

LANCASTER LANE RANCH

Historic Resource Report



Prepared by

Christopher A. Joseph & Associates
11849 W. Olympic Boulevard, Suite 101
Los Angeles, CA 90064

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1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to determine whether or not a proposed development project (sometimes referred to as “the Project”) in the City of Lancaster will impact historic resources. According to the County Tax Assessor, the project site is comprised of a single parcel at the southeast corner of 60th Street and Avenue L. The assessor parcel numbers (APN) associated with the project site are 3102-027-034 and 035.

The project site is presently occupied by the Lane Ranch and Cattle Company, a livestock and agricultural supplier to the film and entertainment industries. Historically, the project site was used for farming and residential purposes. The site includes three residences, two mobile homes, two barns, and various agricultural and commercial buildings. The proposed project would redesignate, rezone, and develop a commercial shopping center on the site. The construction of the commercial shopping center would involve the demolition of all existing buildings on the project site.

Teresa Grimes and Jessica Mackenzie were responsible for the preparation of this report. Ms. Grimes, Senior Architectural Historian for Christopher A. Joseph & Associates has over fifteen years of experience in the field of historic preservation and a M.A. in Architecture. She more than fulfills the qualifications for historic preservation professionals outlined in 36 Code of Federal Regulations, Part 61. Jessica Mackenzie is an Associate Planner for Christopher A. Joseph & Associates.

1.2 Methodology

In conducting the assessment of historic significance, the following tasks were performed:

1. Conducted a field inspection of the project site and surrounding area to determine the study area and to identify potential historic resources. The study area was identified as the project site itself. The only buildings on the project site that appear to be over 45 years of age are the main barn, the accessory structure to the rear, and the small house to the front. These buildings were identified as warranting further research.
2. The California Historical Resources Inventory System (CHRIS) was consulted to determine whether or not the project site, or any of the buildings or structures thereon, is currently listed as a landmark at the national, state, or local levels and whether or not it had been previously evaluated as a historic resource. CHRIS includes properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for in the California Register of Historical Resources, California Registered Historical Landmarks and Points of Historical Interest, as well as properties that have been evaluated in historic resource surveys and other planning activities. No buildings on the project site are included in CHRIS.
3. Researched the history of the project site to establish the dates of construction and subsequent alterations, and the names of the original and subsequent owners, architects, and builders. Sources consulted included City of Lancaster building permit records, County of Los Angeles Tax Assessor records, Sanborn Fire Insurance Maps, and historic photograph collections at the Los Angeles Public Library. Unfortunately, the City of Lancaster did not have any records that would assist in documenting the older buildings on the project site. Approximate dates of construction and a chain of ownership were based upon Los Angeles County Tax Assessor records and oral testimony from the current owner. Historic aerial photographs and USGS maps also helped form

approximate dates of construction.

4. The history and context of the project site was researched at the Lancaster branch of the Los Angeles County Public Library. The research included a review of historic maps of the project site, books, and articles.
5. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs.

2. REGULATORY ENVIRONMENT

2.1 Regulatory Environment

Generally, a lead agency must consider a property a historic resource under the California Environmental Quality Act if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historic resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.¹ The National and California Register designation programs are discussed below.

National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."²

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of four established criteria:³

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

¹ Public Resource Code Section 5024.1 and 14 CCR Section 4850.

² 36 Code of Federal Regulations Part 60.2.

³ 36 Code of Federal Regulations Part 60.4.

Physical Integrity

According to National Register Bulletin 15, “to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity.” Integrity is defined in National Register Bulletin 15 as “the ability of a property to convey its significance.”⁴ Within the concept of integrity, the National Register recognizes seven aspects or qualities that in various combinations define integrity. They are feeling, association, workmanship, location, design, setting, and materials.

Context

To be eligible for listing in the National Register, a property must also be significant with a historic context. National Register Bulletin 15 states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear.”⁵ A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the National Register.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district “derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.”⁶

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.⁷ A district’s significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.⁸

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

⁴ National Register Bulletin #15, pp. 44-45.

⁵ National Register Bulletin #15, p. 7.

⁶ National Register Bulletin #15, p. 5.

⁷ 36 Code of Federal Regulations 60.3(d).

⁸ National Register Bulletin #21, p. 12.

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing as the National Register.⁹

California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups and citizens to identify historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process.¹⁰ The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register.
- California Registered Historical Landmarks from No. 0770 onward.
- Those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

The criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property must be at least 50 years of age and possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Historic resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.¹¹

⁹ National Register Bulletin #12, p. 13.

¹⁰ Public Resource Code Section 5024.1.

¹¹ Public Resource Code Section 4852.

OHP Survey Methodology

The evaluation instructions and classification system proscribed by OHP in its *Instructions for Recording Historical Resources* provide a three-digit evaluation code for use in classifying potential historic resources. In 2003, the codes were revised to address the California Register. The first digit indicates the general category of evaluation. The second digit is a letter code to indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number, which is coded to describe some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs reevaluation.

3.0. ENVIRONMENTAL SETTING

3.1 Description of the Surrounding Area

The property is located at the southeast corner of 60th Street and Avenue L. The semi-rural area is characterized by flat topography. Single-family residential subdivisions of modern construction are located to the immediate north, east and south of the project site, and a high school is located to the immediate west of the project site, across 60th Street, and agricultural land to the west. Further a field from the project site, the area is characterized by a mix of new residential developments, undeveloped agricultural land, and open desert.

3.2 Building Descriptions

The main entrance to the property is off Avenue L. Two residences are located closest to the street. The large one-story ranch style residence appears to lack both the age and architectural integrity to be considered a potential historic resource. The smaller house is located to the side of the main residence, closer to the driveway. This house is described in detail below. The main barn and associated shed to the rear are considered potential historic resources and are described in detail below. The buildings associated with the ranching activities of the property are clustered in the area around the barn, leaving the rest of the property as undeveloped agricultural land. These buildings include a trailer, a flat-roofed office, a modern garage, and numerous shed structures. All appear to be less than 45 years in age, and were thus dismissed from further consideration. The potentially historic buildings are described below:

Small House

The small house is located near the driveway (see View 1). Mature trees are symmetrically arranged around the house. The house is composed of a main, two-story volume, and a one-story addition to the side. The older main portion of the house features a gabled roof and a shingled exterior. In contrast, the one-story portion is an obvious later addition, and is covered by a flat-roof with a wide overhang, and a wood paneled exterior. The house lacks a clear primary façade, as both the one-story addition and the two-story shingled portions contain front doors. An eight-paneled door is situated asymmetrically on the street-facing façade of the original portion, and flanked by two windows. The door on the addition is of modern construction, and a large horizontally-sliding window is arranged to the right of the door. A chimney is visible on the roof of the addition. The house contains virtually no architectural details, except for the shingled exterior. In addition to the one-story addition, all of the windows have been replaced.

Barn and Associated Shed

The barn is located in the center of the project site (see View 2). The barn is characterized by its steeply gabled roof, rectangular shape, and oversized sliding doors. The front façade of the barn is oriented toward Avenue L, although the barn is not visible from the street. The board-and-batten exterior includes a center plank sliding door, and two smaller sliding doors on either side. Above the center entrance on the level of the hayloft are two small slab doors. A roof overhang accentuates the apex of the roofline. The roof material itself appears to be new. A conversation with the current owner confirmed that he replaced the original shake roof. A ventilator lantern is located in the center of the gable, with a weathervane attached. The roof is so steeply pitched that the facades along the sides of the barn are one-story. These facades are plain except for sliding doors on either side. The rear façade contains a one-story lean-to, and two small windows. The interior of the barn has been altered. It was originally designed as a hay barn and was converted to a horse barn. In so doing, the original dirt floor was covered with concrete and horse stalls, doors, and partitions were added. The upper interior space is marked by the exposed wood beam truss system.

A board-and-batten shed is located directly behind the barn (see View 3). It functions as a garage and includes a small rectangular enclosed building, and sheds on either side. The shed portions contain three walls and a roof, but are open on one side. The board-and-batten façade of the building includes a small six-pane casement window that appears original. The shed features multiple corrugated metal rooflines, as one of the shed portions of the building is approximately two stories in height, while the rest of the building is approximately one story in height. Due to the board-and-batten façade and the corrugated metal roof, and its proximity to the barn, the subject shed appears to be from the same era as the barn.



View 1: View of the small house. Note the shingled facade, non-original windows, and one-story addition.



View 2: View of the barn. Note the steep gable roof, board-and-batten façade and the oversized sliding doors.



View 3: View of the shed. Note the features of the garage are similar to those of the barn.



View 4: View of the area south of the main house, including various service buildings.



View 5: View of one of the service/office buildings of relatively modern construction. Note the unremarkable architectural character.



View 6: View of a service outbuilding.

4. EVALUATION OF SIGNIFICANCE

4.1 National Register of Historic Places

Criterion A

One historic context was considered in the evaluation under Criterion A, the history of agriculture in the Antelope Valley. The Antelope Valley is a 3,000-square mile high desert closed basin that straddles northern Los Angeles and southern Kern Counties. It includes the communities of Lancaster, Palmdale, Rosamond, and Mojave. Populated by different cultures for an estimated 11,000 years, the Antelope Valley was a trade route for Native Americans traveling from Arizona and New Mexico to California's coast. Though the first wave of non-native exploration took place in the early 1770s, a later exploratory period starting in the 1840s led to the valley's first permanent settlement during the following decade, fueled by California's Gold Rush and new status as American territory. The 1854 establishment of Fort Tejon military post near Castaic Lake and Grapevine Canyon created a gateway for valley traffic.¹²

The valley's first agricultural boom occurred during the 1880s and early 1890s, when heavy rainfall attracted homesteaders who successfully cultivated alfalfa, barley, wheat, and a variety of fruits and nuts. However, a serious drought between 1894 and 1904—the worst in Southern California's recorded history—devastated farms, forcing many settlers to abandon their land in the valley. With the drought's end came an agricultural resurgence after 1905 in the form of irrigation, thanks to pumps powered first by gasoline and later by electricity, which proved more reliable than the former reliance on artesian wells. Irrigation, besides allowing for the replanting of the crops that previously thrived, also allowed the large-scale cultivation of alfalfa, which by 1920 was the Antelope Valley's major crop.

Between the 1880s and the late 1920s, farmers were also plagued by jackrabbits, who reproduced and ate crops so quickly that they made it impossible for many farmers to stay in business; Evan Evans, a settler and county road superintendent, noted that the rabbits were so thick that at night the ground appeared to be moving. To eradicate these pests, farmers held big jackrabbit drives in which horseback riders drove the rabbits into makeshift corrals, clubbed them to death, and then barbecued the meat; the events were considered a weekend sport that attracted locals and city folk who came by train from Los Angeles.

Some historians state that the name "Lancaster" was bestowed upon the town by Mr. M.L. Wicks, a real estate developer who purchased six sections of land from the Southern Pacific Railroad in 1884 at a price of about \$2.50 an acre. Prior to that date, in 1882, Mr. Wicks has started a Scottish settlement of about 150 persons in the valley presumably the town was a more permanent home for those people. The story goes on to say that he named the new city for his former home, Lancaster, Pennsylvania.

Another version of the way Lancaster received its name attributes the deed to Mr. Purnell, a member of the Southern Pacific Railroad staff whose duties included the naming of all stations. His reasons, unfortunately, must remain obscure because all records were destroyed by fire in 1906.

Regardless of the origin of the name, the area would not have been developed as it has without the influence of the Southern Pacific Railroad, which was completed between San Francisco and Los Angeles in 1876. Following the completion of the railroad and the establishment of a water stop because of the purity and accessibility, the Western Hotel, then known as the Gilwyn was built, and by 1890, Lancaster was quite prosperous.

In 1898, gold was discovered in the hills north of Lancaster and attracted scores of prospectors who staked claims that are still visible and being prospected. The old-time miners would rig "V" shaped

¹² Antelope Valley Community History, www.colapublib.org, 7/1/2007.

wagons with sails and "tack" across Muroc Dry Lake going to and from work. Also, in 1898, borax was found in the mountains surrounding the Antelope Valley, sparking the world's largest open-pit borax mine.

Since the 1930's, when the first airplane was brought to the area and the Air Force started conducting flight tests at Muroc Air Base, Lancaster has grown relatively steadily. Edwards Air Force Base, famous for its space shuttle landings and home to the famous aviatrix Pancho Barnes and the Happy Bottom Riding Club, has had a major impact on the local economy, and continues to with the Air Force Flight Test Center's programs which have included testing of the B-1B, the B-2 stealth bomber, the F117A stealth fighter, the SR71 "Blackbird", and the U-2. It is quite common to look into the forever blue sky and see one, two, or even three of these beautiful "birds" flying at the same time.¹³

Like most properties in the area, the subject property was a part of the vast farming tract that was gradually broken up in the last century. Although unconfirmed, the property was likely part of the Earl Fruit Company at one time. The Earl Fruit Company was one of the earliest packagers and shippers of fruit in California. At some time subsequent to the association with the Earl Fruit Company, the property was a part of a 640-acre alfalfa farm. According to the Lane family, George and Olga Lane began farming in the area in the early 1930s. Tax Assessor records indicate that the subject property was purchased by George and Olga Lane in 1940. According to the Lane family, the small house and main barn are not original to the property, but rather moved there when George and Olga Lane purchased the property. Tax Assessor records that document the value of improvements annually support this idea. However, there is no record of where the buildings were moved from, so research on the original historic context of the buildings was not possible.

The Lane family lived in the small house and worked on the farm growing alfalfa, similar to other Lancaster residents. The 1953 aerial photograph (see Figure I) shows that the property was still used for agricultural purposes at this time. The buildings are clustered on the far eastern portion of the property, and the rest of the property is clearly plowed for agricultural purposes. The barn and smaller residence is visible in the aerial. There are other agricultural buildings visible on the 1953 aerial, but they do not appear to be the same buildings currently on the property due to differences in building footprints. The 1968 aerial photograph shows the addition of several other structures, including buildings on the western portion of the project site, along Avenue L. The quality of the 1968 aerial is very poor, and the detail of the buildings is not visible. By the time the 1989 aerial photograph was taken, the property had been converted to its present use. The "Lane Ranch and Cattle Company" supplies agricultural equipment and livestock to the entertainment business. Many of the older structures associated with the agricultural use of the property were removed, while others that support the current use were added. The 1994 and 2002 aerials show the property much as it was in 1989.

The property and none of the buildings there on appear to be eligible for listing under Criterion A, either individually or collectively as a historic district, primarily due to a lack of physical integrity. The property no longer reflects its historical use as an alfalfa farm as many of the original buildings have been demolished and newer ones added. There are not enough older buildings on the property that retain their physical integrity to constitute a historic district. A historic district is a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development. The early history of the main barn and small house could not be established because their original location and date of construction are unknown. Based upon their materials and construction, they probably date from the early 1920s, if not a little earlier. As such, they are probably two of the older buildings in the City of Lancaster. However, they have both suffered from alterations that preclude them from being considered individually eligible under Criterion A. The small house lacks physical integrity due to the replacement of the original windows and the large

¹³ City of Lancaster, History of Lancaster, website: www.cityoflancasterca.org., July 10, 2007.

addition on the side. The barn lacks physical integrity due to the renovations that transformed it from a hay barn to a horse barn. Even more troublesome is the fact that the original wood shake roof was recently removed and replaced with modern corrugated metal. Due to a lack of physical integrity, the older buildings would not be considered individually eligible for listing in Criterion A.

Criterion B

None of the buildings on the property appear to be eligible under Criterion B as they are not strongly associated with any persons of historic significance. In order to be eligible under Criterion B, persons associated with the property must be individually significant within a historic context. In this case, the historic context would be the history of agriculture in Lancaster. The earliest owners of the property are unknown, as the Tax Assessor research was inconclusive. Some of the earlier owners include William Coats, General American Life Insurance Company, and Gustavo C. Aros. No information was found through the Los Angeles Public Library databases or through the Los Angeles County Library (including the Lancaster Branch) on any of these early owners. Therefore, it is unlikely any of these individuals or General American Life Insurance Company would be considered of historic significance.

The owners most associated with the property would be the Lane family, who has owned the property since 1940. The property was first owned by George W and Olga J Lane, and then Frank and Yvonne Lane. The Lane family was involved in Antelope Valley farming for multiple generations, and is thus known for leadership within that community. However, according to the National Register Bulletin #15, "How to Apply the National Register Criteria":

A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group...a property is not eligible under Criterion B if it is associated with an individual about whom no scholarly judgment can be made because either research has not revealed specific information about the person's activities and their impact, or there is insufficient perspective to determine whether those activities or contributions were historically important.¹⁴

Research was conducted on each of the individuals through the *Los Angeles Times* and the California Index at the Los Angeles Public Library. At this time, there is not enough evidence to conclusively determine that the Lane family is historically significant in the history of farming in Lancaster. Therefore, the buildings on the property appear to be ineligible under Criterion B, as they are not strongly associated with any persons of historic significance.

Criterion C

Properties can be eligible under Criterion C for one of four reasons. The three most applicable to the subject property are "representative of the work of a master", "a significant and distinguishable entity whose components may lack individual distinction", and "embodiment of a distinctive type, period, or method of construction".

The buildings on the property are not the work of a master architect. According to the Lane family, the barn and small residence were moved to the property from another nearby site. However, no permit records could be found on the original construction or building move, so there is no information on the architects or building designers. As such, it is unlikely that the buildings are the work of a known master

¹⁴ National Register Bulletin #15, p. 15.

architect. Due to the alterations and unremarkable architecture, the buildings would also not be considered the work of an unknown master architect.

Typically, a property with multiple resources that have a common history and architectural vocabulary is evaluated as a historic district, which is defined as “a significant and distinguishable entity whose components may lack individual distinction”. As previously mentioned, the buildings on the subject property are from a variety of time periods and represent different architectural styles. The majority of buildings are of modern construction and are not potential historic resources. The number of modern buildings and disparate architectural styles result in an overall lack of historic sense of period or place. As such, the barn and small house will be analyzed individually as to whether they embody the distinguishing characteristics of a type, period, or method of construction.

Small House

The small house is vernacular in design. By definition, vernacular architecture is commonplace construction without a distinctive style. Vernacular buildings usually feature simplified elements not categorized as formal architectural styles. In order to be considered eligible under Criterion C, a vernacular building would have to be particularly intact, or a part of a historic district. A collection of vernacular buildings could be considered unremarkable if evaluated individually, but a collection of intact vernacular buildings could potentially represent a particular time period or building type.

However, the subject building is not particularly intact, and is not part of a historic district. The integrity of the building has been comprised by the replacement of all of the windows, and most dramatically by the one-story addition to the side. This addition compromised the original scale of the house, as it nearly doubled the building footprint. Whatever original architectural character the house once had has been lost due to these alterations. The building is not considered an example of any distinctive type, period, or method of construction, much less an embodiment of these characteristics, and would therefore not be eligible for listing under Criterion C.

Barn and Associated Shed

The historic context for the evaluation of the barn and associated shed building would be agricultural architecture. The embodiment of a barn would likely include the defining characteristics of original wood construction of the walls, a corrugated or shake roof, and the original internal division of spaces. For alfalfa farming operations, this would likely include a dirt floor and hayloft, while a horse barn would include accommodations for horses. Other barns in the Antelope Valley have been listed in the CHRIS. This includes two horse barns listed as “2D2” on the Antelope Valley Fairgrounds. This status code indicates the barns were considered contributors to a district determined eligible for listing in the National Register through a consensus determination.

While the small shed associated with the barn is substantially intact, the subject barn has been significantly altered. The original shake roof has been replaced by a modern, metal roof. As noted above, window openings have been made on the rear façade of the barn. Historically, the barn was used as a hay barn, but the interior of the barn has been remodeled into a horse barn. The original dirt floor has been paved with cement, and stalls for horses and associated activities have been constructed in the barn. While the wood-frame barn and shed are intact and are good examples of agricultural architecture, the alterations to the main barn diminish the architectural integrity of both buildings. The two defining characteristics of the barn (the roof and the interior division of space) have been completely altered and no longer reflect the original construction. Therefore, the barn would not be eligible as “the embodiment of a style”.

The associated shed is a fairly common example of a vernacular agricultural outbuilding. As stated above, a vernacular building would have to be particularly well-intact, or a part of a historic district in order to be eligible under Criterion C. However, the subject building is not part of a historic district, and is not particularly intact. The shed includes a cement slab floor instead of a dirt floor, and is used to store equipment for the Lane Ranch and Cattle Company, a contemporary supply company. The building is plain and unremarkable, and would not be considered eligible under Criterion C.

Criterion D

Criterion D was not considered in this report, as it generally applies to archeological resources.

4.2 California Register of Historical Resources

The buildings on the project site are not eligible for listing in the California Register for the reasons noted above. While the integrity requirements for listing in the California Register are less stringent than those for the National Register, there is still the expectation that the property appear much as it did during the period of significance. As described in detail above, the subject buildings do not convey the period of significance of their original construction. Therefore, the buildings on the project site would be ineligible for listing on the California Register.

4.3 Conclusions

Based upon the research and analysis conducted for this report, the buildings do not appear to be eligible for listing in the National or California Registers, due to a lack of historic significance, architectural distinction, and physical integrity. These evaluations are consistent with the California Register Status Code of 6Z. As such, none of the buildings on the project site are historic resources pursuant to CEQA.

As the project site does not contain any historic resources pursuant to CEQA, the proposed demolition of all existing buildings on the project site would have no impact with respect to historic resources.

5. SOURCES

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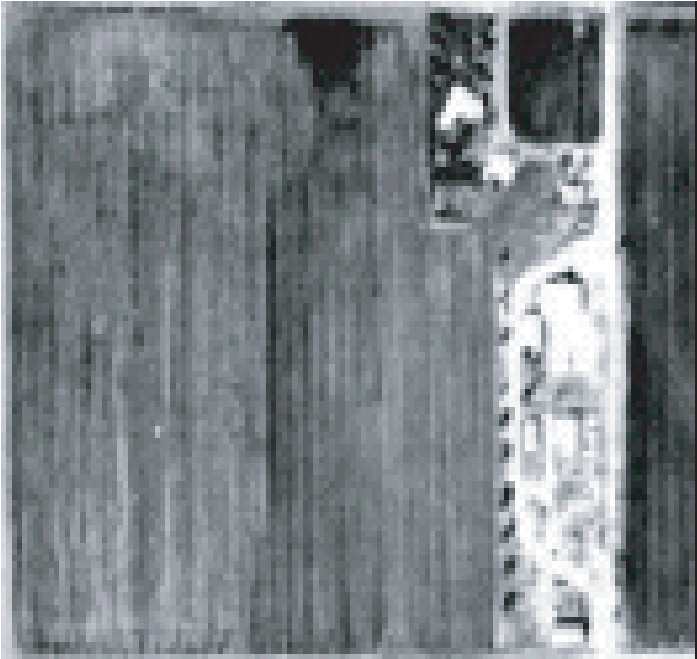
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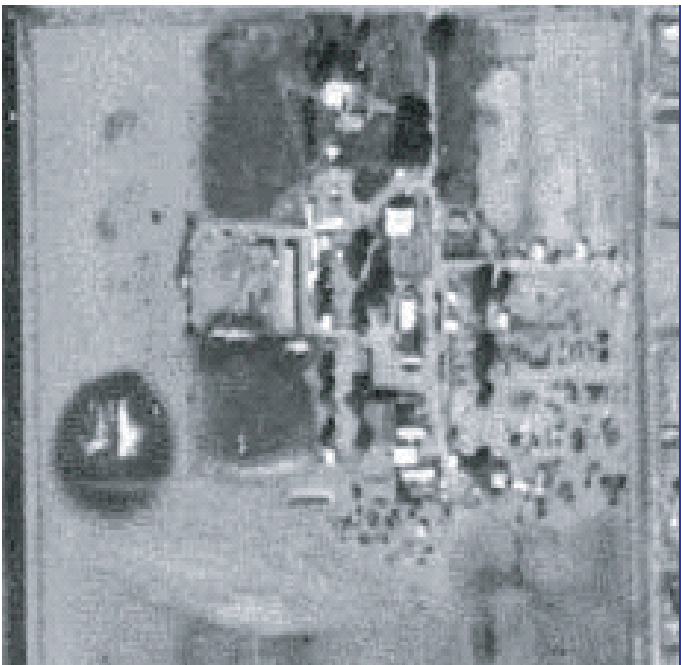
FIGURE 1



1953 Aerial



1968 Aerial



1989 Aerial



Current Aerial

Source: Environmental Data Resources, The EDR Aerial Photo Decades Package, 60th Street West Lancaster, June 4, 2007 and Google 2007.

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

Primary # _____
HRI# _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) *Small House at Lane Ranch*

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; of _____ of Sec _____ ; B.M. _____

c. Address 60th Street and Avenue L City Lancaster Zip 93536

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN No. 3102-027-034.

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

The house is composed of a main, two-story volume, and a one-story addition to the side. The older main portion of the house features a gabled roof and a shingled exterior. In contrast, the one-story portion is an obvious later addition, and is covered by a flat-roof with a wide overhang, and a wood paneled exterior. The house lacks a clear primary façade, as both the one-story addition and the two-story shingled portions contain front doors. An eight-paneled door is asymmetrically on the street-facing façade of the original portion, and flanked by two windows. The door on the addition is of modern construction, and a large horizontally-sliding window is arranged to the right of the door. A chimney is visible on the roof of the addition.

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

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



P5b. Description of Photo: (view, date, accession #) _____

View of facade facing Avenue L. July 2007

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

Circa 1920

*P7. Owner and Address:

Lane Ranch and Cattle Company, 42220
10th St., Ste. 101 Lancaster, CA 93534

*P8. Recorded by:

(Name, affiliation, and address)

Teresa Grimes and Jessica Mackenzie
Christopher Joseph and Associates
11849 W. Olympic Boulevard
Los Angeles, CA 90064

*P9. Date Recorded: July, 2007

*P10. Survey Type: (Describe) Intensive

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

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) *Small House at Lane Ranch*

- B1. Historic Name: *N/A*
- B2. Common Name: *Small House at Lane Ranch*
- B3. Original Use: *Residence*
- B4. Present Use: *Residence*
- *B5. Architectural Style: *Vernacular*
- *B6. Construction History: (Construction date, alterations, and date of alterations)
Moved from original location. One-story addition. All windows have been replaced.

*B7. Moved? No Yes Unknown Date: *Unknown*

Original Location: *Unknown*

*B8. Related Features:

B9a. Architect: *Unknown*

b. Builder: *Unknown*

*B10. Significance: Theme *Agriculture*

Area: *Lancaster*

Period of Significance: *N/A*

Property Type: *Residential*

Applicable Criteria: *N/A*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building is not particularly intact, and is not part of a historic district. The integrity of the building has been comprised by the replacement of all of the windows, and most dramatically by the one-story addition to the side of the original portion of the house. This addition compromised the original scale of the house, as it nearly doubled the building footprint. Whatever original architectural character the house once had has been lost due to these alterations. The building is not considered an example of any distinctive type, period, or method of construction, much less an embodiment of these characteristics. Further, the building is not associated with an event or person of historical significance.

B11. Additional Resource Attributes: (List attributes and codes)
HP2

*B12. References:
See attached.

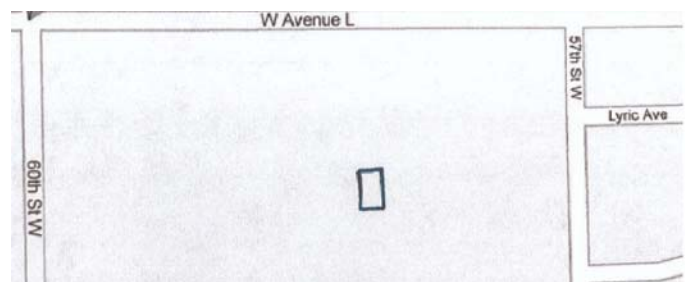
B13. Remarks:

*B14. Evaluator:
Teresa Grimes and Jessica Mackenzie

*Date of Evaluation: *July, 2007.*

(This space reserved for official comments)

Sketch Map with north arrow required.



Page 3 of 3 *Resource Name or #(Assigned by recorder) Small House at Lane Ranch

Recorded by: *Teresa Grimes and Jessica Mackenzies*

Date: *July, 2007*

Continuation Update

Blumenson, John J.-G., Identifying American Architecture. Nashville: American Association for State and Local History, 1981.

California State Office of Historic Preservation, California Historical Resources Inventory System, December 2007.

City of Lancaster, History of Lancaster, website: www.cityoflancasterca.org, July 10, 2007.

County of Los Angeles, Antelope Valley Community History, website: www.colapublib.org, July 10, 2007.

Los Angeles County Tax Assessor Records, Assessor Parcel Number 3102-027-034

Los Angeles Public Library, The California Index.

McAlester, Virginia and Lee, A Field Guide to American Houses. New York: Alfred A. Knopf, 1991.

Serpico, Phillip C., Railroading Through the Antelope Valley. Palmdale, CA: Omni Publications, 2000.

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

Primary # _____
 HRI# _____
 Trinomial _____
 NRHP Status Code 6Z

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Barn at Lane Ranch

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad N/A Date _____ T _____ ; R _____ ; of _____ of Sec _____ ; B.M. _____

c. Address 60th Street and Avenue L City Lancaster Zip 93536

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN No. 3102-027-034.

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

The barn is characterized by its steeply gabled roof, rectangular shape, and oversized sliding doors. The board-and-batten exterior includes a center plank sliding door, and two smaller sliding doors on either side. Above the center entrance on the level of the hayloft are two small slab doors. A roof overhang accentuates the apex of the roofline. The roof material itself appears to be new. A ventilator lantern is located in the center of the gable, with a weathervane attached. The original dirt floor was covered with concrete and horse stalls, doors, and partitions were added. The upper interior space is marked by the exposed wood beam truss system.

*P3b. Resource Attributes: (List attributes and codes) HP33

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

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



P5b. Description of Photo: (view, date, accession #) _____

View of front facade, July 2007.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

Circa 1920

*P7. Owner and Address:

*Lane Ranch and Cattle Company, 42220
 10th St., Ste. 101 Lancaster, CA 93534*

*P8. Recorded by:

(Name, affiliation, and address)

*Teresa Grimes and Jessica Mackenzie
 Christopher Joseph and Associates
 11849 W. Olympic Boulevard
 Los Angeles, CA 90064*

*P9. Date Recorded: July, 2007

*P10. Survey Type: (Describe) Intensive

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

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # (Assigned by recorder) Barn at Lane Ranch

- B1. Historic Name: N/A
- B2. Common Name: Barn at the Lane Ranch
- B3. Original Use: Hay Barn
- B4. Present Use: Horse Barn

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

Moved from original location. Shake roof replaced by modern material. Dirt floor paved with cement. Interior partitions added to accommodate horses, hayloft altered, rear windows added.

*B7. Moved? No Yes Unknown Date: Unknown

Original Location: Unknown

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Agriculture

Area: Lancaster

Period of Significance: N/A

Property Type: Barn

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The barn has been significantly altered. The original shake roof has been replaced by a modern, metal roof. As noted above, window openings have been made on the rear façade of the barn. Historically, the barn was used as a hay barn, but the interior of the barn has been remodeled into a horse barn. The original dirt floor has been paved with cement, and stalls for horses and associated activities have been constructed in the barn. While the barn is an older example of agricultural architecture in Lancaster, the alterations render it ineligible for consideration as "the embodiment of a style". Two of the defining characteristics of the barn (the roof and the interior division of space) have been completely altered and no longer reflect the original construction. Further, the building is not associated with an event or person of historical significance.

B11. Additional Resource Attributes: (List attributes and codes)

HP33

*B12. References:

See attached

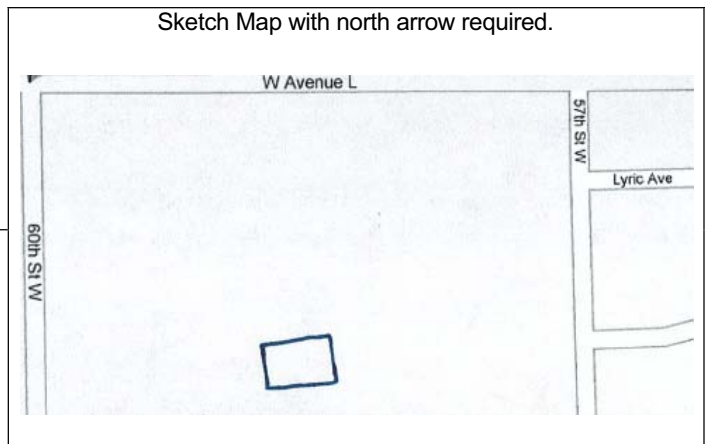
B13. Remarks:

*B14. Evaluator:

Teresa Grimes and Jessica Mackenize

*Date of Evaluation: July, 2007

(This space reserved for official comments)



Page 3 of 3 *Resource Name or #(Assigned by recorder) Barn at Lane Ranch

Recorded by:

Continuation

Update

Date: July, 2007

Blumenson, John J.-G., Identifying American Architecture. Nashville: American Association for State and Local History, 1981.

California State Office of Historic Preservation, California Historical Resources Inventory System, December 2007.

City of Lancaster, History of Lancaster, website: www.cityoflanasterca.org., July 10, 2007.

County of Los Angeles, Antelope Valley Community History, website: www.colapublib.org, July 10, 2007.

Los Angeles County Tax Assessor Records, Assessor Parcel Number 3102-027-034

Los Angeles Public Library, The California Index.

McAlester, Virginia and Lee, A Field Guide to American Houses. New York: Alfred A. Knopf, 1991.

Serpico, Phillip C., Railroading Through the Antelope Valley. Palmdale, CA: Omni Publications, 2000.

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

Primary # _____
 HRI# _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) *Shed Associated with the Barn at Lane Ranch*

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County *Los Angeles* and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad *N/A* Date _____ T _____ ; R _____ ; of _____ of Sec _____ ; B.M. _____

c. Address *60th Street and Avenue L* City *Lancaster* Zip *93536*

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN No. 3102-027-034.

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

A board-and-batten shed functions as a garage and includes a small rectangular enclosed building, and sheds on either side. The shed portions contain three walls and a roof, but are open on one side. The board-and-batten façade of the building includes a small six-pane casement window that appears original. The shed features multiple corrugated metal rooflines, as one of the shed portions of the building is approximately two stories in height, while the rest of the building is approximately one story in height.

*P3b. Resource Attributes: (List attributes and codes) *HP 33*

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

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



P5b. Description of Photo: (view, date, accession #) _____

View of front facade, July 2007.

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

Circa 1920

*P7. Owner and Address: _____

*Lane Ranch and Cattle Company, 42220
 10th St., Ste. 101 Lancaster, CA 93534*

*P8. Recorded by:
 (Name, affiliation, and address)

*Teresa Grimes and Jessica Mackenzie
 Christopher Joseph and Associates
 11849 W. Olympic Boulevard
 Los Angeles, CA 90064*

*P9. Date Recorded: *July 2007*

*P10. Survey Type: (Describe) *Intensive*

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

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) *Shed at Lane Ranch*

- B1. Historic Name: *N/A*
- B2. Common Name: *Shed at Lane Ranch*
- B3. Original Use: *Shed*
- B4. Present Use: *Shed*

*B5. Architectural Style: *Vernacular*

*B6. Construction History: (Construction date, alterations, and date of alterations)

No visible alterations.

*B7. Moved? No Yes Unknown Date: *Unknown*

Original Location: *Unknown*

*B8. Related Features:

N/A

B9a. Architect: *Unknown*

b. Builder: *Unknown*

*B10. Significance: Theme *Agriculture*

Area: *Lancaster*

Period of Significance: *N/A*

Property Type: *Barn*

Applicable Criteria: *N/A*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The associated shed is a fairly common example of a vernacular agricultural outbuilding. The building is not part of a historic district. The shed includes a cement slab floor instead of a dirt floor, and is used to store equipment for the Lane Ranch and Cattle Company, a contemporary supply company. The building is plain and unremarkable, and is not associated with an event or person of historical significance.

B11. Additional Resource Attributes: (List attributes and codes)

HP 33

*B12. References:

See attached.

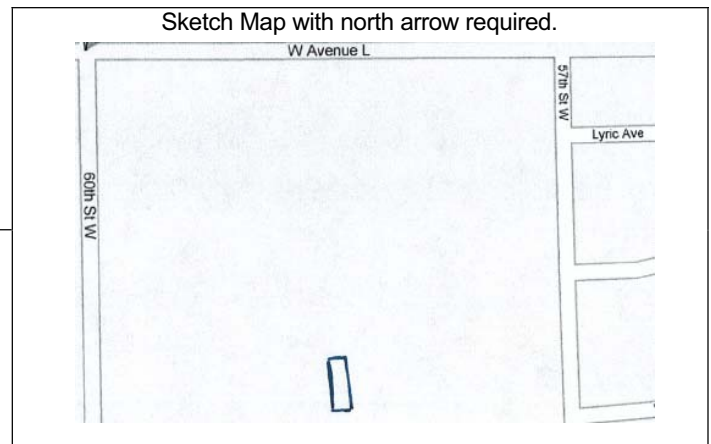
B13. Remarks:

*B14. Evaluator:

Teresa Grimes and Jessica Mackenzie

*Date of Evaluation: _____

(This space reserved for official comments)



Page 3 of 3 *Resource Name or #(Assigned by recorder) Shed Associated with the Barn at Lane Ranch

Recorded by: *Teresa Grimes and Jessica Mackenzie*

Date: *July 2007*

Continuation Update

Blumenson, John J.-G., Identifying American Architecture. Nashville: American Association for State and Local History, 1981.

California State Office of Historic Preservation, California Historical Resources Inventory System, December 2007.

City of Lancaster, History of Lancaster, website: www.cityoflancasterca.org., July 10, 2007.

County of Los Angeles, Antelope Valley Community History, website: www.colapublib.org, July 10, 2007.

Los Angeles County Tax Assessor Records, Assessor Parcel Number 3102-027-034

Los Angeles Public Library, The California Index.

McAlester, Virginia and Lee, A Field Guide to American Houses. New York: Alfred A. Knopf, 1991.

Serpico, Phillip C., Railroading Through the Antelope Valley. Palmdale, CA: Omni Publications, 2000.