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## **Appendix C**

### Cultural Resources Assessment Report for the 1450 Artesia Specific Plan Project



# **CULTURAL RESOURCES ASSESSMENT**

**1450 Artesia SP**

**City of Gardena, Los Angeles County, California**

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Project No. KIM2212

## **Data Base Information:**

*Type of Study:* Intensive Survey

*Resources Recorded:* Historic-period Buildings at 1440, 1450, 1462, and 1472 Artesia Blvd.

*USGS Quadrangle:* 7.5-minute Torrance, California (1981)



**BCRCONSULTING LLC**

September 1, 2023

## MANAGEMENT SUMMARY

BCR Consulting LLC (BCR Consulting) is under contract to Kimley-Horn to complete a Cultural Resources Assessment of the proposed 1450 Artesia SP Project in the City of Gardena (City), Los Angeles County, California. A cultural resources records search, additional research, intensive-level pedestrian field survey, Native American Heritage Commission (NAHC) Sacred Lands File Search (SLF), and vertebrate paleontological resources overview were conducted for the project in partial fulfillment of the California Environmental Quality Act (CEQA).

The records search has revealed that 12 previous cultural resource studies have taken place, and four cultural resources have been recorded within one half-mile of the project site. None of the previous studies assessed the project site for cultural resources, and no cultural resources have been previously recorded within its boundaries. During the field survey, BCR Consulting personnel identified four properties containing historic-period buildings within the project site boundaries. None of the resources are recommended eligible for the California Register of Historical Resources (California Register). As such none of the resources is recommended a “historical resource” under CEQA. They do not warrant further consideration. No other cultural resources of any kind have been identified within the project site boundaries. No significant impact related to historical resources is anticipated and no further investigations are recommended for the proposed project unless:

- The proposed project is changed to include areas that have not been subject to this cultural resource assessment;
- Cultural materials are encountered during project activities.

The current study attempted to determine whether significant archaeological deposits were present on the proposed project site. Although none were yielded during the records search and field survey, and the exact depth of previous disturbance (though significant) is not known, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist should have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- Historic-period artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- Historic-period structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
- Prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- Groundstone artifacts, including mortars, pestles, and grinding slabs;
- Dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks;
- Human remains.



BCR Consulting requested a Sacred Lands File Search (SLF) from the NAHC on May 18, 2022. Findings were negative during the SLF search, and the results are provided in Appendix C. The State Legislature added requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect July 1, 2015. AB 52 requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. Since the City will initiate and carry out the required AB52 Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff is available to answer questions and address concerns as necessary.

According to CEQA Guidelines, projects subject to CEQA must determine whether the project would “directly or indirectly destroy a unique paleontological resource”. The Paleontological Overview provided in Appendix E has recommended that:

The geologic units underlying the project area is mapped as Holocene alluvial fan deposits of clay and sand (Dibblee, Ehrenspeck, Ehlig, and Bartlett, 1999). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, if development requires any substantial depth of disturbance, the likelihood of reaching Pleistocene alluvial sediments would increase. While the Western Science Center does not have localities within the project area or within a mile radius of the project, this is likely due to the project’s physical distance from the museum and not indicative of the presence or lack of presence of fossil material.

While the presence of any fossil material is unlikely, if excavation activity disturbs deeper sediment dating to the earliest parts of the Holocene or Late Pleistocene periods, the material would be scientifically significant. Excavation activity associated with the development of the project area is unlikely to be paleontologically sensitive, but caution during development should be observed.

If human remains are encountered during any project activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The

MLD shall complete the inspection and make their recommendation within 48 hours of notification by the NAHC.

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## INTRODUCTION

BCR Consulting LLC (BCR Consulting) is under contract to Kimley-Horn to complete a Cultural Resources Assessment of the proposed 1450 Artesia SP Project (project) in the City of Gardena (City), Los Angeles County, California. A cultural resources records search, additional research, intensive-level pedestrian field survey, Sacred Lands File search with the Native American Heritage Commission, and paleontological overview were completed in partial fulfillment of the California Environmental Quality Act (CEQA). The project occupies approximately 6.33 acres and is bounded by West Artesia Boulevard on the north, railroad tracks on the east, the Dominguez Channel on the south, and commercial properties on the west. The project site is located in a non-sectioned portion of Township 3 South, Range 14 West, San Bernardino Baseline and Meridian. It is depicted on the United States Geological Survey (USGS) *Torrance, California* (1981) 7.5-minute topographic quadrangle (Figure 1).

## NATURAL SETTING

The local geologic region coincides with the physiographic area known as the Los Angeles Basin. It is characterized as a transverse-oriented lowland basin and coastal plain approximately 50 miles long and 20 miles wide. The basin originated as a deep marine trough during the Pliocene (7-2 million years ago) that eventually filled with shallow water fossil bearing sediments. By the beginning of the Pleistocene (after 2 million years ago) uplifting created the series of plains and mesas along the coast that now characterize the area (Lambert 1994, Mendenhall 1905, Woodford et al. 1954). Local rainfall ranges from 5 to 15 inches annually (Jaeger and Smith 1971:36-37). Local vegetation communities are naturally dominated by coastal sage scrub and riparian vegetation, although urbanization prevents its proliferation in much of the project region (Williams et al. 2008:117, 122). See Bean and Saubel (1972) for use of these biotic communities by prehistoric and historic inhabitants. Excavation for building construction on the project site have disturbed sediments to unknown depths.

## CULTURAL SETTING

### Prehistoric Context

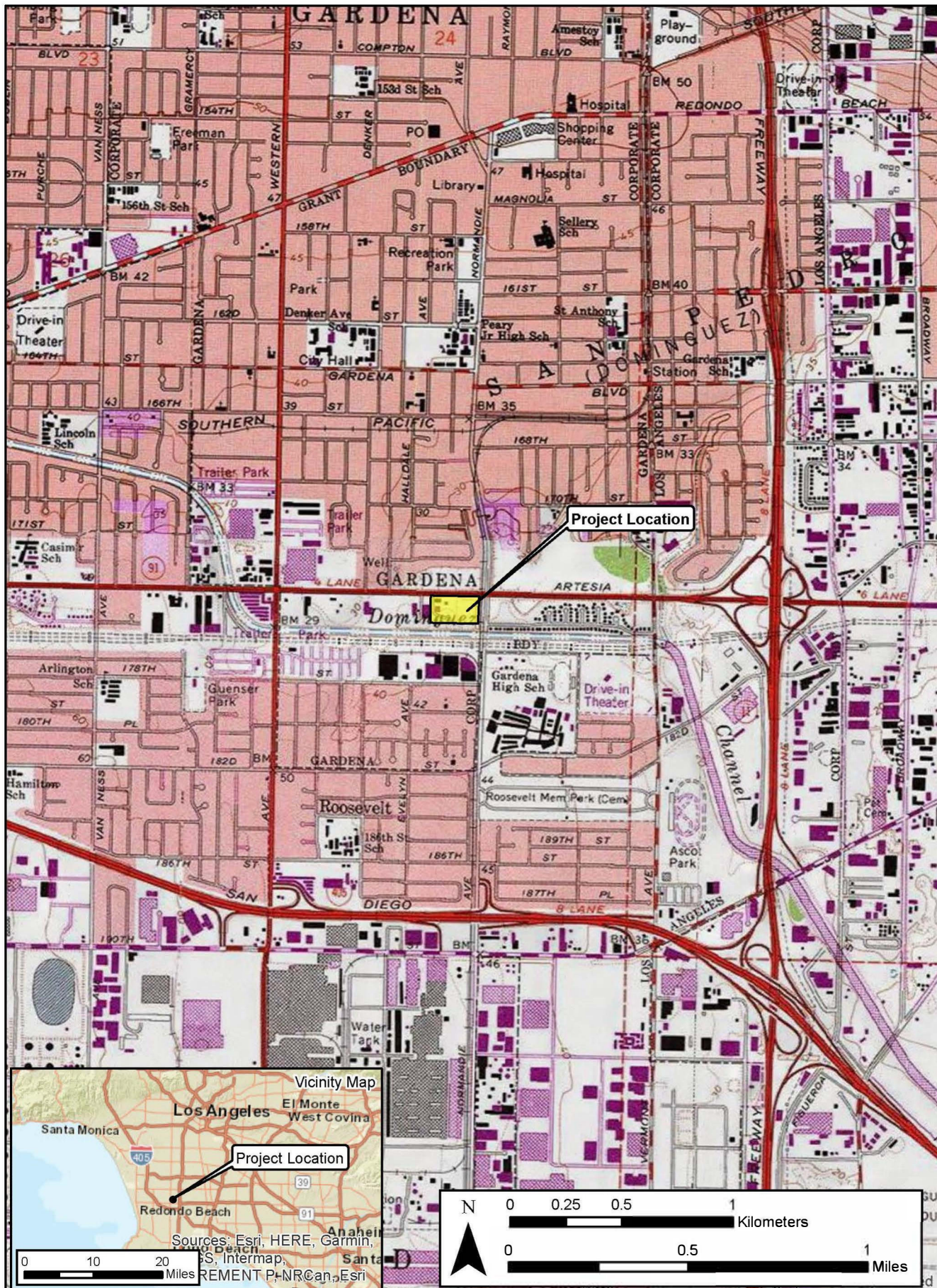
Various regional syntheses have been commonly utilized in the archaeological literature for southern California. The most widely cited include Wallace (1955) and Warren (1968 and 1986). Wallace defines four cultural horizons, each with characteristic local variations:

- Early Period (before 6000 B.C.)
- Milling Stone (6000 to 3000 B.C.)
- Intermediate (3000 B.C. to A.D. 500)
- Late Prehistoric (A.D. 500 to A.D. 1769).

Employing a more ecological model Warren (1968) defined three traditions, including:

- San Dieguito (pre 5500 B.C.)
- Encinitas (5500 B.C. to A.D. 600)
- Shoshonean (A.D. 600 to A.D. 1769).







Relying on data from more desert-based groups Warren defined five periods in his 1986 study:

- Lake Mojave (8000 to 5000 B.C.)
- Pinto (5000 to 2000 B.C.)
- Gypsum (2000 B.C. to A.D. 500)
- Saratoga Springs (A.D. 500 to 1200)
- Protohistoric (A.D. 1200 to 1769).

Although these references have provided useful overviews for southern California, updated studies more specific to the prehistory of coastal southern California (see Arnold et al. 1997; Raab and Larson 1997) are relevant to the current project area. The current study is synthesized from Mason et al. (1997), and Koerper et al. (2002) who posit that Middle Holocene site expansion along the local coastline is the result of new habitats containing important prehistoric food sources that flourished due to stabilizing sea levels between five and six thousand years ago (Mason et al. 1997:58). These habitats particularly included kelp beds containing sheephead fish, and sandy and muddy substrates that encouraged proliferation of cockles, scallops, oysters, bat rays, and guitar fish (Mason et al. 1997:40-41). During the late Holocene, population increase resulting from access to these food sources as well as terrestrial resources allowed further expansion into southern California's interior.

As prehistoric populations spread throughout the area, their tool types and site remains indicate two settlement strategies. The first, known as the forager model, enabled whole groups to mobilize between residential bases as part of a seasonal round. This was commonly practiced during the Millingstone and early Intermediate Period. During the late Intermediate Period and the early Late Prehistoric Period, a functional hierarchy of site types appear, containing multi-season residential bases, minor residential bases, and single gender specialized activity locations. This indicates the second model, known as the collector (or village) model, in which residential bases remain the same or seasonal, while specialized procurement parties are deployed to collect resources and bring them back to base (Mason et al. 1997:52, 56; see also Binford 1980, and Thomas 1983).

In addition to site data, Koerper et al. (2002) utilize information from wetland salinity, climatic and hydrologic conditions, and artificial and natural resource depletion studies which link "demographic dynamics to subsistence intensification, territoriality, violent behavior, trade, and the further elaboration of status hierarchies during the late Holocene" (Koerper et al. 2002:63). This approach has underscored the importance of punctuated environmental events, such as the capricious coursing of local drainage systems often catalyzed by the commencement and/or termination of droughts (i.e. the Medieval Climatic Anomaly and the Little Ice Age). Having occurred within relatively short time frames, these events are posited to give rise to a model of dramatic cultural shift rather than one of gradualism, and have been confirmed by correlating radiocarbon dates utilized in the local prehistoric chronology.

Dramatic shift is particularly evident between ca. 2000 and 1000 B.C. when a decline in carbon-fourteen dates indicated the disappearance of a population practicing a residential mobility pattern of foraging, the predominant adaptive strategy during the mid-Holocene. This is highly correlated with very dry conditions, as indicated by pollen studies (Koerper et al. 2002:79), and people do not reappear in this area in significant numbers until circa 1000

B.C., at which point fewer, more highly concentrated settlements appear. Some resource intensification is apparent during the ensuing generations, and by the beginning of the Late Prehistoric is confirmed by the expanding use of shellfish. Resource intensification is often a sign of a shortage of preferred or customary resources brought about by a rise in population and/or other factors. Such a rise in population certainly occurred by A.D. 600, peaking circa A.D. 1300, and is correlated with the local advent of the bow and arrow, which may have been brought by Gabrielino ancestors, Takic speakers from the Southwest (Koerper et al. 2002:80). Native populations began to decline during the late Late Prehistoric (LP2) prior to any likely effects of European disease. Koerper et al. suggests that rather than exceeding the land's carrying capacity, this decline was due to a failure of "food yields...to increase in proportion to the additional investments of energy expended in subsistence labor" (Koerper et al. 2002:80; see also Halstead and O'Shea 1989; Hayden 1990). This has been further supported by oral tradition, which suggests that people were driven to leave food procurement areas due to incongruities between population and resources (ibid), which gave rise to the patterns whose rudiments remained at the time of European contact (see also Ethnography).

## Ethnography

The Gabrielino probably first encountered Europeans when Spanish explorers reached California's southern coast during the 15th and 16th centuries (Bean and Smith 1978; Kroeber 1925). The first documented encounter, however, occurred in 1769 when Gaspar de Portola's expedition crossed Gabrielino territory (Bean and Smith 1978). Other brief encounters took place over the years, and are documented in McCawley 1996 (citing Woodward 1959, Vizcaino 1959, Shaler 1935, Geiger 1976, Kroeber 1925, Hudson and Blackburn 1978, Boscana 1933, Wilbur 1937, Heizer 1968 and 1976, Dakin 1939, Hoffman 1885, King 1899, Harrington 1986, and others).

The project site is situated within the traditional boundaries of the Gabrielino (or Tongva; see McCawley 1996, Heizer 1978, and Kroeber 1925). The Gabrielino were originally studied using ethnography, particularly during the early 20th century, although their decimation through acculturation and disease has necessitated supplementing any social analysis with archaeological data. The Gabrielino name has been attributed by association with the Spanish mission of San Gabriel, and refers to a subset of people sharing speech and customs with other Cupan speakers (such as the Juaneño/Ajachemem) from the greater Takic branch of the Uto-Aztecan language family (Bean and Smith 1978, Shipley 1978). The Gabrielino were semi-nomadic hunter-gatherers who subsisted by exploitation of seasonably available plant and animal resources. Plants utilized for food were heavily relied upon and included acorn-producing oaks, as well as seed-producing grasses and sage. Animal protein was commonly derived from rabbits and deer in inland regions, while coastal populations supplemented their diets with fish, shellfish, and marine mammals (Boscana 1933, Heizer 1968, Johnston 1962, McCawley 1996). Dog, coyote, bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles were specifically not utilized as a food source (Kroeber 1976:652).

Socially, the Gabrielino were organized by lineage group headed by a *tomyaar* or chief. Communities contained one or more lineage groups, and were frequently allied by marriage. Ritual and economic trade and exchange as well as marriage formed fluid bonds between

the Gabrielino, and the Juaneño, Cahuilla, Chumash, Serrano, and Luiseño (McCawley 1996:10). Prior to the establishment of the Mission system, populations tended to live in larger villages constructed to easily access a reliable fresh water supply. The villages were associated with temporary outliers or camps that performed specialized functions indicative of a collector (or village) settlement model (see also Prehistory above). Habitation structures were dome shaped and constructed of branches, grasses, and mud. Interior hearths were used for heat, while cooking usually occurred at outdoor hearths. The Gabrielino formed numerous styles of bow, portable and bedrock mortars, manos, metates, basketry, pipes, chisels, and many classes of chipped stone tools.

## History

Historic-era California is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present).

**Spanish Period.** The first European to pass through the area is thought to be a Spaniard called Father Francisco Garces. Having become familiar with the area, Garces acted as a guide to Juan Bautista de Anza, who had been commissioned to lead a group across the desert from a Spanish outpost in Arizona to set up quarters at the Mission San Gabriel in 1771 near what today is Pasadena (Beck and Haase 1974). Garces was followed by Alta California Governor Pedro Fages, who briefly explored the region in 1772. Searching for San Diego Presidio deserters, Fages had traveled through Riverside to San Bernardino, crossed over the mountains into the Mojave Desert, and then journeyed westward to the San Joaquin Valley (Beck and Haase 1974).

**Mexican Period.** In 1821, Mexico overthrew Spanish rule and the missions began to decline. By 1833, the Mexican government passed the Secularization Act, and the missions, reorganized as parish churches, lost their vast land holdings, and released their neophytes (Beattie and Beattie 1974).

**American Period.** The American Period, 1848–Present, began with the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861–1862, followed by a significant drought further diminished the economic impact of local ranching. This decline combined with ubiquitous agricultural and real estate developments of the late 19<sup>th</sup> century, set the stage for diversified economic pursuits that continue to this day (Beattie and Beattie 1974; Cleland 1941).

**Local Sequence (see Appendix B for references).** Europeans arrived in 1781 to found one of the first civilian towns the Spanish established in California. A handful of settlers from Mexico formed the pueblo of Los Angeles. The settlement remained a tiny village throughout



the Spanish and brief Mexican eras. In the 1780s, the Spanish government granted the roughly 43,000-acre Rancho San Pedro to Juan Jose Dominguez. Even after California statehood in 1850, Southern California remained sparsely populated, and the primary local activity was agriculture. Major General William Starke Rosecrans purchased 16,000 acres of Rancho San Pedro after his service for the Union Army in the Civil War. He subdivided the land and sold it at a profit. One of the buyers was Civil War veteran Spencer Roane Thorpe, who began farming in the area in 1887. The Thorpe family is credited with naming the town Gardena because it was a garden spot.

Los Angeles finally began to grow as a population center in the 1880s, after completion of the transcontinental railroads facilitated the relocation of large numbers of Midwesterners to California. In the 1890s, improved water infrastructure further stimulated regional development. In 1890, a local railway line from Los Angeles to Redondo Beach came through Gardena, prompting its downtown to be moved from Figueroa to Vermont Street. Truck farms for vegetables and berries dominated Gardena Valley in the late nineteenth century, and Japanese immigrants who farmed in the area were an important element of the community. Stores, schools, churches, and agricultural businesses like canneries followed the farmers to Gardena. In 1912, local fundraising funded the first library branch. Berries began to decline after 1914, when World War I prompted farmers to switch to other crops. Later, residential development began to displace farming, and Gardena incorporated as a city in 1930. Los Angeles County continued to experience population growth during the Great Depression. Existing trends were accelerated by completion of the Hoover Dam in 1935, which enabled Southern California's growth with massive new supplies of water and electricity. By 1939, Los Angeles County led the US in agriculture in addition to film business and aircraft manufacture. Los Angeles County's population continued its steady increase and the City of Los Angeles became increasingly urban, but agriculture was still the county's major industry into the 1950s.

During World War II, members of Gardena's well-established Japanese community were interned like Japanese-Americans across California. Many returned after the end of the war, however, initially as gardeners and truck farmers. As suburbanization replaced farming across the region in the 1950s, Gardena's new subdivisions drew Japanese-American home buyers. Easy rail and eventually Interstate access also prompted post-war industrial development. The landscape was most visibly transformed during the 1950s when the neighborhood surrounding the project site went from about 50 percent rural in 1952 to almost completely built in 1963 (United States Department of Agriculture [USDA] 1952, 1963). Local developments were mostly residential, although the half-mile stretch along 178<sup>th</sup> Street between Denker Avenue and Normandie Avenue (including the subject property) was mostly industrial. This intensive development was accommodated by the concurrent construction of three freeways that surround the subject property: State Route 91 to the North, Interstate 110 to the east, and Interstate 405 to the south. By the 1970s, Gardena was a racially-diverse suburb where Japanese-Americans owned a third of all businesses and strongly influenced local politics. Its ties to Japan are credited with keeping the local economy afloat during difficult economic periods in the 1970s and 1980s. Known as the "Freeway City" for the three freeways on its borders, in the twenty-first century Gardena is a remarkably diverse Los Angeles suburb which continues to exhibit its Japanese heritage in local businesses and cultural institutions.

## PERSONNEL

David Brunzell, M.A., RPA acted as the Project Manager and Principal Investigator for the current study. Mr. Brunzell also conducted the records search at the South Central Coastal Information Center (SCCIC), and authored the technical report. BCR Consulting Archaeological Field Director Joseph Orozco, M.A., RPA and Mr. Brunzell completed additional research and compiled the Department of Park and Recreation 523 forms. Mr. Orozco performed the field assessment.

## METHODS

This work was completed pursuant to CEQA, the Public Resources Code (PRC) Chapter 2.6, Section 21083.2, and California Code of Regulations (CCR) Title 14, Chapter 3, Article 5, Section 15064.5. The pedestrian cultural resources survey was intended to locate and document previously recorded or new cultural resources, including archaeological sites, features, isolates, and historic-period buildings, that exceed 45 years in age within defined project boundaries. The project site was examined using 15-meter transect intervals, where accessible. This study is intended to determine whether cultural resources are located within the project boundaries, whether any cultural resources are significant pursuant to the above-referenced regulations and standards, and to develop specific mitigation measures that will address potential impacts to existing or potential resources. Tasks pursued to achieve that end include:

- Cultural resources records search to review the results of any studies conducted within a one half-mile radius of the project boundaries
- Additional research through various local and regional resources
- Systematic pedestrian survey of the entire accessible project site
- California Register eligibility evaluation for resources identified
- Development of recommendations and mitigation measures for cultural resources documented within the project boundaries, following CEQA
- Completion of DPR 523 forms for any discovered cultural resources

## Research

**Records Search.** On March May 19, 2022 a records search was conducted at the South Central Coastal Information Center at California State University, Fullerton. This archival research reviewed the status of all recorded historic and prehistoric cultural resources, and survey and excavation reports completed within one half-mile of the current project. Additional resources reviewed included the National Register, the California Register, and documents and inventories published by the California Office of Historic Preservation. These include the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures.

**Additional Research.** BCR Consulting performed additional research through records of the General Land Office Maintained by the Bureau of Land Management and the Los Angeles County Assessor office. Various internet resources such as [historicaerials.com](http://historicaerials.com), [Newspapers.com](http://Newspapers.com), [Ancestry.com](http://Ancestry.com), and the Built Environment Resource Directory hosted by the Office of Historic Preservation provided supplemental information.

## Field Survey

An intensive-level cultural resources field survey of the project site was conducted on June 21, September 9, and September 19, 2022. The project location is approximately 6.5 acres, however only 3.5 acres (53.8% of the project site) was accessible during the survey. The inaccessible eastern portion of the project site once served as a petroleum dump site. This portion is surrounded by a two-layer fence and the surface is topped with black rubber matting. Multiple signs placed on two-layer fence indicate the presence of hazardous substances and unauthorized personnel is prohibited. The survey was conducted by walking parallel transects spaced approximately 15 meters apart across the accessible portions of the project site. Cultural Resources were recorded on DPR 523 forms. Digital photographs were taken at various points within the project site. These included overviews as well as detail photographs of all cultural resources. Cultural resources were recorded per the California OHP *Instructions for Recording Historical Resources* in the field using detailed note taking for entry on DPR Forms (see Appendix B) and digital photography of all cultural resources (see Appendix B).

## RESULTS

### Research

**Records Search.** Data from the SCCIC revealed that 12 previous cultural resources studies have taken place, and four cultural resources have been recorded within one half-mile of the project site. None of the previous studies has assessed the project site, and no cultural resources have been previously recorded within its boundaries. The records search results are summarized in Table A and a complete records search bibliography is provided in Appendix A.

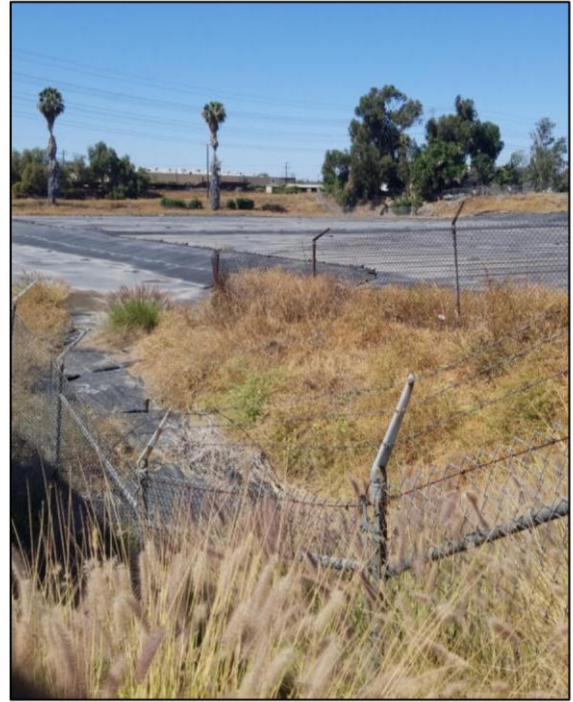
**Table A. Cultural Resources and Reports Within One Half-Mile of the Project Site**

| USGS 7.5 Min Quad                        | Cultural Resources Within 0.5 Mile of Project Site   | Studies Within 0.5 Mile   |
|--|--|---|
| <i>Torrance</i><br>(1981), <i>Calif.</i> | P-19-101: Prehistoric Artifacts/Human Burials (3/4 mile E)<br>P-19-177369: Historic-Period Slough (1/2 mile NE)<br>P-19-190006: Historic-Period High School (1/4 mile E)<br>P-19-190646: Historic-Period Utility Towers (1/4 mile E) | LA-114, 3572, 5966, 7989, 9184, 10106, 10438, 10567, 11150, 11482, 11716, 12461 |

**Additional Research.** Additional research was performed for the project site to provide the background for the four properties developed during the historic era (i.e. greater than 45 years ago) within its boundaries (see also Field Survey Results, below). References for this section are provided in Appendix B.

**1440 Artesia Boulevard.** The subject property was constructed in 1940 and historic aerials confirm that it was in place before 1952. The original owners and occupants are unknown. From 1962-1994, the subject property was occupied by Sabina J. Knight. At age 16 Sabina married 20-year-old Kenneth K. Knight in 1950, and in 1966 she worked as a waitress at the Smith Bros. Indian Village (U.S. Public Records Index 1950-1993; U.S. Marriage Index 1949-1959; Los Angeles Times 20 January 1966). Research did not reveal additional details.

**1450 Artesia Boulevard.** The subject property was formerly the site of a brick manufacturing plant during the 1920s and 1930s, and the area immediately to the east was used as a refinery dump from the 1930s to the 1950s. All traces of brick manufacturing had been removed and the buildings at 1450 Artesia Boulevard were constructed in 1950. Historic aerials confirm Buildings A, B, and C were present by 1952. By the late 1950s dump operator William Russell Ward owned the subject property. Ward operated several dumps throughout the Los Angeles area, and newspaper research showed that Mr. Ward was implicated in overcharging for dumping fees along with Raymond Charles Christl, a known affiliate of Mickey Cohen. By the 1990s, Clarence Charles Haack and family owned the subject property. The refinery dump remains in place at the eastern end of the property and is commonly referred to as the Gardena Sumps.



**Figure 2. Gardena Sumps at 1450 Artesia**

**1462 Artesia Boulevard.** The subject property is the site of a demolished residence that occupied 550 square feet and was constructed in 1923, according to assessor records. Since only a small portion of the house remains in place, it does not retain integrity and does warrant in-depth research.

**1472 Artesia Boulevard.** Los Angeles County Assessor records indicate a build-date of 1923, although historic aerial photos show that the property was vacant in 1952, and that the subject residence was constructed by 1963. Alterations include a stuccoed rear addition and vinyl windows, added at an unknown date. Research has indicated that the property was occupied by a business known as Ron's Trucking in the 1960s. It is currently occupied by the Alexander family. Research yielded no further details.

## **Field Survey**

During three separate field surveys, Mr. Orozco inspected the accessible project site. The Gardena Sumps were identified on the eastern half of the project site. This area comprised a large deposit of refinery waste that has been fenced off and covered with industrial tarp. Approximately 2.4 acres of the accessible portion has been paved with asphalt. The remaining portion of the accessible area contains compacted soil which is a result of heavy vehicle use within the project site. Seasonal grasses were present in low traffic areas and various trees of unknown types are present. Heavy industrial and automotive refuse is scattered throughout the project site and heavily concentrated in the southwest portion. No prehistoric or historic-period archaeological resources were identified, and four historic-period properties were identified during the field survey. The project site contains four properties occupied by historic-period buildings. These are each described in detail below.

**1440 Artesia Boulevard.** The subject property is occupied by one residence that is historic in age (i.e. over 45 years old). The historic-period residence is set back from Artesia Boulevard and is in the southern portion of the property. The residence is single-story and has both a varied pitch, side-gable roof in the northern (front) elevation and flat parapet roof in the southern elevation. The exterior walls are finished with smooth stucco and the northern elevation features a bay window. Roof materials include asphalt composition shingles with Spanish tile on the edges of the parapet. The northwest elevation contains wooden shiplap paneling, a wood framed octagonal window, and a small porch supported by two unelaborated square columns. A brick chimney is located on the northeast elevation. Some windows are wooden framed double hung and others have been replaced by vinyl. The property is currently unoccupied and Los Angeles County Assessor records indicate that the residence occupies 962 square feet and was built in 1940. It is zoned for residential uses.

**1450 Artesia Boulevard.** The subject property is occupied by three buildings that are historic in age (i.e. over 45 years old). Building A is a residence converted for use as an office; Building B is an industrial unit made from two joined warehouse-style garages; and Building C is an industrial unit with an open face on the northern elevation. Building A is a wood framed, Minimal Traditional house set on a concrete foundation with a cross hipped roof and asphalt composition shingles. The exterior contains clapboard siding and double hung windows. Building B is constructed from two joined warehouse-style garages on a poured concrete foundation. These units are steel framed with corrugated tin panel siding and roof, and aluminum framed windows. Both units that comprise Building B contain roll-up steel doors, corrugated tin panel doors, and wood doors. Building C is a steel I-beam frame structure set on a poured concrete foundation with corrugated tin panel siding and roof. The northern elevation of Building C is open and sliding chain-link gates provide access. The subject property is surrounded by vacant land to the east, and residences to the south. The subject property is currently occupied by a U-Haul business. Los Angeles County Assessor records indicate that the buildings were constructed in 1950.

**1462 Artesia Boulevard.** The subject property is occupied by a collapsed one story, single-family residence that is historic in age (i.e. over 45 years old). It is demolished and does not warrant extensive description or evaluation.

**1472 Artesia Boulevard.** The subject property is occupied by one residence that is historic in age (i.e. over 45 years old). It is constructed in Postwar Minimal style. The residence is single-story, wood framed, and features board and batten siding. The roof is side-gabled with moderate overhang and composition shingles. Alterations include a stuccoed rear addition and vinyl windows. The primary façade is the south elevation which features a brick chimney and small porch that is accessed by concrete steps. A temporary vehicle shelter is located in front of the primary façade and a storage container is located immediately to the west. Additional storage containers located near the rear of the house are used for industrial/commercial purposes. The property is currently unoccupied. Los Angeles County Assessor records indicate a build-date of 1923, although historic aerial photos show that the property was vacant in 1952, and that the subject residence was constructed by 1963.

## SIGNIFICANCE EVALUATIONS

During the field survey, four properties with historic period buildings were identified. CEQA calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, or designation under a local ordinance.

### Significance Criteria

**California Register of Historical Resources.** The California Register criteria are based on National Register criteria. City Landmark Designation criteria are similar to California Register criteria; the differences are bracketed [ ] below. For a property to be eligible for inclusion on the California Register or as a City Landmark, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local [including City] or regional history, or the cultural heritage of California or the U.S.;
2. It is associated with the lives of persons important to local [the City's], California, or U.S. history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

### California Register Evaluation

**1440 Artesia Boulevard.** The residence at 1440 Artesia fits within a context of pre-World War II residential development. The residence does not exhibit a close association with important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: The subject residence is not associated with the lives of persons important in California's past. Criterion 3: The residence is not particularly distinctive from other homes of that era. It does not represent the work of an important creative individual or possess high artistic values. Therefore, the subject residence is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building are therefore recommended not eligible under any of the four criteria for

listing on the California Register, and as such are not recommended historical resources under CEQA.

**Integrity.** As the building remains in its original position, it retains integrity of location. It is no longer fit for use as a residence. This combined with unpermitted alterations have diminished integrity of setting, design, feeling, and association. Integrity of materials and workmanship are marginally diminished.

The property does not qualify for historic listing and is therefore not recommended as a historical resource under CEQA.

**1450 Artesia Boulevard.** The subject property at 1450 Artesia Boulevard fits within a context of midcentury commercial and residential development. The property does not exhibit a close association with important events. They are not therefore eligible for the California Register under Criterion 1. Criterion 2: The subject property is not associated with the lives of persons important in California's past. Criterion 3: The house at the subject property does exhibit limited elements Minimal Traditional design but is not particularly distinctive from other homes of that era. It does not represent the work of an important creative individual or possess high artistic values. Therefore, the subject house is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age buildings are therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

**Integrity.** As the buildings remain in their original position, they retain integrity of location. The residence has been converted to an office, and repairs and other alterations to all three buildings have diminished integrity of setting, design, feeling, and association. Integrity of materials and workmanship are marginally diminished.

The property does not qualify for historic listing and is therefore not recommended as a historical resource under CEQA.

**1462 Artesia Boulevard.** The property has been effectively demolished. It does not qualify for historic listing and is therefore not recommended as a historical resource under CEQA.

**1472 Artesia Boulevard.** The residence at 1472 Artesia fits within a context of post World War II development. It does not exhibit a close association with important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: The subject residence is not associated with the lives of persons important in California's past. Criterion 3: The residence is not particularly distinctive from other homes of that era. It does not represent the work of an important creative individual or possess high artistic values. Therefore, the subject residence is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building are therefore recommended not eligible under any of the four criteria for listing on

the California Register, and as such are not recommended historical resources under CEQA.

**Integrity.** As the building remains in its original position, it retains integrity of location. It appears to be used as a residence, but alterations and use of the property for industrial purposes have diminished integrity of setting, design, feeling, and association. Integrity of materials and workmanship are marginally diminished.

The property does not qualify for historic listing and is therefore not recommended as a historical resource under CEQA.

## RECOMMENDATIONS

BCR Consulting conducted a cultural resources assessment of the proposed 1450 Artesia SP Change Project in the City of Gardena, Los Angeles County, California. Four historic-period residences were identified within the project site, but none are recommended eligible for the California Register or as a City Landmark. No other cultural resources of any kind have been identified within the project site boundaries. No significant impact related to historical resources is anticipated and no further investigations are recommended for the proposed project unless:

- The proposed project is changed to include areas that have not been subject to this cultural resource assessment;
- Cultural materials are encountered during project activities.

The current study attempted to determine whether significant archaeological deposits were present on the proposed project site. Although none were yielded during the records search and field survey, and the exact depth of previous disturbance (though significant) is not known, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist should have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- historic-period artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- historic-period structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
- prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- groundstone artifacts, including mortars, pestles, and grinding slabs;
- dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks;
- human remains.



Findings were negative during the Sacred Lands File (SLF) search with the NAHC. The results of the SLF search are provided in Appendix C. The Legislature added requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect July 1, 2015. AB52 requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. Since the City will initiate and carry out the required AB52 Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff is available to answer questions and address concerns as necessary.

According to CEQA Guidelines, projects subject to CEQA must determine whether the project would “directly or indirectly destroy a unique paleontological resource”. The Paleontological Overview provided in Appendix E has recommended that:

The geologic units underlying the project area is mapped as Holocene alluvial fan deposits of clay and sand (Dibblee, Ehrenspeck, Ehlig, and Bartlett, 1999). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, if development requires any substantial depth of disturbance, the likelihood of reaching Pleistocene alluvial sediments would increase. While the Western Science Center does not have localities within the project area or within a mile radius of the project, this is likely due to the project’s physical distance from the museum and not indicative of the presence or lack of presence of fossil material.

While the presence of any fossil material is unlikely, if excavation activity disturbs deeper sediment dating to the earliest parts of the Holocene or Late Pleistocene periods, the material would be scientifically significant. Excavation activity associated with the development of the project area is unlikely to be paleontologically sensitive, but caution during development should be observed.

If human remains are encountered during any project activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner

or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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## **APPENDIX A**

### **RECORDS SEARCH BIBLIOGRAPHY**

## Report List

ACE2224\_LA02550A

| Report No. | Other IDs | Year | Author(s)   | Title  | Affiliation   | Resources  |
|------------|-----------|------|---|--|---|--|
| LA-00114   |           | 1974 | Clelow, William C. Jr.  | Evaluation of the Archaeological Resources and Potential Impact of Proposed New Freeway Construction on the Harbor Freeway (route 11) And  | University of California, Los Angeles Archaeological Survey | 19-000088, 19-000100, 19-000101  |
| LA-03572   |           | 1997 |   | Cultural Resource Investigation for the Proposed Willows Wetland Restoration Project   | Jones and Stokes Associates, Inc.                           |  |
| LA-05966   |           | 1984 | Unknown   | Cultural Resources Survey for Tujunga Wash   | Army Corps of Engineers, Los Angeles District               |  |
| LA-07989   |           | 2005 | Bonner, Wayne H. and Kathleen A. Crawford   | Direct Ape Historic Structural Assessment for Cingular Telecommunications Facility Candidate EI-049-11 (sce/western Torrance) Western Avenue and Artesia Boulevard, Torrance, Los Angeles County, California | Michael Brandman Associates                                 |  |
| LA-09184   |           | 2007 | Bonner, Wayne H.  | Cultural Resources Records Search and Site Visit Results for Royal Street Communications, LLC Candidate LA2883A (Dynasty SCE), 17414 South Western Avenue, Gardena, Los Angeles County, California           | Michael Brandman Associates                                 |  |
| LA-10106   |           | 2002 | Shepard, Richard S.   | Improvements to Artesia Boulevard (state Route 91) in the City of Torrance, Southwestern Los Angeles County.   | BonTerra Consulting   |  |
| LA-10438   |           | 2010 | Wlodarski, Robert   | A Phase I archaeological study for the Sage Park Apartments Project, W. 177th Street, S. Budlong Avenue, Normandie Avenue and Gardena High School, City of Gardena, County of Los Angeles, California        | H.E.A.R.T.  |  |
| LA-10567   |           | 2005 | Hogan, Michael, Bai "Tom" Tang, Josh Smallwood, Laura Hensley Shaker, and Casey Tibbitt | Identification and Evaluation of Historic Properties - West Basin Municipal Water District Harbor- South Bay Water Recycling Project Proposed Project Laterals   | CRM Tech  |  |
| LA-11150   |           | 2003 | Maxwell, Pamela   | West Basin Municipal Water District Harbor/ South Bay Water Recycling Project  | U.S. Army Corps of Engineers                                | 19-000094, 19-000098, 19-000103, 19-000140, 19-000276, 19-000277, 19-000278, 19-000279, 19-000280, 19-000281, 19-000282, 19-000389, 19-000390, 19-000709, 19-000794, 19-000822, 19-000844, 19-000845, 19-000847, 19-000848, 19-000999, 19-001735 |



## Report List

ACE2224\_LA02550A

| Report No. | Other IDs             | Year | Author(s)                            | Title   | Affiliation    | Resources   |
|------------|-----------------------|------|--------------------------------------|---|----------------|---|
| LA-11482   | Other - Racer's sites | 1939 | Racer, F.H.                          | Camp Sites in Harbor District - F.H. Racer  |                | 19-000057, 19-000060, 19-000088, 19-000091, 19-000094, 19-000096, 19-000097, 19-000098, 19-000099, 19-000100, 19-000101, 19-000103, 19-000104, 19-000105, 19-000106, 19-000107, 19-000138, 19-000276, 19-000279, 19-000285, 19-000288 |
| LA-11716   |                       | 2012 | Amaglio, Alessandro                  | Seismic Retrofit, Gardena Senior High School, Los Angeles Unified School District   | FEMA Region IX | 19-177369, 19-187898, 19-190006   |
| LA-12461   |                       | 2013 | Bonner, Wayne and Crawford, Kathleen | Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02550A (M7-T4 Mesa-Redondo 220kV) 17795 Normandie Avenue, Gardena, Los Angeles County, California | EAS            | 19-177369, 19-190006, 19-190646   |

## Resource List

ACE2224\_LA02550A

| Primary No. | Trinomial     | Other IDs  | Type      | Age         | Attribute codes | Recorded by  | Reports  |
|-------------|---------------|--|-----------|-------------|-----------------|--|--|
| P-19-000101 | CA-LAN-000101 | Resource Name - RACER'S SITE #13;<br>Other - LA-101  | Site      | Prehistoric | AP09; AP16      | 1939 (F.H. RACER)                                    | LA-00114, LA-01964, LA-03583, LA-08780, LA-11482 |
| P-19-177369 |               | OHP Property Number - 028045;<br>Resource Name - Dominguez Slough;<br>Other - South Gardena Parksite;<br>Other - Nigger Slough | Site      | Historic    | HP31            | 1981   | LA-08780, LA-11716, LA-12461                     |
| P-19-190006 |               | Resource Name - Gardena Senior High School;<br>Other - LAUSD   | Building  | Historic    | HP15            | 2011 (Lex F. Campbell, Simpson Gumpertz & Heger Inc) | LA-11716, LA-12461                               |
| P-19-190646 |               | Resource Name - SCE Tower #M7-T4 Mesa-Redondo;<br>Other - T-Mobile West LLC<br>LA02550A/M7-T4Mesa-Redondo 220kV                | Structure | Historic    | HP11            | 2013 (K.A. Crawford, Crawford Historic Services)     | LA-12461   |

**APPENDIX B**

**DEPARTMENT OF PARK AND RECREATION 523 FORMS**

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 4

\*Resource Name or #: 1440 Artesia Boulevard

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Torrance, CA Date: 1981 T3S; R14W; Non-sectioned; SBBM

c. Address: 1440 Artesia Boulevard City: Gardena Zip: 90248

d. UTM: Zone: N/A mE/

Elevation: 45' AMSL

e. Other Locational Data: The property is on the south side of Artesia Boulevard, west of Normandie Avenue in Gardena.

\*P3a. Description: The subject property is occupied by one residence that is historic in age (i.e. over 45 years old). The historic-period residence is set back from Artesia Boulevard and is in the southern portion the property. The residence is single-story and has both a varied pitch, side-gable roof in the northern (front) elevation and flat parapet roof in the southern elevation. The exterior walls are finished with smooth stucco and the northern elevation features a bay window. Roof materials include asphalt composition shingles with Spanish tile on the edges of the parapet. The northwest elevation contains wooden shiplap paneling, a wood framed octagonal window, and a small porch supported by two unelaborated square columns. A brick chimney is located on the northeast elevation. Some windows are wooden framed double hung and others have been replaced by vinyl. The property is currently unoccupied and Los Angeles County Assessor records indicate that the residence occupies 962 square feet and was built in 1940. It is zoned for residential uses.

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



**\*P4. Resources Present:**

☒ Building ☐ Structure ☐ Object  
☐ Site ☐ District ☐ Element of District ☐ Other

**P5b. Description of Photo:**

(View, date, accession #) Photo 1:  
Front façade Overview (View NE)

\*P6. Date Constructed/ Age and Sources: ☒ Historic 1940  
(L.A. County Assessor)  
☐ Prehistoric ☐ Both

**\*P7. Owner:**

1450 Artesia Acquisition  
Company

**\*P8. Recorded by:**

Joseph Orozco  
BCR Consulting LLC  
Claremont, California 91711

\*P9. Date Recorded: 9/19/2022

\*P10. Survey Type: Intensive.

\*P11. Report Citation: *Cultural Resources Assessment of the 1450 Artesia SP Project Gardena, California*

\*Attachments: ☐ NONE ☐ Location Map ☐ Sketch 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):

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4      \*NRHP Status Code: 6Z      \*Resource Name or # (Assigned by recorder) 1440 Artesia Boulevard  
B1. Historic Name: N/A      B2. Common Name: 1440 Artesia Boulevard  
B3. Original Use: Single family residential

\*B5. Architectural Style: Minimal Tradition

\*B6. Construction History: (Construction date, alterations, and date of alterations): According to Los Angeles County Assessor records, 1440 Artesia Boulevard was built in 1940 with an effective year date of 1942, and unknown improvements to the residence were completed in 1975. Unpermitted alterations including reroofing and window replacements occurred sometime after the 1970s.

\*B7. Moved? ☒ No    ☐ Yes    ☐ Unknown    Date: N/A    Original Location: N/A

\*B8. Related Features: None

B9a. Architect: Unknown    b. Builder: Unknown

\*B10. Significance: Theme: Pre-World War II Residential Area: Gardena Property Type: Residential Applicable Criteria: N/A  
(Discuss importance in terms of historical/architectural context as defined by theme/period/geographic scope. Address integrity.)  
(See Continuation Sheet, Page 3 for Historical Context)

California Register of Historical Resources requires that a significance criterion (1-4) be met for a resource to be eligible. A resource is eligible if (1) it is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (2) it is associated with the lives of persons important in California's past; (3) it 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 value; or (4) it has yielded or is likely to yield information important in prehistory or history. The California Register also requires that sufficient time has passed since a resource's period of significance (normally 45 years) to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

The residence at 1440 Artesia fits within a context of pre-World War II residential development. The residence does not exhibit a close association with important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: The subject residence is not associated with the lives of persons important in California's past. Criterion 3: The residence is not particularly distinctive from other homes of that era. It does not represent the work of an important creative individual or possess high artistic values. Therefore, the subject residence is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building are therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

**Integrity.** As the building remains in its original position, it retains integrity of location. It is no longer fit for use as a residence. This combined with unpermitted alterations have diminished integrity of setting, design, feeling, and association. Integrity of materials and workmanship are marginally diminished.

B11. Additional Resource Attributes N/A

### \*B12. References:

Brunzell, David and Kara Brunzell. 2018. *Cultural Resources Assessment Normandie Courtyard Project City of Gardena, Los Angeles County, California*. On file at the SCCIC.

U.S. Public Records Index 1950-1993. Electronic Document: Ancestry.com. Accessed Multiple Dates

U.S. Marriage Index 1949-1959. Electronic Document: Ancestry.com. Accessed Multiple Dates.

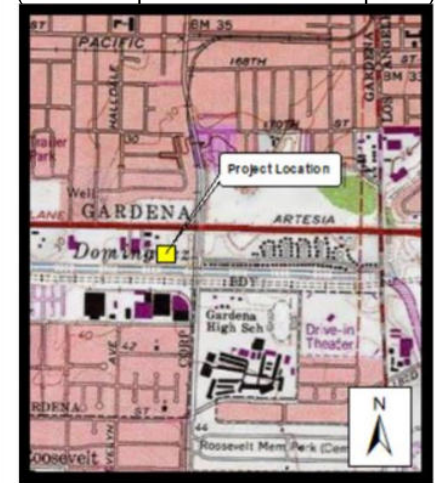
United States Geological Survey. 1981. *Torrance 1:62,500 Topographic Quadrangle*

USDA. 1952. Aerial Photos of L.A. County. Elec. Document: historicaerials.com. Accessed 9/23/22.

\*B14. Evaluators: David Brunzell, Joseph Orozco, BCR Consulting, Claremont, California

\*Date of Evaluation 09/23/2022

(Sketch Map with north arrow required.)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#

Page 3 of 4

Recorded by Joseph Orozco

\*Resource Name or # (Assigned by recorder) 1440 Artesia Boulevard

\*Date: September 23, 2022 ☒ Continuation ☐ Update

**B10. Significance (Continued from page 2.)**

Gardena

The first people in the Gardena area were the Tongva (Gabrieleno) people. Europeans arrived in 1781 to found one of the first civilian towns the Spanish established in California. A handful of settlers from Mexico formed the pueblo of Los Angeles. The settlement remained a tiny village throughout the Spanish and brief Mexican eras. In the 1780s, the Spanish government granted the roughly 43,000-acre Rancho San Pedro to Juan Jose Dominguez. Even after California statehood in 1850, Southern California remained sparsely populated, and the primary local activity was agriculture. Major General William Starke Rosecrans purchased 16,000 acres of Rancho San Pedro after his service for the Union Army in the Civil War. He subdivided the land and sold it at a profit. One of the buyers was Civil War veteran Spencer Roane Thorpe, who began farming in the area in 1887. The Thorpe family is credited with naming the town Gardena because it was a garden spot. Los Angeles finally began to grow as a population center in the 1880s, after completion of the transcontinental railroads facilitated the relocation of large numbers of Midwesterners to California. In the 1890s, improved water infrastructure further stimulated regional development. In 1890, a local railway line from Los Angeles to Redondo Beach came through Gardena, prompting its downtown to be moved from Figueroa to Vermont Street. Truck farms for vegetables and berries dominated Gardena Valley in the late nineteenth centuries, and Japanese immigrants who farmed in the area were an important element of the community. Stores, schools, churches, and agricultural businesses like canneries followed the farmers to Gardena. In 1912, local fundraising funded the first library branch. Berries began to decline after 1914, when World War I prompted farmers to switch to other crops. Later, residential development began to displace farming, and Gardena incorporated as a city in 1930. Los Angeles County continued to experience population growth during the Great Depression. Existing trends were accelerated by completion of the Hoover Dam in 1935, which enabled Southern California's growth with massive new supplies of water and electricity. By 1939, Los Angeles County led the US in agriculture in addition to the film business and aircraft manufacture. Los Angeles County's population continued its steady increase and the City of Los Angeles became increasingly urban, but agriculture was still the county's major industry into the 1950s. During World War II, members of Gardena's well-established Japanese community were interned like Japanese-Americans across California. Many returned after the end of the war, however, initially as gardeners and truck farmers. As suburbanization replaced farming across the region in the 1950s, Gardena's new subdivisions drew Japanese-American home buyers (see Brunzell and Brunzell 2018:4). Easy rail and eventually Interstate access also prompted post-war industrial development. The landscape was most visibly transformed during the 1950s when the neighborhood surrounding the subject property went from about 50 percent rural in 1952 to almost completely built in 1963 (United States Department of Agriculture [USDA] 1952, 1963). Local developments were mostly residential, although the half-mile stretch along 178<sup>th</sup> Street between Denker Avenue and Normandie Avenue (including the subject property) was mostly industrial. This intensive development was accommodated by the concurrent construction of three freeways that surround the subject property: State Route 91 to the North, Interstate 110 to the east, and Interstate 405 to the south.

1440 Artesia Boulevard

The subject property was constructed in 1940 (Los Angeles County Assessor) and historic aerials confirm that it was in place before 1952 (see United States Department of Agriculture 1952). The original owners and occupants are unknown. From 1962-1994, the subject property was occupied by Sabina J. Knight. At age 16 Sabina married 20 year old Kenneth K. Knight in 1950, and in 1966 she worked as a waitress at the Smith Bros. Indian Village (U.S. Public Records Index 1950-1993; U.S. Marriage Index 1949-1959; Los Angeles Times 20 January 1966). Research did not reveal additional details.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
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Page 4 of 4

Recorded by Joseph Orozco

\*Resource Name or # (Assigned by recorder) 1440 Artesia Boulevard

\*Date: September 23, 2022 ☒ Continuation ☐ Update



Photo 1: 1440 Artesia Blvd Northeast corner (SE)



Photo 2: 1440 Artesia Blvd Northwest corner (NE)

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 7

\*Resource Name or #: 1450 Artesia Boulevard

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Torrance, CA Date: 1981 T 3S; R 14W; Non-sectioned; SBBM

c. Address: 1450 Artesia Boulevard City: Gardena Zip: 90248

d. UTM: Zone: N/A mE/

Elevation: 45' AMSL

e. Other Locational Data: The property is on the south side of Artesia Boulevard, west of Normandie Avenue in Gardena.

\*P3a. Description: The subject commercial property is occupied by three buildings that are historic in age (i.e. over 45 years old). Building A is a residence converted for use as an office; Building B is an industrial unit made from two joined garages; and Building C is an industrial unit with an open face on the northern elevation. Building A is a wood framed, Minimal Traditional house set on a concrete foundation with a cross hipped roof and asphalt composition shingles. The exterior contains clapboard siding and double hung windows. Building B is constructed from two joined garages on a poured concrete foundation. This units are steel framed with corrugated tin panel siding and roof, and aluminum framed windows. Both units that comprise Building B contain roll-up steel doors, corrugated tin panel doors, and traditional wood doors. Building C is a steel I-beam frame structure set on a poured concrete foundation with corrugated tin panel siding and roof. The northern elevation of Building C is open and sliding chain-link gates provide access. The subject property is surrounded by vacant land to the east, and residences to the south. The subject property is currently occupied by a Uhaul business. Los Angeles County Assessor records indicate that the buildings were constructed in 1950.

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



**\*P4. Resources Present:**

☒ Building ☐ Structure ☐ Object  
☐ Site ☐ District ☐ Element of  
District ☐ Other

**P5b. Description of Photo:**

(View, date, accession #) Building  
A Overview (South)

**\*P6. Date Constructed/ Age**

**and Sources:** ☒ Historic 1950  
(L.A. County Assessor)  
☐ Prehistoric ☐ Both

**\*P7. Owner:**

1450 Artesia Acquisition  
Company

**\*P8. Recorded by:**

Joseph Orozco  
BCR Consulting LLC  
Claremont, California 91711

**\*P9. Date Recorded:** 9/9/2022

**\*P10. Survey Type:** Intensive.

**\*P11. Report Citation:** *Cultural Resources Assessment of the 1450 Artesia SP Project Gardena, California*

**\*Attachments:** ☐ NONE ☐ Location Map ☐ Sketch 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):



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7      \*NRHP Status Code: 6Z      \*Resource Name or # (Assigned by recorder) 1450 Artesia Boulevard  
B1. Historic Name: N/A      B2. Common Name: 1450 Artesia Boulevard  
B3. Original Use: Residential

\*B5. **Architectural Style:** Minimal Traditional (house); Utilitarian (Warehouse)

\*B6. **Construction History:** (Construction date, alterations, and date of alterations): According to Los Angeles County Assessor records, 1450 Artesia Boulevard was built in 1950. Historic aerials confirm Buildings A, B, and C were present by 1952 (see United States Department of Agriculture 1952).

\*B7. **Moved?** ☒No    ☐Yes    ☐Unknown    **Date:** N/A    **Original Location:** N/A

\*B8. **Related Features:** None

B9a. Architect: Unknown    b. Builder: Unknown

\*B10. **Significance: Theme:** Mid-Century Residential and Commercial Development **Area:** Gardena **Property Type:** Residential/Commercial    **Applicable Criteria:** N/A

(Discuss importance in terms of historical/architectural context as defined by theme/period/geographic scope. Address integrity.)  
(See Continuation Sheet, Page 3 for Historic Context)

California Register of Historical Resources requires that a significance criterion (1-4) be met for a resource to be eligible. A resource is eligible if (1) it is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (2) it is associated with the lives of persons important in California's past; (3) it 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 value; or (4) it has yielded or is likely to yield information important in prehistory or history. The California Register also requires that sufficient time has passed since a resource's period of significance (normally 45 years) to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

The subject property at 1450 Artesia Boulevard fits within a context of midcentury commercial and residential development. The property does not exhibit a close association with important events. They are not therefore eligible for the California Register under Criterion 1. Criterion 2: The subject property is not associated with the lives of persons important in California's past. Criterion 3: The house at the subject property does exhibit limited elements Minimal Traditional design but is not particularly distinctive from other homes of that era. It does not represent the work of an important creative individual or possess high artistic values. Therefore, the subject house is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age buildings are therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

**Integrity.** As the buildings remain in their original position, they retain integrity of location. The residence has been converted to an office, and repairs and other alterations to all three buildings have diminished integrity of setting, design, feeling, and association. Integrity of materials and workmanship are marginally diminished.

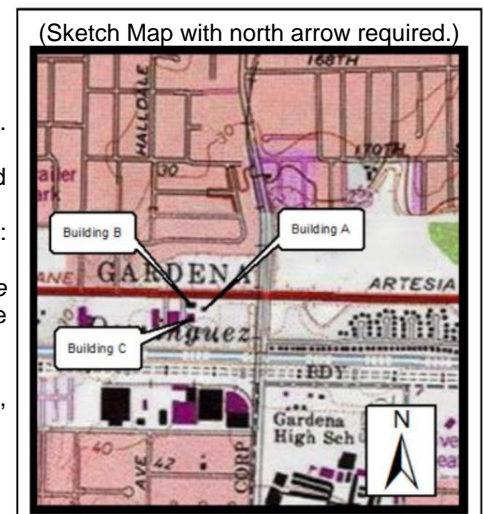
B11. Additional Resource Attributes N/A

\*B12. **References:**

United States Geological Survey. 1981. *Torrance* 1:62,500 Topographic Quadrangle  
USDA. 1952. Aerial Photos of L.A. County. Elec. Document: [historicaerials.com](http://historicaerials.com). Accessed 10/05/22.  
The Daily Breeze April 28, 1998 Elec. Document: [newspapers.com](http://newspapers.com). Accessed 10/05/22.  
Gardena Valley News and Gardena Tribune March 05, 1961 Elec. Document: [newspapers.com](http://newspapers.com). Accessed 10/05/22.  
Brunzell, David and Kara Brunzell. 2018. *Cultural Resources Assessment Normandie Courtyard Project City of Gardena, Los Angeles County, California*. On file at the SCCIC.

\*B14. **Evaluators:** David Brunzell, Joseph Orozco, BCR Consulting, Claremont, California

\*Date of Evaluation 10/05/2022



## CONTINUATION SHEET

Page 3 of 7

Recorded by Joseph Orozco

\*Resource Name or # (Assigned by recorder) 1450 Artesia Boulevard

\*Date: October 5, 2022 ☒ Continuation ☐ Update

### **B10. Significance (Continued from page 2.)**

#### Gardena

The first people in the Gardena area were the Tongva (Gabrieleno) people. Europeans arrived in 1781 to found one of the first civilian towns the Spanish established in California. A handful of settlers from Mexico formed the pueblo of Los Angeles. The settlement remained a tiny village throughout the Spanish and brief Mexican eras. In the 1780s, the Spanish government granted the roughly 43,000-acre Rancho San Pedro to Juan Jose Dominguez. Even after California statehood in 1850, Southern California remained sparsely populated, and the primary local activity was agriculture. Major General William Starke Rosecrans purchased 16,000 acres of Rancho San Pedro after his service for the Union Army in the Civil War. He subdivided the land and sold it at a profit. One of the buyers was Civil War veteran Spencer Roane Thorpe, who began farming in the area in 1887. The Thorpe family is credited with naming the town Gardena because it was a garden spot. Los Angeles finally began to grow as a population center in the 1880s, after completion of the transcontinental railroads facilitated the relocation of large numbers of Midwesterners to California. In the 1890s, improved water infrastructure further stimulated regional development. In 1890, a local railway line from Los Angeles to Redondo Beach came through Gardena, prompting its downtown to be moved from Figueroa to Vermont Street. Truck farms for vegetables and berries dominated Gardena Valley in the late nineteenth centuries, and Japanese immigrants who farmed in the area were an important element of the community. Stores, schools, churches, and agricultural businesses like canneries followed the farmers to Gardena. In 1912, local fundraising funded the first library branch. Berries began to decline after 1914, when World War I prompted farmers to switch to other crops. Later, residential development began to displace farming, and Gardena incorporated as a city in 1930. Los Angeles County continued to experience population growth during the Great Depression. Existing trends were accelerated by completion of the Hoover Dam in 1935, which enabled Southern California's growth with massive new supplies of water and electricity. By 1939, Los Angeles County led the US in agriculture in addition to the film business and aircraft manufacture. Los Angeles County's population continued its steady increase and the City of Los Angeles became increasingly urban, but agriculture was still the county's major industry into the 1950s. During World War II, members of Gardena's well-established Japanese community were interned like Japanese-Americans across California. Many returned after the end of the war, however, initially as gardeners and truck farmers. As suburbanization replaced farming across the region in the 1950s, Gardena's new subdivisions drew Japanese-American home buyers (see Brunzell and Brunzell 2018:4). Easy rail and eventually Interstate access also prompted post-war industrial development. The landscape was most visibly transformed during the 1950s when the neighborhood surrounding the subject property went from about 50 percent rural in 1952 to almost completely built in 1963 (United States Department of Agriculture [USDA] 1952, 1963). Local developments were mostly residential, although the half-mile stretch along 178<sup>th</sup> Street between Denker Avenue and Normandie Avenue (including the subject property) was mostly industrial. This intensive development was accommodated by the concurrent construction of three freeways that surround the subject property: State Route 91 to the North, Interstate 110 to the east, and Interstate 405 to the south.

#### 1450 Artesia Boulevard

The subject property was formerly the site of a brick manufacturing plant during the 1920s and 1930s, and the area immediately to the east was used as a refinery dump from the 1930s to the 1950s. By the late 1950s dump operator William Russell Ward had ownership of the subject property. Ward operated several dumps throughout the Los Angeles area, and newspaper research showed that Mr. Ward was implicated in overcharging for dumping fees with Raymond Charles Christl, a known affiliate of Mickey Cohen. By the 1990s, Clarence Charles Haack and family owned the subject property (Daily Breeze 28 April 1998; Gardena Valley News and Tribune 5 March 1961; Los Angeles Times 17 June 1959).

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#

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Recorded by Joseph Orozco

\*Resource Name or # (Assigned by recorder) 1450 Artesia Boulevard  
\*Date: October 5, 2022 ☒ Continuation ☐ Update



Photo 1: 1450 Artesia Blvd Building A, West Elevation (View East)



Photo 2: 1450 Artesia Blvd Building A, Southwest Corner (View Northeast)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
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Recorded by Joseph Orozco

\*Resource Name or # (Assigned by recorder) 1450 Artesia Boulevard

\*Date: October 5, 2022 ☒ Continuation ☐ Update



Photo 3: 1450 Artesia Blvd, Building B (View Southwest)



Photo 4: 1450 Artesia Blvd, Building B (View West)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#

Page 6 of 7

Recorded by Joseph Orozco

\*Resource Name or # (Assigned by recorder) 1450 Artesia Boulevard

\*Date: October 5, 2022 ☒ Continuation ☐ Update



Photo 5: 1450 Artesia Blvd, Building B (View East)

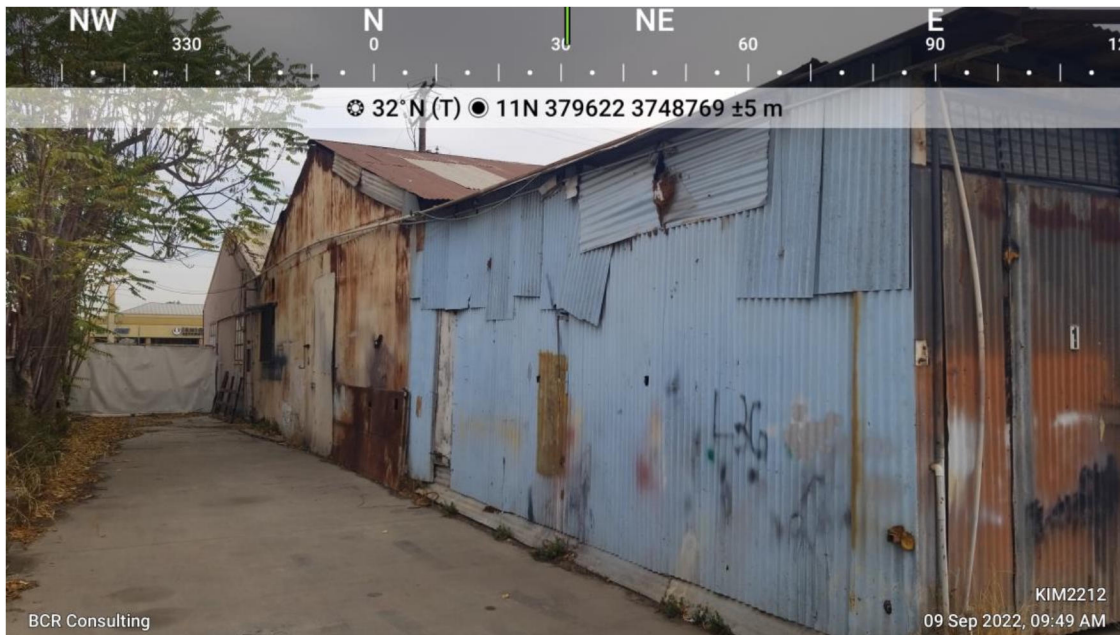


Photo 6: 1450 Artesia Blvd, Building B (View Northeast)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
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Recorded by Joseph Orozco

\*Resource Name or # (Assigned by recorder) 1450 Artesia Boulevard

\*Date: October 5, 2022 ☒ Continuation ☐ Update



Photo 7: 1450 Artesia Blvd, Building C (View Southwest)

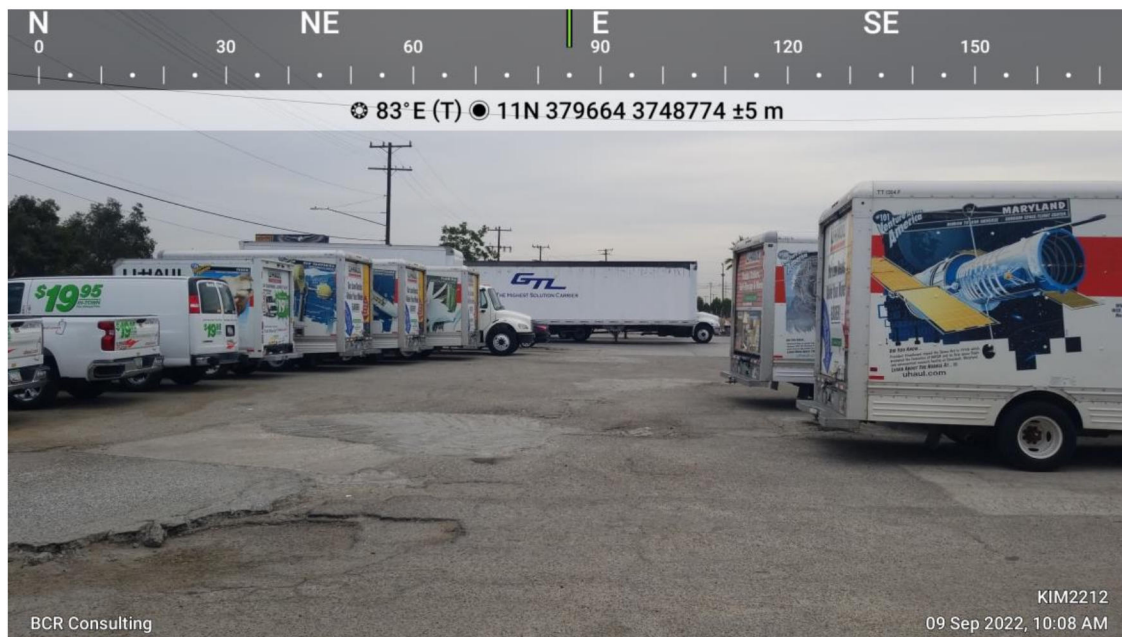


Photo 8: 1450 Artesia Blvd, Lot Overview (View East)

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 2

\*Resource Name or #: 1462 Artesia Boulevard

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Torrance, CA Date: 1981 T 3S; R14W; Non-sectioned; SBBM

c. Address: 1462 Artesia Boulevard City: Gardena Zip: 90248

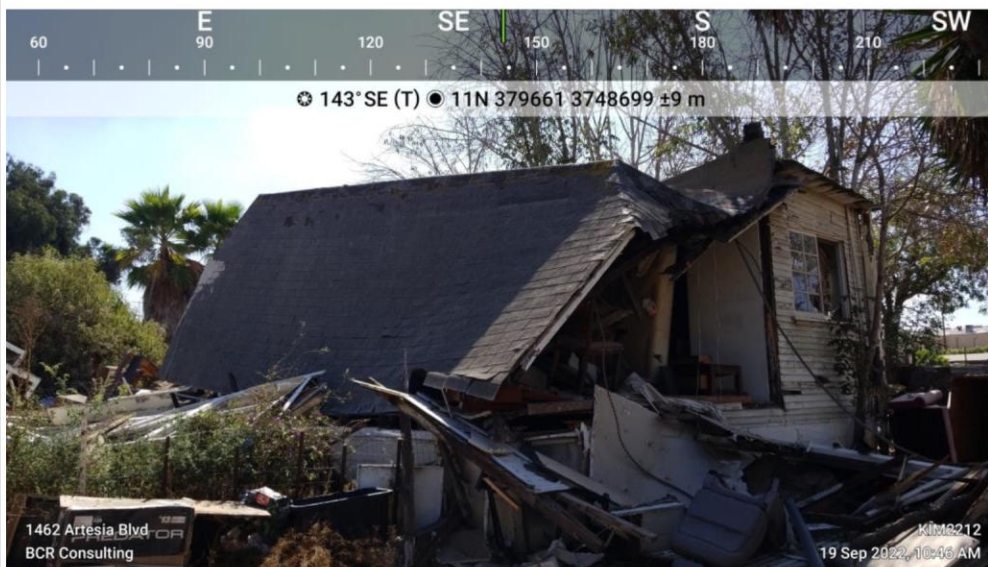
d. UTM: Zone: N/A mE/

Elevation: 45' AMSL

e. Other Locational Data: The property is on the south side of Artesia Boulevard, west of Normandie Avenue in Gardena.

\*P3a. Description: The subject property is occupied by a one and a half story, single-family residence that is historic in age (i.e. over 45 years old). It is demolished and does not warrant extensive description or evaluation.

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



**\*P4. Resources Present:**

☒ Building ☐ Structure ☐ Object  
☐ Site ☐ District ☐ Element of District ☐ Other

**P5b. Description of Photo:**

(View, date, accession #) Photo 1:  
Front façade Overview (View SE)

\*P6. Date Constructed/ Age and Sources: ☒ Historic 1923 (L.A. County Assessor)  
☐ Prehistoric ☐ Both

\*P7. Owner:  
1450 Artesia Acquisition Company

\*P8. Recorded by:  
Joseph Orozco  
BCR Consulting LLC  
Claremont, California 91711

\*P9. Date Recorded: 9/19/2022

\*P10. Survey Type: Intensive.

\*P11. Report Citation: *Cultural Resources Assessment of the 1450 Artesia SP Project Gardena, California*

\*Attachments: ☐ NONE ☐ Location Map ☐ Sketch 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):



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
Location Map

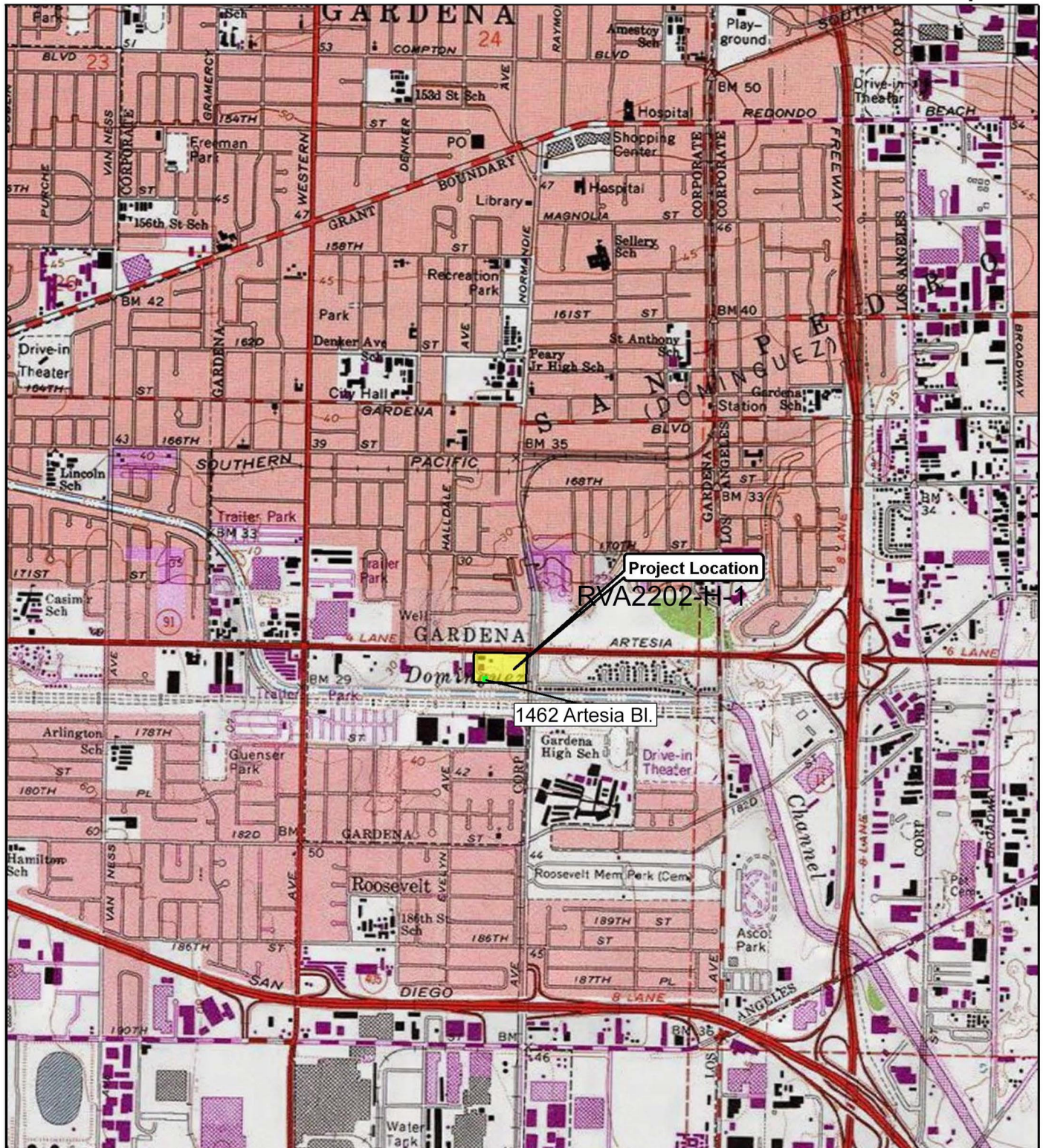
Primary #  
BERD #  
Trinomial

Page 2 of 2

\*Resource Name or #: 1462 Artesia Bl.

\*Map Name: Torrance, California

\*Scale: 1:24,000 \*Date of Map: 1981



DPR 523K (1/95)

\*Required Information



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 #: 1472 Artesia Boulevard

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Torrance, CA Date: 1981 T3S; R14W; Non-sectioned; SBBM

c. Address: 1440 Artesia Boulevard City: Gardena Zip: 90248

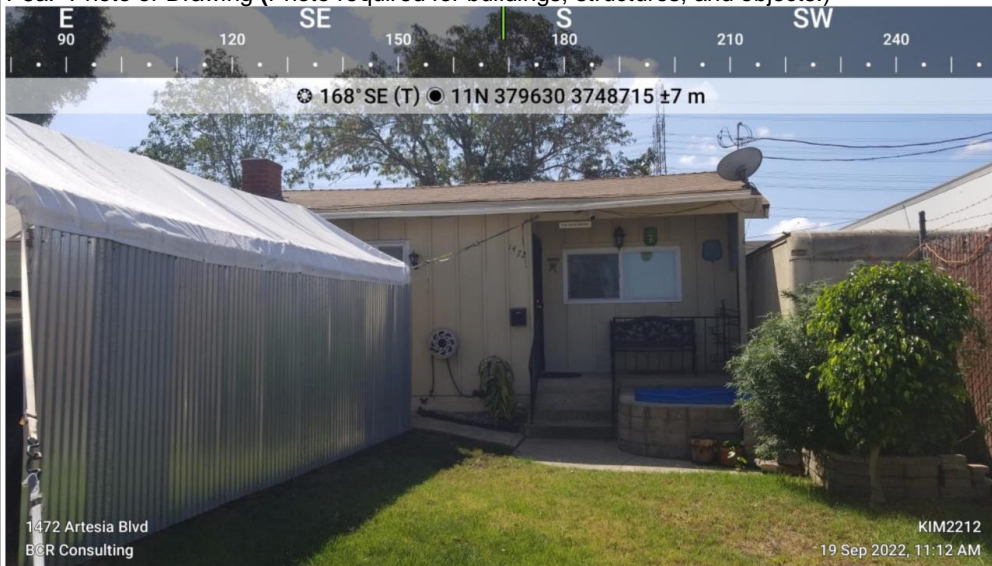
d. UTM: Zone: N/A mE/

Elevation: 45' AMSL

e. Other Locational Data: The property is on the south side of Artesia Boulevard, west of Normandie Avenue in Gardena.

\*P3a. Description: The subject property is occupied by one residence that is historic in age (i.e. over 45 years old). It is constructed in Postwar Minimal style. The residence is single-story, wood framed, and features board and batten siding. The roof is side-gabled with moderate overhang and composition shingles. Alterations include a stuccoed rear addition and vinyl windows. The primary façade is the south elevation which features a brick chimney and small porch that is accessed by concrete steps. A temporary vehicle shelter is located in front of the primary façade and a storage container is located immediately to the west. Additional storage containers located near the rear of the house are used for industrial/commercial purposes. The property is currently unoccupied. Los Angeles County Assessor records indicate a build-date of 1923, although historic aerial photos show that the property was vacant in 1952, and that the subject residence was constructed by 1963.

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



**\*P4. Resources Present:**

☒ Building ☐ Structure ☐ Object  
☐ Site ☐ District ☐ Element of District ☐ Other

**P5b. Description of Photo:**

(View, date, accession #) Photo 1:  
Front façade Overview (View NE)

\*P6. Date Constructed/ Age and Sources: ☒ Historic 1940 (L.A. County Assessor)  
☐ Prehistoric ☐ Both

\*P7. Owner:  
1450 Artesia Acquisition Company

\*P8. Recorded by:  
Joseph Orozco  
BCR Consulting LLC  
Claremont, California 91711

\*P9. Date Recorded: 9/19/2022

\*P10. Survey Type: Intensive.

\*P11. Report Citation: *Cultural Resources Assessment of the 1450 Artesia SP Project Gardena, California*

\*Attachments: ☐ NONE ☐ Location Map ☐ Sketch 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):

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code: 6Z \*Resource Name or # (Assigned by recorder) 1472 Artesia Boulevard

B1. Historic Name: N/A B2. Common Name: 1472 Artesia Boulevard

B3. Original Use: Single family residential

\*B5. **Architectural Style:** Postwar Minimal

\*B6. **Construction History:** (Construction date, alterations, and date of alterations): Los Angeles County Assessor records indicate a build-date of 1923, although historic aerial photos show that the property was vacant in 1952, and that the subject residence was constructed by 1963. Alterations include a stuccoed rear addition and vinyl windows, added at an unknown date.

\*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:** N/A **Original Location:** N/A

\*B8. **Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. **Significance: Theme:** Postwar Residential **Area:** Gardena **Property Type:** Residential **Applicable Criteria:** N/A  
(Discuss importance in terms of historical/architectural context as defined by theme/period/geographic scope. Address integrity.)

(See Continuation Sheet, Page 3 for Historical Context)

California Register of Historical Resources requires that a significance criterion (1-4) be met for a resource to be eligible. A resource is eligible if (1) it is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (2) it is associated with the lives of persons important in California's past; (3) it 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 value; or (4) it has yielded or is likely to yield information important in prehistory or history. The California Register also requires that sufficient time has passed since a resource's period of significance (normally 45 years) to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

The residence at 1472 Artesia fits within a context of post World War II development. It does not exhibit a close association with important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: The subject residence is not associated with the lives of persons important in California's past. Criterion 3: The residence is not particularly distinctive from other homes of that era. It does not represent the work of an important creative individual or possess high artistic values. Therefore, the subject residence is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building are therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

**Integrity.** As the building remains in its original position, it retains integrity of location. It appears to be used as a residence, but alterations and use of the property for industrial purposes have diminished integrity of setting, design, feeling, and association. Integrity of materials and workmanship are marginally diminished.

B11. Additional Resource Attributes N/A

\*B12. **References:**

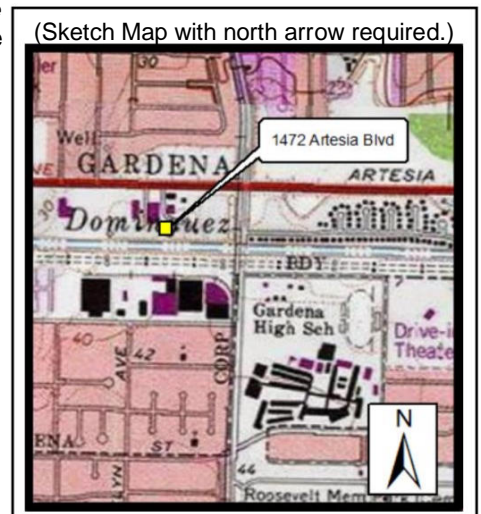
United States Geological Survey. 1981. *Torrance* 1:62,500 Topographic Quadrangle

USDA. 1952. 1963. Aerial Photos of L.A. County. Elec. Document: [historicaerials.com](http://historicaerials.com). Accessed 9/23/22.

Brunzell, David and Kara Brunzell. 2018. *Cultural Resources Assessment Normandie Courtyard Project City of Gardena, Los Angeles County, California*. On file at the SCCIC.

\*B14. **Evaluators:** David Brunzell, Joseph Orozco, BCR Consulting, Claremont, California

\*Date of Evaluation 09/23/2022



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI#

Page 3 of 3

Recorded by Joseph Orozco

\*Resource Name or # (Assigned by recorder) 1440 Artesia Boulevard

\*Date: September 23, 2022 ☒ Continuation ☐ Update

**B10. Significance (Continued from page 2.)**

Gardena

The first people in the Gardena area were the Tongva (Gabrieleno) people. Europeans arrived in 1781 to found one of the first civilian towns the Spanish established in California. A handful of settlers from Mexico formed the pueblo of Los Angeles. The settlement remained a tiny village throughout the Spanish and brief Mexican eras. In the 1780s, the Spanish government granted the roughly 43,000-acre Rancho San Pedro to Juan Jose Dominguez. Even after California statehood in 1850, Southern California remained sparsely populated, and the primary local activity was agriculture. Major General William Starke Rosecrans purchased 16,000 acres of Rancho San Pedro after his service for the Union Army in the Civil War. He subdivided the land and sold it at a profit. One of the buyers was Civil War veteran Spencer Roane Thorpe, who began farming in the area in 1887. The Thorpe family is credited with naming the town Gardena because it was a garden spot. Los Angeles finally began to grow as a population center in the 1880s, after completion of the transcontinental railroads facilitated the relocation of large numbers of Midwesterners to California. In the 1890s, improved water infrastructure further stimulated regional development. In 1890, a local railway line from Los Angeles to Redondo Beach came through Gardena, prompting its downtown to be moved from Figueroa to Vermont Street. Truck farms for vegetables and berries dominated Gardena Valley in the late nineteenth centuries, and Japanese immigrants who farmed in the area were an important element of the community. Stores, schools, churches, and agricultural businesses like canneries followed the farmers to Gardena. In 1912, local fundraising funded the first library branch. Berries began to decline after 1914, when World War I prompted farmers to switch to other crops. Later, residential development began to displace farming, and Gardena incorporated as a city in 1930. Los Angeles County continued to experience population growth during the Great Depression. Existing trends were accelerated by completion of the Hoover Dam in 1935, which enabled Southern California's growth with massive new supplies of water and electricity. By 1939, Los Angeles County led the US in agriculture in addition to the film business and aircraft manufacture. Los Angeles County's population continued its steady increase and the City of Los Angeles became increasingly urban, but agriculture was still the county's major industry into the 1950s. During World War II, members of Gardena's well-established Japanese community were interned like Japanese-Americans across California. Many returned after the end of the war, however, initially as gardeners and truck farmers. As suburbanization replaced farming across the region in the 1950s, Gardena's new subdivisions drew Japanese-American home buyers (see Brunzell and Brunzell 2018:4). Easy rail and eventually Interstate access also prompted post-war industrial development. The landscape was most visibly transformed during the 1950s when the neighborhood surrounding the subject property went from about 50 percent rural in 1952 to almost completely built in 1963 (United States Department of Agriculture [USDA] 1952, 1963). Local developments were mostly residential, although the half-mile stretch along 178<sup>th</sup> Street between Denker Avenue and Normandie Avenue (including the subject property) was mostly industrial. This intensive development was accommodated by the concurrent construction of three freeways that surround the subject property: State Route 91 to the North, Interstate 110 to the east, and Interstate 405 to the south.

1472 Artesia Boulevard

Research has indicated that the property was occupied by a business known as Ron's Trucking in the 1960s. It is currently occupied by the Alexander family. No further details were available.

## **APPENDIX C**

### **NATIVE AMERICAN HERITAGE COMMISSION SACRED LANDS FILE SEARCH**



## NATIVE AMERICAN HERITAGE COMMISSION

June 21, 2022

David Brunzell  
BCR Consulting, LLC

Via Email to: [bcrllc2008@gmail.com](mailto:bcrllc2008@gmail.com)

CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

SECRETARY  
**Sara Dutschke**  
Miwok

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

EXECUTIVE SECRETARY  
**Raymond C.  
Hitchcock**  
Miwok/Nisenan

**NAHC HEADQUARTERS**  
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California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

### Re: Gardena Civil and Landscape Plan (KIM2212) Project, Los Angeles County

Dear Mr. Brunzell:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,

Andrew Green  
Cultural Resources Analyst

Attachment

**Native American Heritage Commission  
Native American Contact List  
Los Angeles County  
6/21/2022**

***Gabrieleno Band of Mission  
Indians - Kizh Nation***

Andrew Salas, Chairperson  
P.O. Box 393  
Covina, CA, 91723  
Phone: (626) 926 - 4131  
admin@gabrielenoindians.org

Gabrieleno

***Santa Rosa Band of Cahuilla  
Indians***

Lovina Redner, Tribal Chair  
P.O. Box 391820  
Anza, CA, 92539  
Phone: (951) 659 - 2700  
Fax: (951) 659-2228  
Isaul@santarosa-nsn.gov

Cahuilla

***Gabrieleno/Tongva San Gabriel  
Band of Mission Indians***

Anthony Morales, Chairperson  
P.O. Box 693  
San Gabriel, CA, 91778  
Phone: (626) 483 - 3564  
Fax: (626) 286-1262  
GTTribalcouncil@aol.com

Gabrieleno

***Soboba Band of Luiseno  
Indians***

Isaiah Vivanco, Chairperson  
P. O. Box 487  
San Jacinto, CA, 92581  
Phone: (951) 654 - 5544  
Fax: (951) 654-4198  
ivivanco@soboba-nsn.gov

Cahuilla  
Luiseno

***Gabrielino /Tongva Nation***

Sandonne Goad, Chairperson  
106 1/2 Judge John Aiso St.,  
#231  
Los Angeles, CA, 90012  
Phone: (951) 807 - 0479  
sgoad@gabrielino-tongva.com

Gabrielino

***Soboba Band of Luiseno  
Indians***

Joseph Ontiveros, Cultural  
Resource Department  
P.O. BOX 487  
San Jacinto, CA, 92581  
Phone: (951) 663 - 5279  
Fax: (951) 654-4198  
jontiveros@soboba-nsn.gov

Cahuilla  
Luiseno

***Gabrielino Tongva Indians of  
California Tribal Council***

Robert Dorame, Chairperson  
P.O. Box 490  
Bellflower, CA, 90707  
Phone: (562) 761 - 6417  
Fax: (562) 761-6417  
gtongva@gmail.com

Gabrielino

***Gabrielino Tongva Indians of  
California Tribal Council***

Christina Conley, Tribal  
Consultant and Administrator  
P.O. Box 941078  
Simi Valley, CA, 93094  
Phone: (626) 407 - 8761  
christina.marsden@alumni.usc.edu

Gabrielino

***Gabrielino-Tongva Tribe***

Charles Alvarez,  
23454 Vanowen Street  
West Hills, CA, 91307  
Phone: (310) 403 - 6048  
roadkingcharles@aol.com

Gabrielino

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Gardena Civil and Landscape Plan (KIM2212) Project, Los Angeles County.

## **APPENDIX D**

### **PALEONTOLOGICAL OVERVIEW**



June 21, 2022

BCR Consulting, LLC  
Joseph Orozco  
505 W. 8<sup>th</sup> St.  
Claremont, CA 91711

Dear Mr. Orozco,

This letter presents the results of a record search conducted for the Gardena Civil and Landscape Plan Project located in the City of Gardena, Los Angeles County, CA. The project site is located south of Artesia Blvd, north of W 177<sup>th</sup> Street, and west of Normandie Avenue in Township 3 South, Range 14 West, in a unsectioned portion of the *Torrance, CA* USGS 7.5 minute quadrangle.

The geologic units underlying the project area is mapped as Holocene alluvial fan deposits of clay and sand (Dibblee, Ehrenspeck, Ehlig, and Bartlett, 1999). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, if development requires any substantial depth of disturbance, the likelihood of reaching Pleistocene alluvial sediments would increase. While the Western Science Center does not have localities within the project area or within a mile radius of the project, this is likely due to the project's physical distance from the museum and not indicative of the presence or lack of presence of fossil material.

While the presence of any fossil material is unlikely, if excavation activity disturbs deeper sediment dating to the earliest parts of the Holocene or Late Pleistocene periods, the material would be scientifically significant. Excavation activity associated with the development of the project area is unlikely to be paleontologically sensitive, but caution during development should be observed.

If you have any questions, or would like further information, please feel free to contact me at [bstoneburg@westerncentermuseum.org](mailto:bstoneburg@westerncentermuseum.org).

Sincerely,

A handwritten signature in black ink, appearing to read 'Brittney Stoneburg', with a stylized, flowing script.

Brittney Elizabeth Stoneburg  
Collections Technician



[illegible]

**Gardena Civil and Landscape Plan Project**  
project area + 1 mile radius

**Legend**

- 1 Mile Radius
- Gardena Civil and Landscape Plan Project
- Q: Quaternary alluvium and marine deposits (Pliocene to Holocene)

Camino Village  
Gardena  
Hermosillo  
Moneta  
Northeast Torrance  
Roosevelt

El Camino College  
Gardena Bowl  
The Original Giuliano's Delicatessen in Gardena  
Sam's Club  
Krispy Kreme  
Tokyo Central  
The Home Depot  
Gardena High School  
King's Hawaiian The Local Place  
Sky Zone Trampoline Park  
Walmart  
Victoria Community Regional Park

166th St  
166th St  
W 182nd St  
W 190th St

S Western Ave  
S Western Ave  
Normandie Ave  
Vermont Ave  
S Broadway  
W Victoria St

Alhambra Blvd  
Avalon Blvd  
Avalon Blvd

110  
91  
405

Google Earth

4000 ft

[illegible][illegible][illegible][illegible]

**Gardena Civil and Landscape Plan Project**  
project area + 1 mile radius

**Legend**

- 1 Mile Radius
- Gardena Civil and Landscape Plan Project
- Q: Quaternary alluvium and marine deposits (Pliocene to Holocene)

Camino Village  
Gardena  
Hermosillo  
Moneta  
Northeast Torrance  
Roosevelt

Landmarks and Businesses:

- Hustler's Casino
- Gardena Bowl
- Raising Cane's Chicken Fingers
- El Camino College
- El Pescador
- The Original Giuliano's Delicatessen in Gardena
- Sam's Club
- Krispy Kreme
- Tokyo Central
- The Home Depot
- Gardena High School
- King's Hawaiian The Local Place
- Sky Zone Trampoline Park
- Walmart
- K1 Speed - Indoor Go Karts, Corporate...
- Victoria Community Regional Park
- Colony Cove

Major Roads:

- I-110
- I-405
- SR-91
- Western Ave
- Normandie Ave
- Vermont Ave
- W 182nd St
- W 190th St
- W 166th St
- W 160th St
- W 150th St
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- W 100th St

Scale: 4000 ft

Google Earth

**Gardena Civil and Landscape Plan Project**  
project area + 1 mile radius

**Legend**

- 1 Mile Radius
- Gardena Civil and Landscape Plan Project
- Q: Quaternary alluvium and marine deposits (Pliocene to Holocene)

Camino Village  
Gardena  
Hermosillo  
Moneta  
Northeast Torrance  
Roosevelt

166th St  
166th St  
W 182nd St  
W 190th St

S Western Ave  
S Western Ave  
Normandie Ave  
Vermont Ave  
S Broadway  
W Victoria St

Alhambra Blvd  
Avalon Blvd  
Avalon Blvd

El Camino College  
El Pescador  
Colony Cove  
Victoria Community Regional Park

Raising Cane's Chicken Fingers  
The Original Giuliano's Delicatessen in Gardena  
Krispy Kreme  
The Home Depot  
Gardena High School  
King's Hawaiian The Local Place  
Sky Zone Trampoline Park  
Walmart  
K1 Speed - Indoor Go Karts, Corporate...

HUSTLER Casino  
Gardena Bowl  
Tokyo Central  
Sam's Club

I-110  
I-405  
SR-91

Google Earth

4000 ft



## APPENDIX E

### PROJECT PHOTOGRAPHS



Photo 1: Petroleum Dump Site at 1450 Artesia Blvd (View S)



Photo 2: Petroleum Dump Site Signage (View S)



Photo 3: 1450 Artesia Blvd (View W)

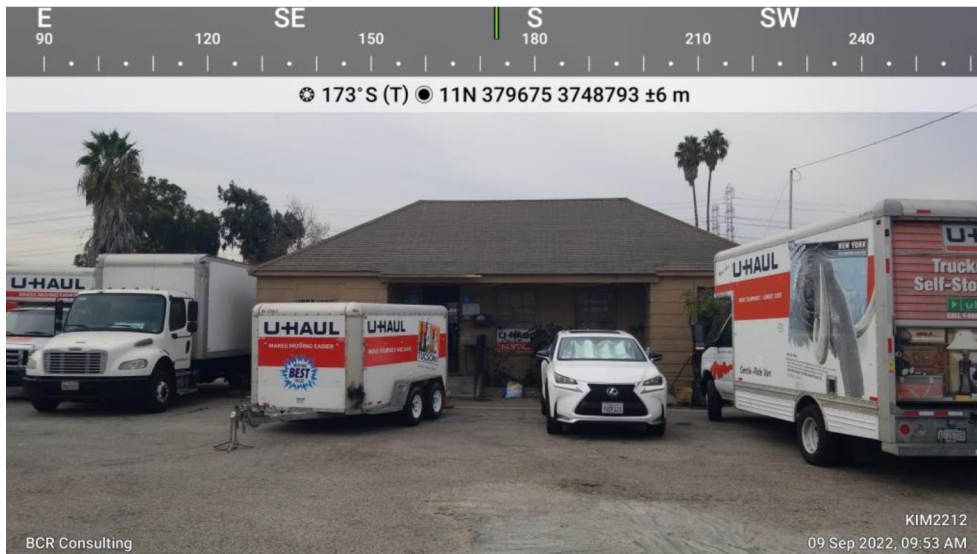


Photo 4: 1450 Artesia Blvd Residential Unit (View S)

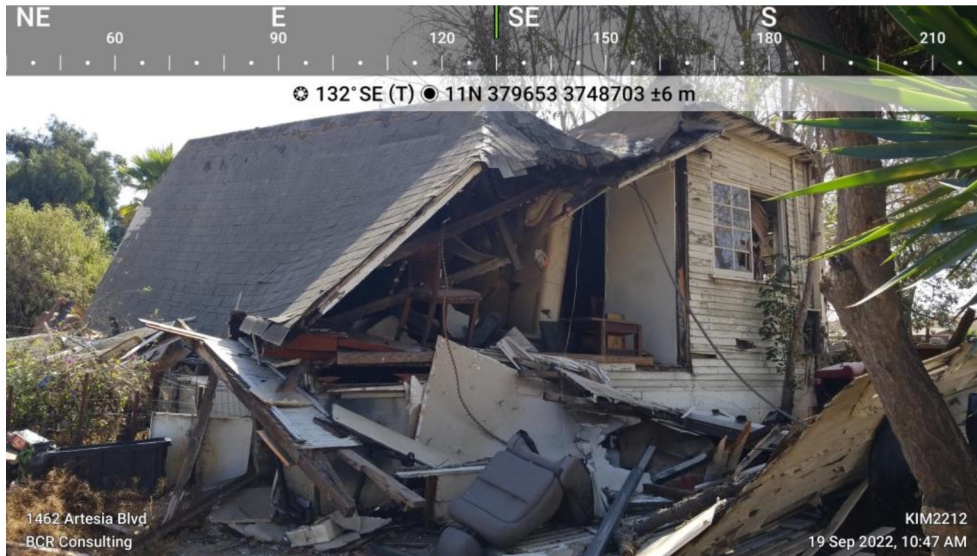


Photo 5: 1462 Artesia Blvd (View SE)

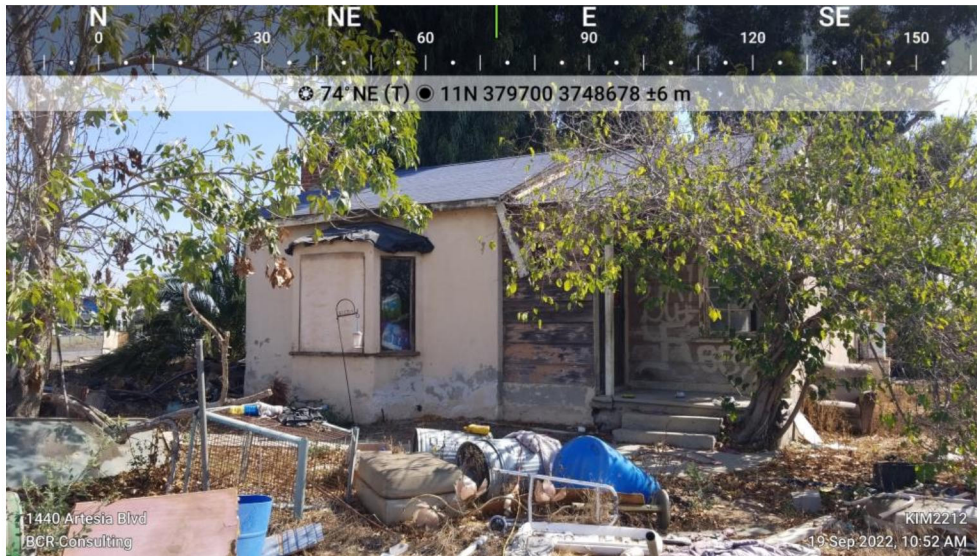


Photo 6: 1440 Artesia Blvd (View E)





Photo 7: 1452 Artesia Blvd (Demolished) (View S)

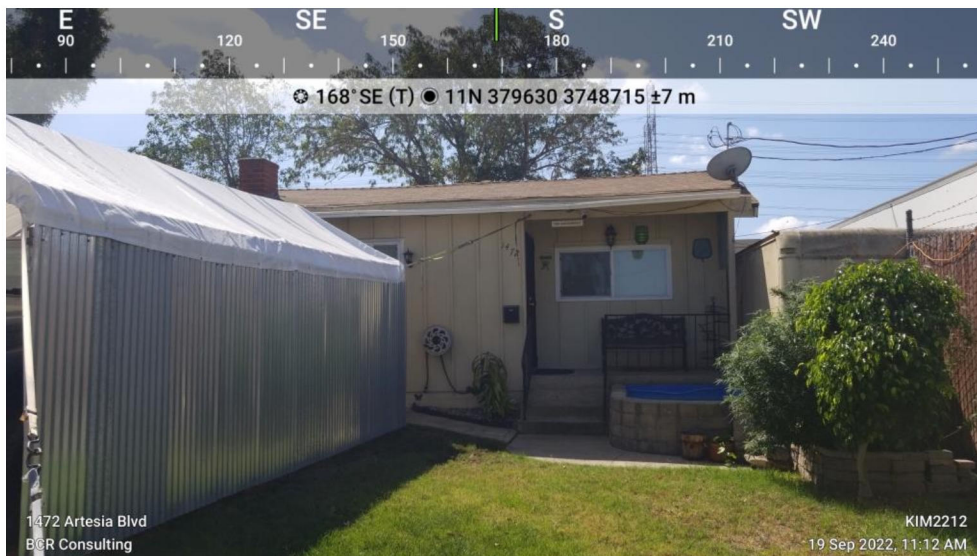


Photo 8: 1472 Artesia Blvd (View S)



Photo 9: Historic Aerial from 1941. Note Severe Ground Disturbances (Dump) in the Northeast Portion of the Project Site. Present and Demolished Residences Can Be Seen in the South.