

APPENDIX C - CULTURAL RESOURCES TECHNICAL REPORT/DATA

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# **HISTORIC RESOURCES ASSESSMENT AND ENVIRONMENTAL IMPACTS ANALYSIS**

**1136 West Sixth Street,  
632 & 634 Lucas Avenue, 1102 West 6<sup>th</sup> Street and 611 South Bixel Street  
Los Angeles, California  
(APNs: 5143-024-015, 5143-024-016 and 5143-024-011)**

Prepared for  
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## I. INTRODUCTION

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### A. INTRODUCTION

The Historic Resources Technical Report evaluates the federal, state and local significance of the four extant buildings over 45 years in age situated on the Project site (Good Samaritan Hospital) including a Medical Office Building (built 1923-1924) at 1136 West Sixth Street (APN 5143-024-015); a Gymnasium-Auditorium (1949) at 632 South Lucas Avenue (APN 5143-024-016); and a Gasoline Station and Automobile Repair Building built c. 1942 at 1102 West Sixth Street and 611 South Bixel Street, respectively (APN 5143-024-011). This report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings on the Project site for eligibility as historical resources, and to analyze the potential impacts of the proposed mixed-use redevelopment project on potential historical resources.

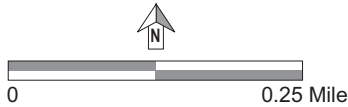
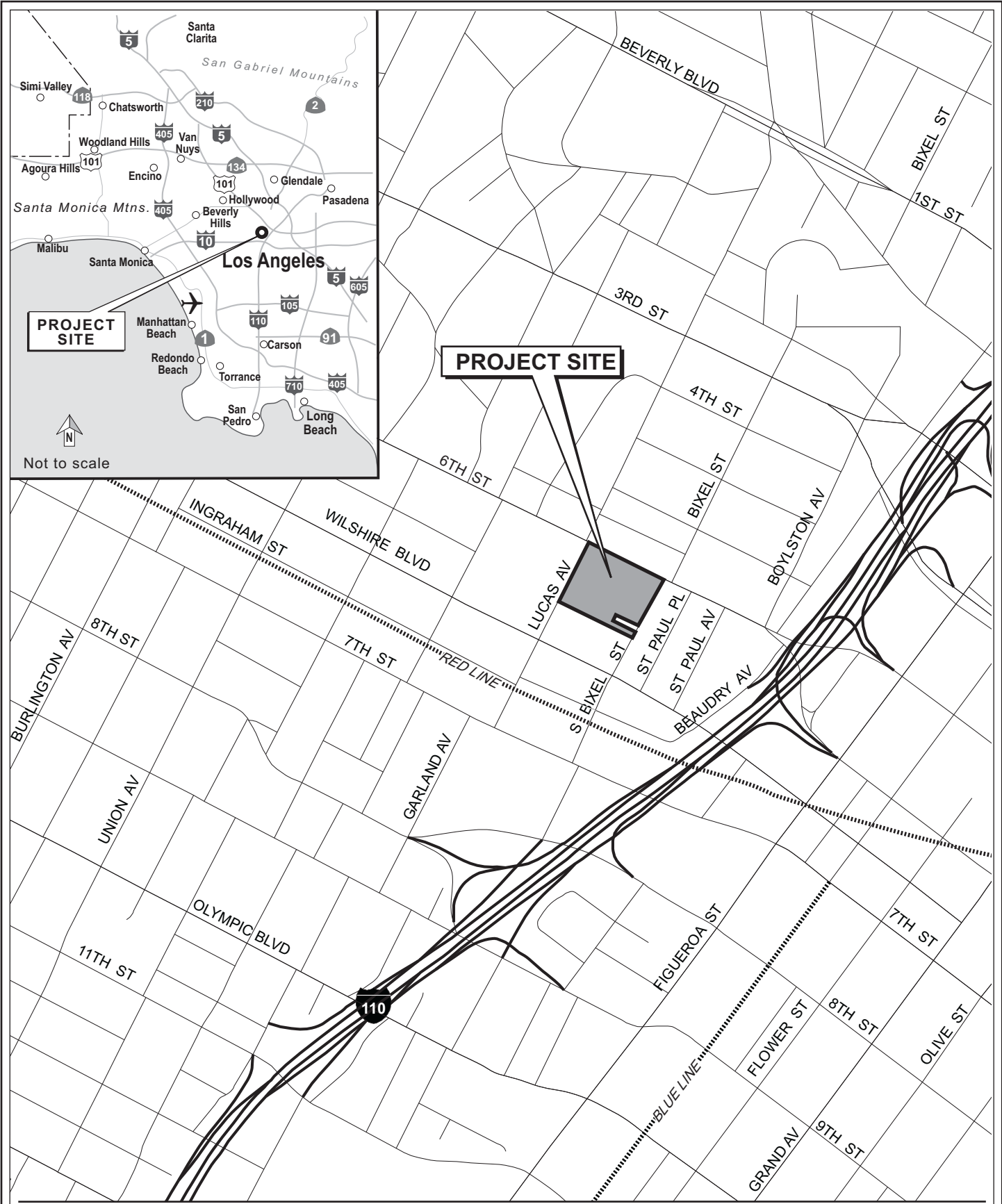
This report includes a discussion of the survey methods used, the jurisdictional framework for historical resources, the historic context for the project site, the results of the historical resources assessment for the Project site and other nearby properties, the analysis of potential direct impacts to the Project site and potential indirect impacts to other nearby historical resources, as well as mitigation recommendations for the proposed project.

### B. PROJECT SITE

The Project site is located on the city block bounded by Bixel Street on the east, Lucas Street to the west, Wilshire Boulevard on the south, and Sixth Street to the north (as shown in Figure 1, Regional and Project Location Map). The Project site consists of three parcels, 5143-024-015, 5143-024-016 and 5143-024-011, which are part of Lot A, Tract #321. The Project site is located in a primarily commercial zone.

### C. PROJECT DESCRIPTION

The project site is improved with five multi-use buildings, carports, service bays and paid public surface parking lot. The proposed project consists of a mix of residential and commercial retail uses. Four of the existing multi-use buildings, along with the carports, service bays and surface parking lots would be demolished as part of the proposed project. The proposed project would include the development of an irregular shaped mixed-use building organized around a courtyard. The courtyard would be developed at approximately 23-feet above street grade with



Source: PCR Services Corporation, 2008.

Figure 1  
Regional Location and  
Project Vicinity Map

parking and retail use below at street grade. The existing Medical Office Building on the northwestern portion of the site would be retained and adaptively reused as part of the proposed project.

#### **D. METHODS**

A multi-step methodology was utilized to evaluate the Project site. Site inspection, photographs, and property history research were used to document and assist in assessing the existing conditions. The field inspection of the study area was conducted utilizing the survey methods of the State Office of Historic Preservation (OHP). This data was used to assist in evaluating properties for significance. Site-specific research on the Project site and vicinity utilizing Sanborn fire insurance maps, city directories, newspaper articles, historical photographs, and other published sources was conducted. This information was incorporated into the historic context for the Project site and was used in the architectural analysis of existing conditions. Ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs were reviewed and analyzed. The criteria of the National Register, California Register, and the City of Los Angeles were employed to evaluate the potential historical and architectural significance of the assessed properties. The potential impacts of the proposed project were then analyzed in accordance with Section 15064.5 of the CEQA Guidelines.

The historic resource assessment was prepared by Margarita J. Wuellner, Ph.D., Principal Architectural Historian, and Jon L. Wilson, M. Arch., Senior Architectural Historian who meet the Secretary of the Interior's Professional Qualification Standards in history, architectural history, and historic architecture. A multi-step methodology was utilized to evaluate the Project site. Qualifications are provided in Appendix A of this technical report.

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## II. REGULATORY FRAMEWORK

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Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities.

Numerous laws and regulations require federal, state, and local agencies to consider the effects of a proposed project on historic resources. These laws and regulations stipulate a process for compliance, define the responsibilities of the various agencies proposing the action, and prescribe the relationship among other involved agencies (e.g., State Historic Preservation Office and the Advisory Council on Historic Preservation). The National Historic Preservation Act (NHPA) of 1966, as amended; the California Environmental Quality Act (CEQA); the California Register of Historical Resources (California Register); and Public Resources Code (PRC) 5024 are the primary federal and state laws governing and affecting preservation of historic resources of national, state, regional, and local significance. At the local level of jurisdiction, the City of Los Angeles has the Cultural Heritage Commission who oversees the designating of historic resources within the City of Los Angeles. The powers and duties of the Commission are outlined in Cultural Heritage Ordinance of 1962 (Los Angeles Administrative Code, Section 22.130).

### A. FEDERAL LEVEL

#### 1. National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register of Historic Places (National Register) was established by the National Historic Preservation Act of 1966, as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”<sup>1</sup> The National Register recognizes properties that are significant at the national, state and local levels. Further discussion of National Register criteria and guidelines is provided in Section III, *Environmental Setting*, of this document.

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<sup>1</sup> *Code of Federal Regulations (CFR), 36 § 60.2.*

## B. STATE LEVEL

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the National Historic Preservation Act (NHPA) on a statewide level. The OHP also carries out the duties as set forth in the PRC and maintains the California Historic Resources Inventory.<sup>2</sup> The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions. Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

### 1. California Register of Historical Resources

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the California Register of Historical Resources (California Register) is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."<sup>3</sup> The criteria for eligibility for the California Register are based upon National Register criteria.<sup>4</sup> Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.<sup>5</sup>

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

- California properties listed on the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.<sup>6</sup>

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<sup>2</sup> *California Public Resources Code §5024.1(a).*

<sup>3</sup> *Ibid.*

<sup>4</sup> *California Public Resources Code §5024.1(b).*

<sup>5</sup> *California Public Resources Code §5024.1(d).*

<sup>6</sup> *Ibid.*

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.<sup>7</sup>

## **C. LOCAL LEVEL**

### **1. City of Los Angeles Historic - Cultural Monuments**

The City of Los Angeles enacted a Cultural Heritage Ordinance in 1962, which defined Los Angeles Historic-Cultural Monuments (LAHCMs) for the City. According to the ordinance (Los Angeles Administrative Code, Section 22.130), LAHCMs are sites, buildings, or structures of particular historic or cultural significance to the City of Los Angeles in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These LAHCMs are regulated by the City's Cultural Heritage Commission, which reviews permits to alter, relocate, or demolish these landmarks.

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<sup>7</sup> *California Public Resources Code § 5024.1(e).*

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### III. ENVIRONMENTAL SETTING

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#### A. HISTORIC CONTEXT

##### 1. Los Angeles

At the time of the arrival of the first Spanish explorers in California, the Los Angeles area was inhabited by native groups that have since been given the name Gabrielino after the Spanish mission at San Gabriel. The earliest explorers arrived in the region in 1769 with the Gaspar de Portola Expedition. In 1781, settlers from Mexico under the direction of Spanish Governor Felipe de Neve founded El Pueblo de La Reina de Los Angeles. The original division of the area west of the pueblo into four ranchos was accomplished through Spanish and Mexican land grants. In 1850, California was admitted as the 31st state in the Union and, in the same year, the City of Los Angeles was formally incorporated. The introduction of railroad and street cars was instrumental in the growth and expansion of Los Angeles between 1860 and 1870. The primary form of development in the area was residential subdivisions. Other large land uses included country clubs, golf courses, large private ranches, public parks, and reservoirs. Sections of the former ranchos were annexed to the City of Los Angeles beginning in 1916. After completion of the Owen's Valley Aqueduct in 1913, annexation was required before outlying areas could receive surplus water from the City of Los Angeles. The 1900s also witnessed an influx of immigrants due to the growth of motion picture business, agriculture, real estate and discovery of oil. By the late 1920s, Westlake, Hollywood, Venice, the San Fernando Valley, San Pedro and Westwood amongst others, were consolidated into the City of Los Angeles. Annexations continued to occur into the late 1970s.<sup>8</sup>

##### 2. Good Samaritan Hospital

The current campus of the Good Samaritan Hospital in Los Angeles, California, along Wilshire Boulevard between Witmer and Lucas Avenue, is at least the fourth location of the institution within the city. A newspaper article entitled, "A Worthy Undertaking: Work Begun on the Good Samaritan Hospital" in the *Los Angeles Times* dated July 21, 1895 identifies a proposed one-hundred room Moresco-Spanish building designed by Walter Curlett near the corner of Seventh and Figueroa Streets as the Hospital of the Good Samaritan, the same institution as the existing St. Paul's Hospital, under a new name. In January 1896, the hospital building was completed.

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<sup>8</sup> Excerpted from "Historic Context Statement: The Central Los Angeles Subregional Planning Area of the City of Los Angeles," prepared by Historic Resources Group for the Los Angeles Conservancy. Revised September 14, 1990.

According to a *Los Angeles Times* article dated January 27, 1896, the idea for the hospital originated with Mrs. Lucy S. Longstreet, who in 1884 realized the need for such an institution in the city. Her hospital project grew until the trustees of St. Paul's Church, two years later, purchased the Hospital and Home for Invalids on Olive, near Third, which was under construction by a Sister Mary of the Order of the Good Shepherd of the Episcopal Church. While Sister Mary had run the hospital for several years, she had appealed to the Church for financial assistance with the construction project.

After the purchase of the hospital, Sister Mary was retained as manager. The charity was so successful that it became necessary to move to larger quarters. In 1887, a few well known and charitable men and women succeeded, after much labor, in starting a small hospital known as St. Paul's Hospital and Home for Invalids. Very soon it outgrew the narrow quarters, a two story-house on the corner of Sixteenth and Hill Streets, but it was some years before funds could be raised for the commencement of the Good Samaritan Hospital on Seventh Street (the name changed in 1895). A building was rented at number 31 Sand Street, (now California Street) and here the hospital, known as "St. Paul's Hospital and Home for Invalids," remained for seven years. With the building fund donated by subscriptions, enough money was then raised to buy a place on the corner of Hill and Sixteenth Streets large enough to accommodate a dozen patients.

Outgrowing this in turn, a generous donation of \$4000 from Mrs. Mark Sibley Severance, who gave the money as a memorial to her mother, enabled the directors to purchase the lot on Seventh and Pearl Streets, just west of Figueroa and begin construction. The site on Seventh and Pearl Streets was purchased for \$8000 and the central part of the hospital was put up. The project was completed with the aid of other subscriptions and donations. The Seventh and Pearl Streets hospital received multiple additions, wings, and renovations through numerous methods; including petitioning the city for surplus funds, mortgaging the property and annual subscription memberships throughout the 1890s as the needs of the hospital grew with the expansion of greater Los Angeles. In 1895 the name was changed to the Hospital of the Good Samaritan. It was an Episcopal institution and Bishop Nichols of California was president of the Board of Directors at the time. When the diocese of California was divided in 1897, Bishop Johnson succeeded Bishop Nichols in Los Angeles. Under his administration the hospital was enlarged several times. A final large expansion at the Seventh and Pearl Streets location was undertaken in 1901, which included a nurses' residence and enlargements that more than doubled the capacity of the hospital. At this time, Reverend Dr. Joseph H. Johnson was listed among the Board of Trustees, as the President of the Good Samaritan Hospital.

The Right Reverend Joseph H. Johnson of the Episcopal Church stands out in the historical record as an individual who worked tirelessly to fulfill the stated mission of the Hospital of the Good Samaritan. By 1902, relatively soon after the additions were in place at Seventh and Pearl Streets, plans for an additional adjunct location for the hospital were published in a small obscure article entitled, "For A New Hospital" in which C. A. Sumner & Company, acting for Bishop J.H. Johnson, purchased from several different owners, eight lots located on

the northeast corner of Bixel and Sixth Streets having a total frontage of 420 feet on Bixel by 170 feet on Sixth Street, for a total price of \$14,000. The property was to be used as a site for a new hospital building that would cost about \$50,000, and be of modern pattern and design. The new building was to be a worthy adjunct to the present Good Samaritan hospital on Seventh Street near Figueroa.

The relocation of the Hospital of the Good Samaritan to the current main campus along the north side of Wilshire Boulevard (then Orange Street), between Witmer and Lucas Avenue, involved a number of fortuitous events. In 1912, the recently completed Columbia Hospital, a five-story reinforced-concrete building with an exterior finished in white enamel pressed brick then occupied the site which included nearly two acres of ground. Columbia Hospital was planned by a group of osteopathic doctors who opened a complete modern hospital plant in 1911 at the cost of nearly one million dollars. This fact was widely advertised and the initial impression that the hospital served only osteopathic patients remained with the general public even though the hospital widened its scope to include all schools of medicine.

As head of the Good Samaritan Hospital Corporation, Bishop Johnson devoted a tremendous amount of time and energy to its up-building. When it became apparent that the hospital had outgrown its quarters on West Seventh Street, he began negotiations for the Columbia Hospital, brushing aside all obstacles to the purchase. A controlling interest was offered to the holding company of the Good Samaritan Hospital and accepted, and the hospital with all the patients was then moved up to the well-equipped modern Columbia Hospital building. The removal of the Good Samaritan Hospital to the absolutely fire-proof, beautiful and up-to-date new building was completed by November 1, 1912. At the time there were nearly a hundred regular nurses employed in the hospital, and there were fifty or sixty pupils in training. Review of historic Sanborn maps indicates the building originally constructed as Columbia Hospital in 1910 may remain as a part of the modern Good Samaritan Hospital main campus at the corner of Wilshire Boulevard and Witmer Street. The former Good Samaritan hospital location at Seventh and Pearl was thoroughly renovated and converted for reuse as the Hotel Glencoe in 1913, while still owned by the Good Samaritan Corporation.

The eventual sale of the renovated and improved Hotel Glencoe on the former hospital property at Seventh and Pearl Streets to the Ralph's Grocery Corporation in 1922 provided the majority of the funds necessary to expand the Good Samaritan Hospital. With the money derived from this sale the hospital authorities intended to erect additions to the present Good Samaritan Hospital and possibly improve the property recently acquired from the Stewart estate at Sixth and Lucas Streets.<sup>9</sup>

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<sup>9</sup> *Los Angeles Times (1886-Current File); November 12, 1922; ProQuest (1881-1986) pg. VI.*

An article in the *Los Angeles Times* summarized a major property transaction involving the project site in 1922. The article focuses on the sale of the Lyman Stewart residence, at Sixth Street and Lucas Avenue, “one of the finest homes in the city at the time,” to the Good Samaritan Hospital; the transaction was handled by P.H. Kinard, realty broker. The residence, which contained eighteen rooms, was surrounded by nearly five acres of grounds. The property had a frontage of 344 feet on Sixth Street, and 390 feet on Lucas Avenue. The purchase price was reported at approximately \$140,000. The article stated that the Lyman Stewart residence would be used by the hospital as nurses’ quarters and general administration, and an additional wing, was to be used as a dormitory for nurses to be “added later.”<sup>10</sup> The Bishop Johnson College of Nursing was one of the earlier nursing training programs in Los Angeles and operated from 1896 until 1961. According to historic aerial photograph and Sanborn map review, the former Stewart residence was demolished sometime between 1955 and 1972 and was replaced with parking lots. Subsequently, the existing warehouse and distribution center was constructed during the 1990s on the approximate site of the former Stewart residence.

In 1923 construction of a new building for a nurses’ residence, later known as the Nurses Home, was undertaken on what is today the Project site. The building was designed by Bishop Johnson’s son, architect Reginald D. Johnson. The Nurses’ Home was demolished in 2011.

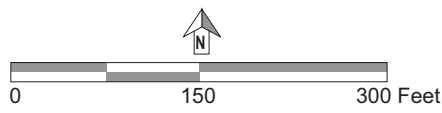
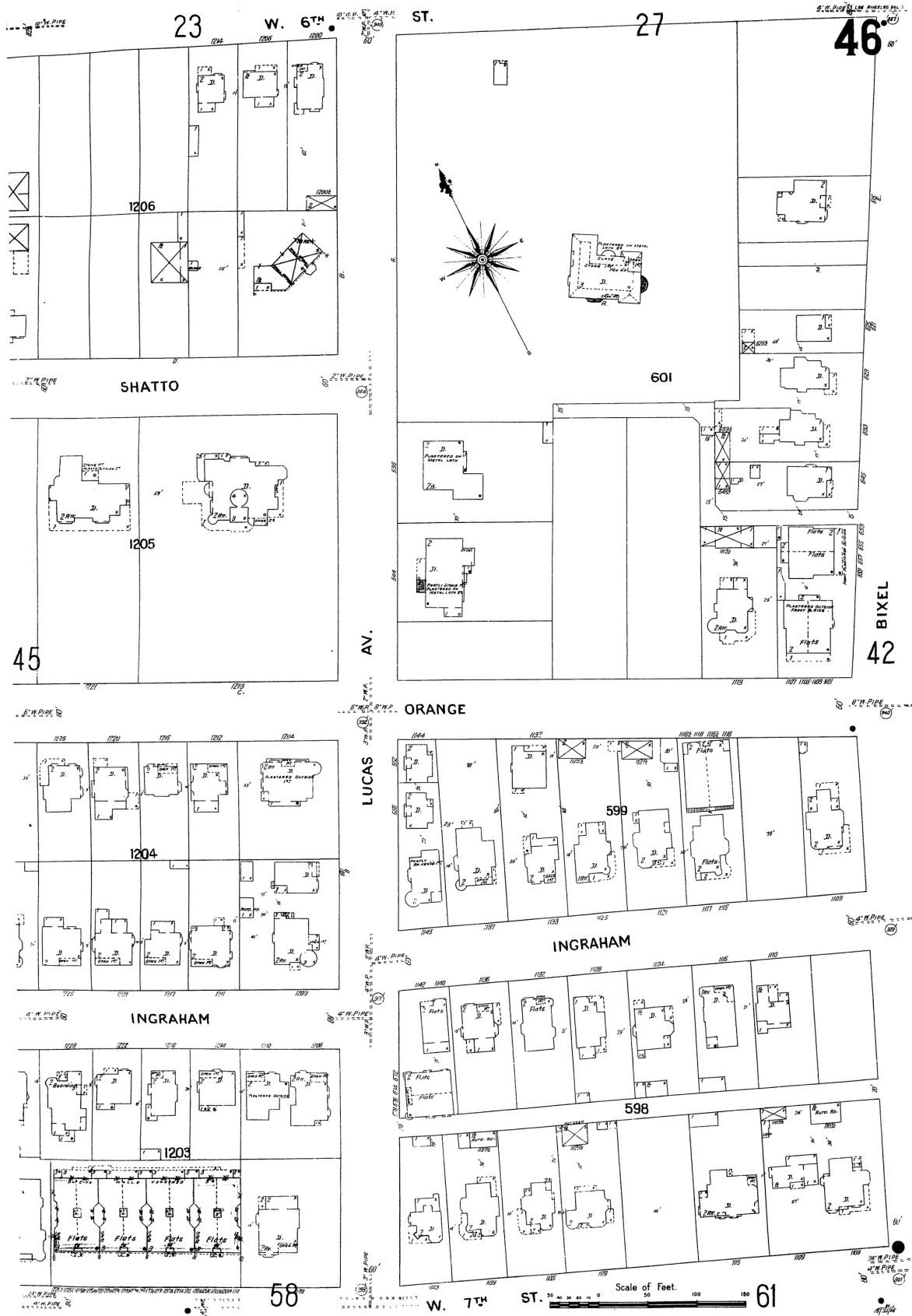
By 1925, Good Samaritan Hospital had acquired the entire block along Wilshire Boulevard and a new \$1,000,000 hospital was being constructed adjacent to the previously acquired Columbia Hospital. Plans for the new hospital building were prepared by Reginald D. Johnson, consulting with Dr. Broderick of San Francisco--a recognized authority on hospital construction at the time. Initial plans published in the *Los Angeles Times* showed a “U” shaped structure sited on a rise in the center of the block, while a row of two-story commercial buildings were depicted lining the street. The new hospital building was opened in 1927 and consisted of 12 stories with 287 beds, operating rooms, classrooms for nurses, a chapel, and administrative offices. Subsequently, a third hospital addition was constructed in 1950 at a cost of \$3 million, designed by architect Samuel E. Lunden with Reginald Johnson as consulting architect. Over the ensuing decades, additional land was acquired by Good Samaritan Hospital to allow for modernization and expansion, and the former Columbia Hospital was demolished and replaced with more up-to-date building facilities.

### **3. Medical Office Building**

On February 25, 1923, an article in the *Los Angeles Times* highlighted the plans associated with a new Medical Office Building to be constructed on the Sixth and Lucas parcel recently acquired by the Good Samaritan Hospital. The article included an architect’s rendering of the proposed building, a “handsome eight-story class A office building to be erected at the southeast

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<sup>10</sup> *Los Angeles Times (1886-Current File); March 5, 1922; ProQuest (1881-1986) pg. V3.*



Source: Sanborn Map.

Figure 2  
Sanborn Map 1906

corner of Sixth and Lucas Streets for a group of prominent physicians, who have organized to build and operate the building on the co-operative plan.” Architects Dodd & Richards were completing the working drawings for the building, which, exclusive of site, represented expenditures in excess of \$350,000. The site was acquired from the hospital of the Good Samaritan on February 19, 1923, for \$27,500 by physicians who were on the staff and who wished to center their activities at the hospital. They formed a cooperative, the Medical Office Building Company, to build and operate the building. There were thirty-three doctors in the organization, each of whom would occupy a suite of offices especially designed to meet with his requirements, including “waiting rooms, consultation rooms, examination rooms and dressing rooms with all necessary equipment and with facilities not provided in the usual office building. To every suite compressed air, gas, electric power for apparatus and other modern facilities will be furnished.” The basement contained a large meeting room for clinical discussions and lectures.<sup>11</sup> The Grant Deed provided that no building with a height greater than one story could be constructed within 20 feet of the eastern property line, unless that building was used exclusively as an office building for physicians.<sup>12</sup> At the time of construction, there was no expectation that any other tall buildings would be built adjacent to the Medical Office Building, which was purposely set back ten feet from both West Sixth Street and Lucas Avenue for ornamental plantings as well as to facilitate perspective views of the all four sides of the building.

A Sanborn map shows the appearance of the project site in 1950, including the former Lyman Stewart Residence which became the administration building for the Bishop Johnson College of Nursing in 1923 (later demolished), as well as the Medical Office Building at the corner of West Sixth Street and Lucas Avenue, and the Nurses Home on Lucas Avenue (Figure 3, Sanborn Map 1950).

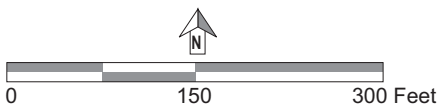
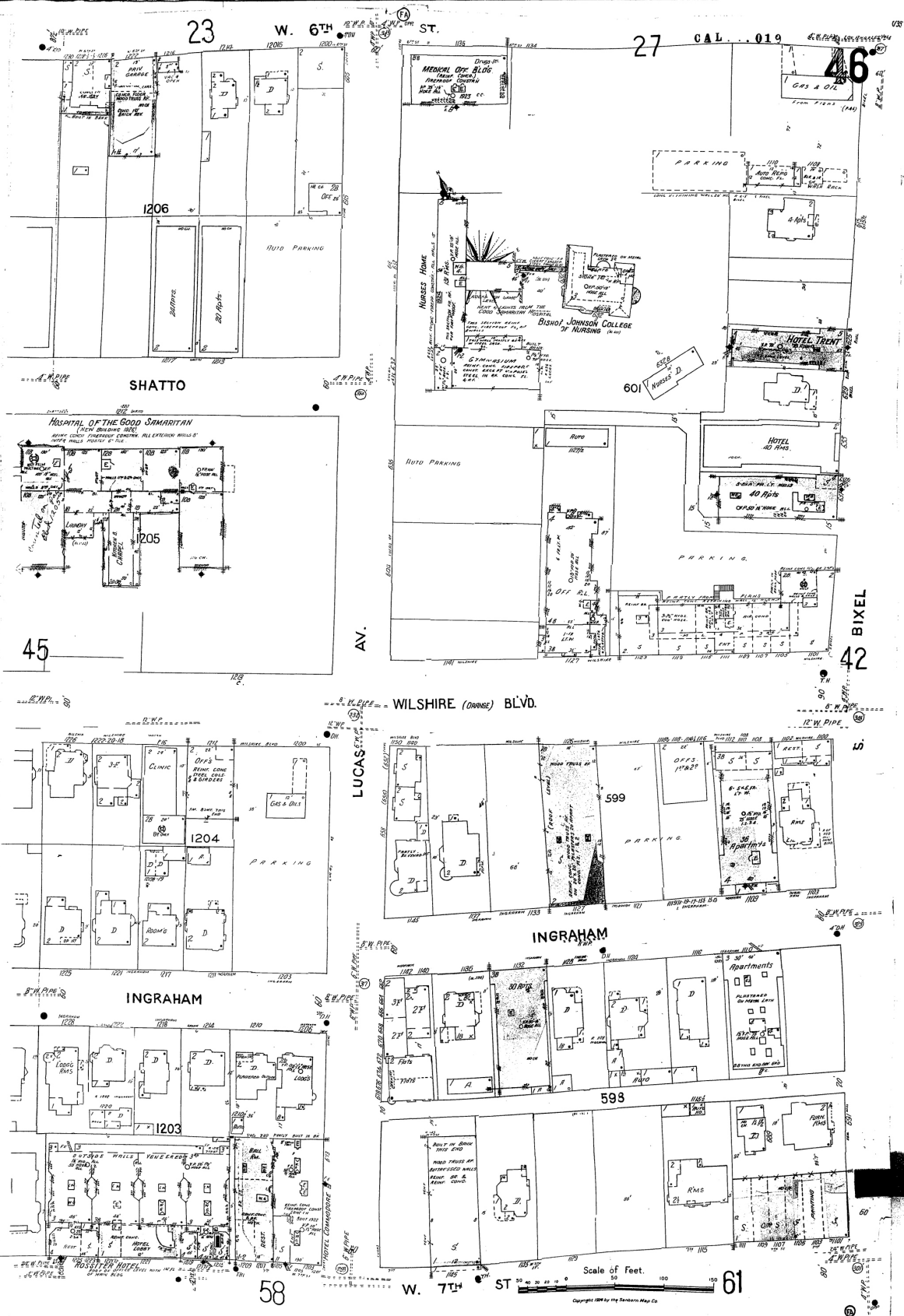
#### 4. Beaux-Arts Classicism

The classically-inspired style of the Medical Office Building was derived from the French Beaux-Arts academic style disseminated by the Academy of Architecture at the École des Beaux Arts in Paris where aspiring American architects obtained their training during the latter years of the nineteenth century. The Beaux Arts style became popular throughout the United States at the turn of the twentieth century primarily as a result of the Worlds Columbian Exposition held in Chicago in 1893. The Beaux-Arts style was easily adapted to the new high-rise “skyscraper” buildings that were made possible by the advent of steel reinforced concrete frame construction, and the invention of the elevator. Employing the classical architectural orders, skyscrapers were first developed as vertical compositions divided into a base, shaft and capital following the form of a classical column. Classical architectural elements and features

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<sup>11</sup> *Los Angeles Times (1886-Current File); February 25, 1923; ProQuest (1881-1986) pg. VI.*

<sup>12</sup> *Grant Deed, Book #2073, Page 37, February 19, 1923.*



Source: Saborn Map.

Figure 3  
Sanborn Map 1950

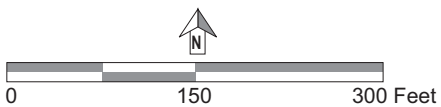
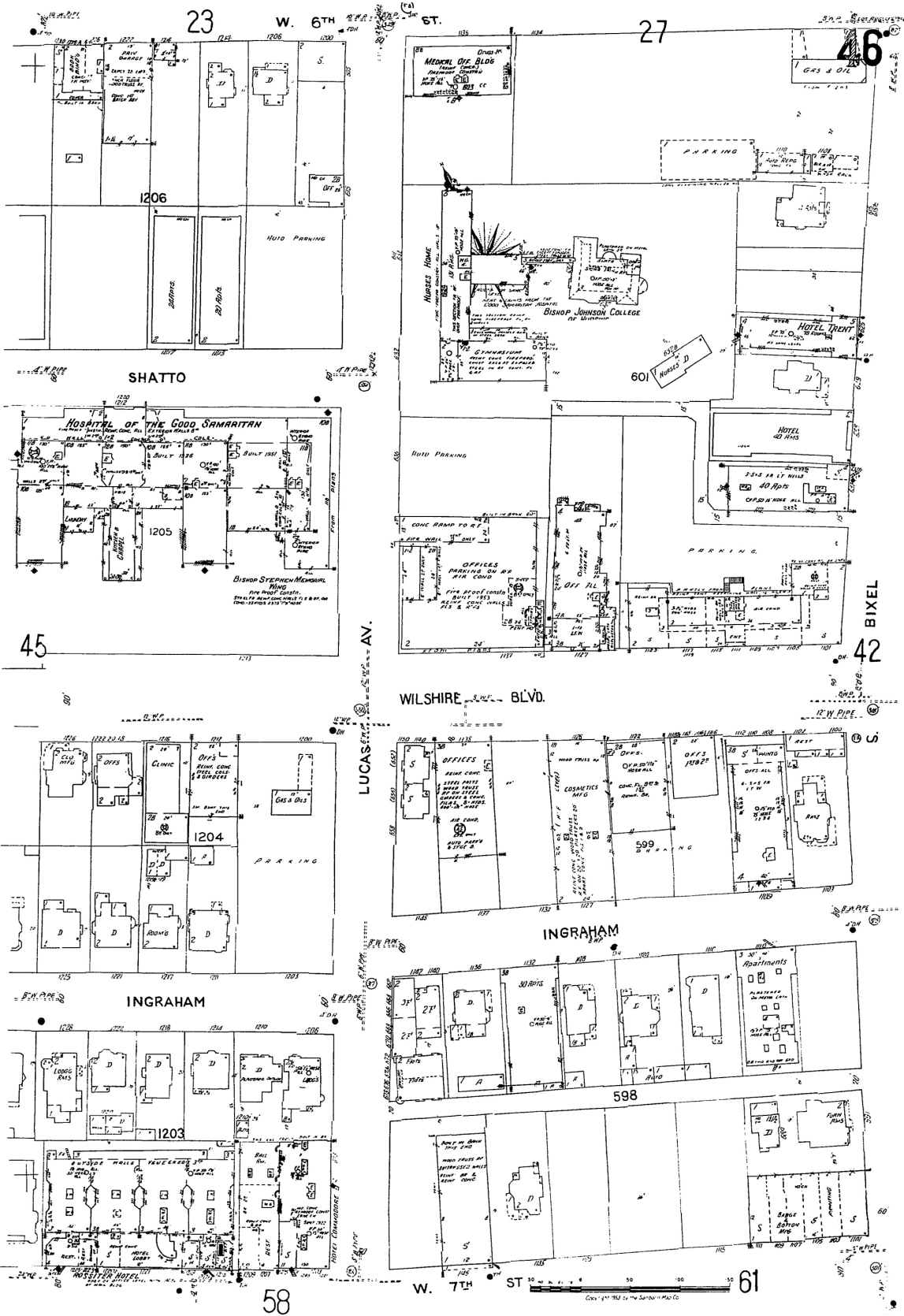


Figure 4  
Sanborn Map 1955

Source: Saborn Map.

often inspired by Italian Renaissance or French Neoclassical architecture often ornamented the tall buildings. During the 1920s, the style was still commonly employed for prominent commercial buildings in business districts as well as for cultural and educational institutions.

## 5. Dodd & Richards

William J. Dodd (1862-1930) was born in Quebec, Canada. His early education began in Chicago, Illinois, where he was a member of the Chicago Architectural Sketching Club, and he designed ceramic ware produced by Teco Pottery of Terra Cotta, Illinois. As a young draftsman he worked in the Chicago office of William LeBaron Jenney between 1880 and 1882.<sup>13</sup> The following year he worked as a draftsman for Solon S. Beman in Pullman, Illinois. He also may have worked as a designer for McKim, Mead, and White about 1885, although this is unconfirmed.<sup>14</sup> Known as the man who brought Chicago to Louisville, Dodd moved during the late 1880s to Louisville, Kentucky where he worked alone as well as in a series of partnerships (Wehle and Dodd, 1887-1888; Maury and Dodd, 1889-1895; Dodd and Cobb, 1896-1904; and McDonald and Dodd, 1906-1912). He moved to Los Angeles in 1913 where he formed a partnership with J. Martyn Haenke, (Haenke and Dodd, Architects). In 1915, Dodd established a successful partnership with William S. Richards (1871-1941) that would last the remainder of his career.<sup>15</sup>

William Richards (1871-1945) was born in Darlington, England and educated at Queens College, Cambridge. He worked as a structural engineer in England before immigrating to Los Angeles in 1912. Reminiscent of the successful and influential architect and engineer partnership of Daniel Burnham and John Root (Burnham and Root, Chicago, Illinois), Dodd & Richards became a leading Los Angeles architectural firm specializing in commercial buildings. Among their important works were the Pacific Mutual building (1920-1921), Associated Realty Building (1920-1921), Ville de Paris Department Store (demolished), J.W. Robinson's Department Store (1916), and the Architect's Building (demolished). While vacationing in Europe in 1930, William Dodd became ill and was forced to return to Los Angeles, where he died shortly thereafter. Following the death of his partner, William Richards worked alone in the same office the firm had occupied in the Architect's Building. During that time, he designed

<sup>13</sup> *Jenney is important in the history of architecture for his innovations in the development of the steel-framed skyscraper, in such designs as the Leiter I Building (1879; demolished), the Home Insurance Building (1884; demolished), and the Leiter II, Ludington, and Manhattan buildings. In addition, Jenney's office served as a training school for young architects, including Daniel H. Burnham, William Holabird, Irving K. Pond, Martin Roche, and Louis H. Sullivan. Daniel H. Burnham was the supervising architect for the World's Columbian Exposition in Chicago.*

<sup>14</sup> *Daniel Burnham of the firm Burnham and Root and Charles McKim of the firm of McKim, Mead and White were the most influential proponents of the Beaux-Arts style in the United States.*

<sup>15</sup> *Henry Withey, Biographical Dictionary of American Architects (Deceased), (Los Angeles: Hennessey & Ingalls, Inc., 1970) 176, 508. See also <https://digital.lib.washington.edu>; "William J. Dodd, Obituary," Southwest Builder and Contractor, June 1930, p. 37; Architect and Engineer, Vol. CII, No. 3, September 1930.*

Security Pacific Bank in Glendale, and the Professional Building in Pasadena. In addition, he was associated with the construction of General Hospital of Los Angeles County/University of Southern California Medical Center (1934). Richards died in 1945 after an extended illness.<sup>16</sup>

## 7. Gymnasium-Auditorium

Building permits indicate the reinforced-concrete gymnasium-auditorium was designed by architect Samuel E. Lunden. Lunden had received his early training in the office of architect Reginald Johnson, who was the son of Bishop Johnson, President of the Good Samaritan Hospital. The structural engineer was Paul E. Jeffers,<sup>17</sup> and the contractor was the Griffith Company. The size of the two-story addition was 61 feet by 108 feet. Steel trusses and purlins supported a concrete slab roof deck over the gymnasium. The structure for the lobby and platform was reinforced concrete slab and joists. Steel studs and plastered box sides were used to form the interior partitions. The Gymnasium-Auditorium was completed at a cost of \$134,000 for the Hospital of the Good Samaritan, owner. At the time of its construction, the buildings on the project site included the former Stewart Residence (Bishop Johnson College of Nursing), two nurses' homes and a garage (Figure 3, Sanborn Map 1950).<sup>18</sup> Plot plans accompanying the building permits show a second nurses' home (1932)<sup>19</sup> and adjacent garage (1949)<sup>20</sup> in the southeast portion of the project site. A driveway from Lucas Avenue ran along the southern property line then turned to the northwest providing access to a parking lot south of the Stewart Residence (Figure 4, Sanborn Map 1955). The driveway also continued to the northeast past the garage and second nurses' home.

Newspaper articles indicate the Gymnasium-Auditorium was used by the Bishop Johnson College of Nursing, Good Samaritan Hospital, as a multi-purpose space for recreational purposes

<sup>16</sup> *Whithey*, 176, 508; and *Los Angeles Times*, November 11, 1945.

<sup>17</sup> *Paul E. Jeffers, a native of Los Angeles, was a graduate of Stanford University (1913) and attended the Massachusetts Institute of Technology as a special student for two years. After working in several architects offices he opened his own office in 1919. He was structural engineer for the Santa Anita race track, Temple B'nai B'rith, Subway Terminal Building, Robinson's Beverly Hills Store, the Pasadena Courts Building, and the Good Samaritan Hospital addition and others. He was one of the founders of the Structural Engineers Association of Southern California and served as its first President in 1929, and was past Chairman of the California Legislative Committee of Professional Engineers. Following the 1933 earthquake he became a member of the committee to advise the Los Angeles School District on its general program of reconstruction for earthquake-damaged school buildings. "Paul E. Jeffers of Building Fame Dies: Structural Engineer was Authority on Earthquake Resistant Structures in State," Los Angeles Times, August 9, 1953, pg. 2.*

<sup>18</sup> *Building Permit, March 10, 1949, No. LA12854.*

<sup>19</sup> *Building permits indicate the second nurses' home may have originally been a greenhouse of pine and glass constructed in 1932 (Building Permit, March 17, 1932, No. LA4854). The one-story wood and glass building was moved approximately 30 feet and cut down in size from nine feet by 20 feet to nine feet by 14 feet, more or less. The building was anchored to a seven-inch thick concrete slab (Building Permit, December 15, 1948, No. LA 35253).*

<sup>20</sup> *Building Permit, March 10, 1949, No. LA12855.*

and social gatherings such as the annual college prom, as well as Christmas pageants and carols presented by the L.A. Nurses Association, and the “Spooks Frolic,” a Halloween carnival.<sup>21</sup>

## 9. Samuel E. Lunden

Samuel Eugene Lunden (1897-1995) was born on July 14, 1897 in Illinois. He received his early training as a draftsman in the office of Reginald Johnson<sup>22</sup> in Pasadena, California, 1915-1918. He was educated at the Massachusetts Institute of Technology where he was awarded the Beaux-Arts Medal in 1921. Returning to California, he worked as a designer in the office of Gordon B. Kaufmann, Los Angeles, 1927. He received his license to practice architecture in California in 1928.<sup>23</sup> From 1928 until 1950 he was the principal of his own firm. He became a Fellow of the American Institute of Architects in 1945, and served as the First Vice-President of American Institute of Architects, 1945-1946. He formed the partnership, Lunden, Hayward, and O’Conner, Architects, Los Angeles, 1950-1957. Between 1957 and 1960 he was again principal of his own firm, Samuel E. Lunden and Associates in Los Angeles. He was a partner in the firm, Samuel E. Lunden, FAIA, and Joseph L. Johnson, AIA, Architects and Planners, Los Angeles, after 1960. He received the Edward C. Kemper Award for “significant contributions to the Institute and the architectural profession,” in 1963. One of his most important built works was the Pacific Coast Stock Exchange, 618 South Spring Street, Los Angeles, 1929-1930, done with John and Donald Parkinson, consulting architects. Other known built works include the architect’s own residence at 6205 Via Colinita, San Pedro, built in 1970, and a residence at 2927 Via La Selva, Palos Verdes Estates.<sup>24</sup>

## B. CRITERIA FOR EVALUATION OF HISTORIC RESOURCES

In analyzing the historic significance of the Project site, criteria for designation under federal, state, and local landmark programs, as applicable, were considered. Additionally, the OHP survey methodology was used to survey and rate the relative significance of the property.

<sup>21</sup> “Nurses’ Prom Will be Held,” *Los Angeles Times*, May 22, 1952, pg. B1. “L.A. Nurses Association Will Hold Christmas Party,” *Los Angeles Times*, November 30, 1953. “College of Nursing Plans ‘Spook’ Party,” *Los Angeles Times*, October 28, 1953.

<sup>22</sup> *Reginald Johnson was the architect of the Nurses Home on the project site and son of Bishop Johnson who spearheaded the development of the existing Good Samaritan Hospital campus.*

<sup>23</sup> *Pacific Coast Architect*, July 1928, pg. 52.

<sup>24</sup> *College of Architecture and Planning, University of Washington, ArchitectDB, <https://digital.lib.washington.edu/php/architect/record.phtml?type=architect&architectid=980>.*

## 1. National Register of Historic Places Criteria

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:<sup>25</sup>

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

A property eligible for listing in the National Register must meet one or more of the four criteria defined above. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. “Integrity is the ability of a property to convey its significance.”<sup>26</sup> According to the *National Register Bulletin, How to Apply the National Register Criteria for Evaluation*, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.<sup>27</sup> The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from the *National Register Bulletin How to Apply the National Register Criteria for Evaluation*, which provides guidance on the interpretation and application of these factors.

<sup>25</sup> *How to Complete the National Register Registration Form, National Register Bulletin*, (Washington, D.C.: U.S. Department of Interior, National Park Service, 1997). This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

<sup>26</sup> *How to Apply the National Register Criteria for Evaluation, National Register Bulletin*, (Washington, D.C.: U.S. Department of Interior, National Park Service, 1997), 44.

<sup>27</sup> *Ibid.*

1. Location is the place where the historic property was constructed or the place where the historic event occurred.<sup>28</sup>
2. Design is the combination of elements that create the form, plan, space, structure, and style of the property.<sup>29</sup>
3. Setting is the physical environment of a historic property.<sup>30</sup>
4. Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.<sup>31</sup>
5. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.<sup>32</sup>
6. Feeling is property's expression of the aesthetic or historic sense of a particular period of time.<sup>33</sup>
7. Association is the direct link between an important historic event or person and a historic property.<sup>34</sup>

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical

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<sup>28</sup> *"The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved."* Ibid.

<sup>29</sup> *"A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape."* Ibid.

<sup>30</sup> Ibid, 45.

<sup>31</sup> *"The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place."* Ibid.

<sup>32</sup> *"Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques."* Ibid.

<sup>33</sup> *"It results from the presence of physical features that, taken together, convey the property's historic character."* Ibid.

<sup>34</sup> *"A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register."* Ibid.

features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.<sup>35</sup>

For properties that are considered significant under National Register criteria A and B, the *National Register Bulletin, How to Apply the National Register Criteria for Evaluation* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).<sup>36</sup>

In assessing the integrity of properties that are considered significant under National Register criteria C, the *National Register Bulletin, How to Apply the National Register Criteria for Evaluation* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.<sup>37</sup>

## 2. California Register of Historical Resources Criteria

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level under one or more of the following four criteria:

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

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its

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<sup>35</sup> *Ibid*, 46.

<sup>36</sup> *Ibid*.

<sup>37</sup> "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, patter of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style." *Ibid*.

significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.<sup>38</sup>

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.<sup>39</sup>

### 3. California Office of Historical Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California OHP in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

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

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and/or California Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register,

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<sup>38</sup> *California Code of Regulations, "California Register of Historical Resources," Title 14, Chapter 11.5, §4852(c).*

<sup>39</sup> *Ibid.*

California Register, or for designation under a local ordinance are given an evaluation status code of 6.

#### **4. Los Angeles Historic - Cultural Monuments (LAHCM) Criteria**

The Los Angeles Cultural Heritage Ordinance (Los Angeles Administrative Code, Section 22.130) establishes criteria for designating local historic resources and/or historic districts (historic preservation overlay zones) as LAHCMs. These properties must retain integrity and convey their significance under one or more of the following criteria:

1. Historic structures or sites in which the broad cultural, economic or social history of the nation, state or community is reflected and exemplified; identified with important events in the main currents of national, state, or local history.
2. Identified with personages in the main currents of national, state or local history.
3. Embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

### **C. HISTORIC RESOURCES IDENTIFIED**

#### **South Central Coastal Information Center Record Search**

A historic resources archival record search was conducted for the Project site and for a one-half-mile radius area surrounding the project site. The California Historic Resources Inventory record search was conducted at the South Central Coastal Information Center at California State University, Fullerton. A total of ten properties were previously recorded identified within a ½-mile radius of the Project site. These resources are summarized in the Table 1 below.

A total of two previously surveyed resources are within view of the proposed project. The Good Samaritan Hospital located at 637 Lucas Avenue was constructed in 1927. It has been determined ineligible for the National Register by consensus through the Section 106 Process. The Good Samaritan Hospital is located adjacent to the west and south of the project area along Lucas Avenue. An apartment building was constructed in 1928 at 625 Bixel Street. It has been determined ineligible for the National Register by consensus through the Section 106 Process. The apartment building at 625 Bixel Street is located directly adjacent to the south and east of the project area, along Bixel Street.

**Table 1**  
**Previously Recorded Properties**

<b>HRI Identifier No.</b>	<b>Primary Record No.</b>	<b>Address</b>	<b>Date of Construction</b>	<b>NRHP Status Code/Eligibility Status</b>
3	P19-176204	637 Lucas Avenue; Good Samaritan Hospital	1927	Determined Ineligible For Nr By Consensus Through Section 106 Process – Not Evaluated For Cr Or Local Listing (12/05/94); Within View Adjacent South And West
066336	P19-173594	625 Bixel Street; Apartment Rehab.	1928	Determined Ineligible For Nr By Consensus Through Section 106 Process – Not Evaluated For Cr Or Local Listing (12/03/87); Within View Adjacent South And East
073780	P19-174106	245 Lucas Avenue; & (1405 Miramar Street); Los Angeles Nurses' Club	1921	Individual Property Listed In Nr By The Keeper – Listed In The Cr; 19-0197 (05/11/95); Lahcm # 352; & 2511; Not Within View North
020845	P19-166922	1610 West 7 <sup>th</sup> Street; Young's Market (former site)	1924	Individual Property Listed In Nr By The Keeper – Listed In The Cr; 19-0435 (04/28/04); Lahcm# 113; Not Within View
069380 & 021233	P19-173802 & P19-167276	644 / 646 S. Figueroa Street; Engine Co. No. 28	1912	Individual Property Determined Eligible For Nr By The Keeper – Listed In The Cr (10/28/77); Lahcm # 348 & # 2190; Not Within View
073807	P19-174111	306 Loma Drive; Mary Andrews Clark M. Home	1912	Individual Property Listed In Nr By The Keeper – Listed In The Cr; 19-0209 (10/05/95); Lahcm # 158; Not Within View
069433	P19-173818	615 (611-625) S. Figueroa Street; Saint Paul's Cathedral		Individual Property Determined Eligible For Nr By The Keeper – Listed In The Cr (10/28/77); Demolished(11/01/1979); Lahcm # 66; Site Not Within View

Table 1 (Continued)

## Previous Recorded Property

<b>HRI Identifier No.</b>	<b>Primary Record No.</b>	<b>Address</b>	<b>Date of Construction</b>	<b>NRHP Status Code/Eligibility Status</b>
023961	P19-169983	621 S. Union Avenue; Hotel Waldorf / Apartments	1913	Individual Property Determined Eligible For Nr By Part I Tax Certification – Listed in the Cr (03/26/86); Not Within View
020859	P19-166935	767 Garland Avenue; Charles C. L. Leslie house	1900	Needs To Be Reevaluated; 0053-0068-0000 (No Date Given); Lahcm # 129; Not Within View
021043	P19-167101	1425 Miramar Street; Samuel J. Lewis house	1890	Identified In Reconnaissance Level Survey; Not Evaluated 0053-0224-000 (No Date); Lahcm # 39; Not Within View

## D. EVALUATION OF HISTORIC RESOURCES

The survey study area was defined as the three parcels that comprise Lot A, Tract #321: 5143-024-015, 5143-024-016, and 5143-024-011. There are four buildings over 45 years in age situated on the Project site (Good Samaritan Hospital) including a Medical Office Building (built 1923-1924) located at 1136 West Sixth Street (APN 5143-024-015); a Gymnasium-Auditorium (1949) at 632 South Lucas Avenue (APN 5143-024-016); and a Gasoline Station and Automobile Repair Building built c. 1942 at 1102 West Sixth Street and 611 South Bixel Street, respectively (APN 5143-024-011). This report was prepared to comply with the California Environmental Quality Act (CEQA), to assess the existing buildings on the Project site for eligibility as historical resources, and to analyze the potential impacts of the proposed mixed-use redevelopment project on potential historical resources. The 1990s warehouse on the Project site did not meet the age or significance thresholds for consideration as an historical resource and did not require evaluation.

### 1. Gymnasium-Auditorium, 634 South Lucas Avenue (APN: 5143-024-016)

#### Architectural Description

The late Moderne-style Gymnasium-Auditorium has a street address of 634 South Lucas Avenue. Building permits indicate the Gymnasium-Auditorium addition was designed by architect Samuel E. Lunden and engineer Paul E. Jeffers.<sup>40</sup> The multi-purpose Gymnasium-Auditorium was built in 1949 and contains a gymnasium, auditorium stage, meeting rooms and a kitchen. The Gymnasium-Auditorium is constructed of reinforced concrete and is a rectangular building of approximately 61 feet by 108 feet in size. Steel trusses and purlins support a concrete slab roof deck over the Gymnasium space. The structure for the lobby and platform is reinforced concrete slab and joists. Steel studs and plastered box sides form the interior partitions.

The Gymnasium-Auditorium is oriented facing west toward Lucas Avenue. The exterior elevations are painted concrete scored in square sections. The main entrance is recessed in the center of the façade and features Moderne-style detailing including streamline as well as curvilinear decoration (Figure 5, Gymnasium/Auditorium, Entrance Detail, View to East). The wide door opening retains the original three-light double glass doors and rectangular transom, and original door hardware. There are square recessed rectangular light fixtures above the door that also appear original. The south elevation features two rows of metal awning windows with metal sun shades creating a strip window effect. There is a secondary single-door entry on the south elevation. The rear elevation has two rectangular window openings near the lower corners with fixed windows. There are two rectangular vents located near the upper corners of the rear

<sup>40</sup> *Building Permit, March 10, 1949, No. LA12854.*

elevation. The flat roof is surrounded by a concrete parapet. One-story meeting rooms occur along the north elevation of the Gymnasium-Auditorium. The kitchen is located in the southwest corner of the building. There is a second-floor platform above the kitchen that may have been used as a projectionist booth. The Gymnasium-Auditorium space occupies the majority of the building to the east of the entrance lobby and kitchen. There is a raised stage at the east end of the Gymnasium-Auditorium space. The Gymnasium-Auditorium is vacant and in poor condition (deteriorating). There is an asphalt drive way along the southern lot line that provides access from Lucas Avenue to the parking area on the hill behind the Gymnasium-Auditorium.

The Gymnasium-Auditorium was used by the Hospital and the Bishop Johnson College of Nursing that formerly occupied the southern half of the project site (5143-024-016) from 1923 until its closure in 1961, and operated . The Bishop Johnson College of Nursing was one of the earlier nurses training colleges in Los Angeles, and took over the two-story 18-room Lyman Stewart residence originally built in 1878 for the oil baron. One of the finest homes in the city, the Stewart Residence formerly occupied the center of the project site. At the time the Gymnasium-Auditorium was constructed, the buildings on the project site included the former Stewart Residence (Bishop Johnson College of Nursing), two nurses' homes and a garage. Plot plans accompanying the building permits show a second nurses' home (1932) and adjacent garage (1949) in the southeast portion of the project site. A driveway from Lucas Avenue ran along the southern property line then turned to the northwest providing access to a parking lot south of the Stewart Residence, behind the Nurses Home. The driveway also continued to the northeast past the garage and second nurses' home.

### **Assessment of Integrity**

The Gymnasium-Auditorium is vacant and in poor condition (deteriorating). There is an asphalt drive way along the southern lot line that provides access from Lucas Avenue to the parking area on the hill behind the Gymnasium-Auditorium.

### **Significance Statement**

The Gymnasium-Auditorium was originally built in 1949. It is a late transitional example of the Streamline Moderne style with elements of Modern International Style architecture. The Gymnasium-Auditorium addition was designed by architect Samuel E. Lunden and engineer Paul E. Jeffers.<sup>41</sup> Lunden was a notable local architect who appears to have been involved with the development of the Good Samaritan Hospital partly by virtue of his relationship with Reginald Johnson, his teacher and mentor, as well as Gordon Kaufman who was also involved with the development of Good Samaritan Hospital. However, the Gymnasium-Auditorium is not noted in the published record as one of his important works. It is

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<sup>41</sup> *Building Permit, March 10, 1949, No. LA12854.*



Figure 5  
Gymnasium/Auditorium, 634 Lucas Avenue  
Entrance Detail, View to East

Source: PCR Services Corporation, 2008.

a modest example of a Moderne style Gymnasium-Auditorium. The Moderne style was prevalent in the Los Angeles region during the 1930s and 1940s, and multi-purpose gymnasium-auditoriums were common building types associated with primary and secondary schools and college campuses throughout the region. The Moderne style was commonly used in the design of gymnasium-auditoriums, many examples of which are found throughout the Los Angeles area. The building has been vacant for a long period of time. The building has deteriorated significantly due to lack of maintenance, a badly leaking roof, and damage brought about by neglect and lack of use, which detracts to an extent from the integrity of the building, particularly on the interior.

The Gymnasium-Auditorium does not appear eligible for listing in the National Register, California Register, or as a Los Angeles Historic Cultural Monument. When considered as an individual resource, the Gymnasium-Auditorium does not appear to meet the threshold of significance for listing in the federal, state or local registers under any of the applicable criteria. The building has been left vacant for a long period of time and its integrity has been compromised by damage, deterioration and neglect. The building has outlived its function and the Bishop Johnson Nursing College, which was once located on the same parcel, was closed in 1961 and its primary buildings have since been demolished. Review of the published record does not indicate the Gymnasium-Auditorium was associated with a significant event or person. As discussed above, it is not a distinctive or outstanding example of its style or type, nor is it an important or notable work of a master architect.

The Gymnasium-Auditorium does not appear eligible for listing in the National Register, the California Register, or as a City of Los Angeles Historic-Cultural Monument under any of the applicable criteria; therefore, the Gymnasium-Auditorium is not considered a historical resource for the purposes of CEQA pursuant to Section 15064.5(a)(2) of the CEQA Guidelines.

### **3. Medical Office Building, 1136 West Sixth Street (APN: 5143-024-015)**

#### **Architectural Description**

The Medical Office Building presently located at 1136 West Sixth Street on parcel 5143-024-015, was built in 1923-1924 on the corner of West Sixth Street and Lucas Avenue. Occupying the northwest portion of the project site, the classically inspired Beaux-Arts-style eight-story office building was designed by the accomplished Los Angeles architecture and engineering firm of Dodd & Richards.<sup>42</sup> The Medical Office Building is an eight story, steel reinforced-concrete office building. It is rectangular in shape, and because of its prominent location without adjacent buildings, it was designed so that all four elevations were architecturally embellished as primary façades (see Figures 6 through 8). The Beaux-Arts style

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<sup>42</sup> *Los Angeles Times*, February 25, 1923, pg. VI.



Figure 6  
Medical Office Building, 1136 W. Sixth Street  
South and West Elevations, View to Northeast



Source: PCR Services Corporation, 2008.



Figure 7  
Medical Office Building, 1136 W. Sixth Street  
North and West Elevations, View to Southeast

Source: PCR Services Corporation, 2008.



Figure 8  
Medical Office Building, 1136 W. Sixth Street  
East Elevation, View to West

Source: PCR Services Corporation, 2008.

office building has a classically inspired composition with a base, shaft and capital, and features unusual rounded corners. The building is seven bays wide along West Sixth Street and four bays wide along Lucas Avenue. The rusticated base contains the first two floors and is clad in painted concrete that has been scored to resemble smooth cut ashlar stone, while the upper floors have painted smooth-troweled stucco over concrete. There are two primary entrances centered on the north and east elevations. On the north façade, the inset arched entrance is flanked by large wrought iron lanterns, but has been altered with modern double glass doors. The east entrance has been altered with a mid-1950s open-bay flat-roofed porch supported by metal columns. A Modern-style parking kiosk is incorporated into the south end of the porch. Character-defining fenestration on the rusticated base consists of arched three-part windows with decorative Ionic columned pilasters. There is a decorative sill below the rectangular second floor windows. An articulated sill with applied rosettes between bays occurs at the eighth-floor level. The north, west and east elevations are similar, while the south elevation has rectangular windows on the first floor level and a metal fire escape. The building is crowned by a large denticulated cornice. The original window openings remain; however, the windows appear to have been replaced with aluminum fixed-panel and slider assemblies. A large, asphalt paved surface parking lot surrounds the east and south elevations.

On the north elevation, there is an entrance vestibule, followed by a short flight of stairs, that provides access to the elevator lobby. The entrance vestibule appears to have been renovated during the mid-1950s. Both the east and north entrances have double-door openings with incompatible metal-and-glass replacement doors. The north entrance vestibule has marble terrazzo steps and Modern International-style metal stair rails. There are two elevator bays at the south end of the lobby that have manually operated cabs. The brass-toned doors are compatible Dahlstrom doors installed by the Otis Elevator Company in 1939,<sup>43</sup> and each is inscribed with a caduceus, a symbol of the medical profession. There is a mailbox and chute between the elevator bays (original). The floor of the lobby is finished with alternating colored vinyl tiles (altered); the walls are plaster (original); and the ceiling is covered with suspended T-bar with drop-in acoustical tiles (altered). There is a narrow hallway just west of the elevator which leads to a rear (south) service entrance. There is a corridor from the elevator lobby to the east entrance. Vertical circulation is provided by a character-defining staircase located at the west end of the lobby (original).

The upper floors have similar elevator lobbies and stairs. The Otis elevator cars appear original, although the doors were replaced in 1939. The public corridors run east-to-west. The corridors terminate in angled end walls that end in a point. The men's and women's restrooms and a janitor's closet on each floor are accessed by two narrow perpendicular hallways east and west of the elevator lobby. The east hallway leads to the fire escape. The original marble terrazzo floors are covered in vinyl tile (reversible). The ceilings covered by suspended T-bar with drop-in acoustical tiles (altered). Most of the doors have been replaced with contemporary

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<sup>43</sup> *Building Permit, November 17, 1939, No. LA45284.*

flat-panel doors. Some original transoms openings over some of the doors still exist, but the transoms have been covered with fixed wood panels. Window openings have been altered with incompatible aluminum fixed and slider assemblies as well as some air conditioning units, while most window casings and trim remains. Perimeter walls are clad in plaster (original) with wood baseboard and picture rail molding. The seventh floor corridor has been truncated by a wide doorway that encloses the stairway. The eighth floor consists of an open floor plan with exposed concrete columns and ceiling beams (the office partition walls have been removed recently). The vinyl tile flooring has been removed and the original marble-trimmed terrazzo flooring of the public hallway is presently exposed. The remainder of the floor is exposed concrete. The windows are surrounded by wood casings and walls are clad in plaster up to a height of approximately eight feet.

The flat roof is crowned by high parapet walls. There is a utilitarian mechanical room housing the elevator tower located on the roof. The original mechanical elevator equipment is extant. The mechanical room has original steel sash with wire glass windows. The building is heated and powered by original furnaces and generators, located in the basement.

### **Assessment of Integrity**

The building is currently vacant and in good condition. The exterior retains its integrity except for the replacement fixed and slider assembly aluminum windows, and the Modern International-style open-bay porch addition on the east elevation and incorporated parking kiosk at the south end of the porch. The interior of the Medical Office Building has been extensively remodeled over the years including the main lobby as well as lobbies and the medical offices above; however, sufficient primary character-defining features remain to convey its overall architectural character and significance as a 1920s steel-reinforced commercial medical office building.

### **Significance Statement**

The Medical Office Building, built in 1923-1924, is a late representative example of a Beaux-Arts style commercial office building incorporating reinforced-concrete frame construction and elevators, illustrating the influence of both the Chicago School and the Beaux-Arts style in Los Angeles by the architectural firm of Dodd & Richards. One of the earliest examples of its type in the state, which was shortly followed thereafter by numerous similar buildings, the medical office building was built specifically by and for the use of doctors associated with Good Samaritan Hospital, and the building continued in this use for 85 years, from 1923 until 2008. Important as a distinguished local representative example rather than a revolutionary example of its type, style and structural engineering, the Project site retains significant characteristics of early-20<sup>th</sup>-century commercial Beaux-Arts, although there have been some losses of integrity over the years including renovation of the north and east entrances and lobby, construction of a Modern entrance porch on the east elevation, remodeling of the

medical offices, and replacement of the windows. Despite these changes, the Medical Office Building appears to retain sufficient overall integrity to convey its significant historical and architectural associations with the history and development of Good Samaritan Hospital, the development of Beaux-Arts style commercial architecture in Los Angeles, and it is a notable work of the architectural firm of Dodd & Richards. It is important for its association with Good Samaritan Hospital and is one of the first multi-story, cooperative medical office buildings in the California illustrating the economic changes and growth of the medical profession.

While the Medical Office Building appears eligible for listing in the California Register under Criteria 1 and 3 for the reasons discussed above, the losses of integrity described above and the building's primarily local and regional significance preclude it from listing in the National Register. Nonetheless, the Medical Office Building retains sufficient integrity to convey the characteristics of the style and period of its construction and it is still a good representative example of the architects' understanding of the design and structural principles popular at the time of its completion. The Medical Office Building retains overall integrity of location, design, workmanship, material, setting, feeling and association. The Project site also appears eligible for local designation as a Los Angeles Historic Cultural Monument as a distinguished local example of Beaux-Arts commercial architecture in Los Angeles which exemplifies the work of noted Los Angeles architects Dodd & Richards, and for its historical association with Good Samaritan Hospital as one of the first multi-story, cooperative medical office buildings in California illustrating the economic changes and growth of the medical profession.

The Medical Office Building appears eligible for listing in the California Register under Criteria 1 and 3, and also appears eligible as a City of Los Angeles Historic-Cultural Monument under Criteria 1 and 3; therefore, the Medical Office Building is considered a historical resource for the purposes of CEQA pursuant to Section 15064.5(a)(2) of the CEQA Guidelines.

#### **4. Gasoline Station, 1102 West Sixth Street and Automobile Repair, 611 South Bixel Street (APN: 5143-024-011)**

##### **Architectural Description**

The northeastern corner of the project site (5143-024-011) is presently occupied by a one-story Gasoline Station constructed c. 1942 at 1102 West Sixth Street (Figure 10). The Modern Gasoline Station has a rectangular plan with a low horizontally-oriented profile and exterior elevations constructed of metal and concrete. The building is covered by a large cantilevered flat roof, which is supported by two I-beams. There is a storefront on the left side of the primary façade, with two fixed windows of single pane glass, a small series of framed rectangular metal elements, and two solid doors. The other half of the façade has a single large garage door. The northeast corner of the building is detailed with a wall section covered in stone veneer. Rectangular concrete parking bays are evident in the front of the building under the roof.



Source: PCR Services Corporation, 2008.

Figure 9  
Gas Station



Source: PCR Services Corporation, 2008.

Figure 10  
Automobile Repair Building

An associated Automobile Repair Building at 611 South Bixel Street is located to the south and rear of the Gasoline Station. The Automobile Repair Building (Figure 11) closely matches the Gasoline Station in form, design and materials. It is located behind, and parallel to, the Gasoline Station. As with the design of the Gasoline Station, the Automobile Repair Building also has a rectangular plan with a low horizontal profile and exterior elevations constructed of painted metal. The building is covered by a large cantilevered flat roof, which extends over the east and west facades, and is supported by metal poles. The north façade has a symmetrical design with four metal automobile bays, which are located in between two sections of stone veneer, with inset metal doors, on the east and west ends of the north façade. The east and west façades are covered in concrete block. Rectangular concrete parking bays are evident on the east and west façades under the cantilevered roof.

### **Assessment of Integrity**

Both the Gasoline Station and Automobile Repair Building are vacant and in poor condition. While they appear to retain the essential form and design elements of their construction, both buildings exhibit evidence of alterations. The Gasoline Station appears to have had some openings, presently covered, which may have contained windows. The metal sheathing on the exterior of the Automobile Repair Building has deteriorated to some extent and there are replacement concrete supports under the roof.

### **Statement of Significance**

The Gasoline Station and Automobile Repair Building do not appear eligible for listing in the National Register, California Register, or as Los Angeles Historic Cultural Monuments. The integrity of these buildings has been substantially compromised due to alterations and deterioration such that they no longer retain sufficient integrity to be considered eligible as potential historic resources. Review of the published record does not indicate that these buildings were associated with a significant event or person. The buildings are not distinctive or outstanding examples of a style or type, nor are they an important or notable work of a master architect.

The Gasoline Station and Automobile Repair Building do not appear eligible for listing in the National Register, the California Register, or as a City of Los Angeles Historic-Cultural Monuments under any of the applicable criteria; therefore, the Gasoline Station and Automobile Repair Building are not considered historical resources for the purposes of CEQA pursuant to Section 15064.5(a)(2) of the CEQA Guidelines.

## **E. CONCLUSION**

This report concludes that the Gasoline Station (1102 West Sixth Street) and Automobile Repair Building (611 South Bixel Street) are common, undistinguished examples of their building type and are not eligible historic resources. However, the Beaux-Arts-style Medical Office Building (1136 West Sixth Street) appears potentially eligible for listing in the California Register and as Los Angeles Historic-Cultural Monuments, for its historical associations with the economic development of medical practice, the education and training of nurses, the history of Good Samaritan Hospital and as representative examples of its architectural styles and building types. The Gymnasium-Auditorium at 634 South Lucas Avenue is not a distinctive or outstanding example of its style or type, but it is associated with the history of the Good Samaritan Hospital, therefore it was evaluated for potential significance as a historic resource. However, because the Gymnasium-Auditorium fails to meet the required threshold of integrity for historical designation, the building does not appear to be a historical resource.

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## IV. CEQA IMPACTS ANALYSIS

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A total of one potentially eligible historical resource was identified on the Project site as a result of the historic resources assessment, the Medical Office Building. The following discussion analyzes the potential impacts to historical resources that may result from the construction of the proposed project.

### A. SIGNIFICANCE THRESHOLDS

#### 1. CEQA Guidelines

Section 15064.5(b) of the CEQA Guidelines states that a project involves a “substantial adverse change in the significance of a historical resource” when one or more of the following occurs:

- Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
  - Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
  - Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
  - Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The Secretary of the Interior's Standards for Rehabilitation (Standards) are codified at 36 Code of Federal Regulations (CFR) Section 67.7. In most circumstances, the Standards are relevant in assessing whether there is a substantial adverse change under CEQA. Section 15064.5b(3) of the CEQA Guidelines states in part that ". . . a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historic resource," and therefore may be considered categorically exempt.

## 2. City of Los Angeles Thresholds of Significance

The following thresholds of significance are applied to the subject project as set forth in the *City of L.A. CEQA Thresholds Guide (2006)*, which states that a project would normally have a significant impact on historic resources if it would result in a substantial adverse change in the significance of a historical resource. A substantial adverse change in significance occurs if the project involves:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

Based on these factors, a project would have a significant impact on historic resources, if:

- The project would demolish, destroy, relocate, or alter a historical resource such that the significance of the historical resource would be materially impaired; or
- The project would reduce the integrity or significance of important resources on the site or in the vicinity.

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## **B. ANALYSIS OF PROJECT IMPACTS**

### **1. Historic Resources**

#### **(a) Medical Office Building**

At the federal level, the Medical Office Building at 1136 West Sixth Street, built in 1923, does not meet the integrity and significance criteria of the National Register. As discussed above, the building has undergone modifications and changes over the years that have resulted in a moderate loss of integrity, particularly on the interior of the building as well as the exterior fenestration and entrances. The Medical Office Building built in 1923 is a late representative example of a Beaux-Arts style commercial office building incorporating reinforced-concrete frame construction and elevators, illustrating the influence of both the Chicago School and the Beaux-Arts style in Los Angeles as applied by the architectural firm of Dodd & Richards. One of the earliest examples of its type in the region, followed shortly thereafter by numerous similar buildings, the medical office building was built specifically by and for the use of doctors associated with Good Samaritan Hospital, and the building continued in this use for 85 years from 1923 until 2008. Important as a distinguished local representative example rather than as a revolutionary example of its type, style and structural engineering, the Project site retains significant characteristics of the Beaux-Arts style as applied to commercial buildings in the United States in the early-20<sup>th</sup> century, although there have been some losses of integrity over the years including renovation of the north and east entrances and lobby, construction of a Modern entrance porch on the east elevation, remodeling of the medical offices, and replacement of the windows with later aluminum fixed and slider assemblies. Despite these changes, the Medical Office Building appears to retain sufficient overall integrity to convey its regional and local significant historical and architectural associations with the history and development of Good Samaritan Hospital, the development of commercial architecture in Los Angeles and the late Beaux Arts style, as a notable work of the architectural firm of Dodd & Richards and for its association with Good Samaritan Hospital as one of the first multi-story, cooperative medical office buildings in the California illustrating the economic changes and growth of the medical profession. However, due to the loss of integrity and the locally significant historical associations, the Medical Office Building does not appear eligible for listing in the National Register under criteria A, B or C.

As summarized above and discussed in detail in Appendix C, at the state level, the Medical Office Building is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage (Criterion 1). One of the earliest examples of its type in the state shortly followed thereafter by numerous similar buildings, the medical office building was built specifically by and for the use of doctors associated with Good Samaritan Hospital, and the building continued in this use for 85 years from 1923 until 2008. The Medical Office Building appears to retain sufficient overall integrity to convey its significant historical associations with the history and development of Good Samaritan Hospital,

and as one of the first multi-story, cooperative medical office buildings in the California illustrating the economic changes and growth of the medical profession. However, it does not appear to be primarily associated with lives of persons important in our past (Criterion 2). With regard to Criterion 3, there were numerous other Medical office buildings, completed shortly after the building on the Project site, which exhibit the influence of the Beaux-Arts style or Chicago school. Furthermore, the Medical Office Building is not a widely recognized or noteworthy example within the Dodd & Richards body of work. Nonetheless, a conservative assessment may conclude that the Medical Office Building may be considered potentially eligible under Criterion 3 as a locally distinguished representative example of a Beaux-Arts style Medical Office Building of the mid-1920s that incorporates influence of the Chicago school in its reinforced concrete and steel framing and use of an elevator. Important as a distinguished local representative example rather than revolutionary example of its type, style and structural engineering, the Project site retains significant characteristics of the Beaux-Arts style as applied to commercial buildings in the United States in the early-20th-century, although there have been some losses of integrity over the years including renovation of the north and east entrances and lobby, construction of a Modern entrance porch on the east elevation, remodeling of the medical offices, and replacement of the windows with later aluminum fixed and slider assemblies. Despite these changes, the Medical Office Building appears to retain sufficient overall integrity to convey its significant historical and architectural associations with the history and development of Good Samaritan Hospital, the development of commercial architecture in Los Angeles and the late Beaux Arts style, as a notable work of the architectural firm of Dodd & Richards and for its association with Good Samaritan Hospital as one of the first multi-story, cooperative medical office buildings in the California illustrating the economic changes and growth of the medical profession. The building has not yielded, nor is it likely to yield, information important in prehistory or history (Criterion 4). The building retains a moderate degree of integrity (location, design, setting, materials, workmanship, feeling, and association). Alterations to the exterior are moderate, whereas the interior has been repeatedly remodeled to accommodate changes in tenants. In summary, with regard to eligibility at the state level, a conservative assessment may conclude that the Medical Office Building may be considered eligible under Criteria 1 and 3.

At the local level, the Medical Office Building appears eligible as a Los Angeles Historic-Cultural Monument under the City's first and third criteria. It reflects or exemplifies the broad cultural, political, economic and social history of Los Angeles, particularly the economic growth and development of the medical profession as one of the first, multi-story, cooperative medical office buildings. The building does not appear to be primarily identified with historic personages or events in the main currents of national, state, or local history. However, a conservative assessment may conclude that the building may be considered potentially eligible as a Los Angeles Historic-Cultural Monument under a combination of the City's first and third criteria. It does include certain distinguishing architectural characteristics of an architectural-type specimen, a Beaux-Arts style Medical Office Building of the mid-1920s. However, it cannot be argued that it is inherently valued for a study of period, style or method of construction, as it is representative but not an outstanding example of its type. And while it is

the work of a prolific architect's firm, it is not recognized as an exceptionally important work of the firm or the architect. Nonetheless, a conservative assessment may conclude that the building may be considered potentially eligible as a Los Angeles Historic-Cultural Monument.

The Medical Office Building would be rehabilitated and adaptively reused under the proposed project. As indicated above, the Medical Office Building is not eligible for the National Register. However, while clear arguments against eligibility can be made, a conservative assessment may conclude that the building is considered potentially eligible for the California Register and as a Los Angeles Historic – Cultural Monument. Therefore, the Medical Office Building at 1136 West Sixth Street may be considered a historical resource for the purposes of CEQA under Section 15064.5(a) (2) of the CEQA Guidelines. As the project would result in significant adverse changes to the Medical Office Building because of the proposed rehabilitation of the building, the proposed project may be considered to result in a significant impact on the environment under CEQA.

**(b) Gymnasium-Auditorium, 634 South Lucas Avenue**

The Gymnasium-Auditorium Building is intended to be removed. As indicated above, this building appears ineligible for listing in the National Register, California Register, or for local City of Los Angeles Historic-Cultural Monument designation. For the purposes of CEQA, the building is not considered a historic resource as defined by the CEQA Guidelines Section 15064.5(a). Therefore, no impact to historical resources would result from the demolition of the building.

**(c) Gasoline Station, 1102 West Sixth Street**

The gasoline station is intended to be removed. As indicated above, this building appears ineligible for listing in the National Register, California Register, or for local City of Los Angeles Historic-Cultural Monument designation. For the purposes of CEQA, the building is not considered a historic resource as defined by the CEQA Guidelines Section 15064.5(a). Therefore, no impact to historical resources would result from the demolition of the building.

**(d) Automobile Repair Building, 611 Bixel Street**

The automobile repair building is intended to be removed. As indicated above, this building appears ineligible for listing in the National Register, California Register, or for local City of Los Angeles Historic-Cultural Monument designation. For the purposes of CEQA, the building is not considered a historic resource as defined by the CEQA Guidelines Section 15064.5(a). Therefore, no impact to historical resources would result from the demolition of the building.

## C. MITIGATION MEASURES

### Medical Office Building

**Mitigation Measure C-1: Recordation.** Prior to the issuance of a building permit, the Medical Office Building shall be documented in large format black-and-white photographs. This documentation shall be prepared by a qualified photographer experienced in Historic American Building Survey (HABS) photography. The building exterior, representative interior spaces, character defining features, sculptural relief, as well as the property setting and contextual views shall be documented. Original archival prints and negatives of the photographs shall be submitted to the Library of Congress, National Park Service. Original archival prints shall also be submitted to the California Office of Historic Preservation. Non-archival copies of the prints shall be distributed to the City of Los Angeles Cultural Heritage Commission, the Los Angeles Department of City Planning, the Los Angeles Conservancy and the Los Angeles Public Library (Main Branch).

**Mitigation Measure C-2: Rehabilitation Plan and Construction Monitoring.** A qualified preservation consultant, who meets the Secretary of the Interior's professional qualification standards in history, architectural history or historic architecture, with at least 10 years experience conducting similar projects shall be retained by the project applicant to prepare a rehabilitation plan for the proposed renovation and adaptive reuse of the Medical Office Building. The rehabilitation plan shall identify significant character-defining features of the Medical Office Building and include appropriate recommendations for the treatment of these features as a part of the proposed project. The preservation consultant shall assist the project architect in developing the design for the proposed project, to ensure that the project is developed in accordance with the Secretary of the Interior's Standards for Rehabilitation (Standards). Prior to issuance of a building permit, the preservation consultant shall review the proposed project for conformance to the Standards, and provide a letter summarizing the review findings to the City Planning Department. Once the project has been approved, the preservation consultant shall visually inspect the construction project at regular intervals to prevent or minimize potential damage to fragile historic fabric and monitor project compliance with the Standards. The preservation consultant shall document the construction monitoring process in digital 35mm photography as well as monitoring logs, and a final monitoring report to be submitted to the City Planning Department.

## D. LEVEL OF SIGNIFICANCE AFTER MITIGATION

As discussed above, the analysis of potential impacts to historic resources conservatively concludes that the Medical Office Building is a potential historic resource. The Medical Office Building was designed by the architectural firm of Dodd & Richards and is significant as one of

the first representative examples of an architectural type-specimen, a medical office building in Los Angeles of the mid-1920s and was specifically constructed to house medical offices for doctors associated with Good Samaritan Hospital. Under CEQA, the mitigation measures proposed would reduce the significant impacts of the project to less than significant. The proposed project would rehabilitate the Medical Office Building in accordance with the Secretary of the Interior's Standards. Pursuant to CEQA, a project that conforms to the Secretary of the Interior's Standards is considered to have a less than significant impact to an historical resource.

The mitigation measures outlined above, including photographing the building and documenting its important historical associations in a written narrative are important to assure that information that contributes to the history of the City of Los Angeles is retained for future generations. After implementation and completion of these mitigation measures, impacts to this historic resource would be reduced to less than significant.

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**APPENDIX A**  
**PROFESSIONAL QUALIFICATIONS**

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#### Education

- Ph.D., Art History, University of California, Los Angeles, California, 2005
- M.A., Architectural History, University of Virginia, Charlottesville, Virginia, 1991
- Certificate of Historic Preservation, University of Virginia, Charlottesville, Virginia, 1991
- B.A., Art History, Oberlin College, Oberlin, Ohio, 1983

#### Professional Affiliations

- Santa Monica Conservancy
- Los Angeles Conservancy
- California Preservation Foundation
- Society of Architectural Historians
- National Trust for Historic Preservation

#### Expertise

Margarita J. Wuellner, Ph.D., has over 20 years of experience in the practice of historic preservation and cultural resources management in California, the United States, and Europe. She has an extensive background in art and architecture from the eighteenth through twenty-first century, and is a specialist in the study of visual culture, Modernism, urbanism, and cultural landscape. She has training and substantial experience in the evaluation and conservation of art and architecture, and her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History.

Dr. Wuellner has received numerous awards and fellowships for her work including: Samuel H. Kress Foundation Fellowship, Art History; American Council of Learned Societies Fellowship, East European Studies; Edward A. Dickson Graduate Fellowship, Art History, UCLA; Thomas Jefferson Fellow, Dupont Fellow, Governor's State Graduate Fellow, UVA School of Architecture.

#### Experience

*Historic Preservation and Cultural Resources Management:* Dr. Wuellner has extensive experience in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA), National Environmental Protection Act (NEPA), Section 4(f) of the Department of Transportation Act, California Environmental Quality Act (CEQA), and local preservation ordinances. Dr. Wuellner is experienced in the assessment of projects for conformance with the Secretary of the Interior's Standards and frequently assists clients with city, state and federal agency consultation. Dr. Wuellner has over 15 years of experience as a principal investigator, project manager, and technical lead for international, national and regional firms, including EDAW, Inc. (now AECOM) and Parsons, Inc. She gained her professional training and experience with the historic preservation firm John Milner Associates in Alexandria, Virginia, and the landscape preservation firm Land and Community Associates in Charlottesville, Virginia. She returned to Los Angeles in 1995 to begin her doctoral studies at UCLA and since then has established a strong regional historic preservation practice. She currently serves as the City of Santa Monica's historic preservation consultant, and is also an on-call preservation consultant for the Los Angeles Redevelopment Agency.

*Planning and Redevelopment:* Dr. Wuellner has surveyed thousands of properties and conducted extensive research to document historic resources throughout the United States, and has conducted hundreds of projects in Southern California for public agencies and private clients. Redevelopment, urban design and master planning projects are of primary interest to Dr. Wuellner. She completed three surveys under contract to the Community Redevelopment Agency of the City of Los Angeles to evaluate historic resources within the Wilshire Center/Koreatown Recovery Redevelopment Project Area (2009), Adelante Eastside (2008), and the Normandie 5 Redevelopment Project Area (2010); the survey results are being incorporated into *SurveyLA*.

Her experience with educational resources includes the recent district-wide historic resources survey for the Santa Monica Unified School District (SMMUSD) as well as preservation consultation for renovations and additions to selected school sites. As part of the larger USC Master Plan Project she prepared a historic resources analysis for the USC Student Union Project IS/MND evaluating the Formalist Modern Norman Topping Center and potential impacts to the adjacent Commons Building and surrounding historic district; and a HABS report for the Modern Constructivist Schoenburg Institute. She also completed HABS reports for the Gymnasium at the University of La Verne and the Administration Building at Harvard-Westlake Academy.

Dr. Wuellner has authored hundreds of technical reports for incorporation into CEQA/NEPA environmental review documents (EIRs/EAs/EISs), and she is experienced in documenting and implementing mitigation measures to reduce potential impacts to historic resources. Dr. Wuellner presently provides preservation consultation for rehabilitation/adaptive reuse projects, such as the San Bernardino Santa Fe Depot, the Santa Monica City Hall, and the Dunbar Hotel which are listed in the National Register. Her notable recent conservation work includes the Survey of Fine and Decorative Arts aboard the RMS Queen Mary (2008), and the recently completed Conservation Management Plan for the RMS Queen Mary (2010) for the City of Long Beach.



#### Education

- M. Arch., School of Architecture, Tulane University, New Orleans, Louisiana, 2005
- M.A., American Architectural History, University of Mississippi, Oxford, Mississippi, 2000
- B.A., Early American History, Occidental College, Los Angeles, California, 1996
- Graduate Study, Architecture, Southern California Institute of Architecture, Los Angeles, California, 2003
- Graduate Study, Historic Preservation, Graduate School of Architecture, Planning & Preservation, Columbia University, New York, New York, 2002

#### Continuing Education

- LEED Workshop, U.S. Green Building Council
- Evaluating Historical Resources in the Los Angeles Area, Association of Environmental Professionals

#### Professional Affiliations

- The American Institute of Architects
- LEED Accredited Professional, U.S. Green Building Council
- Los Angeles Conservancy
- Santa Monica Conservancy
- American Farmland Trust

#### Awards and Fellowships

Sally Kress Tompkins Fellowship, Society of Architectural Historians, 2000

#### Expertise

Jon Lamar Wilson has over eight years of professional and academic experience in the practice of architecture, historic preservation, and architectural history. He has a wide-ranging knowledge of nineteenth and twentieth-century American Architecture, with a specific focus on Central and Southern California and the American South. In particular, Mr. Wilson is an expert in both urban and rural housing types and how they relate to their larger context. His qualifications and experience exceeds those of the Secretary of the Interior's Professional Qualification Standards in History, Architectural History, and Historic Architecture.

#### Experience

Mr. Wilson has a broad training and professional experience in the practice of Historic Preservation and Cultural Resource Management. Most recently He has extensive experience consulting clients on projects for compliance of Sections 106 of the National Historic Preservation Act (NHPA), the California Environmental Quality Act (CEQA), and local preservation ordinances. Mr. Wilson is experienced in the assessment of projects for conformance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings, and has assisted clients with Historic American Buildings Survey (HABS) documentation, Historic Structure Reports (HSR), National Register of Historic Places nominations, California Register of Historical Resources nominations, local historic designation nominations, Historic Preservation Federal Tax Credit applications, preservation design, and feasibility reports.

*HABS:* Mr. Wilson worked professionally as an employee and a private contractor for the HABS, a historic building documentation department within the National Park Service. His relationship with HABS began after he won the Sally Kress Tompkins Fellowship, an academic research grant jointly awarded by HABS and the Society of Architectural Historians (SAH).

Mr. Wilson was the team leader for the historic resources surveys of the Wilshire Center/KoreaTown, Normandie 5, and Adelante Eastside Redevelopment Area Surveys for the CRA/LA. His qualifications meet the Secretary of the Interior's Standards in history, architectural history, and historic architecture. Mr. Wilson served as Senior Architectural Historian for the completion of the district-wide survey and evaluation of the Santa Monica-Malibu Unified Schools. Since 2007, he has acted as Senior Architectural Historian for PCR's on-call contract to provide preservation consultant services to the City of Santa Monica and has completed numerous projects under this task order including preliminary assessments, Landmark Assessments, plan reviews for conformance to the Secretary of the Interior's Standards and the local preservation ordinances, design consultation services for adaptive reuse projects, and Historic American Building Survey (HABS) recordation. He has conducted historic assessments and plan reviews for conformance to the Secretary of the Interior's Standards and the local preservation ordinance for numerous PCR projects in Laguna Beach, including recent projects for 154 Pearl, the oldest house in Laguna Beach, and 229 Arch Street, the home of renowned landscape painter William Wendt. He has conducted historical and cultural resources surveys for specific plans in Placentia and Santa Ana in Orange County, California, and in Whittier, California. Mr. Wilson conducted a survey of contributing "puestos" to the El Pueblo de Los Angeles Historic Monument and many other documents related to historic preservation and cultural resource management. In Riverside, Mr. Wilson helped produce the Historic Structures Report (HSR) for the National Historic Landmark Harada House and worked as a preservation consultant on the Fox Riverside Theater.



## Education

- M.S., Historic Preservation (Emphasis: Conservation), Columbia University, New York, New York, 2008
- B.S., Design, (Emphasis: Interior Architecture), University of California, Davis, California, 2002
- B.A., Art History, University of California, Davis, California, 2002

## Professional Affiliations

- American Society of Interior Designers
- National Trust for Historic Preservation
- Association for Preservation Technology
- Los Angeles Conservancy
- Santa Monica Conservancy

## Summary

Amanda Kainer has over seven years of professional and academic experience in the practice of historic preservation and architectural history throughout the United States.

Ms. Kainer's qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History and Historic Preservation Planning. She has a wide-ranging knowledge of nineteenth- and twentieth-century American Architecture and Interior Design. Ms. Kainer has advanced skills in researching and documenting residential interior design, and analyzing preservation easements. She also specialized in conservation with knowledge of analytical methods, and materials such as stone, metal, mortar, bricks and finishes.

## Experience

*Historic Preservation Documentation and Research:* Ms. Kainer has conducted extensive archival research, field observation, and recordation for numerous historic documentation projects. She provided database management for the Adelante Eastside Redevelopment Project and the Wilshire Center/Koreatown Historic Resources Survey and served as the Survey Team Leader for the survey of fine and decorative arts aboard the RMS Queen Mary in Long Beach. Ms. Kainer assisted with the management of the survey database and research for the Normandie 5 Survey in Los Angeles.

Ms. Kainer has completed character-defining features reports, and assistance with investment tax credit applications and Historic American Building Survey (HABS) documentation. She has contributed to Historic Resource Assessments for residential properties in Laguna Beach and Redondo Beach, as well as a bowling alley in Chatsworth. Ms. Kainer has prepared Conditions Assessments and provided recommendations for two projects in New York, including the East and West Parlors of the Van Cortlandt House Museum in the Bronx and the Orange County and Government Center in Goshen. She has assisted with the HABS documentation of the Schoebner Institute and the Santa Monica City Jail. Ms. Kainer has contributed to character-defining features reports for All Saints Church and Polytechnic Elementary School in Pasadena.

*Santa Monica:* Ms. Kainer has served as a research assistant and co-author for numerous reports for the City of Santa Monica as part of PCR's on-call contract with the City. She has experience providing research assistance, critical analysis, and writing for City Landmark Assessment and Evaluation reports, Preliminary Assessment Memoranda, and Structure of Merit Evaluations. The reports evaluated a variety of commercial, residential and institutional properties, including the Bay Builders Exchange (1503-1509 4<sup>th</sup> Street), the Keller Block (1456-1460 3rd Street/227 Broadway), the Santa Monica Doctor's Building (2125 Arizona Avenue), the Shangri-La Hotel (1301 Ocean Avenue), and a residential property (142 Hollister Avenue).



## Education

- B.A., Physical Anthropology, University of California, Santa Barbara, California, 2004

## Registrations/Certifications

- Riverside County Registered Archaeologist #202

## Continuing Education

- Section 106 Compliance: An Introduction to Professional Practice under Section 106 of the National Historic Preservation Act, 2009
- Cultural Resources Orientation and Pro-Seminar, County of Riverside, 2009
- 40-Hour HAZWOPER Training, 2009
- Cultural Resources Protection Under CEQA and Other Legislative Mandates, UCLA Extension, 2008
- Riverside County Archaeology and Cultural Sensitivity Training Program, 2007

## Professional Affiliations

- Society for American Archaeology
- Society for California Archaeology
- Pacific Coast Archaeological Society
- Orange County Natural History Museum

## Summary

Kyle Garcia has over seven years of experience in the field of archaeology. He is knowledgeable in archaeological resources in coastal, interior, and island settings. Mr. Garcia specializes in faunal analysis and has worked in faunal laboratories at UCSB and the Santa Barbara Museum of Natural History. He also manages PCR's archaeology and paleontology lab and processes artifacts. He has managed numerous projects, and conducted surveys, test excavations, construction monitoring, and site assessments/recordation, and prepared impact analyses and technical reports for a wide variety of project and client types. Mr. Garcia has also evaluated resources for the California Register of Historical Resources and National Register of Historic Places, conducted historic building research, and coordinated with Native American groups, clients, and regulatory agencies.

## Experience

Mr. Garcia has contributed his services and expertise to over 150 projects at PCR subject to requirements of the California Environmental Quality Act (CEQA), Section 106 of the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA), and other federal, State, and local regulations. These projects included infrastructure, utilities, parks, mixed-use, residential, industrial, and commercial developments that served a variety of public and private sector clients throughout California and Arizona. In addition to his archaeological work, Mr. Garcia has been cross-trained in paleontological mitigation monitoring and assisted in the excavations of a Miocene whale fossil near Irvine, California.

Mr. Garcia has also gained valuable experience with recording historic and prehistoric archaeological sites with Garmin, Magellan, and sub-meter Trimble GeoXT Global Positioning System (GPS) units. He has worked with Geographic Information Systems (GIS) software such as ArcPad, ArcGIS, and ArcView, and developed methods for using these products to accurately and efficiently record archaeological sites.

*Specific Project Experience:* Mr. Garcia has served as Project Manager or Deputy Project Manager for over 75 Southern California Edison (SCE) projects that were subject to requirements of CEQA, Section 106 of the NHPA, and other local ordinances. These projects included deteriorated pole replacements, conduit and vault installations, and distribution circuit installations (above ground and underground) located throughout SCE's service area. Mr. Garcia not only managed the budgets and supervised the work for these projects, but also conducted most of the record searches, surveys, report writing, site recordation, and client/agency coordination for these projects. In addition, Mr. Garcia supervised and participated in the emergency on-call archaeological survey and monitoring services for SCE property that was affected by the Devore Heights, Corral and Santiago Fires located in Devore, Malibu and eastern Orange County, California, respectively. These projects entailed rapid response services including close-interval surveys, construction monitoring, and sensitivity assessments for SCE property in areas damaged by the fires.

Mr. Garcia has also conducted numerous cultural resources assessments in support of Mitigated Negative Declarations and Environmental Impact Reports for projects throughout the southern California region.

*Presentations:* Mr. Garcia presented a paper at the 72nd Annual Meeting for the Society of American Archaeology Conference in Austin, Texas in 2007. The paper focused on prehistoric 'yoni' features encountered on a project site proposed to be developed in western Riverside County, California. The project was subject to requirements of CEQA and Section 106 of the NHPA.



## Education

- M. Sc., Paleocology of Human Societies, University College London, London, England, 2003
- B.A., Anthropology (emphasis in Archaeology and Zooarchaeology), University of California, Santa Cruz, 2000

## Permits/Certifications

- Register of Professional Archaeologists
- Riverside County Certified Archaeologist, #156

## Professional Affiliations

- Society of American Archaeology
- Society for California Archaeology
- Coachella Valley Archaeological Society
- Association for Environmental Archaeology
- International Council for Archaeozoology
- American Research Center in Egypt

## Summary

Mr. Wetherbee is an archaeologist with over 11 years of private-sector cultural resources management experience focused on prehistory throughout California and in Egyptian research. He has planned and conducted cultural resources literature searches, historic research, archaeological field surveys, site recordation and mapping, Native American consultation, and construction monitoring. Project management duties have included managing financial and technical tasks associated with environmental documents and subconsultant coordination.

## Experience

**Beaumont Four Seasons Cultural Resources Project, Beaumont, Riverside County, California** – Mr. Wetherbee was field director for the 600-acre residential development project and supervised all archaeological/paleontological monitoring of construction activities for Phases B and C of the project. After completion of the monitoring activities, Mr. Wetherbee assisted with the preparation and completion of the technical report submitted to K. Hovnanian Homes.

**Tomato Springs Archaeological Landscape, Irvine, California** – Served as the faunal analyst for the Tomato Springs Archaeological Landscape Project located in Irvine, CA. Excavations of over 10 sites have yielded more than 40,000 bone specimens. The technical reports are being prepared for incorporation into the final mitigation document.

**PA6 18, Irvine, CA** – Directed an archaeological Phase III Data Recovery Program at Site 18 on the PA6 property for the Irvine Community Development Company in Irvine, CA. After completion of the fieldwork, Mr. Wetherbee supervised the initial stages of the lab work, conducted the faunal analysis for the project, and wrote the final report describing the final results of the field work and lab analysis for CEQA compliance. Mr. Wetherbee worked closely with the on-site Native American monitor to successfully complete the archaeological field work in accordance with tribal requests regarding the treatment of the resource.

**Talega Development Project, San Clemente, California** – Served as co-field supervisor for Phase II testing and Phase III Data Recovery on the Talega Development property located in San Clemente, Orange County. The Phase II consisted of the excavation of several archaeological test units to sample and evaluate the significance of the area. The Phase III, data recovery, was conducted at a Late Holocene shell midden, CA-ORA-907, a large site with an upper midden and a deeply buried midden beneath sterile channel fill. Mr. Wetherbee assisted with the remote sensing survey of the site prior to the excavations of several archaeological units and subsequent documentation. After completion of the fieldwork, Mr. Wetherbee supervised the initial stages of the lab work including rough sorting of all materials recovered from the excavations. In addition to this fieldwork, Mr. Wetherbee conducted archaeological and paleontological monitoring on the Talega property.

**Bloomington Estates IV, V, and VI Projects, San Bernardino County, California** – Directed an archaeological Phase I Cultural Resources Inventory and a paleontological assessment for the Bloomington Estates IV, V, and VI projects (three projects) near the Town of Crestmore, San Bernardino County, CA. All three projects were conducted in accordance with CEQA Guidelines and included records searches, research design, Native American consultation, historic research, archaeological survey, and a paleontological assessment to identify and evaluate cultural and paleontological resources within and near the three adjacent properties. The investigation located a small unnamed and abandoned rock quarry on the Bloomington VI property, which was probably associated with the much larger nearby Crestmore quarry during its time of operation. The technical reports analyzed proposed project impacts and provided mitigation measures.



## Education

- B.A., Classical Archaeology, University of California, Santa Barbara, California, 2005

## Continuing Education

- 40-Hour HAZWOPER Training (Update), 2010
- Cultural Resources Protection Under CEQA and Other Legislative Mandates, UCLA Extension, 2008
- Riverside County Archaeology and Cultural Sensitivity Training Program, 2007

## Professional Affiliations

- Society for American Archaeology

## Summary

Matthew Gonzalez has seven years of experience in archaeological and paleontological investigations including identification of historic and pre-historic archaeological resources. Cross-trained as an archaeologist and paleontologist, Mr. Gonzalez has performed archaeological and paleontological surveys on a number of projects throughout Southern California and Arizona. His dual specialization enables him to perform surveys and monitoring for both disciplines, thereby providing time- and cost-efficient services to his clients. Mr. Gonzalez has led field crews on site investigations and participated in surveying, mapping, excavating, wet/dry screening, site recording, laboratory experience, and soil analysis. Mr. Gonzalez has considerable experience in both surface reconnaissance and subsurface investigations, marine fossil identification, as well as artifact analysis and classifications, specifically faunal and lithic analysis.

## Experience

*Archaeology:* Mr. Gonzalez prepares letter, Phase I, Section 106, and CEQA-Plus reports; Initial Study and Environmental Impact Report (EIR) sections; and Native American letters. He is also skilled in client coordination, SB 18 Consultation, and Phase I and II data recovery. Mr. Gonzalez is also skilled in the application of Geographic Information Systems (GIS)/Global Positioning Systems (GPS) to facilitate field investigations and record searches, using ArcView and Google Earth to develop field maps useful to plot artifacts and survey sites.

He assisted in the archaeological surveys, site recording, and excavation for two large-scale projects including the 3,000-acre Heritage Fields [Orange County] Great Park in Irvine, California and for approximately 10,000 acres of the 19,000-acre La Osa Ranch in Pinal County, Arizona. He conducted archaeological surveys, recording, excavations, artifact processing, and construction monitoring to achieve mitigation compliance for a controversial KB Home residential development in Riverside County, California. He also conducted archaeological surveys for the 136-acre Trabuco Canyon 119 site in Orange County; Rosamond recycled water pipeline project in Kern County; various projects for the San Bernardino Associated Governments; LAX Master Plan; Cesar Chavez Roundabout Improvement Project in Los Angeles; the 175-acre Oasis Date Garden project in Riverside County; the Lytle Creek and Nuevo Road developments in San Bernardino and Riverside counties, respectively; and the 2,200-acre Skyline Ranch Project in Santa Clarita Valley; and over 75 Southern California Edison (SCE) projects including the Tea and Station Fires emergency response projects

Mr. Gonzalez has also conducted mitigation and construction monitoring for several projects. He provided archaeological monitoring for the Heritage Fields Great Park in addition to his survey work, for Building 319 of the Second Harvest Food Bank on the former El Toro Marine Corps Air Station; a John Laing Homes Newland Street development in Huntington Beach; the 16-acre Rossmore development in Redlands; and a number of SCE projects.

*Paleontology:* Mr. Gonzalez is experienced in all facets of paleontological resources consulting – surveying, fossil salvaging and analysis, sediment sampling, laboratory analysis, monitoring, and report writing. Mr. Gonzalez has performed any combination of these services on over 40 projects subject to State, federal, or local jurisdiction over the last five years.

Mr. Gonzalez surveyed, salvaged fossils, took sediment samples, performed laboratory analysis and construction monitoring, and assisted with report preparation associated with the 3,000-acre Heritage Fields [Orange County] Great Park. During the project, Mr. Gonzalez and the PCR team discovered a Miocene whale skeleton in the project study area. Mr. Gonzalez also performed the full spectrum of paleontological services for the Del Mar Hilton Gardens Inn in San Diego County. He has performed lab analysis, including processing, cleaning, sorting, cataloging archiving/preserving, and fossil analysis, for the Steven S. Wise Temple and Diamond Bar Site D project in Los Angeles County, and the 2nd Harvest Food Bank and Newland Street project for John Laing Homes in Orange County. He has performed surveys and/or prepared reports for projects throughout Southern California including the LAX Master Plan, for which he is also due to begin monitoring mid-2010; SCE's Presidential Substation in Simi Valley; two recycled water projects; the 1,200-acre Skyline ranch development in Santa Clarita Valley; and the 3,000-acre Lytle Creek Specific Plan in San Bernardino County. In addition to his field work, Mr. Gonzalez has prepared sections for 20 CEQA documents for projects throughout California.



## Education

- M.S., Historic Preservation (Emphasis: Conservation), Columbia University, New York, New York, 2008
- B.S., Design, (Emphasis: Interior Architecture), University of California, Davis, California, 2002
- B.A., Art History, University of California, Davis, California, 2002

## Professional Affiliations

- American Society of Interior Designers
- National Trust for Historic Preservation
- Association for Preservation Technology
- Los Angeles Conservancy
- Santa Monica Conservancy

## Summary

Amanda Kainer has over seven years of professional and academic experience in the practice of historic preservation and architectural history throughout the United States.

Ms. Kainer's qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History and Historic Preservation Planning. She has a wide-ranging knowledge of nineteenth- and twentieth-century American Architecture and Interior Design. Ms. Kainer has advanced skills in researching and documenting residential interior design, and analyzing preservation easements. She also specialized in conservation with knowledge of analytical methods, and materials such as stone, metal, mortar, bricks and finishes.

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#### Education

- M. Arch., School of Architecture, Tulane University, New Orleans, Louisiana, 2005
- M.A., American Architectural History, University of Mississippi, Oxford, Mississippi, 2000
- B.A., Early American History, Occidental College, Los Angeles, California, 1996
- Graduate Study, Architecture, Southern California Institute of Architecture, Los Angeles, California, 2003
- Graduate Study, Historic Preservation, Graduate School of Architecture, Planning & Preservation, Columbia University, New York, New York, 2002

#### Continuing Education

- LEED Workshop, U.S. Green Building Council
- Evaluating Historical Resources in the Los Angeles Area, Association of Environmental Professionals

#### Professional Affiliations

- The American Institute of Architects
- LEED Accredited Professional, U.S. Green Building Council
- Los Angeles Conservancy
- Santa Monica Conservancy
- American Farmland Trust

#### Awards and Fellowships

Sally Kress Tompkins Fellowship, Society of Architectural Historians, 2000

#### Expertise

Jon Lamar Wilson has over eight years of professional and academic experience in the practice of architecture, historic preservation, and architectural history. He has a wide-ranging knowledge of nineteenth and twentieth-century American Architecture, with a specific focus on Central and Southern California and the American South. In particular, Mr. Wilson is an expert in both urban and rural housing types and how they relate to their larger context. His qualifications and experience exceeds those of the Secretary of the Interior's Professional Qualification Standards in History, Architectural History, and Historic Architecture.

#### Experience

Mr. Wilson has a broad training and professional experience in the practice of Historic Preservation and Cultural Resource Management. Most recently He has extensive experience consulting clients on projects for compliance of Sections 106 of the National Historic Preservation Act (NHPA), the California Environmental Quality Act (CEQA), and local preservation ordinances. Mr. Wilson is experienced in the assessment of projects for conformance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings, and has assisted clients with Historic American Buildings Survey (HABS) documentation, Historic Structure Reports (HSR), National Register of Historic Places nominations, California Register of Historical Resources nominations, local historic designation nominations, Historic Preservation Federal Tax Credit applications, preservation design, and feasibility reports.

*HABS:* Mr. Wilson worked professionally as an employee and a private contractor for the HABS, a historic building documentation department within the National Park Service. His relationship with HABS began after he won the Sally Kress Tompkins Fellowship, an academic research grant jointly awarded by HABS and the Society of Architectural Historians (SAH).

Mr. Wilson was the team leader for the historic resources surveys of the Wilshire Center/KoreaTown, Normandie 5, and Adelante Eastside Redevelopment Area Surveys for the CRA/LA. His qualifications meet the Secretary of the Interior's Standards in history, architectural history, and historic architecture. Mr. Wilson served as Senior Architectural Historian for the completion of the district-wide survey and evaluation of the Santa Monica-Malibu Unified Schools. Since 2007, he has acted as Senior Architectural Historian for PCR's on-call contract to provide preservation consultant services to the City of Santa Monica and has completed numerous projects under this task order including preliminary assessments, Landmark Assessments, plan reviews for conformance to the Secretary of the Interior's Standards and the local preservation ordinances, design consultation services for adaptive reuse projects, and Historic American Building Survey (HABS) recordation. He has conducted historic assessments and plan reviews for conformance to the Secretary of the Interior's Standards and the local preservation ordinance for numerous PCR projects in Laguna Beach, including recent projects for 154 Pearl, the oldest house in Laguna Beach, and 229 Arch Street, the home of renowned landscape painter William Wendt. He has conducted historical and cultural resources surveys for specific plans in Placentia and Santa Ana in Orange County, California, and in Whittier, California. Mr. Wilson conducted a survey of contributing "puestos" to the El Pueblo de Los Angeles Historic Monument and many other documents related to historic preservation and cultural resource management. In Riverside, Mr. Wilson helped produce the Historic Structures Report (HSR) for the National Historic Landmark Harada House and worked as a preservation consultant on the Fox Riverside Theater.





STATE OF CALIFORNIAArnold Schwarzenegger, Governor**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-6251  
Fax (916) 657-5390  
Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
e-mail: [de\\_nahc@pacbell.net](mailto:de_nahc@pacbell.net)



May 15, 2008

John Gooding  
PCR Service Corporation  
One Venture, Suite 150  
Irvine, CA 92618

Sent by FAX to: 949-753-7002  
Number of pages: 2

Re: Proposed Bixel and Lucas Project, Westlake Community, Los Angeles County

Dear Mr. Gooding:

The Native American Heritage Commission was able to perform a record search of its Sacred Lands File (SLF) for the affected project area. The SLF failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the Sacred Lands File does not guarantee the absence of cultural resources in any 'area of potential effect (APE).'

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Enclosed are the nearest tribes that may have knowledge of cultural resources in the project area. A List of Native American contacts are attached to assist you. The Commission makes no recommendation of a single individual or group over another. It is advisable to contact the person listed; if they cannot supply you with specific information about the impact on cultural resources, they may be able to refer you to another tribe or person knowledgeable of the cultural resources in or near the affected project area (APE).

Lack of surface evidence of archeological resources does not preclude the existence of archeological resources. Lead agencies should consider avoidance, as defined in Section 15370 of the California Environmental Quality Act (CEQA) when significant cultural resources could be affected by a project. Also, Public Resources Code Section 5097.98 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery. Discussion of these should be included in your environmental documents, as appropriate.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton".

Dave Singleton  
Program Analyst

Attachment: Native American Contact List

**Native American Contacts  
Los Angeles County  
May 15, 2008**

**LA City/County Native American Indian Comm**  
**Ron Andrade, Director**  
 3175 West 6th Street, Rm. 403  
 Los Angeles , CA 90020  
 (213) 351-5324  
 (213) 386-3995 FAX

**Gabrielino/Tongva Council / Gabrielino Tongva Nation**  
**Sam Dunlap, Tribal Secretary**  
 781 Terminal Street; Bldg 1, 2nd floor Gabrielino Tongva  
 Los Angeles , CA 90021  
 office @tongvatribes.net  
 (213) 489-5001 - Office  
 (909) 262-9351 - cell  
 (213) 489-5002 Fax

**Ti'At Society**  
**Cindi Alvitre**  
 6515 E. Seaside Walk, #C Gabrielino  
 Long Beach , CA 90803  
 calvitre@yahoo.com  
 (714) 504-2468 Cell

**Gabrielino Tongva Indians of California Tribal Council**  
**Robert Dorame, Tribal Chair/Cultural Resources**  
 5450 Stauson, Ave, Suite 151 PMB Gabrielino Tongva  
 Culver City , CA 90230  
 gtongva@verizon.net  
 562-761-6417 - voice  
 562-925-7989 - fax

**Tongva Ancestral Territorial Tribal Nation**  
**John Tommy Rosas, Tribal Admin.**  
 Gabrielino Tongva  
 tattnlaw@gmail.com  
 310-570-6567

**Gabrielino/Tongva San Gabriel Band of Mission**  
**Anthony Morales, Chairperson**  
 PO Box 693 Gabrielino Tongva  
 San Gabriel , CA 91778  
 ChiefRBwife@aol.com  
 (626) 286-1632  
 (626) 286-1758 - Home  
 (626) 286-1262 Fax

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 Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed Bixel and Lucas Project located in the Westlake Community of the City of Los Angeles; Los Angeles County, California for which a Sacred Lands File search and Native American Contacts list were requested.

20 May 2008

Planning Consultants Research  
One Venture, Suite 150  
Irvine, CA 92618

Attn: John D. Gooding, Senior Archaeologist

re: Paleontological Records Search for the proposed Bixel and Lucas project, in the community of West Lake, Los Angeles County, project area

Dear John:

I have conducted a thorough search of our Vertebrate Paleontology records for the proposed Bixel and Lucas project, in the community of West Lake, Los Angeles County, project area as outlined on the section of the Hollywood USGS topographic quadrangle map that you sent to me via e-mail on 13 May 2008. We have one vertebrate fossil locality that encompasses the proposed project area boundaries, and we have other localities nearby from the same sedimentary deposits that occur in the proposed project area.

The entire proposed project area has surficial exposures of the marine Pliocene Fernando Formation. Our vertebrate fossil locality LACM 3868 in the Fernando Formation, encompassing the proposed project area between 6<sup>th</sup> Street and Wilshire Boulevard on the north and south and Bixel Street and Lucas Avenue on the east and west, produced fossil specimens of white sharks, *Carcharocles* and *Carcharodon sulcidens*. Our other nearby vertebrate fossil localities in the Fernando Formation are LACM 6971, near the corner of 6<sup>th</sup> and Flower Streets, and LACM 4726, at the corner of 4<sup>th</sup> and Hill Streets, both east-southeast of the proposed project area, produced fossil specimens of eagle ray, *Myliobatis*, white sharks, *Carcharodon sulcidens* and *Carcharodon carcharias*, and sheepshead, *Semicossyphus*. Specimens from locality LACM 6971 were collected at a depth of 60 feet below street level, but the collecting depth for localities LACM 3868 and 4726 are unknown.

Any excavations in the Fernando Formation deposits in the proposed project area may well encounter significant remains of fossil vertebrates. Following the Society of Vertebrate Paleontology guidelines for paleontological mitigation, the paleontological sensitivity of the area

including the proposed project site is considered to be of high potential. Any substantial excavations in the proposed project area should be monitored closely to quickly and professionally recover any vertebrate fossils without impeding development. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

A handwritten signature in cursive script that reads "Samuel A. McLeod". The signature is written in black ink and is positioned below the word "Sincerely,".

Samuel A. McLeod, Ph.D.  
Vertebrate Paleontology

enclosure: draft invoice

**FOUNDATION INVOICE**  
**NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY**

900 Exposition Boulevard, Los Angeles, California 90007

20 May 2008

**INVOICE TO:**

Planning Consultants Research  
One Venture, Suite 150  
Irvine, CA 92618

Attn: John D. Gooding, Senior Archaeologist

Vertebrate Paleontology Records Search for the proposed Bixel and Lucas  
project, in the community of West Lake, Los Angeles County, project area

**AMOUNT DUE: \$ 185.00**

Paleontology Account #164-000 - invoice # VP080520E

PLEASE RETURN THIS STUB WITH YOUR REMITTANCE

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**This is a draft invoice for your information**

**The official invoice will be sent separately by the  
Natural History Museum of Los Angeles County  
Finance Department**

