 commercial office/warehouse building, was previously recorded as P-19-190301 with the SCCIC. As part of the current study, BFSA updated the site with the three additional historic buildings (see Appendix B). The conclusion of the current assessment is that the buildings are not CEQA-significant or eligible for listing on the CRHR. The buildings have been thoroughly recorded and no additional information can be derived from further analysis.

4.2 Impact Identification

The proposed development of the 7400 East Slauson Avenue Project will include the demolition of the four historic buildings present within the project boundaries. However, the removal of these buildings as part of the development of the property will not constitute an adverse impact because the buildings have been evaluated as not CEQA-significant and not eligible for listing on the CRHR. The potential does still exist, however, that historic deposits may be present that are related to the occupation of this location since the recorded development of the property in 1951, and possibly prior to 1947. This is indicated by the 1947 aerial photograph, which depicts roads and two historic structures within the property prior to the recorded development in 1951. To mitigate potential impacts to unrecorded historic features or deposits, which would have been covered by the development beginning in 1951, mitigation monitoring is recommended for the project. Further, prehistoric resources could also be encountered given the presence of multiple freshwater resources located within one mile of the project. The mitigation monitoring program is presented in Section 5.0.

5.0 MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS

5.1 Mitigation Measures

The proposed development will impact the four historic buildings located within the project boundaries recorded as P-19-190301; however, as these resources are evaluated as lacking any further research potential, impacts have been determined to be not significant. Based upon the evaluation of the buildings as lacking further research potential, resource-specific mitigation measures will not be required as a condition of approval for the project. However, a MMRP is still recommended because grading may expose historic features or deposits associated with the historic occupation of the project since 1951, and possibly prior to 1947, according to aerial photographs and the recorded development of the property. Further, prehistoric cultural resources could be located within the project, given the proximity of multiple freshwater resources. Based upon this potential, monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. The monitoring program will include Native American observers only in the event that prehistoric deposits are discovered.

5.2 Mitigation Monitoring and Reporting Program

The 7400 East Slauson Avenue Project will disturb four nonsignificant historic buildings (P-19-190301) that do not require any mitigation measures. However, to mitigate potential impacts to resources that have not yet been detected, a MMRP is recommended as a condition of approval.

During Grading

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
    1. The archaeological monitor shall be present full-time during all soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources.
    2. The principal investigator (PI) may submit a detailed letter to the lead agency during construction requesting a modification to the monitoring program when a field condition is encountered, such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or the presence of native soils, that may reduce or increase the potential for resources to be present.

B. Discovery Notification Process
    1. In the event of an archaeological discovery, either historic or prehistoric, the archaeological monitor shall direct the contractor to temporarily divert all soil-disturbing activities, including but not limited to, digging, trenching, excavating, or

grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the Native American monitor and client, as appropriate.

2. The monitor shall immediately notify the PI (unless monitor is the PI) of the discovery.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource. If human remains are involved, the protocol provided in Section D, below, shall be followed.

    a. The PI shall immediately notify the City of Commerce to discuss the significance determination and shall also submit a letter indicating whether additional mitigation is required.
    b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) that has also been reviewed by the Native American consultant/monitor (if prehistoric), and obtain written approval from the City of Commerce to implement that program. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.
    c. If the resource is not significant, the PI shall submit a letter to the City of Commerce indicating that artifacts will be collected, curated, and documented in the final monitoring report. The letter shall also indicate that that no further work is required.

D. Discovery of Human Remains

If human remains are discovered, work shall halt in that area until a determination can be made regarding the provenance of the human remains. The following procedures, as set forth in CEQA Section 15064.5(e), the California PRC (Section 5097.98), and the State Health and Safety Code (Section 7050.5), shall then be undertaken:

1. Notification
    a. The archaeological monitor shall notify the PI, if the monitor is not qualified as a PI.
    b. The PI shall notify the Los Angeles County Medical Examiner-Coroner after consultation with the City of Commerce, either in person or via telephone.

2. Isolate discovery site
    a. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a

determination can be made by the medical examiner-coroner in consultation with the PI concerning the provenance of the remains.

b. The medical examiner-coroner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
c. If a field examination is not warranted, the medical examiner-coroner will determine, with input from the PI, if the remains are or are most likely to be of Native American origin.

3. If Human Remains **ARE** determined to be Native American
   a. The medical examiner-coroner or the designated custodian of the remains will notify the NAHC within 24 hours.
   b. The NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
   c. The MLD will contact the PI within 24 hours or sooner after the medical examiner-coroner has completed coordination to begin the consultation process in accordance with CEQA Section 15064.5(e), the California PRC, and the State Health and Safety Code.
   d. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.
   e. Final disposition of Native American human remains will be determined between the lead agency and the landowner based upon the recommendations of the MLD and PI for the project if:

      i. The NAHC is unable to identify the MLD; OR
      ii. The MLD failed to make a recommendation within 48 hours after being notified by the NAHC; OR
      iii. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94(k) by the NAHC fails to provide measures acceptable to the landowner; THEN
      iv. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree upon the appropriate treatment measures, the human remains and grave goods buried with the Native American human remains shall be reinterred with appropriate dignity.

4. If Human Remains are **NOT** Native American

    a. The PI shall contact the medical examiner-coroner and notify them of the historic-era context of the burial.
    b. The medical examiner-coroner will determine the appropriate course of action with the PI and city staff (PRC 5097.98).
    c. If the remains are of historic origin, they shall be appropriately removed and conveyed to the City of Commerce. The decision for internment of the human remains shall be made in consultation with the City, the applicant/landowner, and any known descendant group.

Post-Construction

A. Preparation and Submittal of Draft Monitoring Report
    1. The PI shall submit to the City of Commerce a draft monitoring report (even if negative) prepared in accordance with the agency guidelines, which describes the results, analysis, and conclusions of all phases of the archaeological monitoring program (with appropriate graphics).

        a. For significant archaeological resources encountered during monitoring, the ADRP shall be included in the draft monitoring report.
        b. Recording sites with the State of California DPR shall be the responsibility of the PI, including recording (on the appropriate forms-DPR 523 A/B) any significant or potentially significant resources encountered during the archaeological monitoring program.

    2. The PI shall submit a revised draft monitoring report to the City of Commerce for approval, including any changes or clarifications requested by the City.

B. Handling of Artifacts
    1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged.
    2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
    3. The cost for curation is the responsibility of the property owner.

C. Curation of Artifacts
    1. To be determined.

D. Final Monitoring Report(s)
   1. The PI shall submit the approved final monitoring report to the City of Commerce and any interested parties.

6.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

The archaeological survey program for the 7400 East Slauson Avenue Project was directed by Principal Investigator Brian F. Smith. The archaeological fieldwork was conducted by Field Archaeologist David Grabski. The report text was prepared by Jillian Conroy, Jennifer Stropes, Irem Oz, and Brian Smith. Jennifer Stropes and Irem Oz, Secretary of the Interior professionally qualified architectural historians (see Appendix A), performed the CRHR evaluation. Report graphics were provided by Jillian Conroy. Technical editing and report production were conducted by Elena Goralogia. The SCCIC at CSU Fullerton provided the archaeological records search information. Archival research was conducted at the BFSA research library, the Los Angeles Public Library, and the offices of the Los Angeles Assessor/County Recorder/County Clerk. Sanborn Fire Insurance maps were searched for at the San Diego Public Library.

7.0 BIBLIOGRAPHY

Abrams, Kathleen Crotty
1981 The Story of the American Oil Industry: Brine to Bonanza. Pioneer Publications, Inc., The Woodlands, Texas.

Altschul, Jeffery H. and Donn R. Grenda
2002 *Islanders and Mainlanders: Prehistoric Context for the Southern California Bight*. SRI Press, Tucson, Arizona.

Ancestry.com
2011 *U.S., City Directories, 1822-1995* (database online). Provo, UT, USA: Ancestry.com Operations, Inc.

2017 *California, County Birth, Marriage, and Death Records, 1849-1980* (database online). Lehi, UT, USA: Ancestry.com Operations, Inc.

2020 *U.S., Index to Public Records, 1994-2019* (database online). Lehi, UT, USA: Ancestry.com Operations, Inc.

Andrus, Patrick and Rebecca H. Shrimpton
2002 How to Apply the National Register Criteria for Evaluation. *National Register Bulletin* No. 15. National Register of Historic Places.

Bean, Lowell John and Charles R. Smith
1978 Gabrieliño. In *California,* edited by Robert F. Heizer, pp. 538–549. Handbook of North American Indians, Vol. 8. William C. Sturtevant, general editor, Smithsonian Institution, Washington, D.C.

Bonner, Wayne and Kathleen Crawford
2013 Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02041A (LA041 City of Commerce 3), 7400 East Slauson Avenue, Commerce, California. Michael Brandman Associates. Unpublished report on file at the South Central Coastal Information Center at California State University, Fullerton, Fullerton, California.

Brian F. Smith and Associates, Inc.
2005 Archaeological Treatment Plan for the LAX Master Plan, Los Angeles County. Written in support of EarthTech, Inc., Irvine, California. Unpublished report on file at Brian F. Smith and Associates, Inc., Poway, California.

Campbell, R.H, C.J. Wills, P.J. Irvine, and B.J. Swanson
2014 Preliminary geologic map of the Los Angeles 30' x 60' quadrangle, California. California Department of Conservation, California Geological Survey, v. 2.1, scale 1:100,000.

Carbone, Larry A.
1991 Early Holocene Environments and Paleoecological Contexts on the Central and Southern California Coast. In *Hunter-Gatherers of the Early Holocene Coastal California*, edited by Jon Erlandson and Roger Colten, pp. 11–16. Perspectives in California Archaeology 1. Cotsen Institute of Archaeology, University of California, Los Angeles.

City of Los Angeles
2018 Los Angeles Citywide Historic Context Statement; Industrial Development 1850-1980. Electronic document on file at the Office of Historic Resources, City of Los Angeles, California.

2021 Los Angeles Citywide Historic Context Statement; Architecture and Engineering; Sub-Context: L.A. Modernism, 1919-1980. Electronic document on file at the Office of Historic Resources, City of Los Angeles, California.

Elliott, Charles
1991 *City of commerce: An enterprising heritage*. Hacienda Gateway Press, Los Angeles, California.

Find a Grave
2006 Reuben Carlton Baker Memorial Page. Electronic document, https://www.findagrave.com/memorial/16690720/reuben-carlton-baker, accessed June 28, 2021.

Heizer, Robert F. and Adam E. Treganza
1972 *Mines and Quarries of the Indians of California*. Ballena Press, Ramona, California.

Hillhouse, J.W., E.G. Reichard, and D.J. Ponti
2002 Probing the Los Angeles Basin: Insights into ground-water resources and earthquake hazards. U.S. Geological Survey Fact Sheet 086-02. Electronic document, https://pubs.usgs.gov/fs/2002/fs086-02/fs086-02.pdf, accessed December 9, 2019.

Imperial Valley Press
1936 Factory Expansions. 5 August:3. El Centro, California.

Los Angeles Times
2015 Norbert Gehr Obituary. 15 March:22. Los Angeles, California.

McAlester, Virginia Savage
2015 *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture.* Alfred A. Knopf, New York, New York.

Moratto, Michael J.
1984 *California Archaeology*. Academic Press, New York.

Office of Historic Preservation (OHP)
2021 California Office of Historic Preservation Technical Assistance Series #6, *California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)*. Electronic document, https://ohp.parks.ca.gov/pages /1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf, accessed July 14, 2021.

People Pill
2020 Reuben C. Baker: Oil Industry Tool Pioneer. Electronic document, https://peoplepill.com/people/reuben-c-baker, accessed June 28, 2021.

San Francisco Chronicle
1924 Central Manufacturing District, Inc. 13 May:15. San Francisco, California.

1927 Central Manufacturing District, Inc. 13 November:17. San Francisco, California.

Saucedo, G.J., H.G. Greene, M.P. Kennedy, and S.P. Bezore
2016 Geologic map of the Long Beach 30' x 60' quadrangle, California. California Department of Conservation, California Geological Survey Regional Map Series, v. 2.0, scale 1:100,000.

Smith, Brian F., Melanie D. Lytle, Larry J. Pierson, Sara Clowery-Moreno, and Tracy Stropes
2011 Barrio Logan Historical Resources Survey. Brian F. Smith and Associates and the City of San Diego, City Planning & Community Investment, Community Planning & Urban Form Divisions. Report on file at the City of San Diego, San Diego, California.

State Historic Preservation Office (SHPO)
1995 *Instructions for Recording Historical Resources*. Office of Historic Preservation, Sacramento.

The Gehr Group
2021 Our Founder: Norbert Gehr. Electronic document, https://www.gehr.com/our-founder/, accessed June 28, 2021.

Wallace, William J.
1955 A Suggested Chronology for Southern California Coastal Archaeology. *Southwestern Journal of Anthropology* 11:214–230. Albuquerque.

1978 Post-Pleistocene Archeology, 9000-2000 B.C. In *California*, edited by Robert F. Heizer, pp. 25–36. Handbook of North American Indians, Vol. 8. William C. Sturtevant, general editor, Smithsonian Institution, Washington, D.C.

Warren, Claude N.
1968 Cultural Tradition and Ecological Adaptation on the Southern Coast. In *Archaic Prehistory in the Western United* States, edited by Cynthia Irwin-Williams. *Eastern New Mexico University Contributions in Anthropology* 1(3):1–14.

Wells, B.A. and K.L. Wells
2021 Carl Baker and Howard Hughes. Electronic document, https://aoghs.org/oil-almanac/carl-baker-howard-hughes/, accessed June 28, 2021.

Wirths, Todd A.
2021 Paleontological Assessment for the 7400 East Slauson Avenue Project, City of Commerce, Los Angeles County, California. Brian F. Smith and Associates, Inc. Unpublished report on file at Brian F. Smith and Associates, Inc., Poway, California.

APPENDIX A

Resumes of Key Personnel

Brian F. Smith, MA

Owner, Principal Investigator

Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com

Education

Master of Arts, History, University of San Diego, California **1982**

Bachelor of Arts, History, and Anthropology, University of San Diego, California **1975**

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator **1977–Present**
Brian F. Smith and Associates, Inc. **Poway, California**

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the Southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects, some of which included Broadway Block (2019), 915 Grape Street (2019), 1919 Pacific Highway (2018), Moxy Hotel (2018), Makers Quarter Block D (2017), Ballpark Village (2017), 460 16th Street (2017), Kettner and Ash (2017), Bayside Fire Station (2017), Pinnacle on the Park (2017), IDEA1 (2016), Blue Sky San Diego (2016), Pacific Gate (2016), Pendry Hotel (2015), Cisterra Sempra Office Tower (2014), 15th and Island (2014), Park and G (2014), Comm 22 (2014), 7th and F Street Parking (2013), Ariel Suites (2013), 13th and Marker (2012), Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloft

Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

1900 and 1912 Spindrift Drive: An extensive data recovery and mitigation monitoring program at the Spindrift Site, an important prehistoric archaeological habitation site stretching across the La Jolla area. The project resulted in the discovery of over 20,000 artifacts and nearly 100,000 grams of bulk faunal remains and marine shell, indicating a substantial occupation area (2013-2014).

San Diego Airport Development Project: An extensive historic assessment of multiple buildings at the San Diego International Airport and included the preparation of Historic American Buildings Survey documentation to preserve significant elements of the airport prior to demolition (2017-2018).

Citracado Parkway Extension: A still-ongoing project in the city of Escondido to mitigate impacts to an important archaeological occupation site. Various archaeological studies have been conducted by BFSA resulting in the identification of a significant cultural deposit within the project area.

Westin Hotel and Timeshare (Grand Pacific Resorts): Data recovery and mitigation monitoring program in the city of Carlsbad consisted of the excavation of 176 one-square-meter archaeological data recovery units which produced thousands of prehistoric artifacts and ecofacts, and resulted in the preservation of a significant prehistoric habitation site. The artifacts recovered from the site presented important new data about the prehistory of the region and Native American occupation in the area (2017).

The Everly Subdivision Project: Data recovery and mitigation monitoring program in the city of El Cajon resulted in the identification of a significant prehistoric occupation site from both the Late Prehistoric and Archaic Periods, as well as producing historic artifacts that correspond to the use of the property since 1886. The project produced an unprecedented quantity of artifacts in comparison to the area encompassed by the site, but lacked characteristics that typically reflect intense occupation, indicating that the site was used intensively for food processing (2014-2015).

Ballpark Village: A mitigation and monitoring program within three city blocks in the East Village area of San Diego resulting in the discovery of a significant historic deposit. Nearly 5,000 historic artifacts and over 500,000 grams of bulk historic building fragments, food waste, and other materials representing an occupation period between 1880 and 1917 were recovered (2015-2017).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—included project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February- September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites

for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/ monitor—included monitoring of grading activities associated with the development of a single- dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997- January 2000.

Phase I, II, and II Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Jennifer R.K. Stropes, MS, RPA

Senior Archaeologist/Historian/Faunal Analyst
Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail: jenni@bfsa-ca.com

Education

Master of Science, Cultural Resource Management Archaeology **2016**

St. Cloud State University, St. Cloud, Minnesota

Bachelor of Arts, Anthropology **2004**

University of California, Santa Cruz

Specialized Education/Training

Archaeological Field School **2014**

Pimu Catalina Island Archaeology Project

Research Interests

California Coastal / Inland Archaeology

Historic Structure Significance Eligibility

Human Behavioral Ecology

Zooarchaeology

Historical Archaeology

Taphonomic Studies

Experience

Senior Archaeologist/Historian/Faunal Analyst **November 2006–Present**
Brian F. Smith and Associates, Inc.

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation; faunal, prehistoric, and historic laboratory analysis; construction monitoring management; coordinating field surveys and excavations; and laboratory management.

UC Santa Cruz Monterey Bay Archaeology Archives Supervisor **December 2003–March 2004**
Santa Cruz, California

Supervising intern for archaeological collections housed at UC Santa Cruz. Supervised undergraduate interns and maintained curated archaeological materials recovered from the greater Monterey Bay region.

Faunal Analyst, Research Assistant **June 2003–December 2003**
University of California, Santa Cruz

Intern assisting in laboratory analysis and cataloging for faunal remains collected from CA-MNT-234. Analysis included detailed zoological identification and taphonomic analysis of prehistoric marine and terrestrial mammals, birds, and fish inhabiting the greater Monterey Bay region.

Archaeological Technician, Office Manager **January 2000-December 2001**
Archaeological Resource Management

Conducted construction monitoring, field survey, excavation, report editing, report production, monitoring coordination and office management.

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

40-Hour Hazardous Waste/Emergency Response OSHA 29 CFR 1910.120 (e)

Scholarly Works

Big Game, Small Game: A Comprehensive Analysis of Faunal Remains Recovered from CA-SDI-11,521, 2016, Master's thesis on file at St. Cloud University, St. Cloud, Minnesota.

Technical Reports

Kraft, Jennifer R.

2012 *Cultural Resources Monitoring Report for the Pottery Court Project (TPM 36193) City of Lake Elsinore*. Prepared for BRIDGE Housing Corporation. Report on file at the California Eastern Information Center.

Kraft, Jennifer R. and Brian F. Smith

2016 *Cultural Resources Survey and Archaeological Test Plan for the 1492 K Street Project City of San Diego.* Prepared for Trestle Development, LLC. Report on file at the California South Coastal Information Center.

2016 *Focused Historic Structure Assessment for the Fredericka Manor Retirement Community City of Chula Vista, San Diego County, California APN 566-240-27.* Prepared for Front Porch Communities and Services – Fredericka Manor, LLC. Report on file at the City of Chula Vista Planning Department.

2016 *Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11.* Prepared for Silvergate Development. Report on file at the City of La Mesa Planning Department.

2016 *Phase I Cultural Resource Survey for the 9036 La Jolla Shores Lane Project City of San Diego Project No. 471873 APN 344-030-20.* Prepared for Eliza and Stuart Stedman. Report on file at the California South Coastal Information Center.

2016 *Phase I Cultural Resources Survey for the Beacon Apartments Project City of San Diego Civic San Diego Development Permit #2016-19 APN 534-210-12.* Prepared for Wakeland Housing & Development Corporation. Report on file at the California South Coastal Information Center.

2016 *A Phase I Cultural Resources Study for the State/Columbia/Ash/A Block Project San Diego, California.* Prepared for Bomel San Diego Equities, LLC. Report on file at the California South Coastal Information Center.

2015 *Cultural Resource Monitoring Report for the Sewer and Water Group 687B Project, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2015 *Cultural Resource Testing Results for the Broadway and Pacific Project, City of San Diego.* Prepared for BOSA Development California, Inc. Report on file at the California South Coastal Information Center.

2015 *Historic Structure Assessment for the StorQuest Project, City of La Mesa, (APN 494-101-14-00)*. Prepared for Real Estate Development and Entitlement. Report on file at the City of La Mesa.

2015 *Mitigation Monitoring Report for the 1905 Spindrift Remodel Project, La Jolla, California.* Prepared for Brian Malk and Nancy Heitel. Report on file at the California South Coastal Information Center.

2015 *Mitigation Monitoring Report for the Cisterra Sempra Office Tower Project, City of San Diego.* Prepared for SDG-Left Field, LLC. Report on file at the California South Coastal Information Center.

2015 *Results of a Cultural Resources Testing Program for the 15th and Island Project City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.

2014 *Cultural Resource Monitoring Report for the Cesar Chavez Community College Project.* Prepared for San Diego Community College District. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Grantville Trunk Sewer Project, City of San Diego.* Prepared for Cass Construction, Inc. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Pacific Beach Row Homes Project, San Diego, California.* Prepared for Armstrong Builders, Inc. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 761 Project, City of San Diego.* Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 770 Project (Part of Group*

3014), City of San Diego. Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2014 *Historic Structure Assessment, 11950 El Hermano Road, Riverside County.* Prepared for Forestar Toscana, LLC. Report on file at the California Eastern Information Center.

2014 *Historic Structure Assessment, 161 West San Ysidro Boulevard, San Diego, California (Project No. 342196; APN 666-030-09)*. Prepared for Blue Key Realty. Report on file at the California South Coastal Information Center.

2014 *Historic Structure Assessment for 8055 La Mesa Boulevard, City of La Mesa (APN 470-582-11-00).* Prepared for Lee Machado. Report on file at the City of La Mesa.

2014 *Historic Structure Inventory and Assessment Program for the Watson Corporate Center, San Bernardino County, California.* Prepared for Watson Land Company. Report on file at the San Bernardino Archaeological Information Center.

2014 *Mitigation Monitoring Report for the Celadon (9th and Broadway) Project.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.

2014 *Mitigation Monitoring Report for the Comm 22 Project, City of San Diego.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.

2014 *Mitigation Monitoring Report for the Pinnacle 15th & Island Project, City of San Diego.* Prepared for Pinnacle International Development, Inc. Report on file at the California South Coastal Information Center.

2014 *Phase I Cultural Resource Study for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037.* Prepared for Steve Altman. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase III Project, City of San Diego.* Prepared for Ortiz Corporation General Engineering Contractors. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase IIIA Project, City of San Diego.* Prepared for TC Construction, Inc. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the F Street Emergency Water Main Replacement Project, City of San Diego*. Prepared for Orion Construction. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Harbor Drive Trunk Sewer Project, City of San Diego*. Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Old Town Community Church Project, 2444 Congress Street, San Diego, California 92110.* Prepared for Soltek Pacific, Inc. Report on file at the California South Coastal Information Center.

2013 *Historic Structure Assessment, 2603 Dove Street, San Diego, California (APN) 452-674-32).*

Prepared for Barzal and Scotti Real Estate Corporation. Report on file at the California South Coastal Information Center.

2013 *Historic Structure Assessment at the Western Christian School, 3105 Padua Avenue, Claremont, California 91711 (APN 8671-005-053).* Prepared for Western Christian School. Report on file at the City of Claremont.

2013 *Mitigation Monitoring Report for the 7th and F Street Parking Project, City of San Diego*. Prepared for DZI Construction. Report on file at the California South Coastal Information Center.

2013 *Mitigation Monitoring Report for the 1919 Spindrift Drive Project*. Prepared for V.J. and Uma Joshi. Report on file at the California South Coastal Information Center.

Smith, Brian F. and Jennifer R. **Kraft**

2016 *Historical Resource Research Report for the 2314 Rue Adriane Building, San Diego, California Project No. 460562.* Prepared for the Brown Studio. Report on file at the City of San Diego Development Services Department.

2016 *Historical Resource Research Report for the 4921 Voltaire Street Building, San Diego, California Project No. 471161.* Prepared for Sean Gogarty. Report on file at the City of San Diego Development Services Department.

2016 *Historical Resource Research Report for the 5147 Hilltop Drive Building, San Diego, California Project No. 451707.* Prepared for JORGA Home Design. Report on file at the City of San Diego Development Services Department.

2016 *Historical Resource Research Report for the Midway Drive Postal Service Processing and Distribution Center 2535 Midway Drive San Diego, California 92138 Project No. 507152.* Prepared for Steelwave, LLC. Report on file at the City of San Diego Development Services Department.

2016 *Historic Resource Technical Report for 9036 La Jolla Shores Lane La Jolla, California Project No. 471873.* Prepared for Eliza and Stuart Stedman. Report on file at the City of San Diego Development Services Department.

2015 *Cultural Resource Mitigation Monitoring Program for the Urban Discovery Academy Project.* Prepared for Davis Reed Construction, Inc. Report on file at the City of San Diego Development Services Department.

2015 *Cultural Resource Survey and Archaeological Test Plan for the 520 West Ash Street Project, City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.

2015 *Cultural Resource Survey and Archaeological Test Plan for the 1919 Pacific Highway Project City of San Diego City Preliminary Review PTS #451689 Grading and Shoring PTS #465292*. Prepared for Wood Partners. Report on file at the City of San Diego Development Services Department.

2015 *Historical Resource Research Report for 16929 West Bernardo Drive, San Diego, California.* Prepared for Rancho Bernardo LHP, LLC. Report on file at the City of San Diego Development Services Department.

2015 *Historical Resource Research Report for the 2002-2004 El Cajon Boulevard Building, San Diego,*

California 92014. Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.

2015 *Historical Resource Research Report for the 4319-4321 Florida Street Building, San Diego, California 92104.* Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.

2015 *Historic Resource Technical Report for 726 Jersey Court San Diego, California Project No. 455127.* Prepared for Chad Irwin. Report on file at the California South Coastal Information Center.

2015 *Islenair Historic Sidewalk Stamp Program for Sewer and Water Group 3014, City of San Diego*. Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2014 *Historical Resource Research Report for 2850 Sixth Avenue, San Diego, California (Project No. 392445).* Prepared for Zephyr Partners – RE, LLC. Report on file at the City of San Diego Development Services Department.

Smith, Brian F., Tracy A. Stropes, Tracy M. Buday, and Jennifer R. **Kraft**

2015 *Mitigation Monitoring and Reporting Program for the 1900 Spindrift Drive – Cabana and Landscape Improvements Project, La Jolla, California*. Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.

2015 *Mitigation Monitoring and Reporting Program for the 1912 Spindrift Drive – Landscape Improvements Project, La Jolla, California.* Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.

Stropes, J.R.K. and Brian F. Smith

2020 *Historical Resource Research Report for the 4143 Park Boulevard Building, San Diego, California 92103.* Prepared for Bernardini Investments, LLC. Report on file at the City of San Diego.

2020 *Historical Resource Research Report for the 6375 Avenida Cresta Building, San Diego, California 92037.* Prepared for Jeffrey and Anne Blackburn. Report on file at the City of San Diego.

2019 *Mitigation Monitoring Report for the 915 Grape Street Project, City of San Diego. Prepared for Bayview SD, LLC.* Report on file at the City of San Diego Development Services Department.

2019 *Cultural Resources Survey Report for the Grove Residences Project, Rancho Santa Fe, San Diego County, California.* Prepared for Beach City Builders, Inc. Report on file at the County of San Diego.

2019 *Historical Resource Analysis Report for the 169 and 171 Fifth Avenue Buildings, City of Chula Vista, San Diego County, California.* Prepared for Turner Impact Capital. Report on file at the City of Chula Vista.

2019 *Historic Structure Assessment for the 1409 South El Camino Real Building, San Clemente, California.* Prepared for Shoreline Dental Studio. Report on file at the City of San Clemente.

2019 *Historical Resource Research Report for the 212 West Hawthorn Street Building, San Diego, California 92101.* Prepared for Jacob Schwartz. Report on file at the City of San Diego.

2019 *Historical Resource Research Report for the 1142-1142 ½ Prospect Street Building, San Diego, California 92037.* Prepared for LLJ Ventures. Report on file at the City of San Diego.

2019 *Historical Resource Research Report for the 3000-3016 University Avenue/3901-3915 30th Street Building, San Diego, California 92037.* Prepared for Cirque Hospitality. Report on file at the City of San Diego.

2019 *Historic Structure Assessment for the 125 Mozart Avenue Building, Cardiff, California.* Prepared for Brett Farrow. Report on file at the City of Encinitas.

2019 *Cultural Resources Study for the Fontana Santa Ana Industrial Center Project, City of Fontana, San Bernardino County, California.* Prepared for T&B Planning, Inc. Report on file at the California South Central Coastal Information Center.

2019 *Historical Resource Technical Report for 817-821 Coast Boulevard South, La Jolla, California.* Prepared for Design Line Interiors. Report on file at the City of San Diego.

2019 *Historical Resource Research Report for the 3829 Texas Street Building, San Diego, California 92014.* Prepared for Blue Centurion Homes. Report on file at the California South Coastal Information Center.

2018 *Historical Resource Research Report for the 3925-3927 Illinois Street Building, San Diego, California 92104.* Prepared for Park Pacifica, LLC. Report on file at the City of San Diego.

Contributing Author /Analyst

2015 Faunal Analysis and Report Section for *Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California* by Tracy A. Stropes and Brian F. Smith. Prepared for Shea Homes. Report on file at the California South Coastal Information Center.

2011 Faunal Analysis and Report Section for *A Cultural Resource Data Recovery Program for SDI-4606 Locus B for St. Gabriel's Catholic Church, Poway, California* by Brian F. Smith and Tracy A. Stropes. Prepared for St. Gabriel's Catholic Church. Report on file at the California South Coastal Information Center.

2010 Faunal Analysis and Report Section for *An Archaeological Study for the 1912 Spindrift Drive Project, La Jolla, California* by Brian F. Smith and Tracy A. Stropes. Prepared for Island Architects. Report on file at the California South Coastal Information Center.

2010 Faunal Analysis and Report Section for *Results of a Cultural Mitigation and Monitoring Program for Robertson Ranch: Archaic and Late Prehistoric Camps near the Agua Hedionda Lagoon* by Brian F. Smith. Prepared for McMillan Land Development. Report on file at the California South Coastal Information Center.

2009 Faunal Identification for "An Earlier Extirpation of Fur Seals in the Monterey Bay Region: Recent Findings and Social Implications" by Diane Gifford-Gonzalez and Charlotte K. Sunseri. *Proceedings of the Society for California Archaeology, Vol. 21, 2009*

Irem Oz, Ph.D.

Architectural Historian
Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail: irem@bfsa-ca.com

Education

Doctor of Philosophy, Architecture **2022**

The Pennsylvania State University, University Park, Pennsylvania

Master of Arts, Archaeology and Art History **2014**

Koc University, Istanbul, Turkey

Bachelor of Science, City and Regional Planning **2010**

Middle East Technical University, Ankara, Turkey

Research Interests

History of Architecture

Historic Structure Significance Eligibility

Cultural Heritage Management

Archival Research

Ethnography

Qualitative Research

Experience

Architectural Historian **March 2022–Present**
Brian F. Smith and Associates, Inc.

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation.

On-Call Architectural Historian **September 2021–March 2022**
Stell Environmental Enterprises, Inc.

Writing, editing, and producing cultural resource reports; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation.

Research and Teaching Assistant/Ph.D. Candidate **August 2015–December 2021**
The Pennsylvania State University

Conducting literature reviews and research on various large-scale urban planning projects; teaching history of architecture and urban planning (ARCH 100) to non-specialist groups of 150+ students per semester; acting as a jury in architectural design studios; developing and conducting comprehensive qualitative research projects with clearly stated scope of work, cultural and scientific significance, and expected outcomes; analyzing and synthesizing spatial and socio-cultural data; producing 3-D models, site plans, section drawings and synthesis plans; preparing interview and focus group protocols, conducting expert, in-depth and walkalong interviews and moderating focus groups; writing grant applications.

Research Assistant **March 2013–November 2014**
UNESCO Mudurnu Cultural Heritage Management Plan Project

Conducting literature reviews and archival research on the history of the town of Mudurnu in Turkey; conducting field surveys and interviews to identify local tangible and intangible cultural heritage; developing a conservation action plan; preparing and digitizing conservation implementation plan proposals

Project Supervisor **January 2000-December 2001**
Taksim Yapi, Istanbul

Conducting literature reviews and archival research on the architectural heritage in Istabul; developing conservation projects for the Molla Çelebi and Hüseyin Ağa Mosques in Istanbul through rigorous archival research and interviews; managing a team of 50 workers and contractors during the implementation of conservation projects; preparing and submitted fiscal reports and memos on project progress.

Scholarly Works

Oz, I. and Staub, A.
2020 The Performance of Gender and Ethnic Identity in the Diaspora Mosque in The Architect and the City. *Proceedings of the ARCC 15th International Conference.*

Oz, I. and Staub, A.
2019 Fieldwork in-between Architecture and Anthropology: The Case of Marxloh, Duisburg in *Future Praxis: Applied Research as a Bridge between the Theory and Praxis. Proceedings of the ARCC 14th International Conference.*

Oz, I. and Staub, A.
2018 The Tale of Two Mosques: Marxloher Merkez Mosque vs. Cologne Central Mosque in Architectural Research for a Global Community. *Proceedings of the EAEE ARCC 13th International Conference.*

Oz, I.
2018 The Tale of Marxloher Merkez Mosque: The Miracle of Duisburg or an Illusion of Miracle?. *Archi-DOCT, 10.*

Oz, I. and Staub, A.
2016 Integration of Turkish Migrants in Germany: A Case Study in Polarities in Architectural Research Addressing Societal Challenges*. Proceedings of the EAAE ARCC 11th International Conference.*

Oz, I.

2015 Spatial Representations of Ideology and Politics in Urban Scene: Keçiören Example. *Journal of Ankara Studies,* 2, 131-158.

2015 Yıldırım, A. E., Nalbant, K., Aydın, B., Güzelsarı, S., Onur, F., Oz, I., …, Moralı, Y. (2014). *Mudurnu Cultural Heritage Area Management Plan, Mudurnu, Turkey: Municipality of Mudurnu*

Technical Reports

Oz, Irem

2022 *History of the Poultry Research Facilities at the Beltsville Agricultural Research Center.* Prepared for Stelle Environmental Enterprises, Inc to be submitted to the United States Army Corps of Engineers and the Bureau of Engravings. Report under revision.

Oz, Irem and Sarah Steinkraus

2022 *Historic Structure Assessment for 401 Avery Street, Walla Walla County, Washington. Parcel Numbers 350724440024, 360730220010* and *360730220029.* Prepared for Gram Northwest, LLC.

2021 *Historic Structure Assessment for 2121 Keene Road, Benton County, Washington. Parcel Number 122983000001009.* Prepared for Gram Northwest, LLC.

Yıldırım, A. E., Nalbant, K., Aydın, B., Güzelsarı, S., Onur, F., Oz, I, Moralı, Y.

2014 *Mudurnu Cultural Heritage Area Management Plan, Mudurnu, Turkey: Municipality of Mudurnu*

APPENDIX B

Site Record Form Update

(Deleted for Public Review; Bound Separately)

APPENDIX C

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

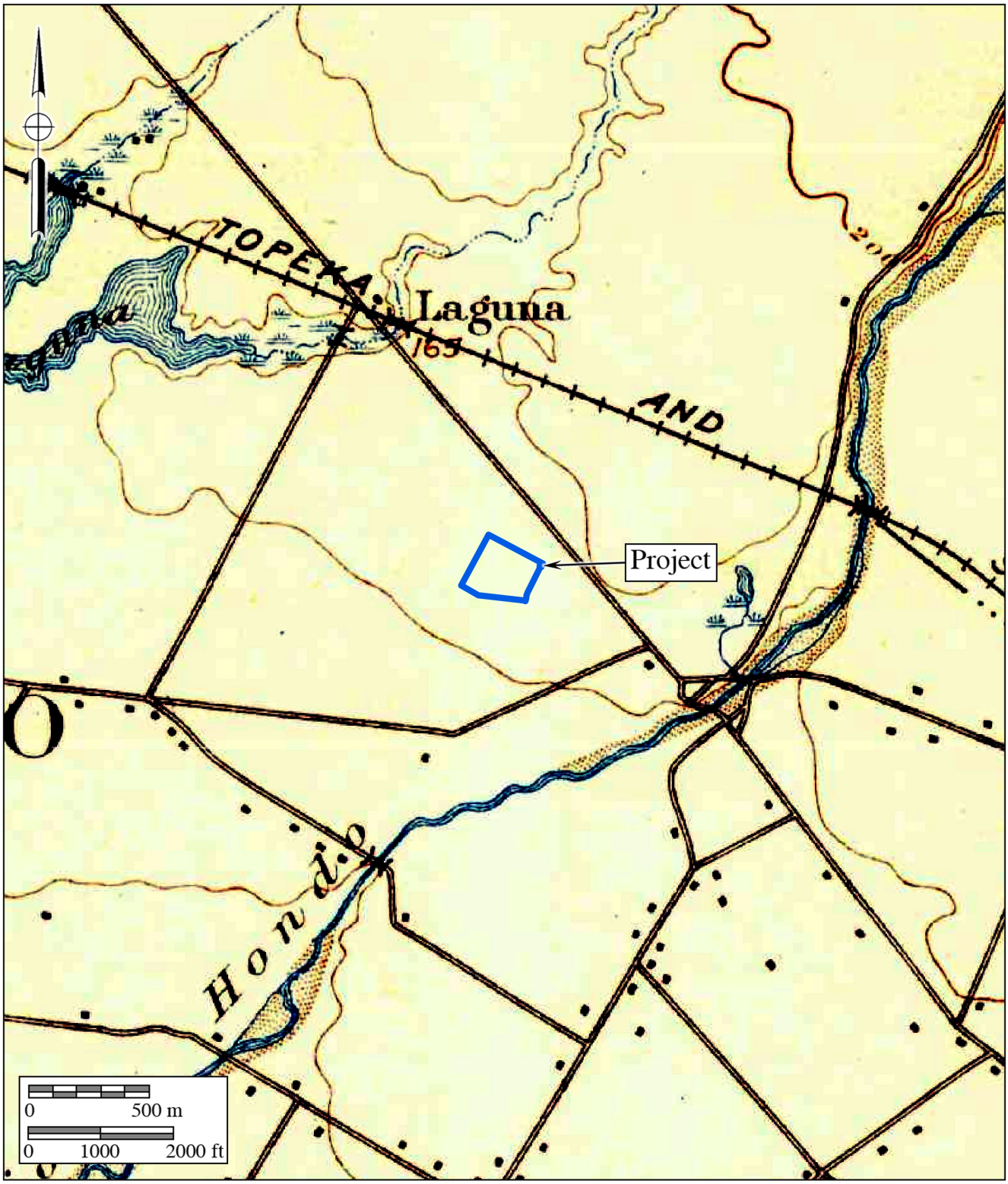
APPENDIX D

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX E

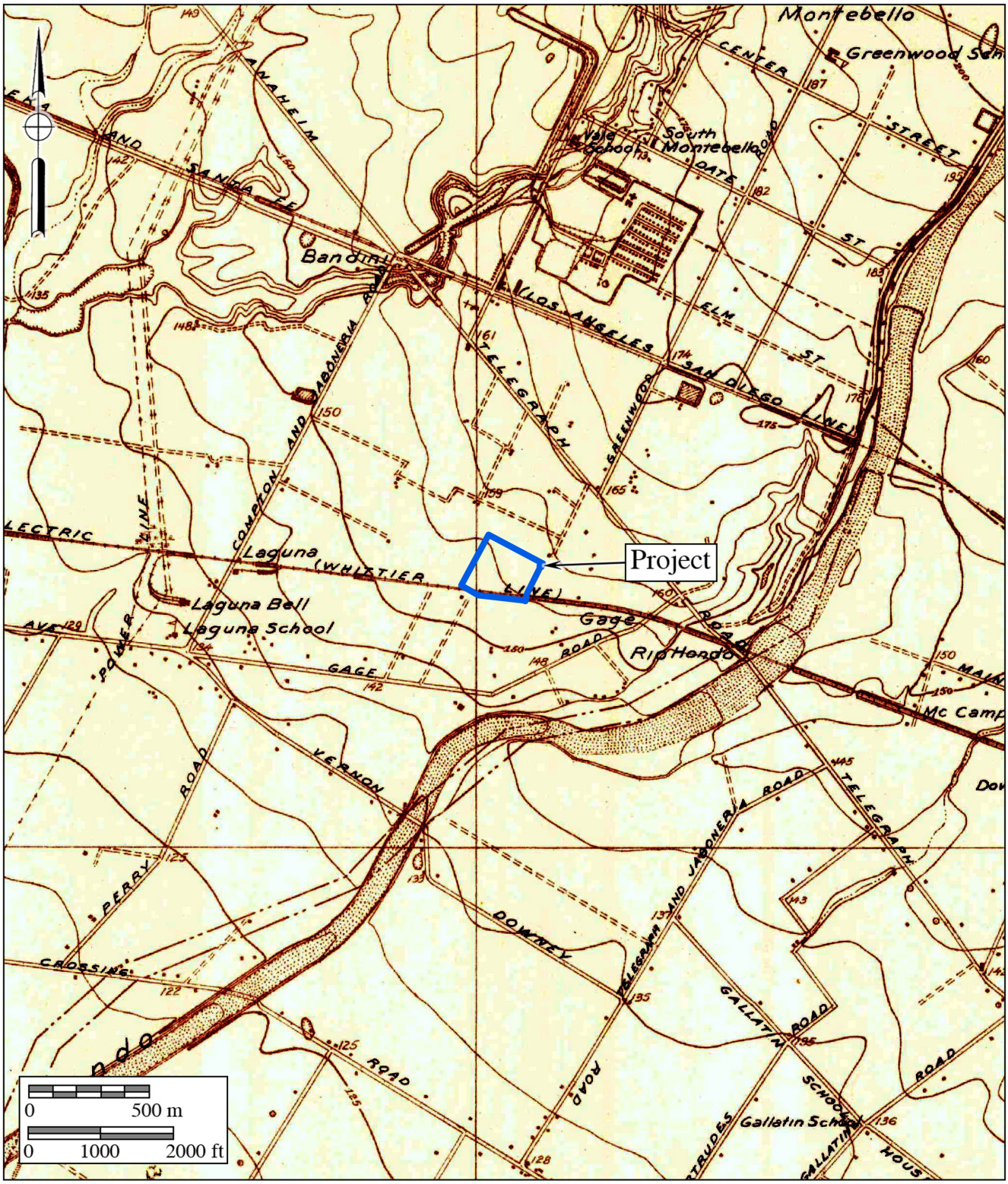
Historic Maps



1896 USGS Map

The 7400 East Slauson Avenue Project

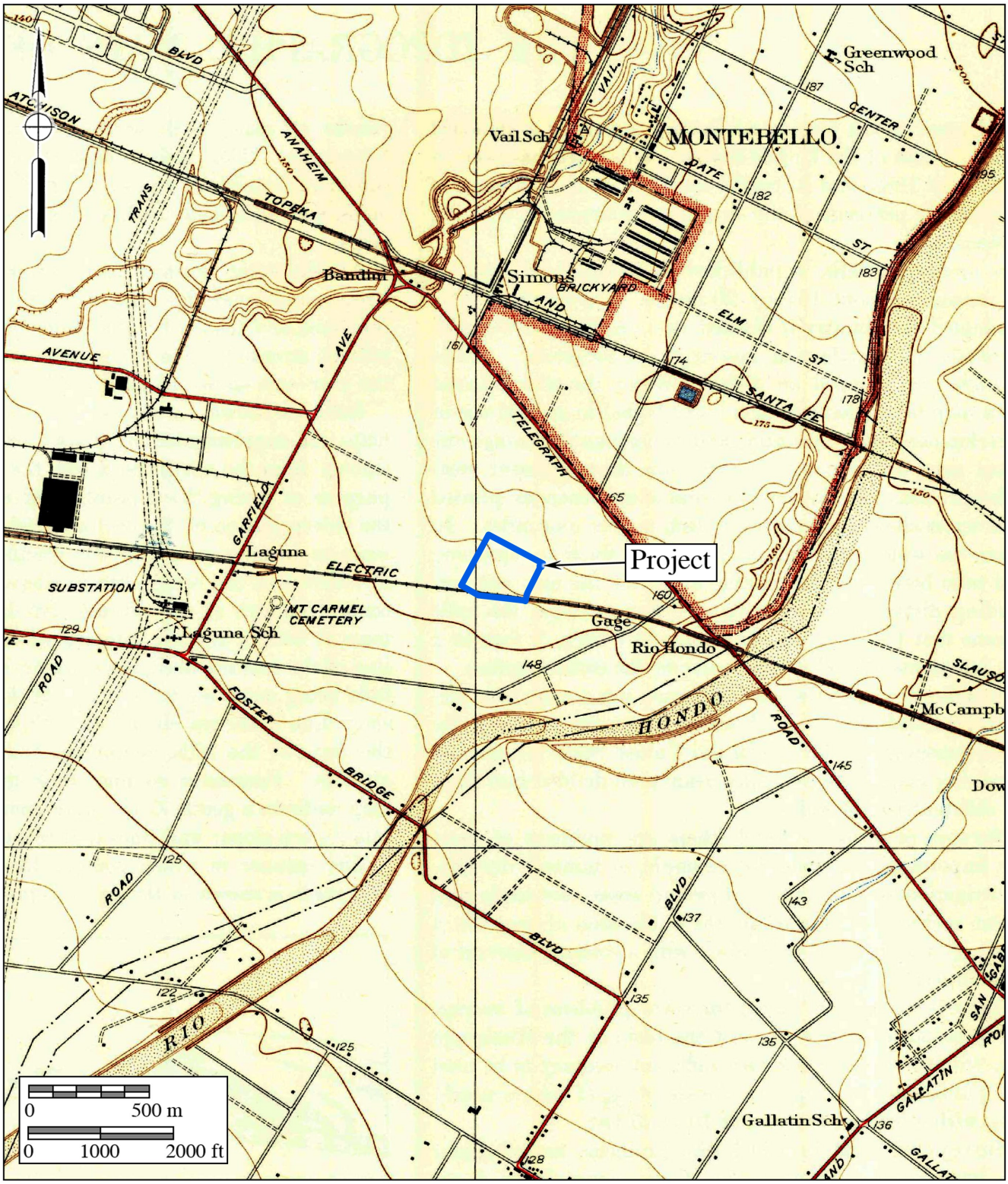
USGS *Downey* Quadrangle (1:62,500 series)



1923 USGS Map

The 7400 East Slauson Avenue Project

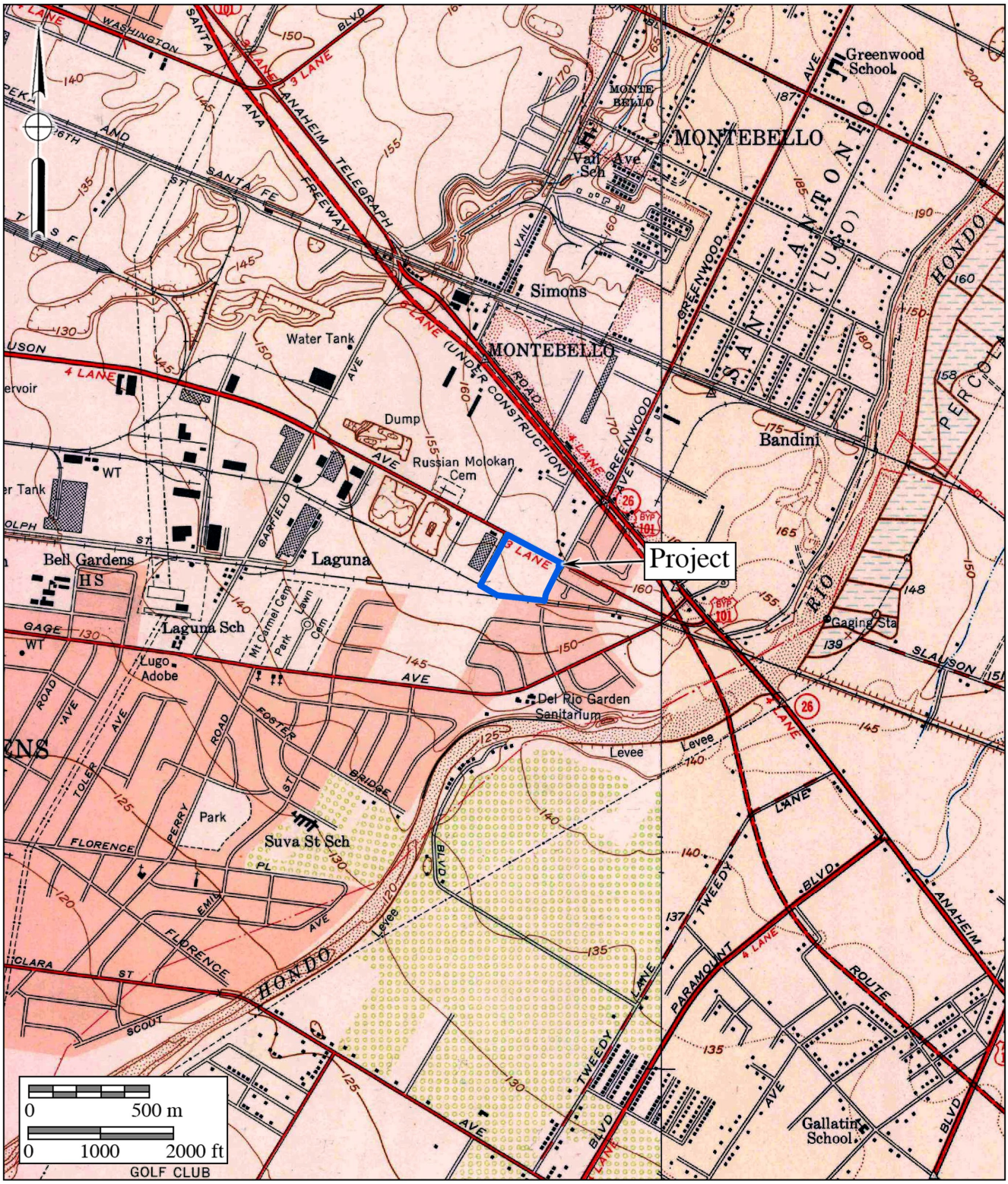
USGS *Bell* Quadrangle (7.5-minute series)



1936 USGS Map

The 7400 East Slauson Avenue Project

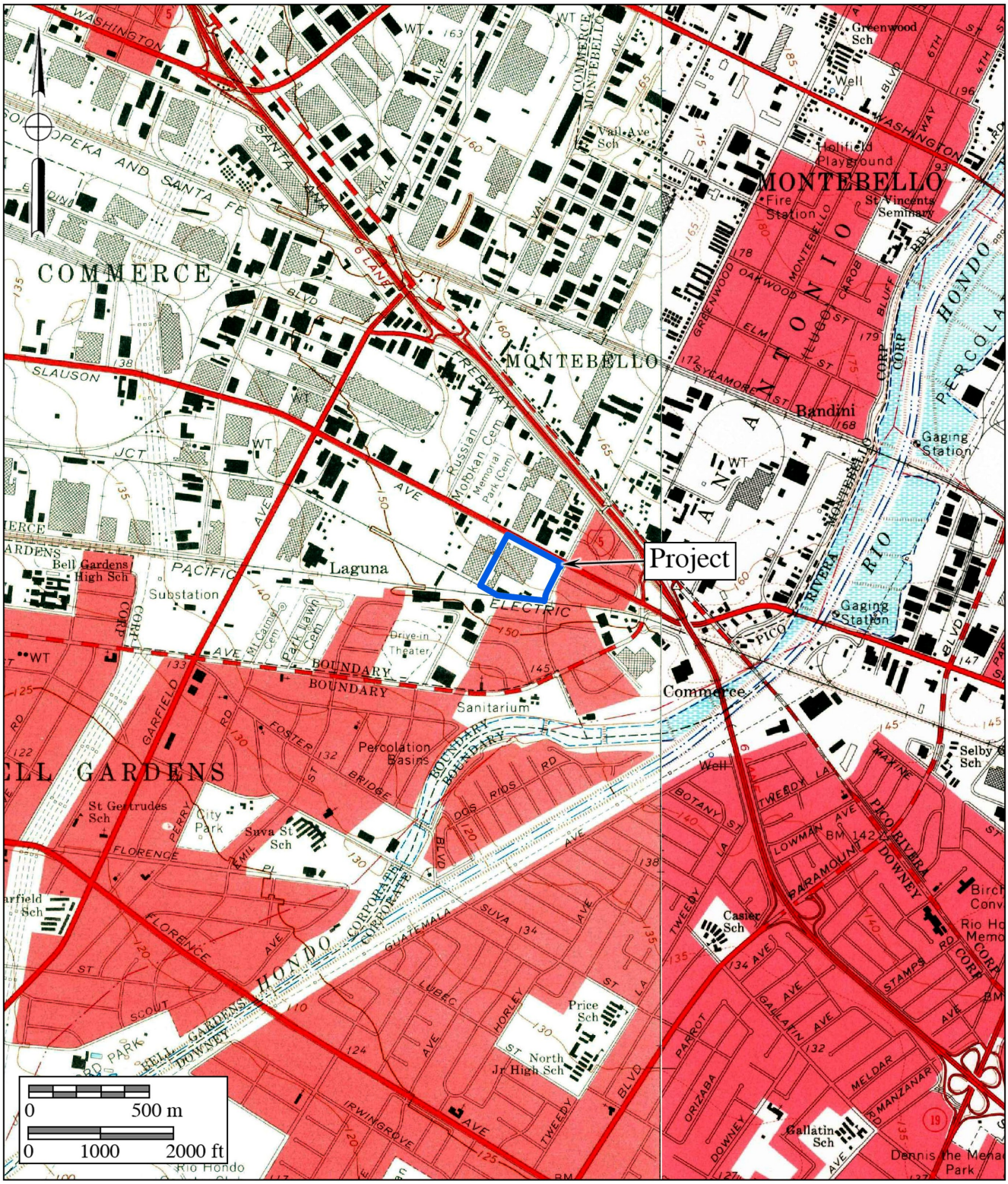
USGS *Bell* Quadrangle (7.5-minute series)



1951 and 1952 USGS Maps

The 7400 East Slauson Avenue Project

USGS *South Gate* and *Whittier* Quadrangles (7.5-minute series)



1964 and 1965 USGS Maps

The 7400 East Slauson Avenue Project

USGS *South Gate* and *Whittier* Quadrangles (7.5-minute series)