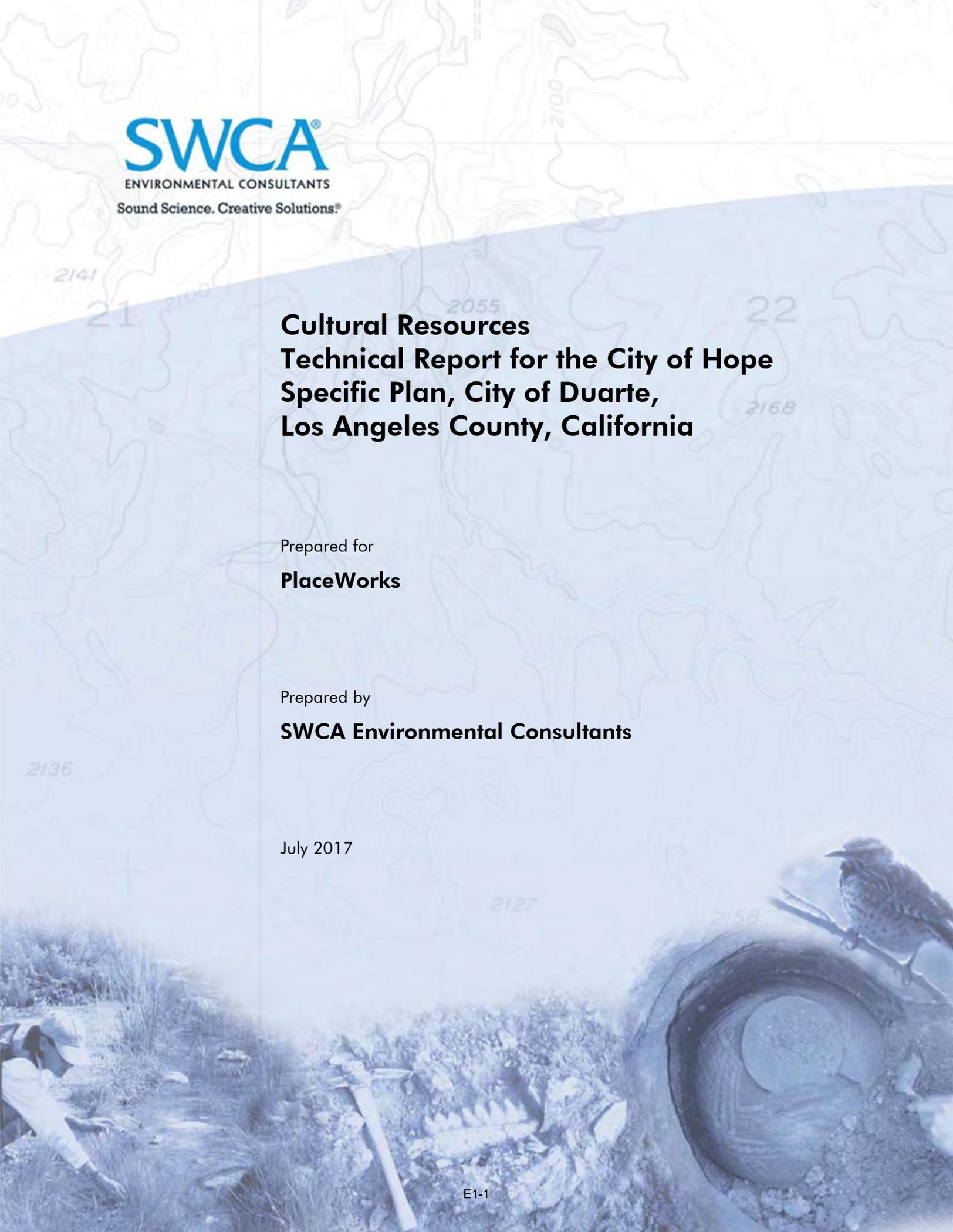


Appendix E1 Cultural Resources Technical Report

Appendices

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**Cultural Resources
Technical Report for the City of Hope
Specific Plan, City of Duarte,
Los Angeles County, California**

Prepared for

PlaceWorks

Prepared by

SWCA Environmental Consultants

July 2017

Archaeological and other heritage resources can be damaged or destroyed through uncontrolled public disclosure of information regarding their location. This document contains sensitive information regarding the nature and location of archaeological sites that should not be disclosed to the general public or unauthorized persons.

Information regarding the location, character, or ownership of a cultural resource is exempt from the Freedom of Information Act pursuant to 16 USC 470w-3 (National Historic Preservation Act) and 16 USC Section 470(h) (Archaeological Resources Protections Act).

CULTURAL RESOURCES TECHNICAL REPORT FOR THE CITY OF HOPE SPECIFIC PLAN, CITY OF DUARTE, LOS ANGELES COUNTY, CALIFORNIA

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U.S. Geological Survey 7.5-Minute Quadrangles: Azusa and Baldwin Park, California

SWCA Project No. 34076
SWCA Cultural Resources Report No. 16-115

July 2017

Keywords: CEQA; cultural resources survey; positive survey results; one historic isolate; built environment resources; Duarte; City of Hope Medical Center; Los Angeles County; Azusa and Baldwin Park Quadrangles; Township 1 North, Range 10 West, Section 31; Gabrieleno/Tongva; Azusa – Duarte Land Grant; San Bernardino Base and Meridian

EXECUTIVE SUMMARY

Purpose and Scope: PlaceWorks retained SWCA Environmental Consultants (SWCA) to conduct a cultural resources study that included a cultural resources records search and literature review, Native American coordination, an archaeological resources field survey, and preparation of a cultural resources technical report in support of the proposed City of Hope National Medical Center (City of Hope) Specific Plan (project). The project area corresponds with the approximately 116-acre City of Hope campus, with approximately 89.5 acres in the city of Duarte and 26.5 acres in the city of Irwindale, Los Angeles County, California. This study was completed in compliance with and in satisfaction of the California Environmental Quality Act (CEQA). Public Resources Code (PRC) Section 5024.1, Title 14 California Code of Regulations (CCR) Section 15064.5 of the CEQA Guidelines, and PRC Sections 21083.2 and 21084.1 were also used as the basic guidelines for the cultural resources study (Governor’s Office of Planning and Research 1998).

Dates of Investigation: Staff at the South Central Coastal Information Center (SCCIC), located at the California State University, Fullerton, conducted a California Historical Resources Information System (CHRIS) records search on January 26, 2016. SWCA requested a search of the Sacred Lands Files from the Native American Heritage Commission (NAHC) on February 12, 2016, and sent letters to identified Native American groups and individuals on February 26, 2016. An SWCA archaeologist conducted an intensive archaeological pedestrian survey of the project area on February 17 and March 4, 2016. The report draft was completed in May 2016 and finalized in July 2017.

Summary of Findings: Background research identified eight previously conducted cultural resources studies of the project area; four of these included portions of the current project area. In addition, PlaceWorks provided SWCA with *Historical Resource Report – City of Hope Specific Plan*, a historical resources report prepared by GPA Consulting (GPA) in support of the current project in March 2016 (GPA 2016). With the exception of residential properties along the east side of Cinco Robles Drive and the south side of Noyon Street, the GPA report included evaluations of all campus properties at least 45 years of age at the time of the study. Background research further identified 28 previously recorded resources within 0.25 mile of the project area, all of which are buildings constructed before 1971. Of these, 25 are located within the project area, two of which have been recommended eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR): the House of Hope/Temple Beth Hatikvah and City of Hope Visitor Center. SWCA’s cultural resources surveys identified one newly discovered historic archaeological isolate in the project area: 34076-ISO-1001.

Investigation Constraints: Approximately 99 acres of the project area are developed, including parking lots, buildings, and landscaping; SWCA conducted a reconnaissance-level survey of these areas. SWCA conducted an intensive-level survey of all undeveloped areas, consisting of 17 acres. Ground-surface visibility in the project area was varied, averaging approximately 80 percent in undeveloped areas and approximately 15 percent in developed areas due to landscaping and paving.

Recommendations: Among the 25 properties evaluated in the 2016 historical resources study, a total of two were found to meet CRHR eligibility criteria: the City of Hope Visitor’s Center and the House of Hope/Temple Beth Hatikvah. These properties therefore qualify as historical resources under CEQA. The remaining 23 properties considered in the study were found not to qualify as historical resources under CEQA. No projects are currently proposed under the Specific Plan that include any physical change to either historical resource or its immediate setting. As discussed above, the project area does, however, include a number of properties that have not been previously evaluated for historical significance and that will pass the age threshold (45 years of age) generally signaling the need for evaluation over the course of the Specific Plan’s 20-year window. Therefore, future development or physical changes to properties as-

yet unevaluated within the project area could potentially cause significant adverse impacts to historical resources. The following analysis includes mitigation measures that will avoid and disclose potential impacts to historical resources from future projects in the Specific Plan area including: preparation of a Historic Resource Evaluation Report by a qualified architectural historian for any properties within the project area and its immediate vicinity that are at least 45 years of age, and preparation of a *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)* Project Review Memorandum for projects with potential to impact historical resources.

One isolated historic artifact was identified within the project area as a result of this study. However, it is possible that buried deposits could be present within the project area. If identified, these may contain data that would change the significance recommendation of the site and thus would require evaluation. In addition, coordination with Native American groups indicates that there is a potential to encounter buried prehistoric deposits in the project area. Buried or obscured archaeological resources may be encountered during construction. Thus, the following mitigation measures have been developed to ensure that significant impacts to archaeological resources are avoided during future project implementation proposed under the Specific Plan: retain a qualified archaeologist; conduct preconstruction training for construction personnel; and cease all construction work in the event that unanticipated buried cultural deposits are encountered and contact the qualified archaeologist..

Disposition of Data: The final cultural resources survey report and any subsequent related reports will be filed with PlaceWorks; the City of Duarte; the SCCIC; and SWCA's Pasadena, California office. All field notes, photographs, and records related to the current study are on file at the SWCA Pasadena office.

CONTENTS

Executive Summary	i
Introduction.....	5
Cultural Resources Study Personnel	5
Project Description	5
Project Location	5
Proposed Project Description.....	9
Other Discretionary Actions	9
Specific Plan Land Uses	10
Allowable Building Area (Maximum Permitted Development at Full Buildout).....	12
Land Use Equivalency Program	13
Circulation and Parking	13
Infrastructure.....	14
Design Guidelines.....	14
Project Phasing	14
Regulatory Setting	14
National Register of Historic Places	14
Significance	15
Integrity.....	15
State Regulations	15
California Environmental Quality Act.....	16
Local Regulations	20
City of Duarte	20
Setting	21
Environmental Setting.....	21
Prehistoric Overview	21
Ethnographic Overview	22
Historic Overview	23
Spanish Period (1769–1822).....	24
Mexican Period (1822–1848)	24
American Period (1848–Present).....	25
Methods.....	29
Background Research	29
Native American Coordination	29
Cultural Resources Survey.....	31
Results	31
Background Research	31
Previously Conducted Cultural Resource Studies	31
Previously Recorded Cultural Resources.....	32
Archaeological Resources Survey.....	36
34076-ISO-1001	39
Project Impacts Assessment.....	40
Archaeological Resources.....	41

Built Environment/Historic Resources	41
Recommendations	43
Historical Resources	43
CUL-1	43
Archaeological Resources	44
CUL-2	44
References Cited.....	46

Figures

Figure 1. Project vicinity map.....	6
Figure 2. Project location map.....	7
Figure 3. Aerial photograph of project area (Source: PlaceWorks 2015).....	8
Figure 4. Land Use Plan (Source: PlaceWorks 2015).	11
Figure 5. West elevation of the City of Hope Visitors Center (Source: GPA 2016).	34
Figure 6. House of Hope/Temple Beth Hatikvah, view facing northwest (Source: GPA 2016).	35
Figure 7. Archaeological resources survey results map.....	37
Figure 8. Overview of survey area, view facing northeast.	38
Figure 9. Overview of survey area, view facing east.....	38
Figure 10. 34076-ISO-1001, jar, plan view.	39
Figure 11. 34076-ISO-1001 jar base, plan view.	40
Figure 12. Historical resources and construction dates of the City of Hope campus.	42

Tables

Table 1. Land Use Project for City of Hope Campus Plan.....	12
Table 2. Summary of Native American Tribal Consultation Efforts.....	30
Table 3. Previously Conducted Cultural Resources Studies within 0.25 mile of the Project Area.....	31
Table 4. Previously Recorded Cultural Resources within 0.25 Mile of the Project Area	33

Appendices

Appendix A. South Central Coastal Information Center Records Search Results Letter	
Appendix B. Native American Coordination Documentation	
Appendix C. <i>Historical Resource Report – City of Hope Specific Plan</i>	
Appendix D. California Department of Parks and Recreation Series 523 Forms	

INTRODUCTION

PlaceWorks retained SWCA Environmental Consultants (SWCA) to conduct a cultural resources study that included a cultural resources records search and literature review, Native American coordination, an archaeological resources field survey, and preparation of a cultural resources technical report in support of the proposed City of Hope National Medical Center (City of Hope) Specific Plan (project). The project area corresponds with the 116-acre City of Hope campus, with approximately 89.5 acres in the city of Duarte and 26.5 acres in the city of Irwindale, Los Angeles County, California. This study was completed in compliance with and in satisfaction of the California Environmental Quality Act (CEQA). Public Resources Code (PRC) Section 5024.1, Title 14 California Code of Regulations (CCR) Section 15064.5 of the CEQA Guidelines, and PRC Sections 21083.2 and 21084.1 were also used as the basic guidelines for the cultural resources study (Governor's Office of Planning and Research 1998).

Cultural Resources Study Personnel

Cultural Resources Project Manager and Architectural Historian Steven Treffers, M.H.P., managed the study, conducted a review of previous documentation, and coauthored this report. SWCA Archaeologist Aaron Elzinga, M.A., Registered Professional Archaeologist (RPA), conducted the archaeological survey and coauthored this report. Quality assurance/quality control was provided by Principal Investigator Heather Gibson, Ph.D., RPA and Senior Architectural Historian Debi Howell-Ardila, M.H.P. Technical Editor Danielle Desruisseaux edited the report. This report includes four appendices: A – the South Central Coastal Information Center (SCCIC) Records Search Results Letter; B – Native American Coordination Documentation; C – *Historical Resource Report – City of Hope Specific Plan*; and D – California Department of Parks and Recreation Series 523 Forms.

PROJECT DESCRIPTION

Project Location

The City of Hope campus is located in the San Gabriel Valley of Los Angeles County, along the southern base of the San Gabriel Mountains (Figure 1). The 116-acre project area is primarily in the city of Duarte (approximately 89.5 acres) with a smaller portion at the eastern and southern edges located in the city of Irwindale (Figures 2 and 3). Located immediately southwest of the intersection of Interstates 210 and 605, the project area is roughly bound by Duarte Road to the north; Cinco Robles Drive, the Duarte Flood Control Channel, and Buena Vista Street to the west; and the Santa Fe Flood Control Basin to the east and south.

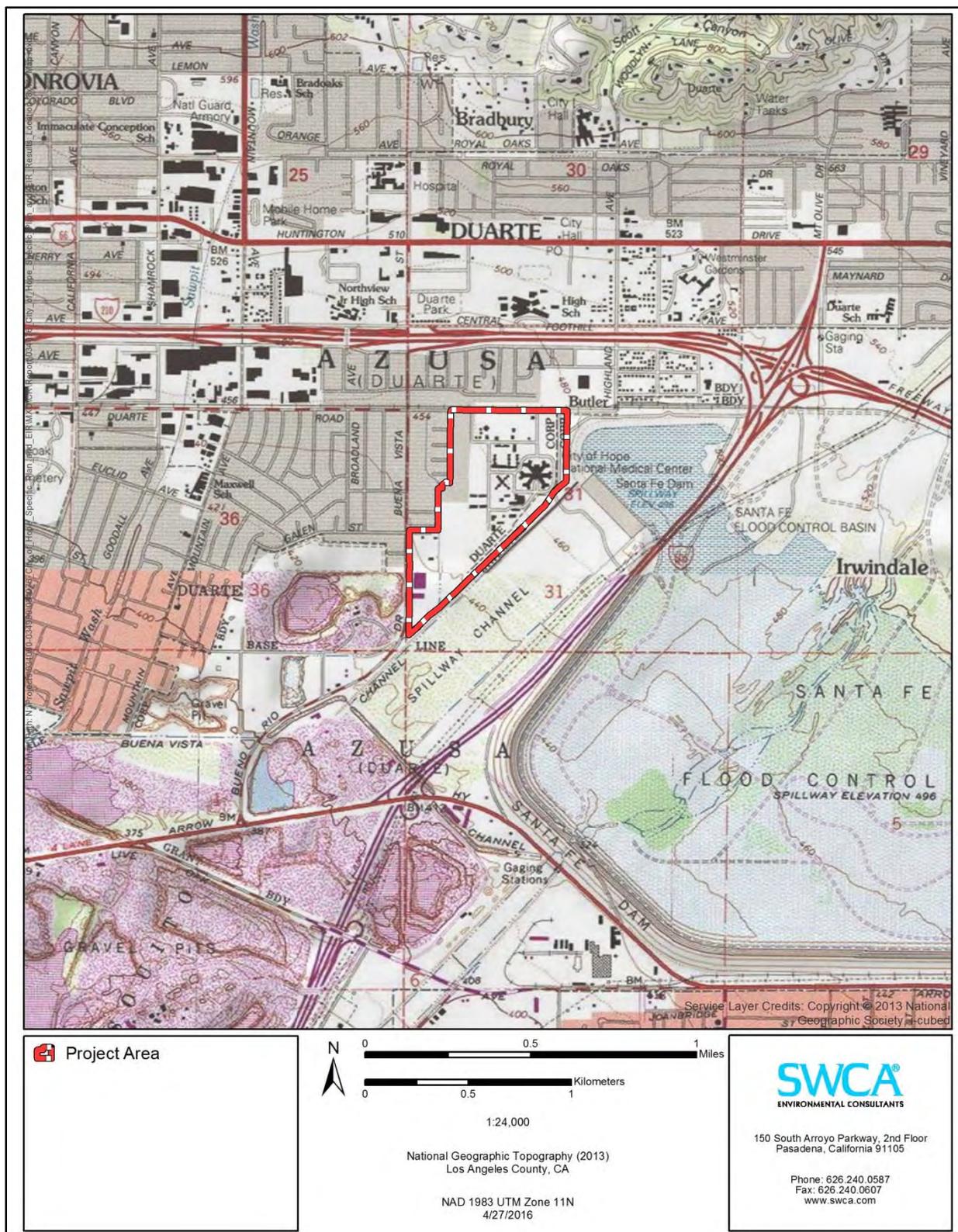


Figure 2. Project location map.



Figure 3. Aerial photograph of project area (Source: PlaceWorks 2015).

Proposed Project Description

City of Hope (project applicant) is seeking approval of a Specific Plan, which would provide comprehensive direction for enhancement and development of its approximately 116-acre campus (less than 0.5 acre is not owned by City of Hope) adjacent to the campus over a 20-year period. City of Hope proposes additions to the existing outpatient (clinic), inpatient (hospital), research, office, industrial, warehouse, and hospitality uses. New parking structures and surface parking lots are also proposed, as well as internal driveways and open-space improvements. These changes and improvements throughout the campus would be implemented primarily through the Specific Plan, which would govern future development of the campus, supporting City of Hope's efforts to expand its research and treatment capabilities, while accommodating the needs of patients and their families, faculty, staff, and the community. Accordingly, the Specific Plan would be a guide and vision for the long-term improvements that will enable City of Hope to meet its commitment to transform the future of medicine.

The campus also contains the Irell & Manella Graduate School of Biological Sciences, and City of Hope owns several existing housing units within the project site that are primarily rented by graduate students. Currently, the Graduate School has approximately 75 students, with the possibility to ultimately increase the student population to approximately 150 students during the life of the project. No Graduate School-specific facilities are proposed; rather, the Graduate School would operate in research and medical buildings throughout the campus, as it currently does under existing conditions.

The Specific Plan would contain required elements and encourage conditions that would allow for a broad range of interpretive design solutions intended to guide development over 20 years. Ultimately, the vision for City of Hope is to create a walkable and compact campus core that builds upon and enhances existing inpatient and outpatient facilities, research, office, assembly, parking, and open spaces uses. In addition, the Specific Plan would propose to consolidate modular buildings that are currently dispersed throughout the campus, demolish outdated buildings, and construct new floor area within larger development sites that provide flexibility for future buildout of the campus.

The Specific Plan would act as a bridge between Duarte's General Plan and development activity throughout the project site. Jurisdictions may adopt specific plans by resolution or ordinance. When a specific plan is adopted by ordinance, it replaces portions or all of the current zoning regulations for specified parcels and becomes an independent set of zoning regulations that govern use and development of properties within the bounds of that specific plan. The Specific Plan is proposed to be adopted by ordinance by the Duarte City Council and subsequently by the Irwindale City Council, and function as the regulatory document for implementing zoning for the entire project site, ensuring the orderly and systematic implementation of those cities' general plans. The Specific Plan would establish the necessary land use plan, development standards, regulations, design guidelines, infrastructure systems, and implementation strategies on which subsequent, project-related development activities would be founded. Upon adoption of the Specific Plan, subsequent project-specific design review plans, detailed site plans, grading and building permits, or any other actions requiring either ministerial or discretionary approvals would be required to demonstrate consistency with the Specific Plan.

There are six residences located east of Cinco Robles Drive within the proposed Specific Plan area that are not owned by City of Hope and not part of its campus. Following adoption of the Specific Plan, these single-family uses may continue on their properties.

Other Discretionary Actions

A general plan amendment and zone change for the Duarte portion of the project site would be required to implement the Specific Plan. The general plan amendment would change the current general plan land use

designations (Hospital, Medium-Density Residential, High-Density Residential, and Research and Development) to Specific Plan; this would require a revision to the Duarte General Plan land use map. The general plan amendment would also include a narrative amendment to the Duarte General Plan, adding the City of Hope Specific Plan to the list of approved specific plans. The zone change would change the zoning designations (H [Hospital], R-2 [Two-Family Residential], and R-4 [Multiple Family Residential High Density]) to Specific Plan; this would require a revision to the Duarte zoning map. The zone change also includes codification of the City of Hope Specific Plan in the Duarte Municipal Code.

Adoption of the Specific Plan would also require a general plan amendment and zone change from the City of Irwindale. Under the general plan amendment, the current land use designations (Industrial/Business Park [IBP], Open Space/Easements [OSE], and Commercial) of this portion of the project site would be changed to Specific Plan; this would require a revision to the Irwindale General Plan land use map. Under the zone change, the zoning designations (A-1 [Agricultural], M-1 [Light Manufacturing], C-2 [Heavy Commercial]) of this portion of the project site would be changed to Specific Plan; this would require a revision to the Irwindale zoning map. The Zone Change also includes codification of the City of Hope Specific Plan in the Irwindale Municipal Code.

Specific Plan Land Uses

To accomplish the vision and goals of City of the Hope, as shown in Figure 4, the Specific Plan broadly divides the project site into four major land use designations—Core Medical Zone (CM), Transition Medical Zone (TM), Infrastructure and Utility Zone (IU), and Cultural Amenity Zone (CA). The land use designations are meant to be broad enough to provide flexibility in implementation, but clear enough to provide sufficient direction to carry out the vision of the Specific Plan.

The majority of the central area of the project site would be zoned Core Medical, reinforcing the area's function as the primary medical and scientific research core of City of Hope's operations, while allowing for expanded hospitality uses to improve the patient and visitor experience. At the northern edge of the project site, the Specific Plan proposes a Cultural Amenity Zone that would enhance and support existing open space and public gathering areas. Along the western edge, a Transition Medical Zone measuring 200 to 315 feet in width would buffer core campus activities from the adjacent residential neighborhoods by allowing for secondary medical, research, and office uses at lower heights and densities that are more compatible with adjacent uses. In addition, new development in the Transition Medical Zone would be required to include landscape buffers, which would include planting with continuous, evergreen, tall plants that form visual barriers between the residential uses to the west and uses on the project site. The Infrastructure and Utility Zone designation is located along the southeastern edge of the project site, primarily in the city of Irwindale, and would allow for the primary utility services and infrastructure, along with secondary research, medical office, administrative support, warehouses, the central plant, and other related uses.



Figure 4. Land Use Plan (Source: PlaceWorks 2015).

Allowable Building Area (Maximum Permitted Development at Full Buildout)

The Specific Plan would allow flexibility between uses, but for the purposes of CEQA, the maximum development capacity allowed by the Specific Plan will be analyzed to provide a conservative estimate of potential impacts from full buildout of the Specific Plan. As shown in Table 1, full buildout would consist of approximately 1,426,000 square feet of gross new development (1,017,000 net new square feet following the proposed demolition of 409,000 square feet of existing structures), which would result in a total of 2,617,850 square feet of developed floor area on the City of Hope campus.

Table 1. Land Use Project for City of Hope Campus Plan

Land Use	Existing Conditions (gsf)	Proposed Net New Development (gsf) ²	Total Allowable Building Area (gsf)
Outpatient (Clinic)	304,322	410,000	714,322
Inpatient (Hospital)	425,722	139,000	564,722
Research	457,936	293,000	750,936
Office	186,296	121,500	307,796
Hospitality	18,168	56,500	74,668
Assembly	69,295	(29,000)	40,295
Warehouse	59,244	(28,500)	30,744
Industrial	73,909	54,500	128,409
Housing ¹	5,958	0	5,958
Total	1,600,850 gsf	1,132,000 gsf	2,617,850 gsf

Notes: gsf = gross square feet

¹ The existing housing consists of four rental units on three lots along Cinco Robles Drive, which are rented primarily by graduate students attending City of Hope's Irell & Manella Graduate School of Biological Sciences.

² The proposed net new development accounts for up to 409,000 square feet of demolition.

Under the Specific Plan and as shown in Table 1, the following would occur:

- 1. Outpatient (Clinic) and Inpatient (Hospital).** Key patient-serving uses would be relocated to the existing campus core in new or expanded facilities, resulting in up to approximately 714,322 gross square feet of outpatient space (approximately 440,000 square feet of gross new development, minus approximately 30,000 square feet to be demolished, yielding approximately 410,000 net new gross square feet over existing conditions) and up to approximately 564,722 square feet of inpatient space (approximately 210,000 square feet of gross new development, minus approximately 71,000 square feet to be demolished, yielding approximately 139,000 net new gross square feet over existing conditions).
- 2. Research.** Expanded research uses would provide up to approximately 750,936 gross square feet (approximately 383,000 square feet of gross new development, minus approximately 90,000 square feet to be demolished, yielding approximately 293,000 net new gross square feet over existing conditions) of research and development space, ensuring the future viability of the campus as a cutting-edge biomedical research institution.
- 3. Office.** Up to approximately 307,796 gross square feet of office space (approximately 240,000 square feet of gross new development, minus approximately 118,500 square feet to be demolished, yielding approximately 121,500 net new square feet over existing conditions) would provide administrative support, primary for medical and research functions.

4. **Hospitality.** Up to approximately 74,668 gross square feet of hospitality uses (i.e., hotel; approximately 56,500 net new gross square feet over existing conditions) would replace the existing Parsons and Hope Villages in order to better accommodate short-term patient and visitor lodging needs at the northern portion of the campus.
5. **Assembly.** Approximately 29,000 square feet of existing assembly square footage would be demolished, reducing the overall square footage from 69,295 to 40,295 gross square feet. Warehouse and Industrial. Up to approximately 128,409 gross square feet of industrial uses (approximately 58,000 square feet of gross new development, minus approximately 3,500 square feet to be demolished, yielding approximately 54,500 net new gross square feet over existing conditions) and approximately 30,744 gross square feet of warehouse uses (approximately 20,000 square feet of gross new development, minus approximately 48,500 square feet to be demolished, yielding a reduction of approximately 28,500 gross square feet from existing conditions) at the southern edge of the campus (located primarily in the city of Irwindale) would support the City of Hope's infrastructure and utility needs.
6. **Housing.** The existing housing on the campus consists of four rental units on three lots along the east side of Cinco Robles Drive, which are owned by the City of Hope and which are rented primarily by graduate students attending City of Hope's Irell & Manella Graduate School of Biological Sciences. Under the Specific Plan, the residential units would remain and continue to be rented to graduate students. No changes to the housing square footage (totals 5,958 square feet) or number of units are currently proposed. There are also six single-family homes on the east side of Cinco Robles Drive that are not owned by City of Hope that are proposed for inclusion within the boundaries of the Specific Plan. These homes would be able to continue operating as residential uses after adoption of the Specific Plan.

Land Use Equivalency Program

Development of the City of Hope campus would occur over an extended period of time and therefore would need to be flexible enough to respond to changing demands in medical research and patient service needs, as well as funding opportunities. To accommodate this flexibility, the Specific Plan would incorporate a mechanism to allow for the conversion of land use types up to the maximum allowable building area. The mechanism would ensure that the transfer of square footage does not result in new significant impacts beyond those analyzed and disclosed in the City of Hope Campus Plan Environmental Impact Report.

Circulation and Parking

Under the Specific Plan, an expanded internal loop road and other roadways, pedestrian pathways, and sidewalk improvements, as well as two new parking structures with nearly 3,000 new parking spaces, would enhance on-site circulation and meet City of Hope's parking needs. Specifically, the expanded campus loop road along the existing Village Road would provide improved north-south circulation throughout the project site. Two new parking structures would be constructed—one consisting of approximately 1,750 parking spaces and one consisting of 1,230 parking spaces.

The existing surface parking lot adjacent to the building located at 2144 Buena Vista Street would be expanded to provide additional parking for employees during construction of the new parking structure in the northeastern corner of the City of Hope campus, and to serve as possible construction worker parking.

Infrastructure

Improvements to roadways and utilities may be required to support future development. Proposed on-site infrastructure improvements could include storm drain, wastewater, water, and dry utilities that would connect to existing facilities adjacent to the project site.

Design Guidelines

Future development accommodated by the Specific Plan would be required to comply with the Specific Plan's design guidelines. Design guidelines provide direction for architectural, parking, landscape, circulation, and lighting features within the Specific Plan area. The purpose is to identify and establish visual themes that are aesthetically pleasing and will create a cohesive "sense of place" for people who work or visit in the Specific Plan area, to ensure that future development is compatible with historically significant properties on the campus, and to ensure that the City of Hope campus remains compatible with surrounding residential areas located to the west and north. These design guidelines include both mandatory standards and interpretive design guidelines to guide future development within Specific Plan area.

The Specific Plan's landscape guidelines would incorporate sustainable site design practices and focus on enhancing and improving landscaping features throughout the City of Hope campus. The landscape guidelines would emphasize the use of native species, preservation of the natural ecosystem, replenishment of groundwater, and reduction of waste. Specific projects developed pursuant to the Specific Plan will also be developed in compliance with the City of Duarte's sustainable development practices (Duarte Municipal Code Chapter 19.52).

Project Phasing

No specific phasing program has been identified. The Specific Plan would be implemented on a project-by-project basis as future development applications are submitted by City of Hope. However, for purposes of environmental analysis, buildout of the project site under the Specific Plan is anticipated to occur over 20 years.

REGULATORY SETTING

This section identifies federal and state legislation that govern the identification and treatment of cultural resources, as well as the analysis of project-related effects to these resources. The lead agency must consider these requirements when making decisions on projects that may affect cultural resources. The current project was undertaken in conformance with these regulations.

National Register of Historic Places

The National Register of Historic Places was established by the National Historic Preservation Act (NHPA) 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" (36 Code of Federal Regulations [CFR] part 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association.

Significance

A property is eligible for the NRHP if it is significant under one or more of the following criteria:

Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B: It is associated with the lives of persons who are significant in our past;

Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or

Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history. Ordinarily cemeteries, birthplaces, or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, and properties that are primarily commemorative in nature, are not considered eligible for the NRHP, unless they satisfy certain conditions. In general, a resource must be 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance.

Integrity

In addition to meeting these criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, which are defined in the following manner in National Register Bulletin 15:

Location: the place where the historic property was constructed or the place where the historic event occurred;

Design: the combination of elements that create the form, plan, space, structure, and style of a property;

Setting: the physical environment of a historic property;

Materials: 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;

Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;

Feeling: a property’s expression of the aesthetic or historic sense of a particular period of time; and/or

Association: the direct link between an important historic event or person and a historic property.

State Regulations

The California Office of Historic Preservation, a division of the California Department of Parks and Recreation, is responsible for carrying out the duties described in the California Public Resources Code

(PRC) and maintaining the California Historic Resources Inventory and California Register of Historical Resources (CRHR). The state-level regulatory framework also includes CEQA, which requires the identification and mitigation of substantial adverse impacts that may affect the significance of eligible historical and archaeological resources.

California Environmental Quality Act

CEQA requires a lead agency to analyze whether historic and/or archaeological resources may be adversely impacted by a proposed project. Under CEQA, a “project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment” (PRC Section 21084.1). Answering this question is a two-part process: first, the determination must be made as to whether the proposed project involves cultural resources. Second, if cultural resources are present, the proposed project must be analyzed for a potential “substantial adverse change in the significance” of the resource.

HISTORICAL RESOURCES

According to State CEQA Guidelines Section 15064.5, for the purposes of CEQA, historical resources are:

A resource listed in, or formally determined eligible...for listing in the California Register of Historical Resources (PRC 5024.1, Title 14 California Code of Regulations [CCR], Section 4850 et seq.).

A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significance in a historic resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code.

Any object, building, structure, site, area, place, record, or manuscript that the lead agency determines to be eligible for national, state, or local landmark listing; generally, a resource shall be considered by the lead agency to be historically significant (and therefore a historic resource under CEQA) if the resource meets the criteria for listing on the California Register (as defined in PRC Section 5024.1, Title 14 CCR, Section 4852).

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity (as defined above) does not meet NRHP criteria may still be eligible for listing in the CRHR.

According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the CRHR or is not included in a local register or survey shall not preclude the lead agency from determining that the resource may be an historical resource (PRC Section 5024.1). Pursuant to CEQA, a project with an effect that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (State CEQA Guidelines, Section 15064.5[b]).

Substantial Adverse Change and Indirect Impacts to Historical Resources

State CEQA Guidelines specify that a “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” (State CEQA Guidelines, Section 15064.5). Material impairment occurs when a project alters in an adverse manner or demolishes “those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion” or eligibility for inclusion in the NRHP, CRHR, or local

register. In addition, pursuant to State CEQA Guidelines Section 15126.2, the “direct and indirect significant effects of the project on the environment shall be clearly identified and described, giving due consideration to both the short-term and long-term effects.”

The following guides and requirements are of particular relevance to this study’s analysis of indirect impacts to historic resources. Pursuant to State CEQA Guidelines (Section 15378), study of a project under CEQA requires consideration of “the whole of an action, which has the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” State CEQA Guidelines (Section 15064(d)) further define direct and indirect impacts:

1. A direct physical change in the environment is a physical change in the environment which is caused by and immediately related to the project.
2. An indirect physical change in the environment is a physical change in the environment which is not immediately related to the project, but which is caused indirectly by the project. If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment.
3. An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Created in 1992 and implemented in 1998, the CRHR is “an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Sections 21083.2 and 21084.1). Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historical resources surveys, or designated by local landmarks programs, may be nominated for inclusion in the CRHR. According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

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

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

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

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

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (SECRETARY'S STANDARDS)

In accordance with CEQA, a project that has been determined to conform with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)* is generally considered a project that will not cause a significant adverse direct or indirect impact to historical resources (14 CCR § 15126.4(b)(1)). If a project meets the *Secretary of Interior's Standards*, the project can, in most cases, be considered categorically exempt from CEQA (14 CCR § 15331).

The goal of the *Secretary of the Interior's Standards* is to outline treatment approaches that allow for the retention of and/or sensitive changes to the distinctive materials and features that lend a historical resource its significance. When changes are carried out according to the *Secretary's Standards*, the historical resource retains its historic integrity and thereby continues to convey the reasons for its significance. The *Secretary's Standards* and associated *Guidelines* (36 Code of Federal Regulations [CFR] 67) are not technical or prescriptive, but are intended to outline approaches and guidelines to promote responsible stewardship of cultural resources. The *Secretary's Standards* and *Guidelines* offer general recommendations for preserving, maintaining, repairing, and replacing historical materials and features, as well as designing new additions or making alterations. The *Secretary of the Interior's Standards* also provide guidance on new construction adjacent to historic districts and properties, in order to ensure that there are no adverse impacts to integrity as a result of a change in setting.

ARCHAEOLOGICAL RESOURCES

In terms of archaeological resources, PRC Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

If it can be demonstrated that a proposed project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (PRC Sections 21083.2[a], [b], and [c]). CEQA notes that, if an archaeological resource is neither a unique archaeological resource nor an historical resource, the effects of the project on those resources shall not be considered to be a significant effect on the environment (State CEQA Guidelines Section 15064.5[c][4]).

CALIFORNIA STATE SENATE BILL 18

Signed into law in 2004, Senate Bill (SB) 18 requires that cities and counties notify and consult with California Native American Tribes about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural sites. Cities and counties must provide general and specific plan amendment proposals to California Native American Tribes that have been identified by the Native American Heritage Commission as having traditional lands located within the city's boundaries. If requested by the Native American Tribes, the city must also conduct consultations with the tribes prior to adopting or amending their general and specific plans.

CALIFORNIA STATE ASSEMBLY BILL 52

Assembly Bill 52 of 2014 (AB 52) amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3.

Consultation with Native Americans

AB 52 formalizes the lead agency – tribal consultation process, requiring the lead agency to initiate consultation with California Native American groups that are traditionally and culturally affiliated with the project, including tribes that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

Tribal Cultural Resources

Section 4 of AB 52 adds Sections 21074 (a) and (b) to the PRC, which address tribal cultural resources and cultural landscapes. Section 21074 (a) defines tribal cultural resources as one of the following:

1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - A. Included or determined to be eligible for inclusion in the California Register of Historical Resources.
 - B. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Section 1 (a)(9) of AB 52 establishes that “a substantial adverse change to a tribal cultural resource has a significant effect on the environment.” Effects on tribal cultural resources should be considered under CEQA. Section 6 of AB 52 adds Section 21080.3.2 to the PRC, which states that parties may propose mitigation measures “capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource.” Further, if a California Native American tribe requests consultation regarding project alternatives, mitigation measures, or significant effects to tribal cultural resources, the consultation shall include those topics (PRC Section 21080.3.2[a]). The environmental document and the mitigation monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted (PRC Section 21082.3[a]).

TREATMENT OF HUMAN REMAINS

The disposition of burials falls first under the general prohibition on disturbing or removing human remains under California Health and Safety Code (CHSC) Section 7050.5. More specifically, remains suspected to be Native American are treated under CEQA at CCR Section 15064.5; PRC Section 5097.98 illustrates the process to be followed in the event that remains are discovered. If human remains are discovered during construction, no further disturbance to the site shall occur, and the County Coroner must be notified (CCR 15064.5 and PRC 5097.98).

Local Regulations

City of Duarte

Adopted in 2007, the Historic Preservation Element of the City of Duarte General Plan provides guidance to the City's departments and commissions for meeting long-term planning goals while preserving and protecting resources that reflect the City's past. The goals and related policies concerning historic preservation and cultural resources are presented below (City of Duarte 2007).

Historic Preservation Goal 1: To make citizens and decision-makers aware of Duarte's history and historic built environment.

Objective 1.1 Create an educational program which focuses on providing information to allow residents and decision-makers to make informed decisions and supportable conclusions about the protection of historic resources.

Policies

HP 1.1.1 Establish and support all appropriate media for reaching all segments of the community to educate residents and decision-makers concerning the protection of historical resources.

HP 1.1.2 Encourage public outreach and access to historical information.

Objective 1.2 Promote the development of a comprehensive preservation program.

Policies

HP 1.2.1 Utilize creative funding sources to promote the development of a comprehensive historic preservation program for the City.

Objective 1.3 Integrate historic preservation into the operations of the Community Development Department.

Policies

HP1.3.1 Encourage training of City staff related to the development and application of historic preservation.

HP1.3.2 Develop a database and update maps which identify potentially historical resources and designated resources.

Historic Preservation Goal 2: To maintain and update the City's inventory of historical resources.

Objective 2.1 Preserve Duarte's historical resources by supporting continued research related to the City's historic resources inventory.

Policies

HP 2.1.1 Encourage on-going research regarding the City's history and built environment.

Historic Preservation Goal 3: To promote the preservation of local historical resources.

Objective 3.1 Preserve the City's inventory of historical resources for future generations to enjoy.

Policies

HP 3.1.1 Encourage property owners to preserve the character defining features of historical resources. Policies

HP 3.1.2 Promote the preservation of historic and cultural resources by providing incentives and technical assistance.

SETTING

Environmental Setting

The project vicinity consists of an extensive (approximately 111.8 acres) medical campus surrounded by an urban residential/commercial area within the city of Duarte, situated in the San Gabriel Valley, Los Angeles County, California. The San Gabriel Valley is home to numerous municipalities, including Duarte and neighboring Irwindale, Arcadia, and Azusa; to the north, much of the San Gabriel Mountains are undeveloped and consists of unpopulated, open space. The elevation in the project area varies from approximately 130 meters (m) (430 feet) to 146 m (480 feet) above mean sea level. The local climate is semi-arid, with an annual mean temperature of 18.8 degrees Celsius (°C) (65.8 degrees Fahrenheit [°F]). Summers are warm, with average maximum temperatures peaking at 32.3°C (90.2°F) in August, and winters are cool but mild, reaching the lowest average minimum temperatures in December at 5.5°C (41.9°F). The average annual precipitation in Duarte is 61.29 centimeters (cm) (24.13 inches), with most of the rainfall occurring in the winter months (IDcide 2016).

The geography of the region is characterized by the San Gabriel Valley floor. To the north of the project area are low hills which gradually rise up to the peaks of the San Gabriel Mountains. Several small but steep canyons which cut through the foothills and are home to waterways and ephemeral streams. The San Gabriel River emerges from the mountains less than 7 kilometers (km) (4 miles) to the east/northeast and empties into several human-made channels and reservoirs, including the Santa Fe Dam Spillway to the south. The project area is characterized by heavy urban development, with little to none of the natural flora and fauna remaining.

Prehistoric Overview

Numerous chronological sequences have been devised to aid in understanding cultural changes within southern California. Building on early studies and focusing on data synthesis, Wallace (1955, 1978) developed a prehistoric chronology for the southern California coastal region that is still widely used today and is applicable to near-coastal and many inland areas. Four horizons are presented in Wallace's prehistoric sequence: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Although Wallace's (1955) synthesis initially lacked chronological precision due to a paucity of absolute dates (Moratto 1984:159), thousands of radiocarbon dates obtained by southern California researchers over the last three decades have improved this situation (Byrd and Raab 2007:217). The summary of prehistoric chronological sequences for southern California coastal and near-coastal areas presented below is a composite of information in Wallace (1955) and Warren (1968), as well as more recent studies, including Koerper and Drover (1983).

When Wallace defined the Early Man Horizon in the mid-1950s, there was little evidence of human presence on the southern California coast before 6000 B.C. Archaeological work in the intervening years has identified numerous pre-8000 B.C. sites, both on the mainland coast and the Channel Islands. The

earliest accepted dates for occupation are from two of the northern Channel Islands, located off the coast of Santa Barbara. On San Miguel Island, Daisy Cave clearly establishes the presence of people in this area approximately 10,000 years ago (Erlandson 1991:105). On Santa Rosa Island, human remains have been dated from the Arlington Springs site to approximately 13,000 years ago (Johnson et al. 2002).

The Milling Stone Horizon of Wallace (1955, 1978) and Encinitas Tradition of Warren (1968) (6000–3000 B.C.) are characterized by subsistence strategies centered on collecting plant foods and small animals. Food procurement activities included hunting small and large terrestrial mammals, sea mammals, and birds; collecting shellfish and other shore species; near-shore fishing with barbs or gorges; the processing of yucca and agave; and the extensive use of seed and plant products (Kowta 1969). The importance of the seed processing is apparent in the dominance of stone grinding implements in contemporary archaeological assemblages, namely, milling stones (metates and slabs) and hand stones (manos and mullers). Milling stones occur in large numbers for the first time during this horizon, and are more numerous still near the end of this horizon. Recent research indicates that Milling Stone Horizon food procurement strategies varied in both time and space, reflecting divergent responses to variable coastal and inland environmental conditions (Byrd and Raab 2007:220).

Following the Milling Stone Horizon, Wallace's Intermediate Horizon and Warren's Campbell Tradition in Santa Barbara, Ventura, and parts of Los Angeles Counties date from ca. 3000 B.C. to A.D. 500 and are characterized by a shift toward a hunting and maritime subsistence strategy, along with a wider use of plant foods. During the Intermediate Horizon and Campbell Tradition, there was a pronounced trend toward greater adaptation to regional or local resources. For example, an increasing variety and abundance of fish, land mammal, and sea mammal remains are found in sites along the California coast during this time. Projectile points include large side-notched, stemmed, and lanceolate or leaf-shaped forms. Mortars and pestles became more common during this time, gradually replacing manos and metates as the dominant milling equipment. This shift appears to correlate with the diversification in subsistence resources. Many archaeologists believe this change in milling stones signals a shift away from the processing and consuming of hard seed resources to the increasing importance of the acorn (e.g., Glassow et al. 1988).

In Wallace's Late Prehistoric Horizon (Wallace 1955, 1978), which lasted from the end of the Intermediate (ca. A.D. 500) until European contact, there was an increase in the use of plant food resources in addition to an increase in land and sea mammal hunting. There was a concomitant increase in the diversity and complexity of material culture during the Late Prehistoric, demonstrated by more classes of artifacts. The recovery of a greater number of small, finely chipped projectile points, usually stemless with convex or concave bases, suggests an increased use of the bow and arrow rather than the atlatl (spear thrower) and dart for hunting. Other items include steatite cooking vessels and containers, the increased presence of smaller bone and shell circular fishhooks, perforated stones, arrow shaft straighteners made of steatite, a variety of bone tools, and personal ornaments made from shell, bone, and stone. Mortuary customs are elaborate and include cremation and interment with abundant grave goods (Warren and True 1984). During this horizon, there is said to be an increase in population size accompanied by the advent of larger, more permanent villages (Wallace 1955:223). Large populations and, in places, high population densities are characteristic, with some coastal and near-coastal settlements containing as many as 1,500 people. Many of the larger settlements were permanent villages in which people resided year-round. The populations of these villages may have also increased seasonally.

Ethnographic Overview

The project area is in the territory of the Gabrielino/Tongva (Bean and Smith 1978:538; Kroeber 1925:Plate 57). Surrounding native groups included the Chumash and Tataviam/Alliklik to the north,

the Serrano to the East, and the Luiseño/Juaneño to the south. There is documented interaction between the Gabrielino and many of their neighbors in the form of intermarriage and trade.

GABRIELINO/TONGVA

The name “Gabrielino” denotes those people who were administered by the Spanish from the San Gabriel Mission, which included people from the Gabrielino area proper as well as other social groups (Bean and Smith 1978:538; Kroeber 1925:Plate 57). Therefore, in the post-Contact period, the name does not necessarily identify a specific ethnic or tribal group. The names by which Native Americans in southern California identified themselves have, for the most part, been lost. Many contemporary Gabrielino identify themselves as descendants of the indigenous people living across the plains of the Los Angeles Basin and refer to themselves as the Tongva (King 1994:12). This term is used in the remainder of this section to refer to the pre-Contact inhabitants of the Los Angeles Basin and their descendants.

The Tongva language, as well as that of the neighboring Luiseño/Juaneño, Tataviam/Alliklik, and Serrano, belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin area (Mithun 2001:539, 543–544). The Tongva language consisted of two main dialects, Eastern and Western; the Western included much of the coast and the Channel Island population. Lands of the Western group encompassed much of the western Los Angeles Basin and San Fernando Valley, northward along the coast to the Palos Verdes Peninsula (McCawley 1996:47).

The Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast, stretching from the foothills of the San Gabriel Mountains to the Pacific Ocean. A total tribal population has been estimated of at least 5,000 (Bean and Smith 1978:540), but recent ethnohistoric work suggests a number approaching 10,000 seems more likely (O’Neil 2002). At least one Tongva village was located near Glendora: Ashuukshanga (also Azucsagna), located near the mouth of the San Gabriel River in present-day Azusa (McCawley 1996:44). A second village, Momwahomomutngna, may have also been located in the vicinity (personal communication, Andrew Salas, 2015).

The Tongva subsistence economy was centered on gathering and hunting. The surrounding environment was rich and varied, and the tribe exploited mountains, foothills, valleys, and deserts as well as riparian, estuarine, and open and rocky coastal eco-niches. Like most native Californians, acorns were the staple food (an established industry by the time of the early Intermediate Horizon). Acorns were supplemented by the roots, leaves, seeds, and fruits of a variety of flora (e.g., islay, cactus, yucca, sages, and agave). Fresh- and saltwater fish, shellfish, birds, reptiles, and insects, as well as large and small mammals, were also consumed (Bean and Smith 1978:546; Kroeber 1925:631–632; McCawley 1996:119–123, 128–131).

The Tongva participated in an extensive exchange network, trading coastal goods for inland resources. They exported Santa Catalina Island steatite products, roots, seal and otter skins, fish and shellfish, red ochre, and lead ore to neighboring tribes, as well as to people as far away as the Colorado River. In exchange, they received ceramic goods, deerskin shirts, obsidian, acorns, and other items. This burgeoning trade was facilitated by the use of craft specialists, a standard medium of exchange (*Olivella* bead currency), and the regular destruction of valuables in ceremonies, which maintained a high demand for these goods (McCawley 1996:112–115).

Historic Overview

Post-Contact history for the state of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish

Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican-American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period (1769–1822)

Spanish explorers made sailing expeditions along the coast of southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno's crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823.

The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Father Crespi named "the campsite by the river Nuestra Señora la Reina de los Angeles de la Porciúncula" or "Our Lady the Queen of the Angeles of the Porciúncula." Two years later, Friar Junípero Serra returned to the valley to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771 (Kyle 2002).

Mexican Period (1822–1848)

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and remain as California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. Nine ranchos were granted between 1837 and 1846 in the future Orange County (Middlebrook 2005). Among the first ranchos deeded within the future Orange County were Manuel Nieto's Rancho Las Bolsas (partially in future Los Angeles County), granted by Spanish Governor Pedro

Fages in 1784, and the Rancho Santiago de Santa Ana, granted by Governor José Joaquín Arrillaga to José Antonio Yorba and Juan Pablo Peralta in 1810 (Hallan-Gibson 1986). The secularization of the missions following Mexico's independence from Spain resulted in the subdivision of former mission lands and establishment of many additional ranchos.

During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of nonnative inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities.

American Period (1848–Present)

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident Californios and Americans in the San Bernardino area. The Mexican–American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American Period.

California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as U.S. Territories (Waugh 2003). Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the southern California economy through 1850s. The Gold Rush began in 1848, and with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods. During the 1850s cattle boom, rancho vaqueros drove large herds from southern to northern California to feed that region's burgeoning mining and commercial boom. Cattle were at first driven along major trails or roads such as the Gila Trail or Southern Overland Trail, then were transported by trains when available. The cattle boom ended for southern California as neighbor states and territories drove herds to northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 2005).

CITY OF HOPE

The following presents a historic overview of the City of Hope campus as excerpted from *Historical Resource Report – City of Hope Specific Plan* (GPA 2016:16–21):

In the 1910s, a new wave of Jewish immigrants arrived in Los Angeles seeking economic opportunity and for many, better health. Many settled in downtown Los Angeles near the headquarters of the Hebrew Benevolent Society, which could not keep up with the rapidly increasing need for assistance. A group of concerned members of the Jewish community formed the Jewish Consumptive Relief Association (JCRA) with the goal of providing free medical care for those suffering from tuberculosis. One of the foremost goals of the JCRA was to build a sanatorium where the ill could get medical treatment regardless of their ethnicity, religion, or financial situation. After raising funds, much of which came from donations from both local and nationwide unions and Jewish organizations, the JCRA purchased ten acres of land in the community of Duarte in order to construct a sanatorium.

Many local officials and members of the city's Jewish community were vehemently opposed to the JCRA's goal of building a sanatorium. The construction of another tuberculosis hospital – especially one that would provide free care – renewed fears that Los Angeles would become overrun with new tuberculars. When proposed legislation

threatened to prevent the opening of the sanatorium in 1914, the JCRA hastily erected its first two cottages before the bill could pass. These two buildings were washed away by flooding but were quickly followed by other cottages and small-scale buildings. The JCRA founded auxiliaries in cities all over the country, which raised funds to construct new buildings on the hospital's campus. At first, the hospital was simply called Los Angeles Sanatorium. However, patients of the facility described it as feeling like a small town rather than a fledgling hospital campus, earning it the nickname "City of Hope."

By the 1920s, the hospital employed three doctors and could house more than 120 patients. Its facilities consisted of more than thirty buildings, including "cure cottages," a large hospital building, and a recreation hall. The JCRA also constructed an Ex-Patients' Home in Boyle Heights, which provided housing until discharged patients could find jobs and housing elsewhere. In 1938, the sanatorium constructed the Morris Hillquit Memorial Hospital, funded with donations from branches of the International Ladies Garment Workers Union (ILGWU). Named after significant socialist lawyer for the ILGWU who died from tuberculosis, the hospital was the campus' largest medical building to date. It was used until 2001 and had been demolished by the next year.

The number of patients continued to grow at Los Angeles Sanatorium as word of free treatment spread. In the early 1940s, Executive Director Samuel Golter announced a plan to replace the smaller cottages and medical buildings with a large, state-of-the-art hospital facility and to establish a medical school on campus. Though the medical school was never realized, Golter's plan ushered in a new era for the hospital. By the end of the decade, new discoveries in the treatment of tuberculosis, including a vaccine and antibiotics, had drastically reduced the rate of the disease. Spearheaded by Golter's efforts, the hospital shifted its focus to the treatment of other major long-term diseases, including cancer, heart disease, and later diabetes. In 1949, Los Angeles Sanatorium officially changed its name to City of Hope: A National Jewish Medical Center. It was the first free cancer hospital in the country. The new hospital was under the direction of internationally-known doctors specializing in the treatment of cancer. It implemented the latest in cancer treatments, including the radioactive cobalt bomb, similar to an X-ray machine and designed to treat tumors; its expanded laboratory housed one of the only Maxitron 250s X-ray machines on the West Coast at the time. City of Hope constructed its first cancer center and embarked on new research, collaborating with the University of California, Los Angeles to establish a research center on campus. The center was staffed with UCLA students and faculty. The Research Institute was established in 1952 (it was renamed the Beckman Research Institute in 1984). It was housed in the Warner Building, which has since been demolished. The Medical Center was divided into three major divisions during the 1950s – the Hospital for Tumors and Allied Diseases, the Hospital for Cardiac Diseases, and the Hospital for Respiratory Diseases.

The hospital continued to expand physically in the second half of the twentieth century. By the early 1950s, the campus had grown from 10 to 75 acres in size. Buildings on the ever-evolving campus continued to be constructed through money raised by donation. The hospital embarked on a building program that included a new research department, clinic, treatment units, and the renovation of existing buildings. The decade was one of rapid growth for the institution, with the construction of a new kitchen and cafeteria, hospital buildings, and children's wing, among others. Research conducted at City of Hope advanced medical knowledge of diseases such as leukemia and in fields such as biochemistry. In the 1950s, scientists at City of Hope discovered a new understanding of the roots of leukemia that overturned the previous theory that had been in place since

1845. The work of Dr. Riojun Kinoshita and Dr. Susumu Ohno into bone marrow as the birthplace of red and select white blood cells also helped further the medical and scientific communities' understanding of leukemia. Work continued with the opening of the Institute for Advanced Learning in the Medical Sciences in 1960. The Institute brought leading scientists to collaborate with City of Hope researchers in various fields of research. During this period, the Medical Center's staff, while focused primarily on patient care, contributed towards the research being conducted on campus and to the development of new medical procedures such as the development of early cobalt radiotherapy for the treatment of cancer. The cobalt bomb, a prototype for this type of therapy, was housed in a purpose-built building on campus that has since been demolished.

In 1965, Executive Director Ben Horowitz unveiled a master plan for the campus that called for the enlargement of research, medical education, and patient care facilities though it was not carried out in a comprehensive manner. His plan included the expansion of the research and treatment programs established in the 1950s. In the 1960s and early 1970s, divisions of neuroscience, biology, and immunology were established within the Research Institute. Through the Institute, a number of significant discoveries were made. In 1976, the Bone Marrow Transplantation Program was initiated, making it one of the first hospitals in the country to perform this innovative procedure. It went on to become one of the largest and most successful bone marrow transplantation programs in the United States. The innovative research at the Institute continued into the late 1970s and 1980s; discoveries included the successful creation of insulin for the management of diabetes. The hospital continues its research and treatment of diseases such as cancer, heart disease, and HIV/AIDS to the present day.

The Campus

The City of Hope campus grew from the original campus of approximately ten acres to over 110 acres in 2015. From 1947 through 2001, the main campus buildings were Main Medical and Hillquit, two pavilion plan hospital complexes. Hillquit was demolished in 2001-2002. The pattern of placement for other buildings across the campus is best described as ad hoc; the result of several waves of campus development without the strictures of a master plan. Buildings are generally concentrated in the center of the campus, south of the main entrance on Duarte Road, with parking lots encircling the campus at the northeastern, southeastern, and western edges of the irregularly shaped parcel. A large surface parking lot dominates the northeastern corner of the campus. The northernmost portion of the campus is landscaped with grass lawns, trees, and a rose garden. Heritage Park is located in the southern portion of the campus. Additional green space is interspersed throughout the campus in small quads between buildings. Several curving and straight streets that run both north to south and east to west intersect the campus.

Very few buildings from the first decades of City of Hope's development are still extant. Only two campus buildings from before 1945 remain. The construction of the library, now the Visitor Center (building 42) began in 1935. The House of Hope (building 43), the synagogue, is known by several variations of its English and Hebrew names, and was constructed in 1939. These buildings continue to serve institutional functions, and have not housed laboratory or medical functions. Both are located in the northern section of the campus.

Major construction activity began on the campus as its mission transitioned from residential care of tuberculars to a treatment and research hospital for multiple chronic diseases. The original pavilion plan hospital, Hillquit, was located in the middle of the campus. To its north was a cluster of buildings arranged in an E-shape: Philadelphia, Sirbu, Devorkin, Warner, and Familian (all have been demolished). The Main Medical building was constructed in 1947 and was continuously expanded through the 2000s. This building complex followed the pavilion plan with six Y-shaped wings radiating outwards from a two central, rectangular core buildings arranged in a T-shape. These component buildings were named individually. The Main Medical building complex has been altered and expanded since its initial construction. As it exists today, the components dating from before 1965 include: Machris (building 52), Main Medical (building 23), East Unit C (building 20), Wing 4 (building 26), East Unit A (building 25), and East Unit B (building 24). Machris and the Main Medical are substantially altered.

Additional buildings constructed in the later 1940s included a research quad of four buildings—Montana (building 007, now Smith Research), Alaska, Hawaii, and Oregon—at the southwestern edge of campus. These buildings were low-rise in scale and utilitarian in design. All four were substantially altered and renamed over the following decades. In 1951, the administration earmarked \$125,000 to initiate a new research program and construct new laboratories. Laboratory space increased eightfold over the next thirty years, from 25,000 square feet in 1955 to 200,000 square feet in 1981.60 Building permits from this era indicate that funds were used to construct additions, alterations, and renovations of laboratory spaces in existing buildings.

New buildings constructed during the 1950s served residential and campus facility functions. Architects Pereira and Luckman designed the Cafeteria (building 051C) and Central Services (building 051) in 1954. Hope Village, designed by architect Robert Kliegman and completed in 1957, was a large outpatient housing cluster comprising five, single-story fourplex residential buildings (buildings 58-62) and a Community Center (building 64).

In the 1960s, several new buildings were constructed or moved onto the campus. The 1960s buildings included new research, office, outpatient clinic, and warehouse buildings. Extant buildings from this decade include Piness (building 067, moved to campus in 1963), Lippman- Graff (building 068), and Vogel (building 074). These buildings were between one and three stories and Mid-Century Modern in style. Lippman-Graff, originally two buildings, formed a gateway, enclosing an E-shaped research quad containing buildings from earlier decades. The 1970s were a decade of immense growth and new development for the City of Hope campus. Thirteen new buildings were constructed and existing buildings from previous decades were demolished. Much of the new development was concentrated south of Hope Drive and northwest of the Main Medical building. This trend continued through the 1980s and 1990s. Hillquit, the older pavilion plan hospital, was demolished in 2001-2002.

Today the campus comprises treatment, research, residential, community, and maintenance buildings dating from 1926 to 2012. Buildings have been constructed on an as-needed basis in response to the growth of the institution and its shift in focus from the treatment of tuberculosis to cancer and other diseases. Many of the older buildings on campus are low-rise in scale (one to two stories in height), while newer buildings are often more than three stories in height.

METHODS

The following presents an overview of the multi-phased methodology used to identify cultural resources within the proposed project site and to analyze any potential significant adverse impacts. Records searches were carried out in order to identify previously documented cultural resources. Site inspections and intensive-level surveys, described in detail below, were also carried out. Additional background and site-specific research was conducted in order to evaluate cultural resources within their historical context. The NRHP and CRHR criteria were used. SWCA also requested a search of the Sacred Lands File from the Native American Heritage Commission (NAHC) and coordinated with identified Native American groups and individuals who may have knowledge of cultural resources in the project area.

Background Research

On January 26, 2016, staff at the SCCIC conducted a search of the California Historical Resources Information System (CHRIS). The search included any previously recorded cultural resources and investigations within 0.25 mile of the project area. The CHRIS search also included a review of the NRHP, the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, the Historic Properties Directory, and the California State Historic Resources Inventory. The letter from the SCCIC summarizing the results of the records search is provided in Appendix A.

Native American Coordination

On February 12, 2016, SWCA requested a search of the Sacred Lands Files from the NAHC. SWCA received a response letter by electronic mail from the NAHC dated February 17, 2016, stating that the results of the Sacred Lands File search indicate that no Native American cultural resources were known in the immediate vicinity of the project area. The NAHC also provided a list of five Native American groups and individuals who may have knowledge of cultural resources in the project area. SWCA sent letters to each of the contacts, identifying the project location and requesting input U.S. mail on February 26, 2016. SWCA conducted one follow-up telephone call with each contact on March 5, 2016. As of April 2016, four tribes have responded to SWCA:

1. **Gabrieleno/Tongva San Gabriel Band of Mission Indians:** Chairperson Anthony Morales stated via telephone on February 26, 2016, that he considered the area to be sensitive for prehistoric and historic archaeological resources and recommended Gabrieleno/Tongva San Gabriel Band of Mission Indians tribal monitors be present during ground-disturbing activities.
2. **Gabrielino Tongva Indians of California Tribal Council:** Tribal Chair Robert Dorame stated via telephone on February 26, 2016, that he was not aware of any cultural resources within the project area, but planned on speaking with local residents with direct knowledge of the area and would call SWCA should he have any additional concerns
3. **Gabrieleno Band of Mission Indians - Kizh Nation:** Chairperson Salas responded via email that the project is located within the Ancestral and traditional territories of the Kizh (Kite) Gabrieleno villages and that their tribal monitors should be on-site during any ground-disturbing activities.
4. **Soboba Band of Mission Indians:** Cultural Resources Program Director Joseph Ontiveros sent SWCA a letter via U.S. mail indicating no specific concerns regarding known cultural resources in the specified project area.

Table 2 summarizes SWCA’s coordination efforts with each Native American contact. Documentation of coordination with Native American groups and individuals is provided in Appendix B.

Table 2. Summary of Native American Tribal Consultation Efforts

Contact	SWCA Consultation Efforts	Results of Consultation Efforts
<p>Soboba Band of Luiseno Indians P.O. Box 487 San Jacinto, CA 92581</p> <p>Contact: Rosemary Morillo, Chairperson Attn: Carrie Garcia carrieg@soboba-nsn.gov (951) 654-2765</p>	<p>02/26/16: Letter sent via U.S. Mail. 03/05/16: Left a voicemail.</p>	<p>03/24/16: Cultural Resources Program Director Joseph Ontiveros sent SWCA a letter via U.S. mail indicating no specific concerns regarding known cultural resources in the specified project area.</p>
<p>Gabrieleno/Tongva San Gabriel Band of Mission Indians P.O. Box 693 San Gabriel, CA 91778</p> <p>Contact: Anthony Morales, Chairperson GTtribalcouncil@aol.com (626) 483-3564</p>	<p>02/26/16: Letter sent via U.S. Mail.</p>	<p>03/05/16: Mr. Morales stated via telephone that he considered the area to be sensitive for prehistoric and historic archaeological resources and recommended Gabrieleno/Tongva San Gabriel Band of Mission Indians tribal monitors be present during ground-disturbing activities.</p>
<p>Gabrielino/Tongva Nation 106 ½ Judge John Aiso St. #231 Los Angeles, CA 90012</p> <p>Contact: Sandonne Goad, Chairperson sgoaq@gabrielino-tongva.com (951) 807-0479</p>	<p>02/26/16: Letter sent via U.S. Mail. 03/05/16: Left a voicemail.</p>	<p>No response to date.</p>
<p>Gabrielino Tongva Indians of California Tribal Council P.O. Box 490 Bellflower, CA 90707</p> <p>Contact: Robert F. Dorame, Tribal Chair/Cultural Resources gtongva@verizon.net (562) 761-6417</p>	<p>02/26/16: Letter sent via U.S. Mail.</p>	<p>03/05/16: Mr. Dorame stated via telephone that he was not aware of any cultural resources within the project area, but planned on speaking with local residents who direct knowledge of the area and would call SWCA should he have any additional concerns.</p>
<p>Gabrielino-Tongva Tribe 1999 Avenue of the Stars, Suite 1100 Los Angeles, CA 90067</p> <p>Contact: Linda Candelaria, Co-Chairperson (626) 676-1184</p>	<p>02/26/16: Letter sent via U.S. Mail. 03/05/16: Left a voicemail.</p>	<p>No response to date.</p>
<p>Gabrieleno Band of Mission Indians - Kizh Nation P.O. Box 393 Covina, CA 91723</p> <p>Contact: Andrew Salas, Chairperson gabrielenoindians@yahoo.com (626) 926-4131</p>	<p>02/26/16: Letter sent via U.S. Mail.</p>	<p>03/05/16: Mr. Salas responded via email that the project is located within the Ancestral and traditional territories of the Kizh (Kitc) Gabrieleno villages and that their tribal monitors should be on-site during any ground-disturbing activities.</p>

Cultural Resources Survey

SWCA Archaeologist Aaron Elzinga conducted an archaeological pedestrian survey of the project area (approximately 109.8 acres) on February 17 and again on March 4, 2016. Elzinga conducted an intensive-level survey of all undeveloped areas and a reconnaissance-level survey of developed areas, including parking lots, areas with standing structures, landscaped areas, and residential properties. The intensive-level survey consisted of systematic surface inspection with transects walked at 15-m (49-foot) intervals or less to ensure that all surface-exposed artifacts, features, and sites in the project area could be identified. SWCA examined the ground surface for the presence of prehistoric artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools), historical artifacts (e.g., metal, glass, ceramics), sediment discoloration that might indicate the presence of a cultural midden, roads and trails, and depressions and other features that might indicate the former presence of structures or buildings (e.g., post holes, foundations). The reconnaissance-level survey of developed areas consisted of assessing the location, looking for any open spaces that may contain archaeological materials; when such locations were identified, an intensive-level survey was conducted. Reconnaissance surveys of inaccessible areas consisted of looking at the area from a distance, looking for indications that archaeological resources may be present.

Whenever cultural materials were encountered, SWCA collected all data necessary to complete the appropriate State of California Department of Parks and Recreation (DPR) 523 series forms (see Appendix D). Resources were mapped with a handheld mapping-grade Trimble GeoXT global positioning system (GPS) unit with sub-meter accuracy and differential correction. Field GPS data was post-processed using ArcGIS ArcPad software and projected into Universal Transverse Mercator, Zone 11 North, North American Datum 1983. All GPS data were exported into geographic information system (GIS) geodatabases and plotted onto the associated geo-referenced U.S. Geological Survey 7.5-minute quadrangle to ensure accuracy and to produce results maps. In addition to mapping, SWCA documented resources with overview photographs. No artifacts were collected during the surveys. SWCA assigned temporary field numbers using the prefix “34076” (SWCA project number) and the designation “ISO” for isolate. Each artifact was assigned an individual provenience designation (PD) number. All field notes, photographs, and records related to the study are on file at the SWCA Pasadena, California, office.

RESULTS

Background Research

Previously Conducted Cultural Resource Studies

Results of the cultural resources records search indicate that seven previous cultural resource studies have been conducted within 0.25 mile of the project area; four of these were conducted in the project area. Details pertaining to these investigations are presented in Table 3.

Table 3. Previously Conducted Cultural Resources Studies within 0.25 mile of the Project Area

SCCIC Report Number	Title of Study	Author	Year	Proximity to Project Area
LA-00186	<i>A Cultural Resources Assessment for the Raiders Stadium Project, Irwindale, California</i>	Brock, James, and John F. Elliott	1988	Outside

Table 3. Previously Conducted Cultural Resources Studies within 0.25 mile of the Project Area

SCCIC Report Number	Title of Study	Author	Year	Proximity to Project Area
LA-00261	<i>Evaluation of the Archaeological Resources and Potential Impact of the Proposed Removal and Recreation Developments at the Santa Fe Dam and Basin, Los Angeles Count</i>	Rosen, Martin D.	1975	Within
LA-04877	<i>Archaeological Assessment for Demolition of the Hilquit Building, City of Hope National Medical Center, City of Duarte, Los Angeles County, California</i>	Duke, Curt	2000	Within
LA-06699	<i>Cultural Resource Assessment Cingular Wireless Facility No. Vy110-01 Los Angeles County, California</i>	Duke, Curt	2001	Outside
LA-10896	<i>Historic Properties Survey and Effects Report for the Gold Line Phase II Project (Pasadena to Montclair) Los Angeles and San Bernardino Counties, CA</i>	Greenwood, David	2004	Within
LA-11131	<i>Historical / Archaeological Resources Survey Report - Metro Gold Line Foothill Extension Phase 2A Supplemental EIR No. 2 for Additional Project Refinements in the Cities of Arcadia, Azusa, Duarte, Monrovia, and Pasadena, Los Angeles County, California</i>	Tang, Bai, and Michael Hogan	2011	Outside
LA-12525	<i>NHPA Section 106 Review; Metro Gold Line Phase II Extension Project</i>	Poka, Ervin	2003	Within

CITY OF HOPE SPECIFIC PLAN HISTORICAL RESOURCE REPORT

PlaceWorks provided SWCA with *Historical Resource Report – City of Hope Specific Plan*, a historical resources report prepared by GPA in support of the current project in March 2016. Using clearly defined methodology consistent with best professional practices, the report was prepared to determine if the project will have the potential to impact historical resources. It included a review of CHRIS records search results, a field survey to identify potential historical resources (buildings, structures, or landscape features over 45 years of age), and a review of building permits, City of Hope archives, and other relevant primary and secondary sources. Of the 98 components located within the City of Hope, 25 were identified as 45 years of age or older and were recorded and evaluated using NRHP and CRHR criteria. Two buildings, the House of Hope/Temple Beth Hatikvah and Visitor Center, were found eligible for listing in the NRHP and CRHR, and are therefore considered historical resources as defined by CEQA; both are described in greater detail below. The report found that the proposed projects included in the Specific Plan would have no significant adverse impact on these two historical resources as neither would be demolished, altered, nor relocated as a result of the project. To mitigate any potential indirect impacts to a less than significant level, application of the *Secretary of the Interior’s Standards for the Treatment of Historic Properties (Secretary’s Standards)* were recommended for any alterations to the two properties, in addition to a 20-foot buffer around each to preserve their immediate setting. Finally, the installation of additional interpretive panels featuring historic photographs and information was recommended as a means of educating the public about the history of the campus. A copy of this report is included as Appendix C of this report.

Previously Recorded Cultural Resources

A review of the CHRIS, California Historic Property Data File, and March 2016 report by GPA indicate that 28 resources have been previously recorded within 0.25 mile of the project area, all of which are

buildings constructed before 1971. Of the 25 properties that are located within the project area, two, the House of Hope/Temple Beth Hatikvah and City of Hope Visitor Center, were found eligible for listing in the NRHP and CRHR. Details pertaining to these resources are presented in Table 4.

Table 4. Previously Recorded Cultural Resources within 0.25 Mile of the Project Area

Primary Number/ HRI Number	Resource Description	Year Built	CHR Status Code*	Recorded By and Year	Proximity to Project Area
P-19-189172	1558 Three Ranch Road	1949	6Y	English, John and David Greenwood, 2004	Outside
P-19-189173	1552 Three Ranch Road	1949	6Y	English, John and David Greenwood, 2004	Outside
161477	1812 Broadland Avenue	1949	6U	HUD, 2004	Outside
P-19-189202	City of Hope Visitors Center	1935	3; 3S/3CS	English, John and David Greenwood, 2004; GPA, 2010 and 2016	Within
P-19-189203	House of Hope/Temple Beth Hatikvah	1940	3; 3S/3CS	English, John and David Greenwood, 2004; GPA, 2016	Within
N/A	Main Medical	1947	6Z	GPA, 2016	Within
N/A	East Unit B	1948	6Z	GPA, 2016	Within
N/A	East Unit A	1948	6Z	GPA, 2016	Within
N/A	Wing 4	1948	6Z	GPA, 2016	Within
N/A	East Unit C / Wing 1	1951	6Z	GPA, 2016	Within
N/A	Smith Research	ca. 1951	6Z	GPA, 2016	Within
N/A	Building #35	1954	6Z	GPA, 2016	Within
N/A	Cafeteria Conference Rooms / Central Processing / Central Services	1954	6Z	GPA, 2016	Within
N/A	Med Rec / Old Laundry	ca. 1955	6Z	GPA, 2016	Within
N/A	Hope Village (#58)	1957	6Z	GPA, 2016	Within
N/A	Hope Village (#59)	1957	6Z	GPA, 2016	Within
N/A	Hope Village (#60)	1957	6Z	GPA, 2016	Within
N/A	Hope Village (#61)	1957	6Z	GPA, 2016	Within
N/A	Hope Village (#62)	1957	6Z	GPA, 2016	Within
N/A	Hope Village Office	1957	6Z	GPA, 2016	Within
N/A	Machris	1957	6Z	GPA, 2016	Within
N/A	Piness	1957	6Z	GPA, 2016	Within
N/A	Warehouse A (ITS)	1966	6Z	GPA, 2016	Within
N/A	Lippman-Graff	1966	6Z	GPA, 2016	Within
N/A	Horticulture/Grounds Building	1969	6Z	GPA, 2016	Within
N/A	Amado	ca. 1969	6Z	GPA, 2016	Within
N/A	Utah	1970	6Z	GPA, 2016	Within
N/A	Goodman	1970	6Z	GPA, 2016	Within

Table 4. Previously Recorded Cultural Resources within 0.25 Mile of the Project Area

Primary Number/ HRI Number	Resource Description	Year Built	CHR Status Code*	Recorded By and Year	Proximity to Project Area
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*3 = Appears eligible for NRHP to person completing or reviewing form (currently CHR Status Code 3S, 3D, or 3B)
 3S = Appears eligible for NRHP as an individual property through survey evaluation.
 3CS = Appears eligible for CRHR as an individual property through survey evaluation
 6U = Determined ineligible for NRHP pursuant to Section 106 without review by SHPO.
 6Y = Determined ineligible for NRHP by consensus.
 6Z = Found ineligible for NRHP, CRHR, or local designation through survey evaluation.

CITY OF HOPE VISITORS CENTER (P-19-189202)

Constructed as library in 1935, the City of Hope Visitors Center (Building 42; P-19-189202) is a single-story Spanish Colonial Revival building sheathed in original stucco and capped by a cross-gabled roof clad in original terra-cotta tiles (Figure 5). Since its construction, the building has been altered through the replacement of original wood doors; the removal of wrought-iron grilles, decorative tile bulkheads, and wood grills on windows; and an addition to the rear elevation, which changed the building’s original symmetrical design. Most of these alterations occurred in 1998, following the building’s conversion from a library to the Visitors Center.



Figure 5. West elevation of the City of Hope Visitors Center (Source: GPA 2016).

The Visitors Center was first recorded in 2004 as part of the *Historic Properties Survey and Effect Report for the Gold Line Phase II Project* (Myra L. Frank/Jones & Stokes and Applied Earthworks 2004). At that time, it was recommended eligible for the NRHP and the CRHR at the local level of significance under Criteria A/1 for its association of the City of Hope campus and Criteria C/3/ for its Spanish Colonial Revival Design. The building was again identified by GPA in 2016 as one of the few remaining buildings representing the early history of the City of Hope and recommended eligible for listing in the NRHP and CRHR under Criteria A/1 for its association with the development of sanatorium movement in Los Angeles County (GPA 2016). In evaluating the building for significant associations with persons and

architecture, the building was found ineligible for listing under Criteria B/2 and C/3. Research did not reveal any associations with significant individuals and due to alterations it was found to only possess the basic character-defining features of Spanish Colonial Revival architecture and was not representative of an exemplary example of the style.

HOUSE OF HOPE/TEMPLE BETH HATIKVAH (P-19-189203)

A single-story synagogue, the House of Hope/Temple Beth Hatikvah (Building 43; P-19-189203) was constructed in 1940 (Figure 6). The building is round in plan and features a projecting, covered entryway supported by rounded pedestals. Characteristic of its Spanish Colonial Revival style, the hipped roof is sheathed in red clay tiles and exterior walls in smooth stucco. The property has not been extensively altered and retains a high degree of integrity.



Figure 6. House of Hope/Temple Beth Hatikvah, view facing northwest (Source: GPA 2016).

The House of Hope/Temple Beth Hatikvah was first recorded in 2004 as part of the *Historic Properties Survey and Effect Report for the Gold Line Phase II Project* (Myra L. Frank/Jones & Stokes and Applied Earthworks 2004). At that time, it was recommended eligible for the NRHP and the CRHR at the local level of significance under Criteria A/1 for its association of the City of Hope campus and Criteria C/3/ for its restrained Spanish Colonial Revival Design. The building was again identified by GPA in 2010 and 2016 as one of the few remaining buildings representing the early history of the City of Hope and recommended eligible for listing in the NRHP and CRHR under Criteria A/1 as one of the oldest buildings at the City of Hope that is associated with institution's Jewish heritage (GPA 2010; GPA 2016). In addition, the building was also recommended eligible for the NRHP and CRHR under Criteria C/3 as a representative example of Classical Revival architecture.

Archaeological Resources Survey

SWCA conducted an intensive-level survey of all undeveloped areas of the project area, consisting of approximately 17 acres, and a reconnaissance-level survey of all developed areas, consisting of approximately 99 acres (Figure 7). Surface visibility within the project area was varied (Figures 8 and 9); in undeveloped areas it was very good, at approximately 80 percent, with very little vegetation cover. Ground visibility in developed areas was very poor, at approximately 15 percent due to landscaping and paving. During survey SWCA identified one line of repurposed wood utility poles and one isolated historic-era glass jar (34076-ISO-1001). The wood utility poles retain no diagnostic temporal information and cannot be dated. Therefore, these were not formally recorded as a resource. No additional cultural resources were identified within the project area.



Figure 8. Overview of survey area, view facing northeast.



Figure 9. Overview of survey area, view facing east.

34076-ISO-1001

SWCA identified and recorded one isolated, historic-era fragmented brown glass jar (34076-ISO-1001) within the project area. The jar measures $2 \frac{1}{16}$ inches tall with a base diameter of $1 \frac{1}{8}$ inches and the diameter of the opening measuring 1 inch (Figure 10). The bottom of the base is embossed with “81-06/20/S2” (Figure 11). Although the isolated jar retains a maker’s mark on its base, no temporally diagnostic elements associated with the bottle could be obtained.



Figure 10. 34076-ISO-1001, jar, plan view.



Figure 11. 34076-ISO-1001 jar base, plan view.

PROJECT IMPACTS ASSESSMENT

CEQA (Section 21084.1) requires that a lead agency determine whether a project may have a significant effect on cultural resources. Impacts to significant cultural resources that affect the characteristics of the resource that qualify it for the NRHP or adversely alter the significance of a resource listed on or eligible for the CRHR are considered a significant effect on the environment.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2[a], [b], and [c]).

In terms of historical resources, these impacts could result from “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” (CEQA Guidelines, Section 15064.5 [b][1], 2000). *Material impairment* is defined as demolition or alteration “in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register.” (CEQA Guidelines Section 15064.5[b][2][A]).

The potential for the proposed project to result in impacts associated with cultural resources is based on the CEQA thresholds of significance outlined in Appendix G of the State CEQA Guidelines. They are as follows:

- Would the project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?

- Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?
- Would the project disturb any human remains, including those interred outside of formal cemeteries?
- Does the project site contain known historic structures or sites?
- Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?

Archaeological Resources

SWCA identified and recorded one isolated historic-era artifact during the field survey. Isolates are not eligible for listing in the CRHR and are not unique archaeological resources. No other archaeological resources have been identified in the project area, and thus the project does not have the potential to cause an adverse change in the significance of a known archaeological resource. However, previously unidentified subsurface archaeological deposits may be present within the project area.

Built Environment/Historic Resources

In conducting the historical resources survey for the current project, GPA identified 25 buildings, structures, and landscape features over 45 years of age and warranting evaluation. Two buildings, the City of Hope Visitors Center and the House of Hope/Temple Beth Hatikvah, were determined eligible for listing in the NRHP and CRHR and are therefore considered historical resources subject to CEQA. The remaining built environment elements constructed prior to 1971 were found not eligible for listing in the NRHP or CRHR due to a lack of historical or architectural significance, and/or physical integrity, and are not considered historical resources. GPA also considered City of Hope campus and its associated elements for eligibility as a historic district; however, because campus buildings were constructed on an as-needed basis under no larger plan, it was determined that the campus did not represent a significant and distinguishable entity and was not eligible for listing in the NRHP or CRHR as a historic district.

There is no development proposed under the Specific Plan that would result in a direct physical change to the City of Hope Visitor's Center or the House of Hope/Temple Beth Hatikvah or their immediate surroundings. Both of these historical resources are located in the Cultural Amenity Zone, which does not include new construction under the Specific Plan and is envisioned as an open space and public gathering area. The existing landscape surrounding both historical resources would be maintained and the overall setting would be retained. New construction, however, is anticipated in the adjacent Core Medical Zone to the east, west, and south. New research and hospitality buildings are proposed to replace existing buildings in the Core Medical Zone, at a maximum height of 144 feet and minimum setback of 20 feet from the primary roadway. As discussed in the 2016 historical resources study, because proposed construction is physically removed from the City of Hope Visitors Center and the House of Hope/Temple Beth Hatikvah, the proposed maximum building height would not impact or visually overwhelm either historical resource (GPA 2016).

While the remaining 23 properties constructed before 1971 are not considered historical resources because they were recommended not eligible for NRHP or CRHR listing in the survey completed by GPA, a number of buildings will pass the age threshold (45 years of age) generally signaling the need for evaluation over the course of the Specific Plan's 20-year window. . Figure 12 identifies buildings that were constructed before 1971 and evaluated by GPA, as well as the construction dates by decade.

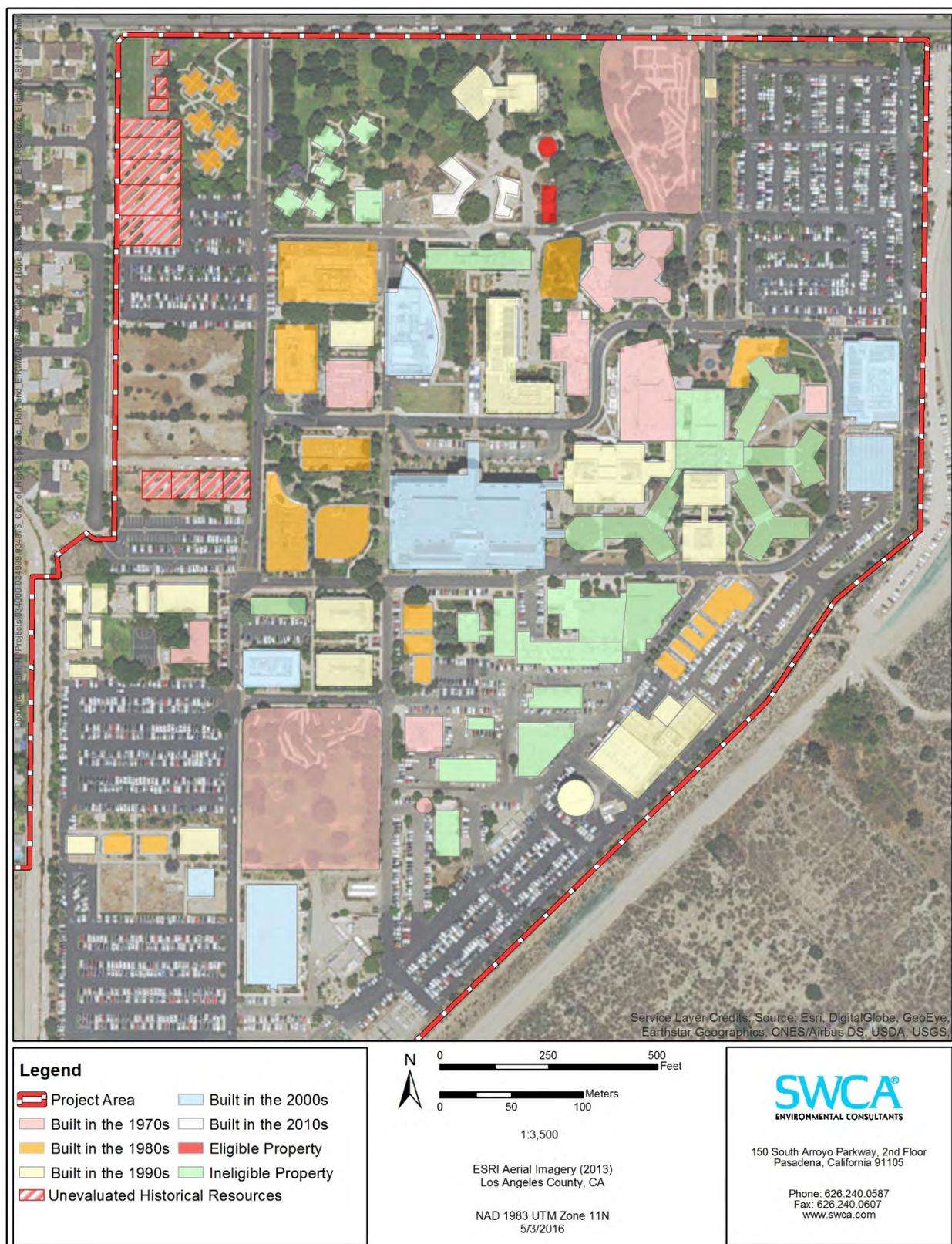


Figure 12. Historical resources and construction dates of the City of Hope campus.

unevaluated properties, that may have potential to become historical resources over the 20-year project phasing. A list of the buildings is also included in the GPA report, attached as Appendix C of this report.

In addition, there are residential properties in the Transition Medical Zone, including buildings along the east side of Cinco Robles Drive and others along the south side of Noyon Street. These residential properties do not appear to have been evaluated for NRHP or CRHR eligibility and a review of the records of the Los Angeles County Assessor indicates some may be over 45 years of age. As currently proposed, the building along Cinco Robles Drive would continue to operate with residential uses after the adoption of the Specific Plan. However, the Specific Plan also proposes allowing for secondary medical, research, and office uses at lower heights in the Transition Medical Zone. Should any new construction be proposed with that would result in the demolition or alteration of any of these buildings or their immediate surroundings, the project could have potential to impact unidentified historical resources.

RECOMMENDATIONS

Historical Resources

The 2016 historical resources study identified two historical resources (the City of Hope Visitor's Center and the House of Hope/Temple Beth Hatikvah), as well as 23 properties constructed before 1971 that were found not to meet the definition of historical resources under CEQA. No projects are currently proposed under the Specific Plan that involve physical changes to either identified historical resource or their immediate vicinity, and therefore no significant adverse impacts would be expected to occur. As discussed above, the project area does include a number of properties that have not been previously evaluated for historical significance and that will pass the age threshold (45 years of age) generally signaling the need for evaluation over the course of the Specific Plan's 20-year window. Future development or improvements within the project area could potentially impact historical resources and cause significant adverse impacts to historical resources. The following mitigation measures shall be followed in order to avoid and mitigate any potential significant adverse impacts to historical resources as the Specific Plan is adopted and implemented:

CUL-1

Prior to the issuance of any permits allowing development within the Specific Plan area that involves demolition or alteration to properties (buildings, structures, and landscape areas) that are at least 45 years of age at the time of such activity, and that were not previously identified for evaluation in the 2016 historical resources survey (GPA 2016), the City of Duarte or City of Irwindale, as applicable, shall require the applicant to prepare a Historical Resources Evaluation Report (HRER) to evaluate such properties. The HRER shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards in architectural history or history. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the State Office of Historic Preservation to identify any potential historical resources within the proposed development area. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. For all properties determined to qualify as potential historical resources, the HRER shall include a discussion of those properties' character defining features. The character-defining features documented will include site plan features, overall massing, scale, and spatial relationships between buildings and landscaping/circulation corridors, architectural details and design composition, and all contributing materials, features, and finishes. Properties with interiors that were historically accessible to the public will also be evaluated for potential historic significance. The HRER shall be submitted to the City of Duarte or City of Irwindale, as applicable, for review and concurrence.

- **Secretary’s Standards Project Review Memorandum:** For all properties identified as potential historical resources in the HRER, during the planning phase for the development in the Campus Plan area that may impact such properties (prior to any construction activities), input shall be sought from a California architectural historian or historic architect meeting the Secretary of the Interior’s Professional Qualifications Standards to ensure that the development complies with the Secretary’s Standards for the Treatment of Historic Properties (Standards). The findings and recommendations of the architectural historian or historic architect shall be documented in a Secretary’s Standards Project Review Memorandum (Memorandum), at the schematic design phase. This Memorandum shall analyze all components of the development for compliance with the Standards. Components to be analyzed shall include direct and indirect changes to historical resources and their setting. Should design modifications be necessary to bring the development into compliance with the Standards, the Memorandum will document those recommendations. The intent of the Memorandum is to ensure that the development complies with the Standards in order to avoid significant adverse direct or indirect impacts to historic resources, such that no further environmental review is required. The Memorandum shall be submitted to the City of Duarte or City of Irwindale, as applicable, for review.
- To avoid impacts to the two historical resources identified in the 2016 historical resources survey (the City of Hope Visitor’s Center and the House of Hope/Temple Beth Hatikvah), any alterations to either property shall comply with the Standards and be carried forward for analysis and documentation through a Secretary’s Standards Project Review Memorandum, as discussed above. No new additions shall be added to these buildings except for any potential changes for complying with applicable accessibility requirements. A minimum 20-foot buffer shall be maintained around the two historical resources. This will preserve the immediate setting and spatial relationships between the properties. No new construction shall be completed between the buildings and open space shall be maintained to preserve their immediate setting.

Archaeological Resources

One isolated historic artifact was identified within the project area as a result of this study. However, it is possible that buried deposits could be present within the project area. If identified, these may contain data that would change the significance recommendation of the site and thus would require evaluation. In addition, coordination with Native American groups indicates that there is a potential to encounter buried prehistoric deposits in the project area. Buried or obscured archaeological resources may be encountered during construction. Thus, the following mitigation measures have been developed to ensure that significant impacts to archaeological resources are avoided during future project implementation proposed under the Specific Plan:

CUL-2

Prior to issuance of any permits allowing ground-disturbing activities within the Campus Plan area, the City of Duarte and/or City of Irwindale, as appropriate, shall ensure that an archeologist who meets the Secretary of the Interior’s Standards for archaeology has been retained for the project and will be on call during all grading and other significant ground-disturbing activities. The Qualified Archaeologist shall ensure that the following measures are followed for the project:

- Prior to any ground disturbance, the Qualified Archaeologist, or their designee, shall provide Worker Environmental Awareness Protection (WEAP) training to construction personnel regarding regulatory requirements for the protection of cultural (prehistoric and historic) resources. As part of this training, construction personnel shall be briefed on proper procedures to follow should unanticipated cultural resources be made during construction. Workers will be

provided contact information and protocols to follow in the event that inadvertent discoveries are made. The WEAP training can be in the form of a video or PowerPoint presentation. Printed literature (handouts) can accompany the training and can also be given to new workers and contractors to avoid the necessity of continuous training over the course of the project.

- In the event that unanticipated cultural material is encountered during any phase of project construction, all construction work within 50 feet (15 meters) of the find shall cease and the Qualified Archaeologist shall assess the find for significance. Construction activities may continue in other areas. If, in consultation with the appropriate City, the discovery is determined to not be significant, work will be permitted to continue in the area.
 - If a find is determined to be significant, additional work may be warranted, or the find can be preserved in place and construction allowed to proceed.
 - Additional work can include scientific recording and excavation of that portion of the find making the find important.
 - If excavation of a find occurs, the Qualified Archaeologist shall draft a report within 60 days of conclusion of excavation that identifies the find and summarizes the analysis conducted. The completed report shall be approved by the City and filed with the County and with the South Central Coastal Information Center at California State University, Fullerton.
 - Excavated finds shall be curated at a repository determined by the Qualified Archaeologist and approved by the City.

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Appendix A

South Central Coastal Information Center Records Search Results Letter

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
sccic@fullerton.edu

California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

1/26/2016

Records Search File No.: 15988.2094

Steven Treffers
SWCA
150 S Arroyo Pkwy, 2nd Floor
Pasadena CA 91105

Re: 34076 City of Hope, Intersection of Duarte Road and Buena Vista, Azusa

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Azusa, CA and Baldwin Park, CA USGS 7.5' quadrangles. The following reflects the results of the records search for the project area and a ¼-mile radius:

As indicated on the data request form, the locations of reports and resources are provided in the following format: custom GIS maps shape files

Resources within project area: 0	None
Resources within ¼-mile radius: 4	SEE ATTACHED MAP and LIST
Reports within project area: 4	LA261, LA4877, LA10896, LA12525
Reports within ¼-mile radius: 3	SEE ATTACHED MAP and LIST

- Resource Database Printout (list):** enclosed not requested nothing listed
- Resource Database Printout (details):** enclosed not requested nothing listed
- Resource Digital Database (spreadsheet):** enclosed not requested nothing listed
- Report Database Printout (list):** enclosed not requested nothing listed
- Report Database Printout (details):** enclosed not requested nothing listed
- Report Digital Database (spreadsheet):** enclosed not requested nothing listed
- Resource Record Copies:** enclosed not requested nothing listed
- Report Copies:** enclosed not requested nothing listed
- OHP Historic Properties Directory:** enclosed not requested nothing listed
- Archaeological Determinations of Eligibility:** enclosed not requested nothing listed

- Historical Maps:** enclosed not requested nothing listed
- Ethnographic Information:** not available at SCCIC
- Historical Literature:** not available at SCCIC
- GLO and/or Rancho Plat Maps:** not available at SCCIC
- Caltrans Bridge Survey:** not available at SCCIC; please go to
<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>
- Shipwreck Inventory:** not available at SCCIC; please go to
http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp
- Soil Survey Maps: (see below)** not available at SCCIC; please go to
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

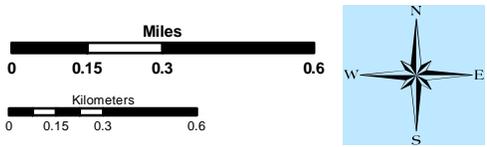
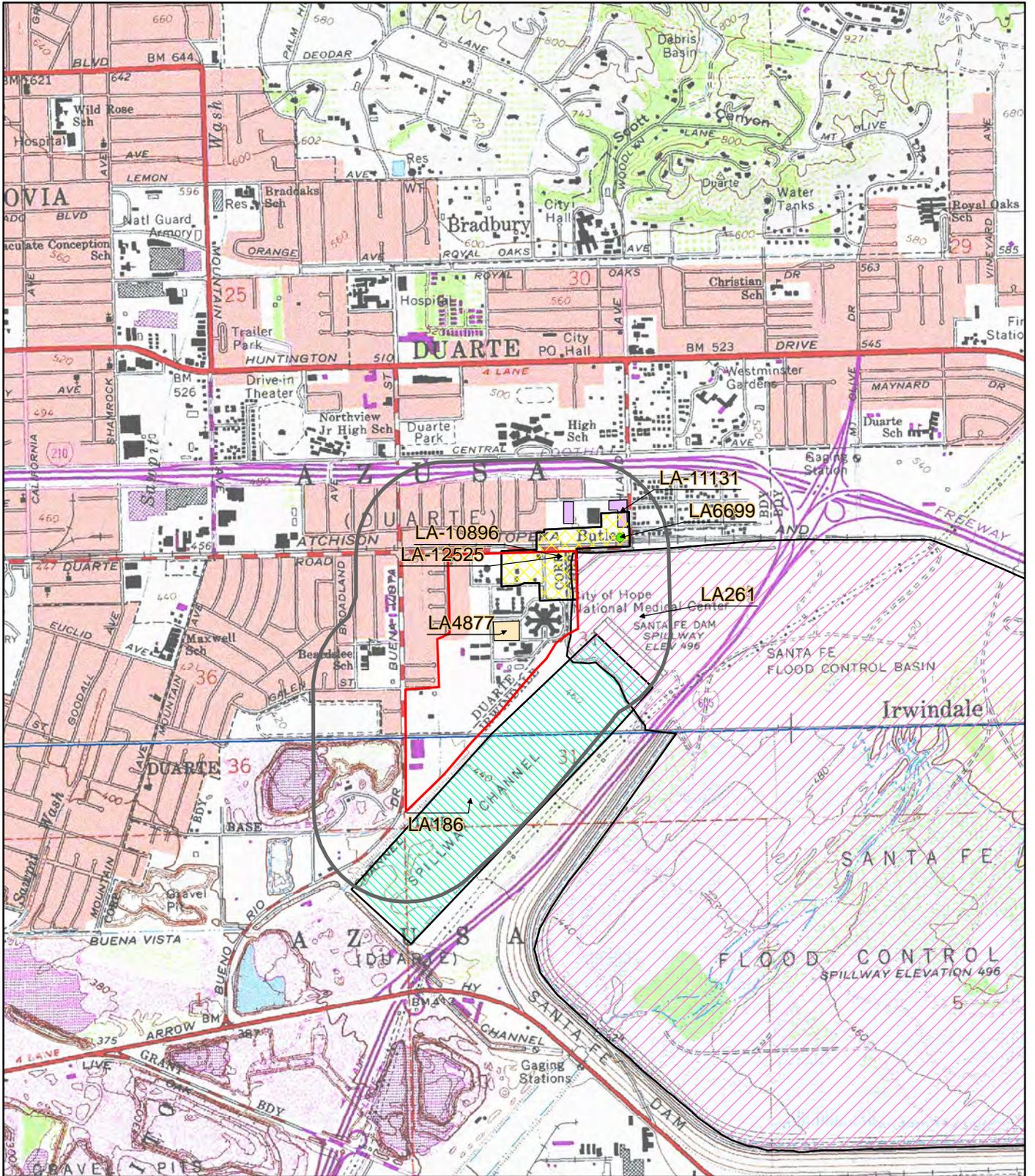
The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),


 Lindsey Noyes
 Lead Staff Researcher

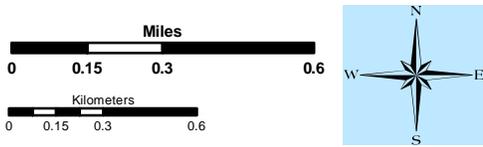
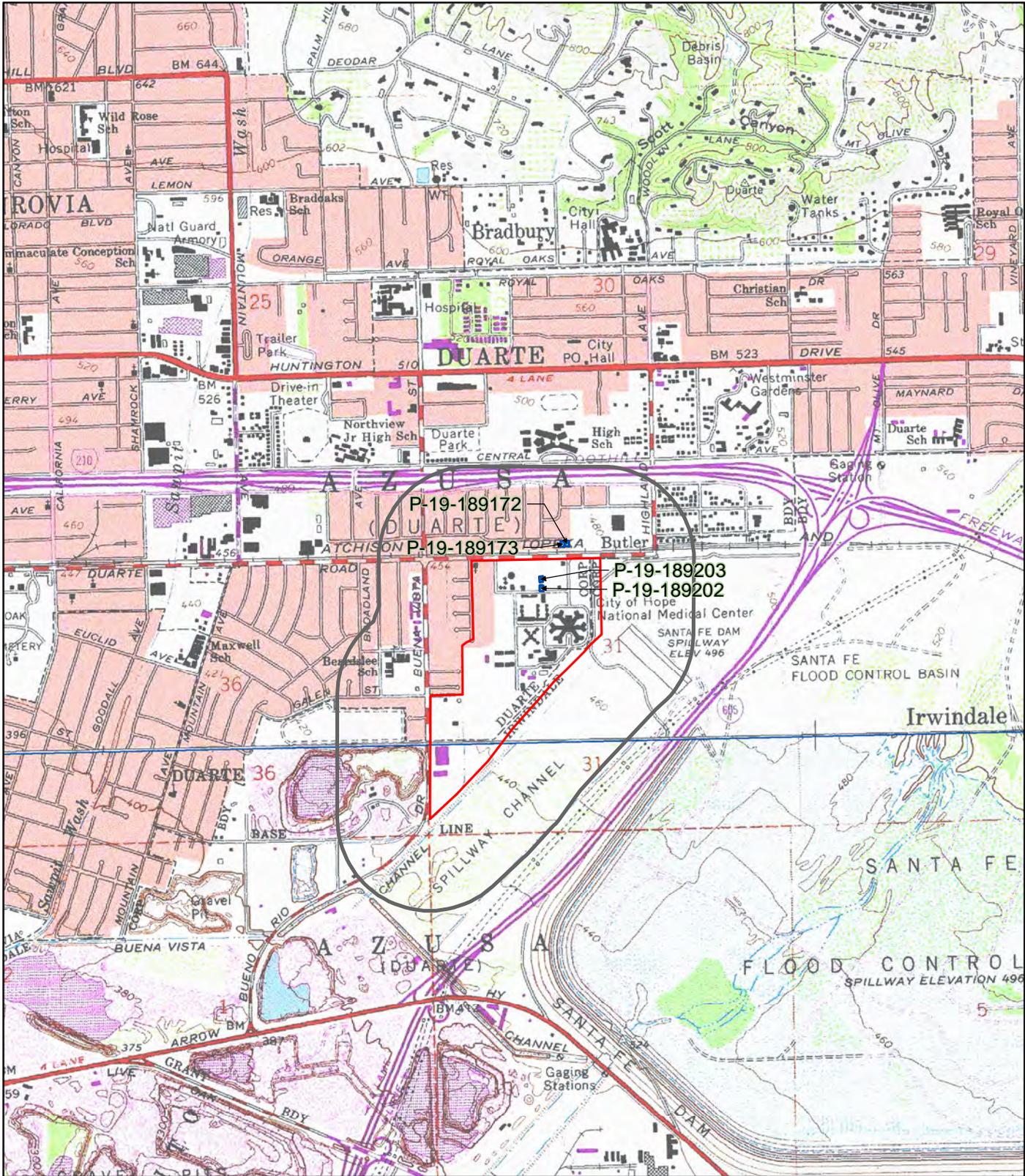


South Central Coastal Information Center

Reports, 1/4-mile APE:
 LA186, LA261, LA4877,
 LA6699, LA10896, LA11131,
 LA12525

Azusa, CA
Baldwin Park, CA
USGS 7.5'
 PR: 1972, 81 | 1:24,000
 Inv. #15988
 Jan 2016

May contain confidential information, NOT for public distribution



South Central Coastal Information Center

Resources, 1/4-mile APE:
 19-189172, 19-189173, 19-189202,
 19-189203

Azusa, CA
 Baldwin Park, CA
 USGS 7.5'
 PR: 1972, 81 | 1:24,000
 Inv. #15988
 Jan 2016

May contain confidential information, NOT for public distribution

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-00186		1988	Brock, James and John F. Elliott	A Cultural Resources Assessment for the Raiders Stadium Project, Irwindale, California.	Archaeological Advisory Group	19-001368, 19-189104, 19-190992
LA-00261		1975	Rosen, Martin D.	Evaluation of the Archaeological Resources and Potential Impact of the Proposed Removal and Recreation Developments at the Santa Fe Dam and Basin, Los Angeles Count	UCLA Archaeological Survey	
LA-04877		2000	Duke, Curt	Archaeological Assessment for Demolition of the Hilquit Building, City of Hope National Medical Center, City of Duarte, Los Angeles County, California	LSA Associates, Inc.	
LA-06699		2001	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. Vy110-01 Los Angeles County, California	LSA Associates, Inc.	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-10896		2004	Greenwood, David	Historic Properties Survey and Effects Report for the Gold Line Phase II Project (Pasadena to Montclair) Los Angeles and San Bernardino Counties, CA	Myra L. Franck/Jones & Stokes, Applied EarthWorks	19-000075, 19-179337, 19-179357, 19-180728, 19-183943, 19-185548, 19-185894, 19-186059, 19-187944, 19-189103, 19-189104, 19-189105, 19-189106, 19-189107, 19-189108, 19-189109, 19-189110, 19-189111, 19-189112, 19-189113, 19-189114, 19-189115, 19-189116, 19-189117, 19-189118, 19-189119, 19-189120, 19-189121, 19-189122, 19-189123, 19-189124, 19-189125, 19-189126, 19-189127, 19-189128, 19-189129, 19-189130, 19-189131, 19-189132, 19-189133, 19-189134, 19-189135, 19-189136, 19-189137, 19-189138, 19-189139, 19-189140, 19-189141, 19-189142, 19-189143, 19-189144, 19-189145, 19-189146, 19-189147, 19-189148, 19-189149, 19-189150, 19-189151, 19-189152, 19-189153, 19-189154, 19-189155, 19-189156, 19-189157, 19-189158, 19-189159, 19-189160, 19-189161, 19-189162, 19-189163, 19-189164, 19-189165, 19-189166, 19-189167, 19-189168, 19-189169, 19-189170, 19-189171, 19-189172, 19-189173, 19-189174, 19-189175, 19-189176, 19-189177, 19-189178, 19-189179, 19-189180, 19-189181, 19-189182, 19-189183, 19-189184, 19-189185, 19-189186, 19-189187, 19-189188, 19-189189, 19-189190, 19-189191, 19-189192, 19-189193, 19-189194, 19-189195, 19-189196, 19-189197, 19-189198, 19-189199, 19-189200, 19-189201, 19-189202, 19-189203, 19-189204, 19-189205, 19-189206, 19-189207, 19-189208, 19-189209, 19-189210, 19-189211

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-11131		2011	Tang, Bai and Michael Hogan	Historical / Archaeological Resources Survey Report - Metro Gold Line Foothill Extension Phase 2A Supplemental EIR No. 2 for Additional Project Refinements in the Cities of Arcadia, Azusa, Duarte, Monrovia, and Pasadena, Los Angeles County, California	CRM Tech	19-188782, 19-188783, 19-188784, 19-188785, 19-188786, 19-188787, 19-188788, 19-188789, 19-188790
LA-12525		2003	Poka, Ervin	NHPA Section 106 Review; Metro Gold Line Phase II Extension Project	Federal Highway Administration, Federal Transit Administration	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-19-189172		Resource Name - Robert D Devine House	Building	Historic	HP02 (Single family property)	2004 (John English / David Greenwood, Myra Frank & Assoc. / Jone & Stokes)	LA-10896
P-19-189173		Resource Name - Donald Mortimer House	Building	Historic	HP02 (Single family property)	2004 (John English / David Greenwood, Myra Frank & Assoc. / Jone & Stokes)	LA-10896
P-19-189202		Resource Name - City of Hope Visitors Center	Building	Historic	HP39 (Other)	2004 (John English, Myra Frank & Assoc. / Jones & Stokes)	LA-10896
P-19-189203		Resource Name - Temple Beth Hatikvah	Building	Historic	HP16 (Religious building)	2004 (John English, Myra Frank & Assoc. / Jones & Stokes)	LA-10896

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: City of Hope Visitors Center

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 1500 Duarte Road City Duarte Zip 91010

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

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
*TR=PARCEL MAP AS PER BK 133 P 18-23 OF P M*THAT POR OUTSIDE RANCHO DUARTE R P
PHASE I AND IN DUARTE LTG DIST ZONE A LOT 20F

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The one-story, Spanish Colonial Revival building located at 1500 Duarte Road was built in 1926. The roof is gabled and clad in Spanish tile. The exterior walls are clad in stucco. The entrance is raised and accessed via a tiled, stepped porch. The entranceway is created by a large, inset series of arches. The entrance doors appear to be original, and are wooden with inset panes. Above the entrance door is a fanlight transom. Two lighting sconces flank the entranceway. Behind the entrance hall, two wings project towards the northeast and southwest. The primary façade of the wings consists of large vinyl windows with narrow, vertical, multipanes. The windows appear to be replacements for the original windows. A wall mural is located on the interior wall inside the main entrance (above and on either side of the entry).

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

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

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



P5b. Description of Photo: (View, date, etc.)

Looking northwest, Photo# DCP 0174

* P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

1926

1926 ;1936; 1997

* P7. Owner and Address:

Beckman Research Institute Of

1500 Duarte Rd

Duarte Ca 91010-3012

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

John English

Myra Frank & Assoc./Jones & Stokes

811 W. Seventh St., Suite 800

Los Angeles, CA 90017

* P9. Date Recorded: 1/28/04

* P10. Survey Type: (Describe)

Intensive Survey Effort

Section 106 Compliance

P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") Gold Line Phase II

Historic Property Survey and Effects Report, January 2004

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

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

Photograph Record Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 3Pending SHPO concurrence

* Resource Name or #: City of Hope Visitors Center

B1. Historic Name: City of Hope Visitors Center

B2. Common Name: City of Hope Visitors Center

B3. Original Use: _____ B4. Present Use: Visitors Center

* B5. Architectural Style: Spanish Colonial Revival

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

The building was constructed in 1926. Alterations include: windows filled in on either side of main entrance, window replacements in the wings of the building.

* B7. Moved? No Yes Unknown Date: _____ Original Location: _____

* B8. Related Features:

B9a. Architect: _____ b. Builder: _____

* B10. Significance: Theme Hospital architecture Area Duarte

Period of Significance 1926 Property Type Hospital building Applicable Criteria _____

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

The City of Hope was initially conceived in 1912, when a group of committed individuals vowed to build a sanatorium for those afflicted with tuberculosis (TB), that "...would never bar a human being on the basis of race, creed or national origin, and that care would be rendered free to all those suffering from TB." After the group became organized, a charter was granted in May 1913. In December 1913, 10 acres of land was purchased in Duarte, CA, for \$5,000. By 1915, the first cottage, housing three patients, was erected by Local Branch No. 248 of the Workmen's Circle. In 1921, the San Francisco Building, the first stucco structure which accommodated 12 patients, was dedicated. Over the next 80 years the campus was expanded with numerous hospital, clinic and research facilities buildings as well as offices and small chapels. The mural that is located inside the main entrance was painted between 1935 and 1936 by artists Phillip Godstein (later Philip Guston) and Reuben Kadish. Philip Guston became a leading Abstract Expressionist painter in the 1950s and 1960s. The Visitors Center building is a good example of restrained Spanish Colonial Revival design. It appears to be eligible for the National Register under Criterion C and for the California Register under Criterion 3 at the local level of significance, for the quality of its architectural design. It also appears eligible for the National Register under Criterion A and the California Register under Criterion 1 at the local level of significance, as part of a potential district of buildings within the City of Hope campus which became an important leading cancer research center in the mid-twentieth century.

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

* B12. References:

TRW/Experian

Phone conversation with John Oden, Vice President of Facilities, 2/02/2004

Muchnic, Suzanne, The Shock of the Old, L.A. Times Calendar Section, June 7, 1998, pg. 3.

B13. Remarks:

* B14. Evaluator: John English

Date of Evaluation: 1/28/04

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: Temple Beth Hatikvah

P1. Other Identifier: _____

* P2. Location: Not for Publication Unrestricted a. County Los Angeles

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 1500 Duarte Road City Duarte Zip 91010

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

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
*TR=PARCEL MAP AS PER BK 133 P 18-23 OF P M*THAT POR OUTSIDE RANCHO DUARTE R P
PHASE I AND IN DUARTE LTG DIST ZONE A LOT 20F

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Round concrete temple, board poured. Three vertical fixed panes seperated with random rounded pedistles, Spanish Tile roof. Wooden dubble door entry. Five pane fixed verticle windows on projecting entry sides. Four unadorned columns - no capitals.

* P3b. Resource Attributes: (List attributes and codes) HP16 Religious building

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

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

P5b. Description of Photo: (View, date, etc.)

Looking northwest, Photo# DCP 0173



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

1939
1939's; 1901; 1936; 1997

* P7. Owner and Address:
Beckman Research Institute Of
1500 Duarte Rd
Duarte Ca 91010-3012

* P8. Recorded by: (Name, affiliation, address)
John English
Myra Frank & Assoc./Jones & Stokes
811 W. Seventh St., Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 1/28/04

* P10. Survey Type: (Describe)
Intensive Survey Effort
Section 106 Compliance
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") Gold Line Phase II
Historic Property Survey and Effects Report, January 2004

* Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record
 Photograph Record Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 3Pending SHPO concurrence

* Resource Name or #: Temple Beth Hatikvah

B1. Historic Name: _____

B2. Common Name Temple Beth Hatikvah

B3. Original Use: Religious Temple B4. Present Use: Religious Temple

* B5. Architectural Style: Spanish Colonial Revival

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

The building was constructed in 1939.

* B7. Moved? No Yes Unknown Date: _____ Original Location: _____

* B8. Related Features:

B9a. Architect: _____ b. Builder: _____

* B10. Significance: Theme Religious Architecture Area Duarte

Period of Significance 1930's Property Type Temple Applicable Criteria N/A

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

The City of Hope was initially conceived in 1912, when a group of committed individuals vowed to build a sanatorium for those afflicted with tuberculosis (TB), that "...would never bar a human being on the basis of race, creed or national origin, and that care would be rendered free to all those suffering from TB." After the group became organized, a charter was granted in May 1913. In December 1913 10 acres of land was purchased in Duarte, CA, for \$5,000. By 1915, the first cottage housing three patients was erected by Local Branch No. 248 of the Workmen's Circle. In 1921, the San Francisco Building, the first stucco structure, accommodating 12 patients, was dedicated. Over the next 80 years the campus expanded with numerous hospital, clinic and research facilities buildings as well as offices and small chapels. The Temple Beth Hatikvah or "House of Hope", is a good example of restrained Greek Revival design as interpreted into a semi modern building. It appears to be eligible for the National Register under Criterion C and for the California Register under Criterion 3 at the local level of significance, for the quality of its architectural design. It also appears eligible for the National Register under Criterion A and the California Register under Criterion 1 at the local level of significance, as part of a potential district of buildings within the City of Hope campus which became an important leading cancer research center in the mid-twentieth century.

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

* B12. References:

<http://www.cityofhope.org/allabouthope/trivia.asp>

Phone conversation with John Oden, Vice President of Facilities, 2/02/2004

B13. Remarks:

* B14. Evaluator: John English

Date of Evaluation: 1/28/04

(This space reserved for official comments.)

(Sketch map with north arrow required)



Appendix B

Native American Coordination Documentation

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 FAX



February 17, 2016

Steven Treffers
SWCA Environmental Consultants

Sent via e-mail: streffers@swca.com
Number of pages: 3

RE: Proposed City of Hope Specific Plan Project, Cities of Duarte and Irwindale, Los Angeles County, California

Dear Mr. Treffers:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced project.

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific plans. As of July 1, 2015, Public Resources Code Sections 21080.3.1 and 21080.3.2 require public agencies to consult with California Native American tribes identified by the NAHC for the purpose mitigating impacts to tribal cultural resources:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.1(d))

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC requests that lead agencies include in their notifications information regarding any cultural resources assessment that has been completed on a potential "area of project affect" (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - If the probability is low, moderate, or high that cultural resources are located in the APE.

- Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
- Any report that may contain site forms, site significance, and suggested mitigation measures.
- All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.
3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission. A search of the SFL was completed for the USGS quadrangle information provided with negative results.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the case that they do, having the information beforehand will help to facilitate the consultation process.

Lead agencies or agencies potentially undertaking a project are encouraged to send more than one written notice to tribes that are traditionally and culturally affiliated to a potential APE during the 30-day notification period to ensure that the information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton
Associate Governmental Program Analyst

**Native American Heritage Commission
Tribal Consultation List
Los Angeles County
February 17, 2016**

Soboba Band of Luiseno Indians
Rosemary Morillo, Chairperson; Attn: Carrie Garcia
P.O. Box 487 Luiseno
San Jacinto, CA 92581 Cahuilla
carrieg@soboba-nsn.gov
(951) 654-2765

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723
gabrielenoindians@yahoo.com Gabrielino
(626) 926-4131

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrielino Tongva
San Gabriel, CA 91778
GTTribalcouncil@aol.com
(626) 483-3564 Cell

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

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490 Gabrielino Tongva
Bellflower, CA 90707
gtongva@verizon.net
(562) 761-6417 Voice/Fax

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite 1100
Los Angeles, CA 90067

Gabrielino
(626) 676-1184 Cell

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 applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65362.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed City of Hope Specific Plan Project, Cities of Duarte and Irwindale, Azusa and Baldwin Park USGS Quadrangle, Los Angeles County, California.



ENVIRONMENTAL CONSULTANTS

Sound Science. Creative Solutions.

Pasadena Office
150 S. Arroyo Parkway, 2nd Floor
Pasadena, CA 91105
Tel 626.240.0587 Fax 626.240.0607
www.swca.com

February 26, 2016

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite 1100
Los Angeles, CA 90067

Sent Via U.S. Mail

RE: City of Hope Specific Plan and Environmental Impact Report, Duarte and Irwindale, Los Angeles County, California

Dear Ms. Candelaria:

PlaceWorks has contracted SWCA Environmental Consultants (SWCA) to provide cultural resources technical studies in support of the proposed City of Hope Specific Plan and Environmental Impact Report. The City of Hope National Medical Center is currently preparing a Specific Plan that will guide the future development of its main campus. The project site is primarily located in the City of Duarte (approximately 89.5 acres), with a smaller portion at its eastern and southern edges in the City of Irwindale (approximately 26.5 acres). The project is situated on the Azusa and Baldwin Park USGS 7.5-minute Quadrangles, Township 1 North, Range 10 East (see attached Project Location Map).

As part of the process of identifying cultural resources issues for this project, SWCA contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations that may have knowledge of cultural resources in or near the project area. The NAHC SLF failed to indicate the presence of Native American cultural resources in the immediate project area, but the NAHC recommended that we consult with you directly regarding your knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of any cultural resources that may exist within or near the project area, please contact me via telephone at (626) 240-0587 ext. 6610; or via email at streffers@swca.com; or in writing at the above address at your earliest convenience. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Treffers".

Steven Treffers
Cultural Resources Project Manager
SWCA Environmental Consultants

Enclosures: Project Location Map



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150 S. Arroyo Parkway, 2nd Floor
Pasadena, CA 91105
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www.swca.com

February 26, 2016

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490
Bellflower, CA 90707

Sent Via U.S. Mail

RE: City of Hope Specific Plan and Environmental Impact Report, Duarte and Irwindale, Los Angeles County, California

Dear Mr. Dorame:

PlaceWorks has contracted SWCA Environmental Consultants (SWCA) to provide cultural resources technical studies in support of the proposed City of Hope Specific Plan and Environmental Impact Report. The City of Hope National Medical Center is currently preparing a Specific Plan that will guide the future development of its main campus. The project site is primarily located in the City of Duarte (approximately 89.5 acres), with a smaller portion at its eastern and southern edges in the City of Irwindale (approximately 26.5 acres). The project is situated on the Azusa and Baldwin Park USGS 7.5-minute Quadrangles, Township 1 North, Range 10 East (see attached Project Location Map).

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Sincerely,

A handwritten signature in black ink, appearing to read "Steven Treffers".

Steven Treffers
Cultural Resources Project Manager
SWCA Environmental Consultants

Enclosures: Project Location Map



ENVIRONMENTAL CONSULTANTS

Sound Science. Creative Solutions.

Pasadena Office
150 S. Arroyo Parkway, 2nd Floor
Pasadena, CA 91105
Tel 626.240.0587 Fax 626.240.0607
www.swca.com

February 26, 2016

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
106 ½ Judge John Aiso St. #231
Los Angeles, CA 90012

Sent Via U.S. Mail

RE: City of Hope Specific Plan and Environmental Impact Report, Duarte and Irwindale, Los Angeles County, California

Dear Ms. Goad:

PlaceWorks has contracted SWCA Environmental Consultants (SWCA) to provide cultural resources technical studies in support of the proposed City of Hope Specific Plan and Environmental Impact Report. The City of Hope National Medical Center is currently preparing a Specific Plan that will guide the future development of its main campus. The project site is primarily located in the City of Duarte (approximately 89.5 acres), with a smaller portion at its eastern and southern edges in the City of Irwindale (approximately 26.5 acres). The project is situated on the Azusa and Baldwin Park USGS 7.5-minute Quadrangles, Township 1 North, Range 10 East (see attached Project Location Map).

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Sincerely,

A handwritten signature in black ink, appearing to read "Steven Treffers".

Steven Treffers
Cultural Resources Project Manager
SWCA Environmental Consultants

Enclosures: Project Location Map



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Pasadena Office
150 S. Arroyo Parkway, 2nd Floor
Pasadena, CA 91105
Tel 626.240.0587 Fax 626.240.0607
www.swca.com

February 26, 2016

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778

Sent Via U.S. Mail

RE: City of Hope Specific Plan and Environmental Impact Report, Duarte and Irwindale, Los Angeles County, California

Dear Mr. Morales:

PlaceWorks has contracted SWCA Environmental Consultants (SWCA) to provide cultural resources technical studies in support of the proposed City of Hope Specific Plan and Environmental Impact Report. The City of Hope National Medical Center is currently preparing a Specific Plan that will guide the future development of its main campus. The project site is primarily located in the City of Duarte (approximately 89.5 acres), with a smaller portion at its eastern and southern edges in the City of Irwindale (approximately 26.5 acres). The project is situated on the Azusa and Baldwin Park USGS 7.5-minute Quadrangles, Township 1 North, Range 10 East (see attached Project Location Map).

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Sincerely,

A handwritten signature in black ink, appearing to read "Steven Treffers".

Steven Treffers
Cultural Resources Project Manager
SWCA Environmental Consultants

Enclosures: Project Location Map



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Pasadena Office
150 S. Arroyo Parkway, 2nd Floor
Pasadena, CA 91105
Tel 626.240.0587 Fax 626.240.0607
www.swca.com

February 26, 2016

Soboba Band of Luiseno Indians
Rosemary Morillo, Chairperson
Attn: Carrie Garcia
P.O. Box 487
San Jacinto, CA 92581

Sent Via U.S. Mail

RE: City of Hope Specific Plan and Environmental Impact Report, Duarte and Irwindale, Los Angeles County, California

Dear Ms. Morillo:

PlaceWorks has contracted SWCA Environmental Consultants (SWCA) to provide cultural resources technical studies in support of the proposed City of Hope Specific Plan and Environmental Impact Report. The City of Hope National Medical Center is currently preparing a Specific Plan that will guide the future development of its main campus. The project site is primarily located in the City of Duarte (approximately 89.5 acres), with a smaller portion at its eastern and southern edges in the City of Irwindale (approximately 26.5 acres). The project is situated on the Azusa and Baldwin Park USGS 7.5-minute Quadrangles, Township 1 North, Range 10 East (see attached Project Location Map).

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Sincerely,

A handwritten signature in black ink, appearing to read "Steven Treffers".

Steven Treffers
Cultural Resources Project Manager
SWCA Environmental Consultants

Enclosures: Project Location Map



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Pasadena Office
150 S. Arroyo Parkway, 2nd Floor
Pasadena, CA 91105
Tel 626.240.0587 Fax 626.240.0607
www.swca.com

February 26, 2016

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723

Sent Via U.S. Mail

RE: City of Hope Specific Plan and Environmental Impact Report, Duarte and Irwindale, Los Angeles County, California

Dear Mr. Salas:

PlaceWorks has contracted SWCA Environmental Consultants (SWCA) to provide cultural resources technical studies in support of the proposed City of Hope Specific Plan and Environmental Impact Report. The City of Hope National Medical Center is currently preparing a Specific Plan that will guide the future development of its main campus. The project site is primarily located in the City of Duarte (approximately 89.5 acres), with a smaller portion at its eastern and southern edges in the City of Irwindale (approximately 26.5 acres). The project is situated on the Azusa and Baldwin Park USGS 7.5-minute Quadrangles, Township 1 North, Range 10 East (see attached Project Location Map).

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Sincerely,

A handwritten signature in black ink, appearing to read "Steven Treffers".

Steven Treffers
Cultural Resources Project Manager
SWCA Environmental Consultants

Enclosures: Project Location Map

March 24, 2016

Attn: Steven Treffers, Cultural Resources Project Manager
SWCA Environmental Consultants
150 South Arroyo Parkway, 2nd Floor
Pasadena, CA 91105



RE: City of Hope Specific Plan and Environmental Impact Report, Duarte and Irwindale, Los Angeles, CA

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason, the Soboba Band recommends that you contact Gabrieleño Tribal Consultants who are in closer proximity to the project. Please feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", with a long horizontal line extending to the right.

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and SWCA Environmental Consultants. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians

Recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Dear Steven Treffer
Cultural Resources Project Manager
SWCA Environmental Consultants

"The project locale in the city of Duarte California ("Rancho De Andres Duarte") lies in an area where the Ancestral & traditional territories of the Kizh(Kitic) Gabrieleño villages, adjoined (Asuksangna) and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the Kizh (Kite) Gabrieleños, probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources. Therefore in order to protect our resources we're requesting one of our experienced & certified Native American monitors to work along side your agency SWCA and to be on site during any & all ground disturbances (this includes but is not limited to pavement removal, pot-holing or auguring, boring, grading, excavation and trenching). This Project will Need both Archeologist & Gabrieleño Native American monitoring.

In all cases, when the NAHC states there are "No" records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory the project area is in. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are "NOT" the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes.

In addition, we are also often told that an area has been previously developed or disturbed and thus there are no concerns for cultural resources and thus minimal impacts would be expected. I have two major recent examples of how similar statements on other projects were proven very inadequate. An archaeological study claimed there would be no impacts to an area adjacent to the Plaza Church at Olvera Street, the original Spanish settlement of Los Angeles, now in downtown Los Angeles. In fact, this site was the Gabrieleño village of Yangna long before it became what it is now today. The new development wrongfully began their construction and they, in the process, dug up and desecrated 118 burials. The area that was dismissed as culturally sensitive was in fact the First Cemetery of Los Angeles where it had been well documented at the Huntington Library that 400 of our Tribe's ancestors were buried there along with the founding families of Los Angeles (Picos, Sepulvedas, and Alvarados to name a few). In addition, there was another inappropriate study for the development of a new sports complex at Fedde Middle School in the City of Hawaiian Gardens could commence. Again, a village and burial site were desecrated despite their mitigation measures. Thankfully, we were able to work alongside the school district to quickly and respectfully mitigate a mutually beneficial resolution.

Given all the above, the proper thing to do for your project would be for our Tribe to monitor ground disturbing construction work. Because we are the lineal descendants of the vast area of Los Angeles and Orange Counties, we hold sacred the ability to protect what little of our culture remains. We thank you for taking seriously your role and responsibility in assisting us in preserving our culture.

With respect,

Please contact our office regarding this project to coordinate a Native American Monitor to be present. Thank You

Andrew Salas, Chairman
Cell (626) 926-4131

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

www.gabrieleñoindians@yahoo.com

gabrieleñoindians@yahoo.com

Addendum: clarification regarding some confusions regarding consultation under AB52:

AB52 clearly states that consultation must occur with tribes that claim traditional and cultural affiliation with a project site. Unfortunately, this statement has been left open to interpretation so much that neighboring tribes are claiming affiliation with projects well outside their traditional tribal territory. The territories of our surrounding Native American tribes such as the Luiseno, Chumash, and Cahuilla tribal entities. Each of our tribal territories has been well defined by historians, ethnographers, archaeologists, and ethnographers – a list of resources we can provide upon request. Often, each Tribe as well educates the public on their very own website as to the definition of their tribal boundaries. You may have received a consultation request from another Tribe. However we are responding because your project site lies within our Ancestral tribal territory, which, again, has been well documented. What does Ancestrally or Ancestral mean? The people who were in your family in past times, Of, belonging to, inherited from, or denoting an ancestor or ancestors <http://www.thefreedictionary.com/ancestral>. . If you have questions regarding the validity of the “traditional and cultural affiliation” of another Tribe, we urge you to contact the Native American Heritage Commission directly. Section 5 section 21080.3.1 (c) states “...the Native American Heritage Commission shall assist the lead agency in identifying the California Native American tribes that are traditionally and culturally affiliated with the project area.” In addition, *please see the map below.*

APPENDIX 1: Map 1-2; Bean and Smith 1978 map.

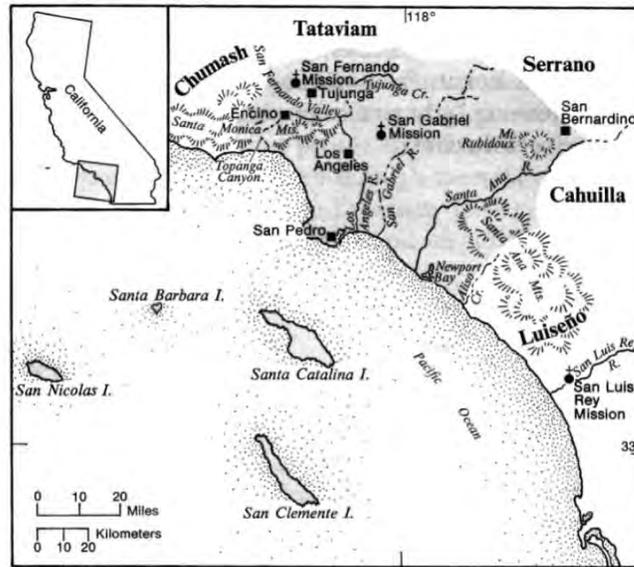


Fig. 1. Tribal territory.

The United States National Museum's Map of Gabrielino Territory:

Bean, Lowell John and Charles R. Smith
1978 Gabrielino IN *Handbook of North American Indians, California*, Vol. 8, edited by R.F. Heizer, Smithsonian Institution Press, Washington, D.C., pp. 538-549

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

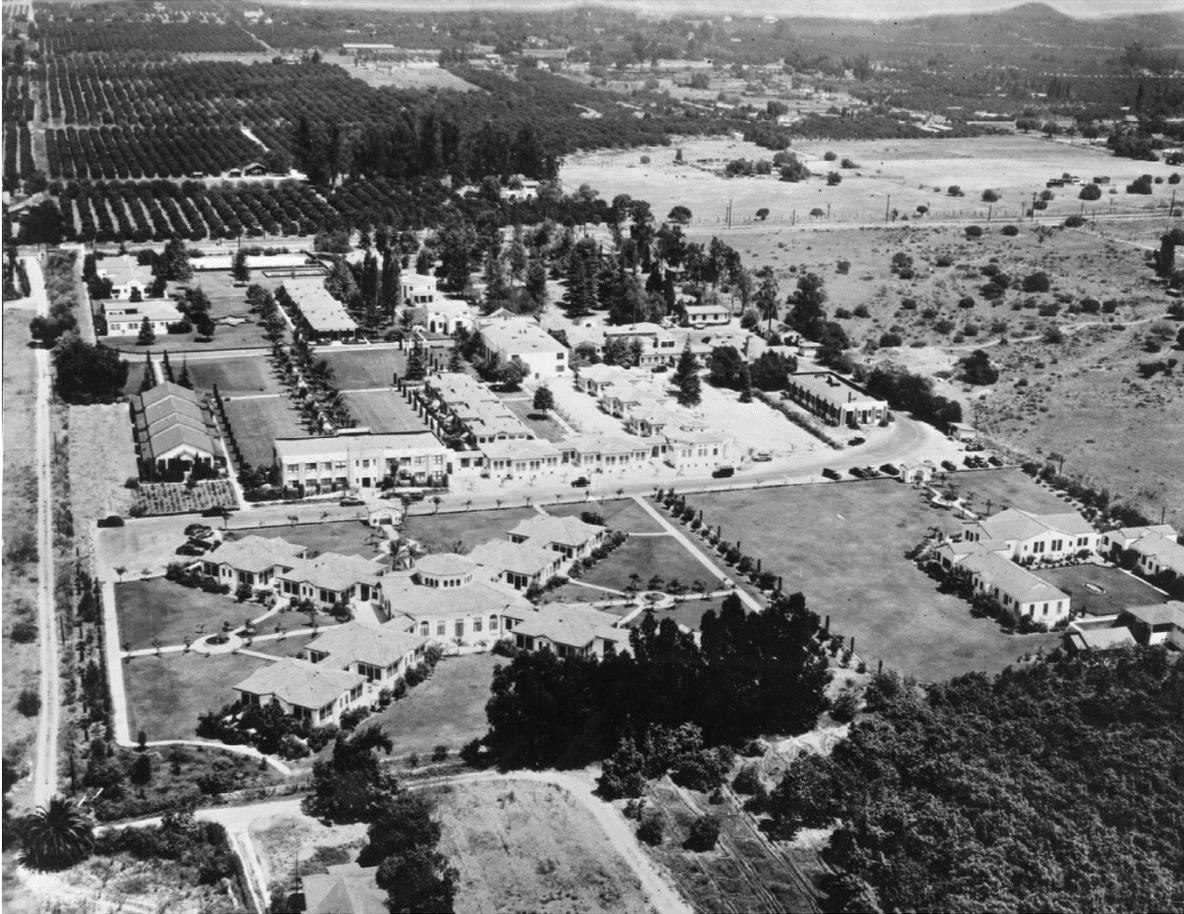
Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders

Appendix C

Historical Resource Report – City of Hope Specific Plan

City of Hope Specific Plan Duarte, California

Historical Resource Report



Prepared by:

CONSULTING

G P A

March 2016



TABLE OF CONTENTS

EXECUTIVE SUMMARY	ii
1. INTRODUCTION	4
1.1 Purpose and Qualifications.....	4
1.2 Methodology	4
2. REGULATORY FRAMEWORK	6
2.1 National Register of Historic Places.....	7
2.2 California Register of Historical Resources	8
3. ENVIRONMENTAL SETTING	11
3.1 Historic Contexts	11
3.2 History and Description of the Study Area	16
4. EVALUATIONS OF ELIGIBILITY	23
4.1 National Register of Historic Places.....	26
4.2 California Register of Historical Resources	36
5. PROJECT IMPACTS	37
5.1 Determining the Significance of Impacts on Historical Resources.....	37
5.2 Secretary of the Interior's Standards	37
5.3 Project Description	39
5.4 Analysis of Project Impacts	40
5.5 Recommendations	41
6. SOURCES	41

APPENDIX A – Buildings in the Study Area

APPENDIX B – DPR 523 Inventory Forms



EXECUTIVE SUMMARY

GPA Consulting (GPA) was retained to complete this report as part of the environmental review for the proposed City of Hope Specific Plan project in compliance with the California Environmental Quality Act (CEQA). The City of Hope campus is located at 1500 East Duarte Road. Most of the campus is situated within the City of Duarte. A small portion along the eastern, southeaster, southern edges of the campus is located within the boundaries of the City of Irwindale. The approximately 116-acre campus is occupied by 98 components including buildings, structures, and landscape features. None of the components on the campus are currently listed as landmarks at the national or state levels. Twenty-five buildings in the Specific Plan area were identified as potential historical resources because they are over 45 years of age. These buildings were evaluated in this report using the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) criteria. As the cities of Duarte and Irwindale do not have historic preservation ordinances, there were no local landmark criteria to apply. The primary contexts used in the evaluations were health and medicine in Los Angeles County, the sanatorium movement in Los Angeles County, and hospital planning and construction.¹

During the field inspection conducted for this report, consideration was given to whether the various buildings, structures, and landscape features collectively formed one or more historic districts. However, following the field inspection and subsequent research it was readily apparent that such was not the case. The City of Hope campus was not developed according to a designed plan, but rather evolved in piecemeal manner over many decades. Funds were raised for the construction of each new building or wing as the need arose. As the purpose-built buildings were constructed over several decades and designed by a variety architects and builders, they do not form an important collection of architectural types or specimens. Likewise, the buildings do not collectively represent any particular phase in the development of the City of Hope campus. They were constructed on an as-needed basis and lack architectural cohesion. Therefore, for purposes of this report the buildings were evaluated individually.

Two buildings on the campus were evaluated as eligible for listing in the National and California Registers: the House of Hope and Visitor Center buildings. These two buildings are therefore historical resources subject to CEQA. The remaining buildings were evaluated as ineligible for listing in the National or California Registers due to a lack of historical or architectural significance and/or physical integrity. Therefore, they are not historical resources subject to CEQA.

The Specific Plan project would not affect the physical integrity of the identified historical resources on the City of Hope campus. The proposed plan would have no direct impact on historical resources, as no historical resources would be demolished, altered, or relocated as a result of the project. The indirect impacts the project could have had on these historical resources have been mitigated to a less than significant level through the application of the Secretary of the Interior's Standards (Standards), specifically Standards #9 and #10, which address related new construction.

¹ While "sanitarium" and "sanatorium" define the same type of long-term, residential care institution and are used interchangeably, historically the City of Hope was known as the Los Angeles Sanatorium, and this spelling is used throughout the report unless referring to the proper name of another facility.



The Specific Plan includes the construction of new buildings, the majority of which will occur in the Core Medical zone (the central core) of campus. No new construction is proposed for the Cultural Amenity zone, where both the House of Hope and Visitors Center buildings are located. The closest new construction to the historical resources would be located to the south and west. The proposed buildings would replace existing buildings and are physically removed from both the House of Hope and Visitors Center buildings. The existing landscape and open space around both historical resources would be maintained as part of the Specific Plan. The spatial relationships that characterize the buildings would not be affected. Both identified historical resources would continue to convey their significance under the proposed Specific Plan. Therefore, the proposed plan would have a less than significant impact on historical resources.



1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to determine whether or not a proposed Specific Plan for the City of Hope campus will impact historical resources. The Specific Plan is being developed to address future development needs, while recognizing potential historical resources that exist on the campus. The Specific Plan encompasses the entire City of Hope campus. It proposes a variety of improvements to the campus including the retention, alteration, and demolition of existing buildings as well as the construction of new buildings. The address for the property is 1500 East Duarte Road. There are multiple Assessor Parcel Numbers (APNs) associated with the campus (see Appendix A for a complete listing).

The City of Hope campus is approximately 116 acres in size. It is primarily located in the City of Duarte, but southern, eastern, and southeastern portions of the campus are located in the City of Irwindale. The campus contains numerous buildings and several designed landscapes, including a sculpture garden and rose garden. It is intersected by roads, and there are parking lots interspersed throughout the campus.

There are 98 components on the City of Hope campus, 25 buildings are over 45 years of age.² None of the buildings on the campus are currently listed as landmarks at the national or state levels. As many of the existing buildings are over 45 years of age, they may qualify as historical resources subject to the California Environmental Quality Act (CEQA). GPA Consulting was commissioned to determine if they are historical resources subject to CEQA.

Allison Lyons, Associate Architectural Historian, and Elysha Paluszek, Architectural Historian II, at GPA were responsible for the preparation of this report. Teresa Grimes, Principal Architectural Historian, at GPA peer reviewed the report. All three fulfill the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Resumes are available upon request. Eli Loveman provided research and fieldwork assistance as part of the project.

1.2 Methodology

In preparing this report, GPA performed the following tasks:

1. Established the study area for the report. The study area was identified as the Specific Plan area and is bounded by East Duarte Road on the north, vacant land on the south, East Circle Road on the east, and approximately Cinco Robles Drive and Buena Vista Street on the west. Please refer to Figure 1 below for a map of the study area.
2. Reviewed the California Historical Resources Inventory System (CHRIS), which includes properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resource surveys and other planning activities. None of the buildings in the study area are listed in the database.

² Please note that some buildings are connected but are listed separately in the City of Hope's Facilities Department records. The numbers listed here reflect this separate listing for the sake of consistency with the exception of the Central Processing building, which was constructed as part of the Cafeteria building.



3. Conducted a field inspection of the study area in 2015 to identify potential historical resources. Potential historical resources were considered buildings, structures, or landscape features that appeared to be 45 years of age or older. Of the 98 components located on the campus, 25 buildings are over 45 years of age.

The field inspection determined that the components in the study area did not exhibit enough consistency of type, style, or architectural or historical characteristics to form a potential historic district. Therefore, the 25 buildings over 45 years of age in the study area were evaluated individually as potential historical resources. Appendix A of this report includes a complete list of all of the properties associated with the study area by address and APN.

4. Digital photographs of the components were taken during the field inspection. A photograph of each component in the study area is included in Appendix A.
5. Obtained and reviewed the building permit record from the City of Duarte for the buildings targeted for evaluation. The building permit record begins in 1947, so other sources were used to date the older buildings. Furthermore, each permit did not necessarily include the name of the building, so the information was not always useful in determining the dates for building construction or subsequent alterations.
6. Consulted with City of Hope archivist, Susan Yates, on the history of the institution and the buildings located in the study area.
7. Researched the history of the study area to determine the context(s) in which the buildings located therein were to be evaluated as potential historical resources. Research also included property specific research related to those buildings over 45 years of age. Sources consulted included historic photographs, historic maps, newspaper articles, and books. Sanborn Fire Insurance maps were consulted but do not cover this portion of the City of Duarte. An important source of information on the history of tuberculosis in Los Angeles was the website "The White Plague in the City of Angels," created by the Center for Jewish Studies at the University of California, Los Angeles.
8. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations programs to establish the significance and integrity of the evaluated properties and to analyze impacts on the identified historical resources.
9. Reviewed the City of Hope Specific Plan and analyzed potential project impacts on identified historical resources.



Figure 1: Map of the Study Area.

2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historic resources or has been identified as historically significant in a historic resources survey



(provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.³ The National Register and California Register programs are discussed below. The cities of Duarte and Irwindale do not currently have a historic preservation ordinance; therefore, there are no local landmark programs. Additionally, neither city has been comprehensively surveyed for historical resources.

2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."⁴

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:⁵

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

Physical Integrity

According to *National Register Bulletin #15*, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity." Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."⁶ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials.

Context

To be eligible for listing in the National Register, a property must also be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its

³ Public Resources Code Section 5024.1 and 14 CCR Section 4850.

⁴ Title 36 Code of Federal Regulations Part 60.2.

⁵ Title 36 Code of Federal Regulations Part 60.4.

⁶ *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, 2002), 44-45.



meaning...is made clear."⁷ A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."⁸

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.⁹ A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.¹⁰

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

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.¹¹

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private

⁷ *National Register Bulletin #15*, 7.

⁸ *Ibid*, 5.

⁹ Title 36 Code of Federal Regulations Part 60.3(d).

¹⁰ *National Register Bulletin #21: Defining Boundaries for National Register Properties* (Washington, D.C.: National Park Service, 1997), 12.

⁹ *National Register Bulletin #16A: How to Complete the National Register Form* (Washington, D.C.: National Park Service, 1997), 16.



groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.¹²

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

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.¹³

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

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

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.¹⁴

The California Register may also include properties identified during historical resource surveys. However, the survey must meet all of the following criteria:¹⁵

1. The survey has been or will be included in the State Historic Resources Inventory;

¹² Public Resources Code Section 5024.1 (a).

¹³ Public Resources Code Section 5024.1 (d).

¹⁴ Public Resources Code Section 4852.

¹⁵ Public Resources Code Section 5024.1.



2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

SOHP Survey Methodology

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

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



3. ENVIRONMENTAL SETTING

3.1 Historic Contexts

The significance of a property must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. The historic contexts below are those that are relevant in judging the significance of the City of Hope campus: health and medicine in Los Angeles County, the sanatorium movement in Los Angeles County, and hospital planning and construction. A separate historic context related to Jewish history was not developed as part of this report, as it is intertwined with the history of both health and medicine and the sanatorium movement in Los Angeles County.

Health and Medicine in Los Angeles County

The first quarter of the twentieth century saw a profound shift in the role of the hospital in America. Today, hospitals are private, not for profit (often affiliated with a religious group, such as the Catholic Church), public (operated by a government entity, such as the County of Los Angeles), or private for profit (operated by a corporation). In the nineteenth century and into the early twentieth century, the most common type of hospital was the private charitable institution, which cared for the indigent ill population.¹⁶ The American public in general viewed hospitals in a negative light. Though it was not always the case, the popular view of hospitals was a place to die rather than to be healed.¹⁷ Upper- and middle-class patients preferred to be cared for in their own home by a physician. This view began to shift around the turn of the century, as the field of medicine became increasingly grounded in and backed by science. New discoveries in the field of medical science, such as the germ theory of disease, in the nineteenth century led to increasing success in the care of hospital patients. As hospitals became centered on research and technology, they came to be praised for their dedication to both medical science and health care.¹⁸ The creation and implementation of national standards for hospitals between 1900 and 1917 boosted the public's confidence further and improved the public's perception of hospitals.¹⁹ Nathaniel W. Faxon, author of *The Hospital in Contemporary Life* (1971), noted that in 1930 "instead of being dreaded, hospitals are now looked at with confidence and even affection as places wherein most can be done to cure disease and alleviate suffering."²⁰

In contrast to the nineteenth century charitable institution for indigent patients, hospitals in the first half of the twentieth century were modern institutions with the latest in medical technology available to their patients.²¹ The hospital in the late nineteenth and early twentieth century was transformed by new technology, including X-ray machines and bacteriological tests.²² Hospitals sought to project an image that was both scientific and hospitable.²³ They emphasized their role

¹⁶ Rosemary Stevens, *In Sickness and In Wealth: American Hospitals in the Twentieth Century* (Baltimore: The Johns Hopkins University Press, 1989), 23.

¹⁷ Charles E. Rosenberg, *The Care of Strangers: The Rise of America's Hospital System* (New York: Basic Books, Inc. Publishers, 1987), 116.

¹⁸ Guenter B. Risse, *Mending Bodies, Saving Souls: A History of Hospitals* (New York: Oxford University Press, 1999), 467-468.

¹⁹ Stevens, 52.

²⁰ Risse, 463.

²¹ Stevens, 17.

²² Rosenberg, 153.

²³ Rosenberg, 245.



as a place where patients could recover with their every need met.²⁴ Although many patients still saw physicians in their own homes into the 1920s, hospitals became an accepted institution at all levels of society, not just a place for the indigent ill who had no other option.²⁵ By the 1930s, medical care had moved from the home to doctors' offices and hospitals, and almost 65% of births and 50% of deaths occurred in private hospitals.²⁶ At the same time, the hospital became a "house of science," outfitted with the innovative medical equipment and laboratories for the treatment and cure of illness, while their convalescent function shifted to hospices and nursing homes.²⁷

Historically, Southern California was viewed as a haven for those seeking to better their health. Beginning in the 1870s and 1880s, Southern California was viewed as a mecca for ill people seeking respite from their sickness. The greater Los Angeles area became home to a number of sanatoriums.²⁸ This included both tuberculosis sanatoriums as well as those that treated other diseases. The Las Encinas Sanatorium in Pasadena, for example, treated both "nervous and general diseases," but it accepted no cases of tuberculosis or "insanity."²⁹ John E. Baur posits that approximately 10% of those who moved to Los Angeles during the development boom of the 1880s moved for health reasons.³⁰ Initially, a number of health homes and institutes were planned to cater to the health seekers, but they proved to be insufficient for the large numbers of health seekers moving to the region. After the 1890s, these were replaced with larger, more competent health resorts and hospitals. By the 1920s, the Los Angeles area had numerous hospitals, including both specialty and general hospitals. Many of the hospitals at the time (and since) were private hospitals or were religiously affiliated.

By mid-century, hospitals in the greater Los Angeles area included large general hospitals as well as specialized hospitals such as maternity or orthopedic hospitals. Examples of specialized hospitals included the Inglewood Stork's Nest Maternity Hospital and the Eye and Ear Hospital of Los Angeles, while general hospitals like Los Angeles County General Hospital, Queen of Angels Hospital (now part of the Hollywood Presbyterian Medical Center) served patients throughout the region. The former dominated, however, illustrating the trend towards general hospitals which included multiple wards such as maternity and surgery. They often included both in-patient and outpatient facilities. At this time, emergency hospitals remained separate; they would not be folded into larger hospitals until later. Some hospitals also included a teaching component, in which student nurses or doctors shadowed practicing physicians. By this period, the number of sanatoriums had dropped dramatically, illustrating the shift of patient care to hospitals. This trend would continue as the twentieth century progressed. Today, hospitals are the dominant means through which patients receive health care.

The Sanatorium Movement in Los Angeles County

In the nineteenth century, tuberculosis was one of the most prominent diseases in the United States. It was also one of the most well known due to its presence in popular culture (it appeared as a major plot point in works such as the opera "La Bohème" and was often identified as a disease of writers and artists). Advances in the field of bacteriology in the late nineteenth and

²⁴ Stevens, 109.

²⁵ Rosenberg, 341, 343.

²⁶ Stevens, 465, 467.

²⁷ Risse, 677.

²⁸ John E. Baur, *The Health Seekers of Southern California, 1870-1900* (San Marino, CA: The Huntington Library and Art Gallery, 1959), 39.

²⁹ Los Angeles City Directory, 19.

³⁰ Baur, 42.



early twentieth century led to new understanding of tuberculosis and its communicability, though the public in general still viewed the disease as a “constitutional disorder,” one which resulted in a genetic tendency towards a weakened immune system or from another underlying condition which weakened the respiratory system. It was not until well into the twentieth century that many physicians and the general public understood tuberculosis to be a contagious disease.³¹

By the end of the nineteenth century, Southern California had become a haven for those seeking relief from tuberculosis. The completion of the transcontinental railroad in 1871 made the area more accessible to the rest of the country. Seeking to attract both visitors and new residents, boosters promoted the area as a modern-day Garden of Eden – a place with year-round beautiful weather, extensive green space, and abundant fresh air. Among those that they sought out were those suffering from tuberculosis. They proclaimed that the area's warm, dry air was an ideal antidote to the disease. The magazine *Land of Sunshine* (later called *Out West*) boasted that “there are some thirty or forty thousand people in Southern California doomed to death in the eastern climate and are allowed under these balmy skies to continue themselves into old age.”³² The agricultural economy was also promoted as a way for recovering tuberculars to make a living, for tending orange groves was the type of light physical activity that promoted healing.

The promotion of the area proved successful, and soon health seekers from the East Coast and Midwest were moving to Southern California. Despite the number of people seeking treatment in Southern California, the greater Los Angeles area had few hospitals that specialized in the treatment of tuberculosis at the beginning of the twentieth century. Local officials began speaking out against the number of tuberculars moving to the area, and the Los Angeles City Council even attempted to bar entry to tuberculars, first in the 1890s and again in 1900. Both attempts failed, but they highlighted the increasing opposition on the part of local government officials. Tuberculars arriving in Southern California in search of better health ran into several problems. Many were too ill to work, and landlords were unwilling to rent to them, for fear that they would infect other tenants. As a result, many ended up dependent on charities for support. Several hospitals were founded in the Los Angeles area to aid these patients, including Barlow Sanatorium, Los Angeles Sanatorium (today City of Hope), Olive View Sanatorium (today Olive View-UCLA Medical Center), and Kaspere Cohn Hospital (today Cedars-Sinai Medical Center). By the 1930s, at least forty tuberculosis sanatoriums or hospital wards had been established in Southern California. This type of institution was so prevalent in the cities of the San Gabriel Valley that it became known as the “Sanitarium Belt.”³³ Dr. Walter Jarvis Barlow, a New York doctor who was ill with tuberculosis and in search of a cure, founded Barlow Sanatorium in 1901. Dr. Barlow founded the institution as a nonsectarian sanatorium that provided care to those who could not afford it otherwise. Much of the cost of running the sanatorium was funded by donations. The campus was located in Elysian Park in the City of Los Angeles. Barlow purchased five acres of land, and soon a small group of buildings was constructed. The first patients were admitted in 1902. Like Los Angeles Sanatorium, Barlow Sanatorium was supported by the donations of organizations, businesses, and individuals. Among those who donated cottages to house

³¹ John Duffy, *The Sanatarians: A History of American Public Health* (Urbana, IL: University of Illinois Press, 1990), 198.

³² Caroline Luce, “Heath Seekers in the West,” *The White Plague in the City of Angels*, accessed October 12, 2015, <http://scalar.usc.edu/hc/tuberculosis-exhibit/the-jewish-response-health-seekers-in-the-west?path=public-response-path>.

³³ David Sloae, “Landscapes of Health and Rejuvenation,” in *A Companion to Los Angeles*, ed. William Deverell and Greg Hise (Chichester, West Sussex, UK: Wiley-Blackwell, 2010), 444.



patients was the Jewish Consumptive Relief Association, which founded Los Angeles Sanatorium.³⁴

Members of Los Angeles' upper class Jewish community expressed similar concerns about the number of lower class health seekers pouring into the city. Their views were also partly driven by prejudice against Eastern European Jews; many of the city's Jewish elite hailed from Western Europe.³⁵ In response, some members of the Jewish community sought to alleviate the problem. In 1902, the Hebrew Benevolent Society founded Kaspare Cohn Hospital (today Cedars-Sinai Medical Center) to provide care for those unable to afford it on their own. This was followed by the founding of Los Angeles Sanatorium (today City of Hope) in 1913 when Barlow Sanatorium and Kaspare Cohn Hospital could not keep up with the need for hospital space. The County of Los Angeles also established hospitals such as Olive View Sanitarium in Sylmar for those who needed care but could not afford private treatment.

Over the course of the next thirty years, the sanatoriums in Southern California expanded to keep up with demand. By the 1940s, advancements in the study of tuberculosis led to increasingly effective treatments and the discovery of antibiotics to treat the disease. Sanatoriums had to refocus their care in response. Barlow Sanatorium turned to treating respiratory illnesses, while Kaspare Cohn Hospital (by then Cedars of Lebanon and located in a new modern medical facility in Hollywood) served as a more general hospital with maternity, children's, surgery, heart disease, and chest disease departments. Its tuberculosis patients were initially relocated to the chest and lung disease ward.³⁶ The hospital merged with Mt. Sinai Hospital in 1961 to become Cedars-Sinai Medical Center.

Hospital Planning and Construction in Twentieth Century Los Angeles County

Although the hospital as an institution dates back to the ancient world, the hospital as we know it today did not begin to take shape until the nineteenth and twentieth centuries. The nineteenth century germ theory of disease led to new understandings of medicine in the twentieth century.³⁷ From the mid-nineteenth century onwards, the pavilion plan, also called the Nightingale ward after nurse Florence Nightingale, dominated hospital design. Hospitals were designed to provide adequate ventilation in order to circulate the unhealthy vapors thought to be exuded by sick patients.³⁸ Hospitals were constructed as a long, narrow, communal ward. If more beds were needed, multiple wards were constructed and joined via hallways or covered walkways. These wards were usually no more than two stories in height and were designed to provide abundant sunlight and fresh air to patients. The pavilion plan could be arranged in a number of different ways, as seen in prominent hospitals in the United States and Europe from this period including L'Hotel Dieu in Paris and Johns Hopkins in Baltimore, Maryland.³⁹

Since many of the hospitals remaining in Los Angeles County were constructed in the twentieth century and reflect a later period of hospital planning and construction, there are few examples

³⁴ Jim Dobbs and Jennifer Schroder, "Barlow Hospital: Historic and Architectural Significance," accessed October 27, 2015, http://www.laparks.org/dos/parks/elysianPK/pdf/1992_UCLA/ElysianPK_UCLA_Ch5.pdf.

³⁵ Caroline Luce, "Kaspare Cohn Hospital," *The White Plague in the City of Angels*, accessed October 14, 2015, <http://scalar.usc.edu/hc/tuberculosis-exhibit/kasparecohnhospital>.

³⁶ Caroline Luce, "Cedars of Lebanon, 1930," accessed October 27, 2015, <http://scalar.usc.edu/hc/tuberculosis-exhibit/cedars-of-lebanon-1930?path=cedars-of-lebanon-path>.

³⁷ John D. Thompson and Grace Goldin, *The Hospital: A Social and Architectural History* (New Haven, CT: Yale University Press, 1975), 187.

³⁸ Thompson and Goldin, 159.

³⁹ Isadore Rosenfield, *Hospital Architecture and Beyond* (New York: Van Nostrand Reinhold Co., 1969), 25.

of the pavilion plan in Los Angeles County. The United States Veteran's Bureau Hospital in Sylmar and City of Hope appear to be among the few applications of the pavilion plan in the county. The United States Veteran's Bureau Hospital in Sylmar was constructed beginning in the 1920s and consisted of twenty buildings; it was destroyed by earthquake in 1971. The hospital appears to have consisted partially of a multi-story pavilion plan. The hospital included sprawling, multi-wing buildings, though they were about four stories in height as opposed to the one- to two-story height that was common in the traditional pavilion plan.



Figure 2: Circa 1951-1956 aerial view of the pavilion plan Main Hospital (foreground) and Morris Hillquit Memorial Hospital (background, left) (City of Hope Archives)

The Morris Hillquit Memorial Hospital at City of Hope, constructed in the late 1930s (no longer extant), was a late example of the pavilion plan on the campus. The hospital building at City of Hope (today it is known as Main Medical) was constructed in the 1940s and is another late example of the type. Though later than most pavilion plan hospital buildings, they followed the typical layout. They were low-rise buildings consisting of multiple wings connected by arms from a central volume.

As the twentieth century progressed, new understandings of disease eliminated the need for this type of sprawling plan. In the face of the new germ theory of disease, the use of chemical disinfectants and the isolation of contagious patients replaced the earlier emphasis on fresh air



and ventilation.⁴⁰ Furthermore, the use of steel construction allowed buildings to achieve verticality not previously seen, and hospitals became multi-storied. This was especially important in urban environments where space was at a premium. The earliest forms of this design sought to simply reproduce the pavilion plan as a multi-story building. Later, it evolved into the medical center – groups of large, multi-story buildings that often resembled office buildings from the outside.⁴¹ The increasing desire for privacy on the part of patients led to the discontinuation of the communal ward. Instead, hospitals were designed with private rooms, which housed one or two patients each. Rooms were often arranged on either side of a central corridor.⁴² The basic design of the hospital consisted of a six- to seven-story building with a basement that housed X-ray facilities, a kitchen, and storage and laundry rooms.⁴³

In Los Angeles County, examples can be seen in Cedars of Lebanon Hospital in Hollywood (1930) (now the Church of Scientology), the Los Angeles County Medical Center (1923), Queen of Angels Hospital (1926), Hollywood Presbyterian Medical Center (1924, east wing added 1926), and St. Luke's Hospital in Pasadena. These multi-story, mid-rise hospital buildings were designed with wings but were more compact than the pavilion plan. They were ideal for a dense urban environment such as Los Angeles and its surrounding cities.

3.2 History and Description of the Study Area

The study area, which corresponds with the City of Hope campus, is located in the southern portion of the City of Duarte. A small portion at the eastern, southeastern and southern edges of the campus is located within the boundaries of the City of Irwindale. The study area is bounded by East Duarte Road on the north, vacant land on the south, East Circle Road on the east, and approximately Cinco Robles Drive and Buena Vista Street on the west. The irregularly-shaped campus is approximately 116 acres in size. The surrounding area was once part of the Rancho Azusa de Duarte, owned by Andres Duarte. In the mid-nineteenth century, Duarte sold much of his land in 40-acre plots, and the land became devoted to agriculture.⁴⁴ The area would eventually be identified as the ideal location for a tuberculosis hospital.

Although the founding of Barlow Sanatorium and Kaspare Cohn Hospital helped to provide care for tuberculars arriving in Los Angeles, it was not enough. In the 1910s, a new wave of Jewish immigrants arrived in Los Angeles seeking economic opportunity and for many, better health. Many settled in downtown Los Angeles near the headquarters of the Hebrew Benevolent Society, which could not keep up with the rapidly increasing need for assistance. A group of concerned members of the Jewish community formed the Jewish Consumptive Relief Association (JCRA) with the goal of providing free medical care for those suffering from tuberculosis.⁴⁵ One of the foremost goals of the JCRA was to build a sanatorium where the ill could get medical treatment regardless of their ethnicity, religion, or financial situation. After raising funds, much of which came from donations from both local and nationwide unions and

⁴⁰ Risse, 469.

⁴¹ Mary Risley, *House of Healing: The Story of the Hospital* (Garden City, NY: Doubleday & Company, 1961), 223.

⁴² Risse, 470.

⁴³ Risse, 469-470.

⁴⁴ City of Duarte, "Community History," City of Duarte, accessed October 14, 2015, http://www.accessduarte.com/?option=com_content&view=article&id=1&Itemid=61.

⁴⁵ Caroline Luce, "The Jewish Consumptive Relief Association, 1912," *The White Plague in the City of Angels*, accessed October 14, 2015, <http://scalar.usc.edu/hc/tuberculosis-exhibit/thejewishconsumptivereliefassociation?path=the-jcra-path>.



Jewish organizations, the JCRA purchased ten acres of land in the community of Duarte in order to construct a sanatorium.

Many local officials and members of the city's Jewish community were vehemently opposed to the JCRA's goal of building a sanatorium. The construction of another tuberculosis hospital – especially one that would provide free care – renewed fears that Los Angeles would become overrun with new tuberculars. When proposed legislation threatened to prevent the opening of the sanatorium in 1914, the JCRA hastily erected its first two cottages before the bill could pass. These two buildings were washed away by flooding but were quickly followed by other cottages and small-scale buildings. The JCRA founded auxiliaries in cities all over the country, which raised funds to construct new buildings on the hospital's campus. At first, the hospital was simply called Los Angeles Sanatorium. However, patients of the facility described it as feeling like a small town rather than a fledgling hospital campus, earning it the nickname “City of Hope.”⁴⁶

By the 1920s, the hospital employed three doctors and could house more than 120 patients. Its facilities consisted of more than thirty buildings, including “cure cottages,” a large hospital building, and a recreation hall. The JCRA also constructed an Ex-Patients' Home in Boyle Heights, which provided housing until discharged patients could find jobs and housing elsewhere. In 1938, the sanatorium constructed the Morris Hillquit Memorial Hospital, funded with donations from branches of the International Ladies Garment Workers Union (ILGWU). Named after significant socialist lawyer for the ILGWU who died from tuberculosis, the hospital was the campus' largest medical building to date. It was used until 2001 and had been demolished by the next year.⁴⁷

The number of patients continued to grow at Los Angeles Sanatorium as word of free treatment spread. In the early 1940s, Executive Director Samuel Golter announced a plan to replace the smaller cottages and medical buildings with a large, state of the art hospital facility and to establish a medical school on campus. Though the medical school was never realized, Golter's plan ushered in a new era for the hospital. By the end of the decade, new discoveries in the treatment of tuberculosis, including a vaccine and antibiotics, had drastically reduced the rate of the disease. Spearheaded by Golter's efforts, the hospital shifted its focus to the treatment of other major long-term diseases, including cancer, heart disease, and later diabetes. In 1949, Los Angeles Sanatorium officially changed its name to City of Hope: A National Jewish Medical Center. It was the first free cancer hospital in the country. The new hospital was under the direction of internationally-known doctors specializing in the treatment of cancer. It implemented the latest in cancer treatments, including the radioactive cobalt bomb, similar to an X-ray machine and designed to treat tumors; its expanded laboratory housed one of the only Maxitron 250s X-ray machines on the West Coast at the time.⁴⁸ City of Hope constructed its first cancer center and embarked on new research, collaborating with the University of California, Los Angeles to establish a research center on campus. The center was staffed with UCLA

⁴⁶ Galvin Preservation Associates, “House of Hope, City of Hope Historic Resource Report,” June 2010, 5; Caroline Luce, “The Sanatorium Becomes the City of Hope,” *The White Plague in the City of Angels*, accessed October 14, 2015, <http://scalar.usc.edu/hc/tuberculosis-exhibit/the-sanatorium-becomes-the-city-of-hope?path=the-jcra-path>.

⁴⁷ Caroline Luce, “The Sanatorium Becomes the City of Hope,” *The White Plague in the City of Angels*, accessed October 14, 2015, <http://scalar.usc.edu/hc/tuberculosis-exhibit/the-sanatorium-becomes-the-city-of-hope?path=the-jcra-path>.

⁴⁸ No Author, “Hospital Work Being Furthered at City of Hope,” *Los Angeles Times*, December 9, 1951, F1.



students and faculty.⁴⁹ The Research Institute was established in 1952 (it was renamed the Beckman Research Institute in 1984). It was housed in the Warner Building, which has since been demolished. The Medical Center was divided into three major divisions during the 1950s – the Hospital for Tumors and Allied Diseases, the Hospital for Cardiac Diseases, and the Hospital for Respiratory Diseases.⁵⁰

The hospital continued to expand physically in the second half of the twentieth century. By the early 1950s, the campus had grown from 10 to 75 acres in size. Buildings on the ever-evolving campus continued to be constructed through money raised by donation. The hospital embarked on a building program that included a new research department, clinic, treatment units, and the renovation of existing buildings.⁵¹ The decade was one of rapid growth for the institution, with the construction of a new kitchen and cafeteria, hospital buildings, and children's wing, among others. Research conducted at City of Hope advanced medical knowledge of diseases such as leukemia and in fields such as biochemistry. In the 1950s, scientists at City of Hope discovered a new understanding of the roots of leukemia that overturned the previous theory that had been in place since 1845. The work of Dr. Riojun Kinosita and Dr. Susumu Ohno into bone marrow as the birthplace of red and select white blood cells also helped further the medical and scientific communities' understanding of leukemia.⁵² Work continued with the opening of the Institute for Advanced Learning in the Medical Sciences in 1960.⁵³ The Institute brought leading scientists to collaborate with City of Hope researchers in various fields of research. During this period, the Medical Center's staff, while focused primarily on patient care, contributed towards the research being conducted on campus and to the development of new medical procedures such as the development of early cobalt radiotherapy for the treatment of cancer.⁵⁴ The cobalt bomb, a prototype for this type of therapy, was housed in a purpose-built building on campus that has since been demolished.⁵⁵

In 1965, Executive Director Ben Horowitz unveiled a master plan for the campus that called for the enlargement of research, medical education, and patient care facilities though it was not carried out in a comprehensive manner.⁵⁶ His plan included the expansion of the research and treatment programs established in the 1950s. In the 1960s and early 1970s, divisions of neuroscience, biology, and immunology were established within the Research Institute.⁵⁷ Through the Institute, a number of significant discoveries were made. In 1976, the Bone Marrow Transplantation Program was initiated, making it one of the first hospitals in the country to perform this innovative procedure. It went on to become one of the largest and most successful

⁴⁹ Caroline Luce, "The City of Hope – A National Jewish Medical Center," *The White Plague in the City of Angels*, accessed October 14, 2015, <http://scalar.usc.edu/hc/tuberculosis-exhibit/the-city-of-hope-a-jewish-national-medical-center-1949?path=the-jcra-path>.

⁵⁰ Rachmiel Levine, "A Brief Outline of Early Research Programs at the City of Hope," *City of Hope Research Institute and Medical Center: 1981 Annual Report*, 1981, 17.

⁵¹ No Author, "Ground for New Building Broken by City of Hope," *Los Angeles Times*, June 16, 1952, A1.

⁵² No Author, "City of Hope Uncovers New Leukemia Concept," *Los Angeles Times*, July 16, 1956, 10.

⁵³ No Author, "Medical Research Center Scheduled," *Los Angeles Times*, July 9, 1959, B1.

⁵⁴ Levine, 21 – 22.

⁵⁵ The cobalt bomb was housed in a wing projecting off the west side of the Main Medical building. The wing was demolished and replaced with Brawerman Ambulatory Care.

⁵⁶ City of Hope, "The Story of City of Hope," accessed October 19, 2015, <http://www.cityofhope.org/careers/why-city-of-hope/who-we-are/the-story-of-city-of-hope>.

⁵⁷ City of Hope, "Beckman Research Institute Milestones," accessed October 15, 2015, <http://www.cityofhope.org/research/beckman-research-institute/about-beckman-research-institute/beckman-research-institute-milestones>.



bone marrow transplantation programs in the United States.⁵⁸ The innovative research at the Institute continued into the late 1970s and 1980s; discoveries included the successful creation of insulin for the management of diabetes. The hospital continues its research and treatment of diseases such as cancer, heart disease, and HIV/AIDS to the present day.

The Campus

The City of Hope campus grew from the original campus of approximately ten acres to over 110 acres in 2015. From 1947 through 2001, the main campus buildings were Main Medical and Hillquit, two pavilion plan hospital complexes. Hillquit was demolished in 2001-2002. The pattern of placement for other buildings across the campus is best described as ad hoc; the result of several waves of campus development without the strictures of a master plan. Buildings are generally concentrated in the center of the campus, south of the main entrance on Duarte Road, with parking lots encircling the campus at the northeastern, southeastern, and western edges of the irregularly shaped parcel. A large surface parking lot dominates the northeastern corner of the campus. The northernmost portion of the campus is landscaped with grass lawns, trees, and a rose garden. Heritage Park is located in the southern portion of the campus. Additional green space is interspersed throughout the campus in small quads between buildings. Several curving and straight streets that run both north to south and east to west intersect the campus.

Very few buildings from the first decades of City of Hope's development are still extant. Only two campus buildings from before 1945 remain. The construction of the library, now the Visitor Center (building 42) began in 1935. The House of Hope (building 43), the synagogue, is known by several variations of its English and Hebrew names, and was constructed in 1939.⁵⁹ These buildings continue to serve institutional functions, and have not housed laboratory or medical functions. Both are located in the northern section of the campus.

Major construction activity began on the campus as its mission transitioned from residential care of tuberculars to a treatment and research hospital for multiple chronic diseases. The original pavilion plan hospital, Hillquit, was located in the middle of the campus. To its north was a cluster of buildings arranged in an E-shape: Philadelphia, Sirbu, Devorkin, Warner, and Familian (all have been demolished). The Main Medical building was constructed in 1947 and was continuously expanded through the 2000s. This building complex followed the pavilion plan with six Y-shaped wings radiating outwards from a two central, rectangular core buildings arranged in a T-shape. These component buildings were named individually. The Main Medical building complex has been altered and expanded since its initial construction. As it exists today, the components dating from before 1965 include: Machris (building 52), Main Medical (building 23), East Unit C (building 20), Wing 4 (building 26), East Unit A (building 25), and East Unit B (building 24). Machris and the Main Medical are substantially altered.

Additional buildings constructed in the later 1940s included a research quad of four buildings—Montana (building 007, now Smith Research), Alaska, Hawaii, and Oregon—at the southwestern edge of campus. These buildings were low-rise in scale and utilitarian in design. All four were substantially altered and renamed over the following decades.

⁵⁸ City of Hope, "The Story of City of Hope," accessed October 19, 2015, <http://www.cityofhope.org/careers/why-city-of-hope/who-we-are/the-story-of-city-of-hope>.

⁵⁹ The building is also called Temple Beth and Beth Hatikvah (Hebrew for House of Hope).

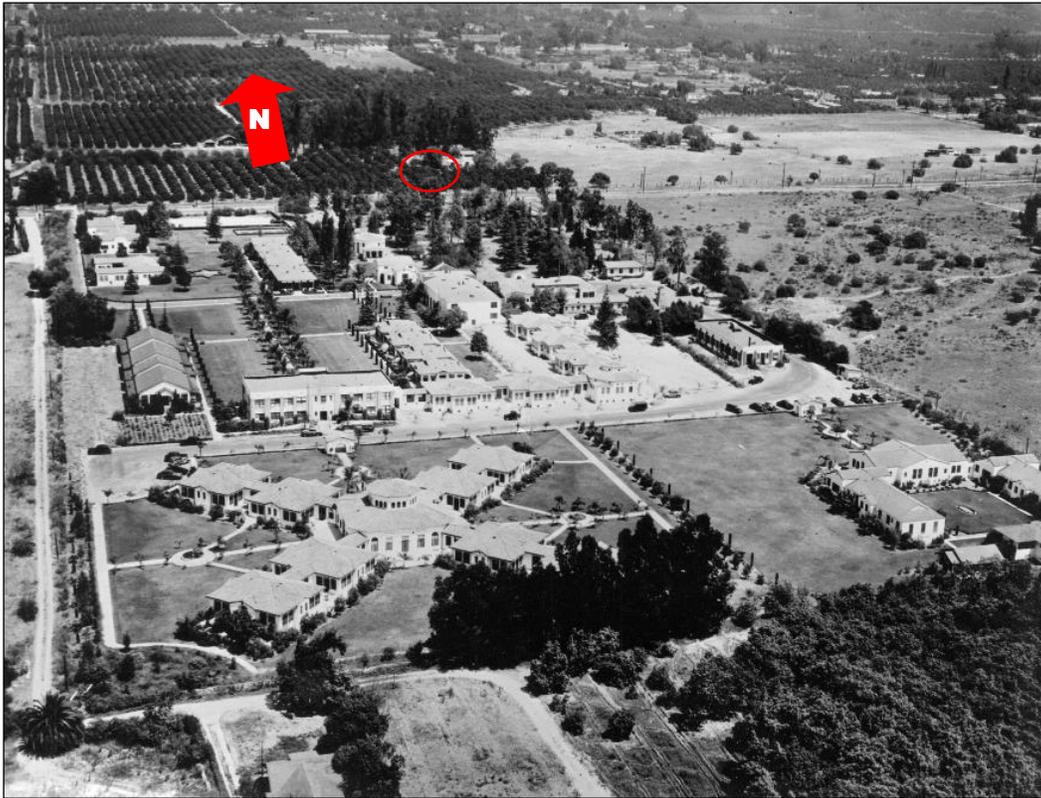


Figure 3: Aerial view of City of Hope campus, facing north, House of Hope outlined in red, photo circa early 1940s (City of Hope Archives)

In 1951, the administration earmarked \$125,000 to initiate a new research program and construct new laboratories. Laboratory space increased eightfold over the next thirty years, from 25,000 square feet in 1955 to 200,000 square feet in 1981.⁶⁰ Building permits from this era indicate that funds were used to construct additions, alterations, and renovations of laboratory spaces in existing buildings.

New buildings constructed during the 1950s served residential and campus facility functions. Architects Pereira and Luckman designed the Cafeteria (building 051C) and Central Services (building 051) in 1954. Hope Village, designed by architect Robert Kliegman and completed in 1957, was a large outpatient housing cluster comprising five, single-story fourplex residential buildings (buildings 58-62) and a Community Center (building 64).

In the 1960s, several new buildings were constructed or moved onto the campus. The 1960s buildings included new research, office, outpatient clinic, and warehouse buildings. Extant buildings from this decade include Piness (building 067, moved to campus in 1963), Lippman-Graff (building 068), and Vogel (building 074). These buildings were between one and three stories and Mid-Century Modern in style. Lippman-Graff, originally two buildings, formed a gateway, enclosing an E-shaped research quad containing buildings from earlier decades.

⁶⁰ Rachmiel Levine, "City of Hope Research Institute and Medical Center: 1981 Annual Report," 1981, 17-18.

The 1970s were a decade of immense growth and new development for the City of Hope campus. Thirteen new buildings were constructed and existing buildings from previous decades were demolished. Much of the new development was concentrated south of Hope Drive and northwest of the Main Medical building. This trend continued through the 1980s and 1990s. Hillquit, the older pavilion plan hospital, was demolished in 2001-2002.

Today the campus comprises treatment, research, residential, community, and maintenance buildings dating from 1926 to 2012. Buildings have been constructed on an as-needed basis in response to the growth of the institution and its shift in focus from the treatment of tuberculosis to cancer and other diseases. Many of the older buildings on campus are low-rise in scale (one to two stories in height), while newer buildings are often more than three stories in height.

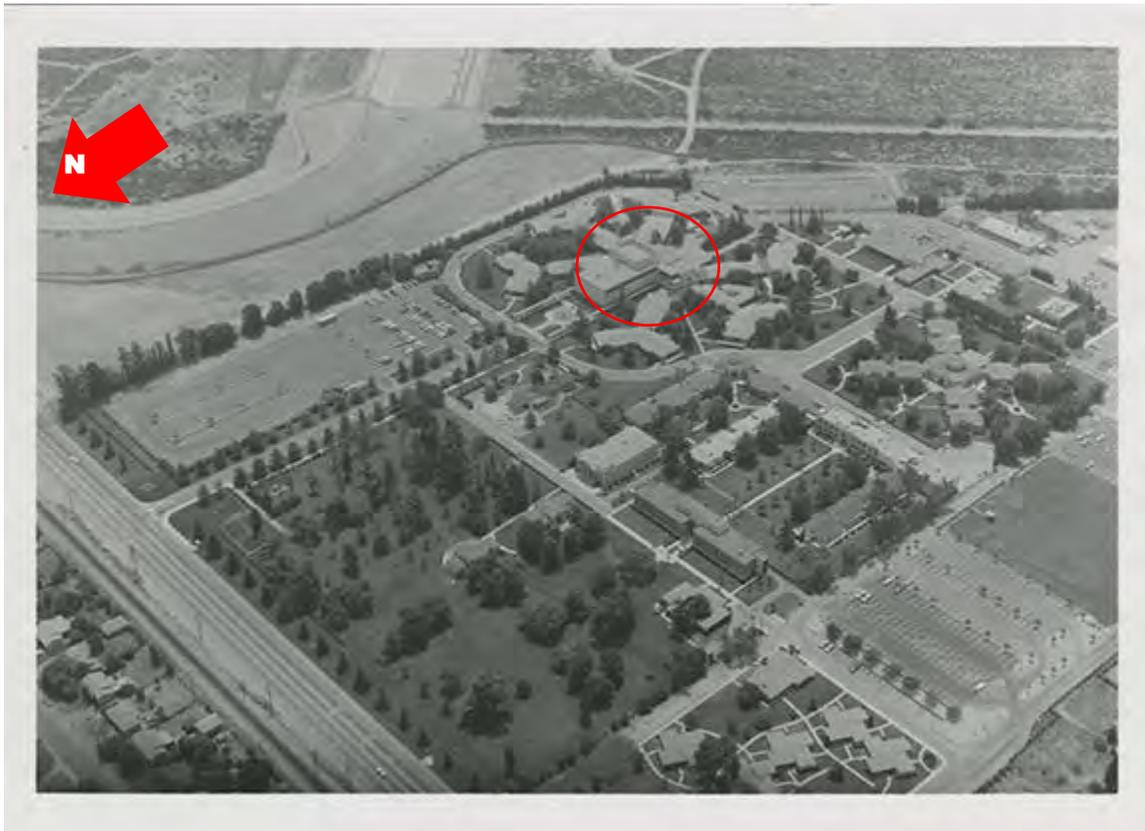


Figure 4: Aerial view of City of Hope campus, facing southeast, Main Medical outlined in red, c. 1970 (City of Hope Archives)

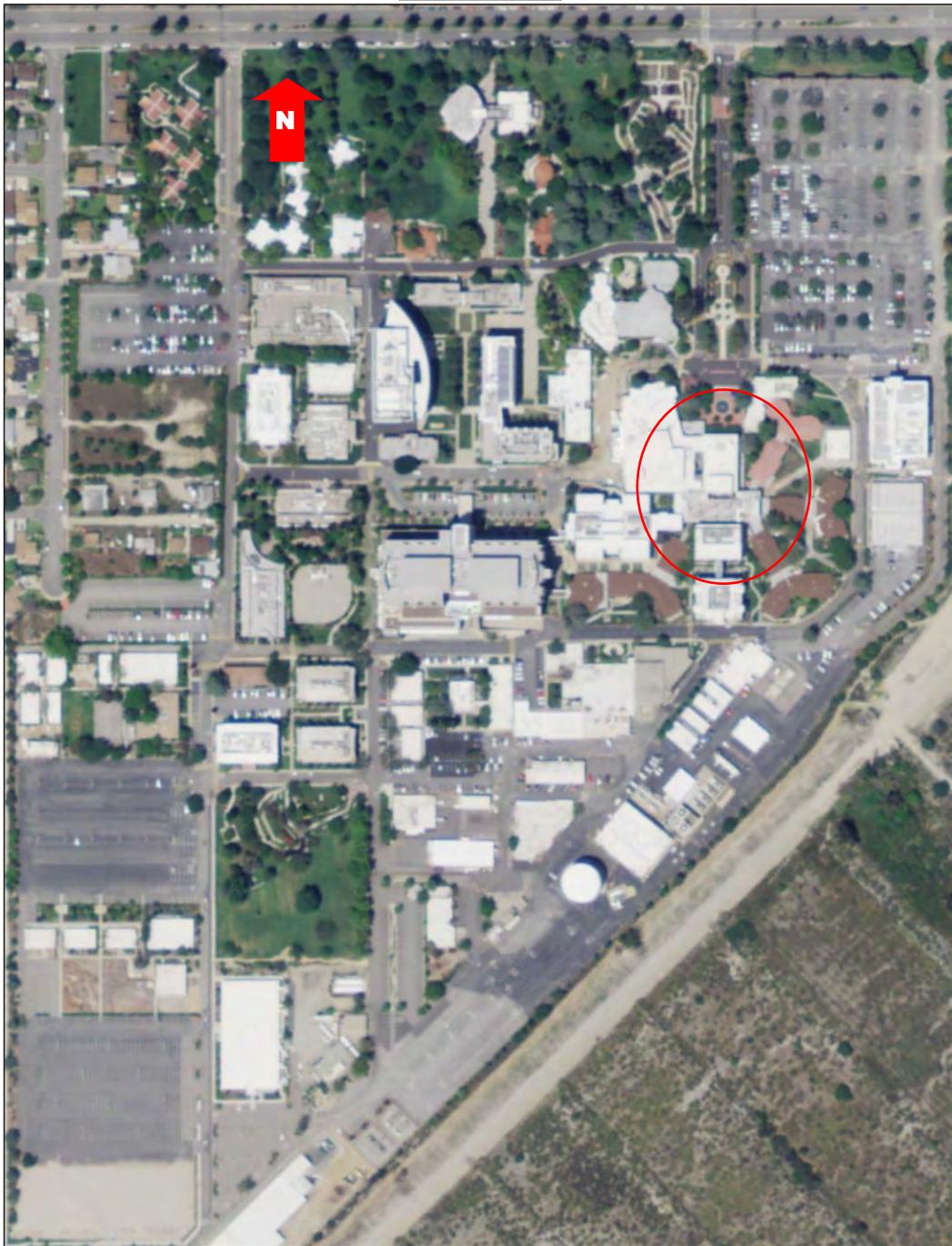


Figure 5: Aerial view of City of Hope campus, Main Medical outlined in red, 2012 (EDR)

4. EVALUATIONS OF ELIGIBILITY

Twenty-five buildings in the study area were identified as potential historical resources because they are over 45 years of age. None of the buildings in the study area are currently listed in the National or California Registers. One building, the House of Hope, was previously evaluated as eligible for the National and California Registers in 2010. The State Office of Historic Preservation recommends updating evaluations every five years. Thus, the House of Hope was re-evaluated. The remaining buildings in the study area were evaluated for listing in the National and California Registers for the first time as part of this report.

During the field inspection conducted for this report, consideration was given to whether the properties might collectively form one or more historic districts. Upon inspection, subsequent research and evaluation, it was readily determined that a historic district was not present. The City of Hope campus was not developed according to a designed plan, but rather in a piecemeal manner. Funds were raised for the construction of each new building or wing as the need arose. As the purpose-built buildings were constructed over several decades and designed by a variety architects and builders, they do not form an important collection of architectural types or specimens and thus do not form one or more historic districts. Likewise, the buildings do not collectively represent any particular phase in the history of the City of Hope. They were constructed on an as-needed basis and lack architectural cohesion. Therefore, the properties were evaluated individually in this report.

City of Hope is associated with two contexts under Criterion A (associated with events that have made a significant contribution to the broad patterns of our history): the sanatorium movement (1913-1949) and health and medicine in Los Angeles County (1950-1970). Though many buildings on the City of Hope campus have been used for medical treatment and research, only two buildings—the Visitor Center and House of Hope—are eligible for significant associations with these contexts. The Main Medical building, constructed in 1947, is the oldest remaining medical building from the period when the institution functioned as a tuberculosis sanatorium. However, it no longer reflects that period as the distinctive shape of the building has been lost by the removal of wings and the construction of additions. There was no evidence that any of the other buildings evaluated on the campus played a historically significant role within these contexts or were eligible under Criterion B for associations with any historic personages. Criterion B applies to properties associated with individuals whose specific contributions to history can be documented.

The research and analysis concluded that the majority of the extant buildings over 45 years of age on the campus were constructed after 1948 in utilitarian or undistinguished Modern forms and styles. The House of Hope was found eligible under Criterion C as an excellent example of Classical Revival architecture. No other buildings were found eligible under Criterion C for embodying the distinctive characteristics of a type, period, or method of construction, representing the work of a master, or possessing high artistic values.

Those buildings evaluated for listing in the National or California Registers were documented on Department and Parks and Recreation inventory forms (DPR 523A and 523B). Please refer to Table I below for a list of the buildings by name and to Appendix B at the end of this report for a complete set of inventory forms with descriptions and evaluations of each building over 45 years of age.



TABLE I: EVALUATED BUILDINGS

Order (by year)	Building Code	Building Name	Year Constructed	Year Constructed Source	Evaluation and Criteria (if applicable)
1.	042	Visitor Center	1935	COH Archives	Evaluated as eligible for listing in the National and California Register under Criteria A/1.
2.	043	House of Hope	1940	COH facilities department and <i>Los Angeles Times</i>	Evaluated as eligible for listing in the National and California Register under Criteria A/1 and C/3.
3.	023	Main Medical	1947	COH facilities department	Evaluated as ineligible for listing in the National and California Register.
4.	024	East Unit B	1948	COH archives (1973 campus map)	Evaluated as ineligible for listing in the National and California Register.
5.	025	East Unit A	1948	COH archives (1973 campus map)	Evaluated as ineligible for listing in the National and California Register.
6.	026	Wing 4	1948	Aerial photographs and COH archives (1973 campus map)	Evaluated as ineligible for listing in the National and California Register.
7.	020	East Unit C / Wing 1	1951	COH archives (1973 campus map)	Evaluated as ineligible for listing in the National and California Register.
8.	007	Smith Research	1953 (circa)	COH Archives	Evaluated as ineligible for listing in the National and California Register.
9.	035	Building #35 (old Eng'r)	1955	COH facilities department	Evaluated as ineligible for listing in the National and California Register.
10.	051C 051A 051	Cafeteria Conf.Rms (51c) /Central Processing (51 a)/ Central Services	1954	COH Archives	Evaluated as ineligible for listing in the National and California Register.
11.	013	Med. Rec/Old Laundry	1955 (circa)	COH Archives and aerial photographs	Evaluated as ineligible for listing in the National and California Register.



TABLE I: EVALUATED BUILDINGS

Order (by year)	Building Code	Building Name	Year Constructed	Year Constructed Source	Evaluation and Criteria (if applicable)
12.	058	Hope Village	1957	COH facilities department	Evaluated as ineligible for listing in the National and California Register.
13.	059	Hope Village	1957	COH facilities department	Evaluated as ineligible for listing in the National and California Register.
14.	060	Hope Village	1957	COH facilities department	Evaluated as ineligible for listing in the National and California Register.
15.	061	Hope Village	1957	COH facilities department	Evaluated as ineligible for listing in the National and California Register.
16.	062	Hope Village	1957	COH facilities department	Evaluated as ineligible for listing in the National and California Register.
17.	064	Hope Village Office	1957	COH facilities department	Evaluated as ineligible for listing in the National and California Register.
18.	052	Machris	1957	COH facilities department	Evaluated as ineligible for listing in the National and California Register.
19.	067	Piness	1963 (moved to campus in 1963)	COH Archives	Evaluated as ineligible for listing in the National and California Register.
20.	069	Warehouse A (ITS)	1966	COH facilities department	Evaluated as ineligible for listing in the National and California Register.
21.	068	Lippman-Graff	1966	COH facilities department	Evaluated as ineligible for listing in the National and California Register.
22.	073	Horticulture/ Grounds	1969	COH facilities department	Evaluated as ineligible for listing in the National and California Register.
23.	072	Amado	1969 (circa)	COH Archives	Evaluated as ineligible for listing in the National and California Register.
24.	005	Utah	1970	COH facilities department	Evaluated as ineligible for listing in the National and California Register.
25.	075	Goodman	1970	COH facilities department	Evaluated as ineligible for listing in the National and California Register.

The two buildings discussed below were evaluated as eligible for listing in the National and California Registers.

4.1 National Register of Historic Places

Visitor Center (building 42)



Figure 6: West elevation of Visitor Center (GPA Consulting)

Criterion A – The building was evaluated for its significance in association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the sanatorium movement in Los Angeles County.

The sanatorium movement represents an important episode in the history of Southern California. Historians have postulated that as many as a quarter of the new arrivals to the Los Angeles area at the turn of the century were health seekers. Many saw the area's warm, dry air as ideal for the treatment of tuberculosis, one of the leading diseases and causes of death during the period. Despite the number of people seeking treatment in Southern California, the area had few hospitals that specialized in treating tuberculosis at the beginning of the twentieth century. Those suffering from the disease were often too ill to work and ended up dependent on charity for support. Local government officials were increasingly opposed to the migration of tuberculars into Southern California; some even attempted to bar tuberculosis victims from moving into Los Angeles in the 1890s. Though the attempts were unsuccessful, they highlighted the stigma attached to the disease.

Despite public opposition to the increasing population of tuberculars in Southern California, a number of sanatoriums were established in the Los Angeles area, including Barlow Sanatorium (1901) and Kaspere Cohn Hospital (1902, renamed Cedars of Lebanon Hospital and now Cedars-Sinai Medical Center). The area's hospitals and sanatoriums could not keep up with the



demand for care, as the numbers of health seekers moving to the area increased. In 1913, the Jewish Consumptive Relief Association founded the Los Angeles Sanatorium (today called the City of Hope) as a nonsectarian hospital to provide free medical care for those suffering from tuberculosis. By the 1920s, the hospital employed three doctors and could house more than 120 patients. Its facilities consisted of more than 30 buildings, including "cure cottages," a large hospital building, and a recreation hall.

The campus continued to expand during the 1930s, constructing buildings that served the residential and medical needs of long-term patients. In 1935, a library (now the Visitor Center) was constructed and dedicated to the International Ladies Garment Workers Union (ILGWU), a major benefactor of the institution. At the interior of the library, artists Philip (Goldstein) Guston and Reuben Kadish painted two frescoes as part of a Works Progress Administration project in 1936. Titled "Physical Growth of Man" and "History of Medicine," the frescoes depict the progression of human life and the continuous, significant role of medicine in the lifetime of a person.⁶¹ In 1938, the sanatorium constructed the Morris Hillquit Memorial Hospital, also funded with donations from branches of the ILGWU and named after a lawyer for the ILGWU who died from tuberculosis.

A new building program began in 1940 as the institutional purpose of City of Hope began to shift away from sanatorium-type, long-term residential care of tuberculosis patients towards the treatment of other illnesses, such as cancer and diabetes.⁶² The library was converted into an administrative division called Graphic Arts (later called Creative Services) in the mid-1960s. The building was dedicated as the campus' Visitor Center in 1998.

The Los Angeles Sanatorium played an important role in the history of the sanatorium movement. It not only reflects the Jewish community's response to the white plague, it is one of the few sanatoriums that evolved into either a general hospital or medical research center. The construction of the library was part of the last phase of the growth of the City of Hope campus as a sanatorium. The library represents the development of the Los Angeles Sanatorium, a residential and medical campus, before it transformed into medical research center, changing the type of facilities needed for patients. Institutional buildings creating small cities onto themselves were important features of sanatoriums because patients stayed for relatively long periods of time. As a library, the Visitor Center building is one of the few remaining buildings representing this early development and property type at the City of Hope. The building is significant under Criterion A for its association with the development of sanatorium movement in Los Angeles County.

⁶¹ Suzanne Muchnic, "The Shock of the Old," *Los Angeles Times*, June 7, 1998, 3.

⁶² "Hospital Will Start Additions," *Los Angeles Times*, February 9, 1940, A24.



Figure 7: Visitor Center east elevation (rear) (GPA Consulting)

Criterion B – The subject building was evaluated for its potential association with the lives of persons significant in our past.

As a library, numerous individuals including staff members and patients at the Los Angeles Sanatorium would have visited the building. The only individuals that would be directly associated with the library would be the librarians who worked there. However, the research conducted for this report did not reveal their names. To be significant under Criterion B, the librarian would have to be demonstrably important within a historic context, which is unlikely in this case. The research did not reveal the names of any other individuals who might be directly associated with the building. Therefore, the Visitor Center building does not appear to be significant under Criterion B.

Criterion C – The subject building was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components lack individual distinction.

The Visitor Center building was constructed in 1935 in the Spanish Colonial Revival style. The style enjoyed a long period of popularity, from the 1915 Panama-California Exposition in San Diego to the early 1940s. It was derived from Spanish Colonial and Mexican-era architecture of the late eighteenth and early nineteenth centuries. Institutional buildings constructed in this style frequently had stucco exterior walls; clay tile roofs or roof trim; varieties of roof forms; and single and multi-paned windows. Decorative features were executed in wood, wrought iron, polychromatic tile, and cast stone. Other features included coved, molded, or wood-bracketed eaves; arched window openings; window grilles, often in association with transom windows.



Figure 8: Visitor Center (Library), no date (City of Hope Archives)

The Visitor Center was a typical example of the Spanish Colonial Revival style applied to an institutional building. Historic photographs and aerial images indicate that the building had a symmetrical, cross-shaped plan with a cross-gabled tile roof. The primary elevation was smooth stucco with decorative tile bulkheads below paired wood sash windows. Turned wood spindle grilles covered windows on the front elevation. A central, front gabled entrance featured rounded concrete steps leading to a segmental arched entry with wood frame, glazed double doors and a rounded transom covered by a metal grille. Small metal lanterns framed the entryway. The symmetrical rear elevation featured a double-height, segmental arch leaded glass window flanked by French doors on the ground level and circular windows with leaded glass above. At the interior of the west elevation were frescoes painted by Philip Guston (signed Goldstein) and Reuben Kadish in 1936. The T-shaped painting depicts more than 30 figures and reaches from floor to ceiling, spanning the upper half of one interior wall and wrapping around the arched doorway.⁶³ The double height interior entry lobby features a painted, beamed ceiling.

Since its initial construction, several alterations and an addition to the rear elevation have changed the Visitor Center. Alterations made since 1935 include the replacement of the original wood entry doors; the removal of wrought iron grilles; and the removal of decorative tile bulkheads and wood grilles on the windows. Following an addition to the north end of the rear elevation, the plan of the building is no longer symmetrical. Other alterations at the rear elevation include the addition of a handicap ramp and replacement of doors. Many of these changes to the building took place in 1998 when the building was converted from Graphic Arts to the Visitor Center.

Historic photographs show the Visitor Center building exhibited many of the character-defining features of the Spanish Colonial Revival style before the removal of decorative features from the primary (west) elevation. To be significant under this aspect of Criterion C, "a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction."⁶⁴ The Visitor Center building no longer

⁶³ Suzanne Muchnic, "The Shock of the Old," *Los Angeles Times*, June 7, 1998, 3.

⁶⁴ *National Register Bulletin* #15, 18.



embodies the distinctive characteristics of its style. As it has been altered, the building possesses only the basic character-defining features of the style, and is not exemplary of the Spanish Colonial Revival style. The building has a wood frame structure with a stucco exterior, a common method of construction during the period. It is therefore not significant under this aspect of Criterion C.

The builder and/or architect (if any) of the building are not known; however, the hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents the work of a master. The possession of high artistic values generally refers to the articulation of a particular concept of design to such an extent that it expresses an aesthetic ideal. The subject building is a typical example of a Spanish Colonial Revival, low-rise institutional building from its time period and it does not express an aesthetic ideal or design concept to a greater extent than any other property of its type. The frescoes in the interior lobby are examples of WPA-era design. Parts of buildings, such as features of interiors, are not eligible under Criterion C independent of the rest of the existing building.⁶⁵ As art, the frescoes may be representative examples of Federal policy, significant for their social impact and for the information they convey about American life and culture.⁶⁶

The last aspect of Criterion C, representing a significant and distinguishable entity whose components lack individual distinction, typically refers to historic districts. Since the subject building is not part of a historic district and is being evaluated individually, this aspect of Criterion C does not apply.

Therefore, the building is not significant under Criterion C.

Criterion D – Criterion D was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the building has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – The building was examined against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. For historically significant properties, the period of significance is usually measured by the length of the associations. As such, the period of significance for the Visitor Center is 1935 to 1949; the year the building was constructed through the conclusion of the period when the institution functioned as a tuberculosis sanatorium.

- *Location*: The building has not been moved, so it retains its integrity of location.
- *Setting*: The building is located in the northern section of the campus in a park-like setting. When first constructed, the Visitor Center was the library and was located across from the recreation hall. Since 1935, several buildings were constructed around the Visitor Center, including the House of Hope to the north in 1940 and the Familian Science building to the southeast in 1973. The recreation hall was demolished in the 1980s and the site is now the location of a Japanese Garden. Though different from the original setting, all of these buildings and landscapes are consistent with the historic use of the adjacent land. The integrity of setting has been diminished, but remains sufficient because it retains the historic spatial relationship with surrounding landscapes and the House of Hope. The

⁶⁵ *National Register Bulletin #15*, 3.

⁶⁶ *National Register Bulletin #13: How to Apply The National Register Criteria to Post Offices* (Washington D.C.: National Park Service, 1994), 10.



Visitor Center is still unobstructed and can be seen from the south, east and west within the campus. Therefore, the building retains its integrity of setting.

- *Materials:* The building has been altered by the removal of decorative features, including the replacement of the original doors and transom; removal of wrought iron grilles over the transom; removal of signage; and the removal of decorative tile bulkheads and wood grilles on west elevation windows. These alterations have diminished the integrity of materials, but the building retains its primary materials including its stucco walls and clay tile roof. Interior features including a fresco at the entry lobby have been restored. Thus, the integrity of materials remains sufficient.
- *Design:* Several design features, including the pronounced entryway and clay tile roof, are still present. Other design features signifying the style of the building have been removed. Therefore, the integrity of design has been compromised.
- *Workmanship:* Workmanship usually refers to craftsmanship, unique or artisan details, methods of construction and/or building techniques. The Visitor Center was built in 1935 with a straightforward method of construction and fairly common materials. Therefore, workmanship is not an important factor of integrity in this case.
- *Feeling:* The Visitor Center retains its integrity of feeling. It still feels very much like a library from the mid-1930s.
- *Association:* The building still conveys its original form and functions in its original use as an institutional building, so it retains its integrity of association.

Conclusion – The building is significant under Criterion A because it is one of the last remaining buildings on the campus that represents the history of the origins of the City of Hope institution in the sanatorium movement. Although it has been altered, the building retains sufficient integrity to convey its significance. The building is therefore eligible for listing on the National Register under Criterion A.

House of Hope/Temple Beth (Building 43)

Figure 9: House of Hope, view facing northwest (GPA Consulting)

The House of Hope was previously evaluated as eligible for listing in the National Register. No major alterations or additions have affected the integrity of the building since this evaluation was completed in 2010. This evaluation was prepared by Teresa Grimes and Laura Vanaskie O'Neill of GPA Consulting and is quoted below:

Criterion A – The building was evaluated for its significance in association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the sanatorium movement in Los Angeles County.

The House of Hope is one of only a few buildings on the campus that dates from the period when the City of Hope functioned as a tuberculosis sanatorium. The others include the library, which is now the Visitor Center, and the Main Medical building, which is altered.

At the turn of the century, tuberculosis was both common and deadly, with the national death rate from the disease in 1904 at 201 per 100,000 people.⁶⁷ Early diagnosis was crucial to recovery. Many people afflicted with tuberculosis moved to Southern California in search of climate and a cure, leaving their families and livelihoods behind. The patients often had little means of support during the lengthy recovery. While there was no medical cure for the disease, the treatment at the time involved complete rest, fresh air, and good nutrition. To provide those conditions and to limit the spread of the disease by separating the afflicted, the sanatorium movement began and institutions such as the City of Hope, originally called the Los Angeles Sanatorium, were established. These Institutions were a major factor in the economy of the region, bringing immigrants and their families to the West Coast. The health benefits of the

⁶⁷ "Sanatorium Dedicated," *Los Angeles Times*, August 18, 1938, 4.



Southern California climate had long been promoted. Indeed the San Gabriel Valley was dubbed the “Great Orange Belt and Sanitarium” by John Baur in his book *The Health Seekers*. While a few institutions evolved into hospitals or other types of health care facilities like the City of Hope, most have been demolished.

As a synagogue, the House of Hope symbolizes the important role of the Jewish community in founding and supporting the institution. The Jewish Consumptive and Ex-Patients Relief Association founded the Los Angeles Sanatorium, as it was known until 1949. Although it was a non-sectarian institution, it was supported throughout its early years by contributions from individuals, organized labor unions, manufacturing associations, movie studios, and social welfare organizations with strong affiliations to the Jewish community. According to the *Los Angeles Times*, more than 500 Jewish leaders attended the cornerstone laying of the House of Hope. Jacob Kohn, rabbi of Sinai Congregation, led the proceedings.⁶⁸

The House of Hope is significant under Criterion A as one of the oldest remaining buildings at the City of Hope that is relevant to the institution’s Jewish ancestry. More than any other building on the campus, the House of Hope also provides a living legacy of the Jewish community that founded the institution, although it was open to people of all faiths.

Criterion B – The subject building was evaluated for its potential association with the lives of persons significant in our past.

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Many persons have visited the House of Hope since it was constructed. Visiting a building, whatever its use would not be considered an important connection. The only individual directly associated with the building is Anna Slonsky, who donated the funds for its construction. No information could be found on Anna Slonsky. Her name did not appear in the California Index at the Los Angeles Public Library. Several persons by the name of Anna Slonsky appear in U.S. Census and other vital records; however, there is no way of being certain which Anna Slonsky was responsible for the donation. As there is no information about Anna Slonsky, separate and apart from her donation to the City of Hope, it is assumed that she was not significant in our past. Therefore, the House of Hope does not appear to be significant under Criterion B.

⁶⁸ “Cornerstones of Two Buildings Laid by Jewish Leaders,” *Los Angeles Times*, February 12, 1940, A3.



Figure 10: Sketch of House of Hope from *Los Angeles Times*, February 9, 1940

Criterion C – The subject building was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components lack individual distinction.

Two historic contexts were considered in evaluating the architectural significance of the House of Hope, Classical Revival architecture and Harry Herzog, the architect responsible for the design. The building was not evaluated for high artistic values or as the component of a potential historic district. While the murals by John Bernat are prominently featured near the main entrance, they were not placed there until the 1950s. Bernat was obviously a talented artist, however, there was not enough information available about his body of work to establish his significance.

The House of Hope appears to be significant under *Criterion C* as the embodiment of a particular style of architecture. It is significant at the local level as a rare example of the Classical Revival style in the city of Duarte. The Classical Revival style was fueled in part by the study of archeology during the eighteenth century. Due to improved travel methods and safety, a visit to Greece was an accepted part of the education of men and, sometimes, women of means. In the countries of Europe and North America, Classical Revival architecture was used to portray the ideas of society and equality that the new philosophy of Enlightenment provided. While the buildings have an elegant simplicity of form, they are seen as reflecting good taste more than spiritual harmony. The Classical Revival style was used for all types of buildings including city halls, courthouses, churches, schools, banks, and residences.

The style became particularly popular in the United States after the World's Columbian Exposition in 1893, which featured a classical theme. Americans saw the Classical Revival exposition buildings or read reports about them. These models became fashionable throughout the country. The first wave of popularity from 1900 to 1920 emphasized hipped roofs and elaborate, correct columns. The second wave emphasized side-gabled roofs and slender columns. Built in 1940, the House of Hope is a late, but excellent example of the style. It embodies the most common features of Classical Revival architecture in its simple geometric



building forms; full height entrance portico supported by columns, and symmetrically organized facades. There are no comparable examples in Duarte.

Harry Herzog was a Portland, Oregon area architect who worked independently or affiliated with different firms through the 1960s. He began his career in 1913 in the architectural office of John Bennes. Bennes was a prolific architect who was responsible for more than 35 buildings at the Oregon State University campus between 1907 and 1940. An admirer of Frank Lloyd Wright, he introduced the Prairie Style to Portland. In 1924, Herzog was promoted to partner, and the two worked together until 1931 as Bennes and Herzog. They are well known in Portland for their Art Deco style buildings, but the firm was responsible for many buildings in a variety of styles. The Hollywood Theater (1923) and the Jeanne Manor Apartment Building (1931) are two buildings by the firm that are listed in the National Register. For whatever reason, the two men went their separate ways. Many architecture firms folded during the Depression, simply because there was not enough building activity. Bennes retired in 1941 and died in Los Angeles two years later. Herzog continued to work independently, designing residential, commercial, and institutional buildings. During the 1950s, he designed several synagogues and community centers including Congregation Shaarie Torah (1957) and Jewish Community Center (1959). Although Herzog was a successful and talented architect, he would not be considered a “master architect” in his own right. The term “master architect” for purposes of eligibility under Criterion C is defined as “a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality.”⁶⁹

The House of Hope is significant under Criterion C as the embodiment of the Classical Revival style of architecture.

Criterion D – Criterion D was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the building has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity— The building was examined against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. For historically significant properties, the period of significance is usually measured by the length of the associations. As such, the period of significance for the House of Hope is 1940 to 1949; the year the building was constructed through the conclusion of the period when the institution functioned as a tuberculosis sanatorium.

- *Location*: The House of Hope has not been moved. Therefore, its integrity of location has been retained.
- *Setting*: The immediate and broad setting of the House of Hope has changed. The building was originally positioned between the library (now the Visitor Center) and the Cleveland Building. Concrete sidewalks were located on the east and west sides of the three buildings. Landscaping was minimal and consisted of a grass lawn with a few small shrubs. The Cleveland Building has since been demolished and new buildings have been constructed in the vicinity. By the mid to late 1960s the low semi-circular walls on either side of the building were constructed. Therefore, the integrity of setting has been diminished. The integrity of setting remains sufficient; however, because the spatial

⁶⁹ *National Register Bulletin* #15, 7.



relationship between the building and the former library remains intact, and the building is still unobstructed and can be seen from the south, east, and west within the campus.

- *Design*: The most important design features, the shape of the building and portico remain unaltered. The other design features are still present, such as the symmetrically organized facades, clay tile roofs, steel casement windows, moldings, and columns. Maintenance repairs to windows, including weather sealing, have not altered the original historic fenestration pattern. Added features such as the metal railings are minor. Therefore, the integrity of design has been retained.
- *Materials*: The only apparent exterior alteration has been the texture coating of the stucco. The original clay roof tiles, columns, and doors are still present. The interior materials remain substantially unaltered. Since the key materials remain, the integrity of materials has been retained.
- *Workmanship*: Workmanship usually refers to craftsmanship, unique or artisan details, methods of construction and/or building techniques. The House of Hope was built in 1940 with a straightforward method of construction and fairly common materials. Therefore, workmanship is not an important factor of integrity in this case.
- *Feeling*: The House of Hope retains its integrity of feeling. It still feels very much like a house of worship from the 1940s.
- *Association*: The House of Hope is associated with the Jewish community that founded and supported the City of Hope. The physical features from the period of significance remain and the Jewish ceremonial art, although mostly limited to the area above the bimah, has been maintained. Therefore, the building retains the integrity of association.

Conclusion – The building is significant under Criterion A in the context of the sanatorium movement in Los Angeles County because it is one of the oldest remaining buildings at the City of Hope that is relevant to the institution’s Jewish ancestry. The House of Hope is one of only a few buildings on the campus that dates from the period when the institution functioned as a tuberculosis sanatorium. The House of Hope is also significant under Criterion C as the embodiment of the Classical Revival style of architecture. The building retains sufficient aspects of integrity to convey its significance. The building is therefore eligible for listing on the National Register under Criteria A and C.

4.2 California Register of Historical Resources

The California Register was modeled on the National Register. The criteria for eligibility of listing in the California Register are virtually the same as the National Register. Therefore, the House of Hope and Visitor Center are eligible for listing on the California Register for the same reasons noted above.

4.3 Conclusions

Twenty-five buildings located on the City of Hope campus were evaluated as potential historical resources. Based upon the research and field inspection conducted for this report, GPA concluded that two properties (House of Hope and Visitor Center) are eligible for listing as landmarks at the national and state levels. The recommended evaluation codes are 3S, eligible for the National Register through survey evaluation, and 3CS, eligible for the California Register through survey evaluation. These two properties are historical resources for purposes of CEQA. Henceforth, projects with the potential to impact these two resources will cause a significant impact and require mitigation. The recommended evaluation code for the remaining buildings



in the Specific Plan area is 6Z, as they are ineligible for the National and California Registers through survey evaluation.

5. PROJECT IMPACTS

5.1 Determining the Significance of Impacts on Historical Resources

The State CEQA Guidelines set the standard for determining the significance of impacts to historical resources in Title 14 California Code of Regulations Section 15064.5(b), which states:

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Title 14 California Code of Regulations Section 15064.5(b)(1) further clarifies “substantial adverse change” as follows:

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.

Title 14 California Code of Regulations Section 15064.5(b)(1) in turn explains that a historical resource is “materially impaired” when a project:

Demolishes or materially alters in an adverse manner those physical characteristics that convey its significance and that justify its inclusion in or eligibility for inclusion in the California Register, local register, or its identification in a historic resources survey.

As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not it will materially impair the physical integrity of the historical resource such that it would no longer be eligible for listing in the California Register.

5.2 Secretary of the Interior's Standards

Projects that may affect historical resources are considered to be mitigated to a level of less than significant if they are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards).⁷⁰ Projects with no other potential impacts qualify for a Class 31 exemption under CEQA if they meet the Standards.⁷¹ The Standards were issued by the National Park Service. The Standards are accompanied by Guidelines for four types of treatments for historical resources: Preservation, Rehabilitation, Restoration, and Reconstruction. The most common treatment is rehabilitation. The definition of rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the building's historic character.

⁷⁰ 14 CCR Section 15126.4(b).

⁷¹ 14 CCR Section 15331.



The Rehabilitation Standards⁷² are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

It is important to note that the Standards are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible. Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project. Not every Standard necessarily applies to every aspect of a project, nor is it necessary to comply with every Standard to achieve compliance.

⁷² 36 CFR 68.3 (b).



5.3 Project Description

City of Hope's Specific Plan project provides direction for the development of its approximately 116-acre campus. The Specific Plan would be implemented on a project-by-project basis as future development applications are submitted by City of Hope. However, buildout of the campus under the Specific Plan is anticipated to occur over a 20-year period. Future development would be required to comply with the Specific Plan's design guidelines, which provide direction for architectural, parking, landscape, circulation, and lighting features within the Specific Plan area.⁷³

The Specific Plan divides the campus into four major zones – Core Medical, Transition Medical, Infrastructure and Utility, and Cultural Amenity. The majority of the central area of the project site would be zoned Core Medical, reinforcing the area's function as the primary medical and scientific research core of the City of Hope campus. At the northern edge of the project site, the Specific Plan proposes a Cultural Amenity zone that would contain both the House of Hope and Visitor Center and enhance and support existing open space and public gathering areas. Along the western edge, a Transitional Medical Zone would buffer core campus activities from the adjacent residential neighborhoods by allowing for secondary medical, research, and office uses at lower heights and densities that are more compatible with adjacent uses. New development in the Transition Medical Zone would be required to include landscape buffers, which would form visual barriers between the residential zones to the west and uses on the project site. There are six single-family residences located east of Cinco Robles Drive within the proposed Specific Plan area that are not owned by City of Hope and not part of its campus. Following adoption of the Specific Plan, these single-family uses may continue on those properties. The Infrastructure and Utility Zone is located along the southeastern edge of the project site, primarily in the City of Irwindale, and would allow for the campus' primary utility services and infrastructure along with other related uses.⁷⁴

The Specific Plan proposes the addition of outpatient (clinic) and inpatient (hospital) space in the Core Medical zone, addition of research and office space, replacement of the existing Parsons and Hope Villages with new hospitality space at the northern portion of the campus, demolition of assembly space (meeting rooms, auditoriums, etc.), and the addition of warehouse and industrial space at the southern edge of the campus in the Infrastructure and Utility zone. Existing housing on campus, consisting of rental units along the east side of Cinco Robles Drive (rented by graduate students in the Irell & Manella Graduate School of Biological Sciences) would remain unchanged. The full buildout proposed in the Specific Plan would consist of approximately 1,426,000 square feet of gross new development (1,017,000 new square feet following the proposed demolition of 409,000 square feet of existing structures). This would result in a total of 2,617,850 square feet of developed floor area on the campus.

New parking structures and surface parking lots are also proposed, as well as internal driveways and open space improvements. Under the Specific Plan, an expanded internal loop road along the existing Village Road and other roadways, pedestrian pathways, and sidewalk improvements, as well as two new parking structures with approximately 3,000 new parking spaces, would be added to the campus. Also proposed is the expansion of an existing surface parking lot adjacent to the building at 2144 Buena Vista Street to provide employee parking during the construction of a new parking structure in the northeast corner of the campus.

⁷³ This section summarizes the project description found in Section 1.3 of the City of Hope Campus Plan Initial Study, October 2015.

⁷⁴ Placeworks, City of Hope Campus Plan: Initial Study, October 2015, 11-12.



Improvements along roadways and utilities that may be required include storm drain, wastewater, and water utilities. These would connect to existing facilities adjacent to the project site.

5.4 Analysis of Project Impacts

The proposed Specific Plan would have no direct impact on historical resources, as no historical resources would be demolished, altered, or relocated as a result of the project. Therefore, only the indirect impacts the project may have on the identified historical resources on the project site are analyzed below. There are two historical resources in the study area, which corresponds with the Specific Plan area. They are the House of Hope and Visitors Center buildings, both located in the Cultural Amenity zone.

As fully described below, the Specific Plan would not affect the physical integrity of these resources, and the physical characteristics that convey their significance would not be altered in any way by the project. The indirect impacts the project could have had on these historical resources have been mitigated to a less than significant level through the application of the Secretary of the Interior's Standards (Standards). Related new construction is primarily addressed in Standards #9 and #10. The following paragraphs reflect the analysis of the project description laid out in the City of Hope Campus Plan Initial Study (dated October 2015) as it relates to historical resources on the campus. The development scenario is only an illustrative example and not necessarily indicative of what will be constructed. It represents the maximum development proposed.

No new construction is proposed for the Cultural Amenity zone, where both the House of Hope and Visitors Center buildings are located. However, the analysis of project impacts below primarily focuses on this zone to ensure that any new construction not currently specified in the Specific Plan meets the Standards.

Standard #9 states that "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

The new construction proposed in the Specific Plan is located to the south and west of the two historical resources in the Core Medical zone. New research and hospitality buildings would replace existing buildings, and are set back from the street. All proposed buildings are physically removed from both the House of Hope and Visitors Center buildings. Given the physical separation between the historical resources and proposed buildings, there would be no destruction of any historic materials or features.

The maximum building height for the Core Medical zone is 144 feet and the minimum setback is 20 feet from the primary roadway back of curb. Because all proposed new construction is physically removed from the historical resources, this proposed maximum building height would have no impact on the historical resources. The maximum building height for the Cultural Amenity zone is 30 feet and the minimum setback is 20 feet from the primary roadway back of curb. This is appropriate and acceptable and would ensure that any new construction in the Cultural Amenity zone does not visually overwhelm the historical resources.



The existing landscape and open space around the House of Hope and Visitors Center buildings would be maintained as part of the Specific Plan. The spatial relationships that characterize the buildings would not be affected.

Standard #10 states that “New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

Similar to the analysis of project impacts under Standard #9, the new construction proposed as part of the Specific Plan would not impair the essential form or integrity of the historical resources on campus. The new construction would be physically removed from both the House of Hope and Visitors Center buildings, so that its removal in the future would not affect the integrity of either building. The environment surrounding both buildings would also remain intact. As stated above, the existing open space around the buildings would be maintained by the proposed Specific Plan. Therefore, the integrity of surrounding environment would also be unimpaired.

In summary, both identified historical resources would continue to convey their significance under the proposed Specific Plan. Therefore, the proposed plan would have a less than significant impact on historical resources.

5.5 Recommendations

Although no significant impacts would occur to the two historical resources on campus due to the proposed Specific Plan, the following recommendations are suggested to ensure that the historical resources are protected in the future.

Any alterations to the two historical resources should comply with the Secretary of the Interior's Standards for Rehabilitation. Though the Standards allow for the construction of attached additions, we do not recommend the construction of any new additions to the buildings except for any potential changes for complying with accessibility.

A 20-foot buffer should be maintained around the two historical resources to preserve the immediate setting and existing spatial relationships between the buildings. There should be no new construction between the buildings. As much open space should be maintained around the buildings as possible in order to preserve their immediate setting.

Lastly, there are existing interpretive panels on campus that feature historic photographs and information about select buildings, such as the cafeteria. City of Hope should consider installing other interpretive panels as a part of a more comprehensive program to educate the public about the history of the campus.

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Appendix A – Buildings in the Study Area

APPENDIX A - Buildings in the City of Hope Specific Plan Area

Listed chronologically by year constructed

BUILDINGS EVALUATED AS POTENTIAL HISTORICAL RESOURCES							
Building Code (E)	Name	Year Constructed	Source for Year Data	Building Use	CHRIS	Evaluation and Criteria (if applicable)	Photograph
042	Visitor Center	1935	City of Hope Archives	Assembly	3S/3CS	Evaluated as eligible for listing in the National and California Register under Criteria A/1.	
043	House of Hope	1940	COH facilities department and Los Angeles Times	Assembly	3S/3CS	Evaluated as eligible for listing in the National and California Register under Criteria A/1 and C/3.	
023	Main Medical	1947	City of Hope	Inpatient (Hospital)	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of integrity.	
024	East Unit B	1948	City of Hope Archives	Inpatient (Hospital)	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	

BUILDINGS EVALUATED AS POTENTIAL HISTORICAL RESOURCES							
Building Code (E)	Name	Year Constructed	Source for Year Data	Building Use	CHRIS	Evaluation and Criteria (if applicable)	Photograph
025	East Unit A	1948	City of Hope Archives	Inpatient (Hospital)	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	
026	Wing 4	1948	City of Hope Archives/ Historic aerials	Office	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	
020	East Unit C / Wing 1	1951	City of Hope Archives	Inpatient (Hospital)	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance	
007	Smith Research	ca.1953	City of Hope Archives	Research	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance	
013	Med. Rec/Old Laundry	ca.1955	City of Hope Archives/ Historic aerials	Warehouse	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	

BUILDINGS EVALUATED AS POTENTIAL HISTORICAL RESOURCES							
Building Code (E)	Name	Year Constructed	Source for Year Data	Building Use	CHRIS	Evaluation and Criteria (if applicable)	Photograph
035	Building #35 (old Engineering)	1955	City of Hope	Warehouse	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	
051 051A 051C	Central Services Conference Rooms Central Processing Cafeteria	1955	City of Hope	Assembly and Office	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance and integrity.	 Building 51
							 Building 51 A
							 Building 51 C

BUILDINGS EVALUATED AS POTENTIAL HISTORICAL RESOURCES							
Building Code (E)	Name	Year Constructed	Source for Year Data	Building Use	CHRIS	Evaluation and Criteria (if applicable)	Photograph
058	Hope Village	1957	City of Hope	Hospitality	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	
059	Hope Village	1957	City of Hope	Hospitality	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	
060	Hope Village	1957	City of Hope	Hospitality	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	
061	Hope Village	1957	City of Hope	Hospitality	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	
062	Hope Village	1957	City of Hope	Hospitality	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	

BUILDINGS EVALUATED AS POTENTIAL HISTORICAL RESOURCES							
Building Code (E)	Name	Year Constructed	Source for Year Data	Building Use	CHRIS	Evaluation and Criteria (if applicable)	Photograph
064	Hope Village Office	1957	City of Hope	Assembly	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	
052	Machris	1957	City of Hope	Outpatient (Clinic)	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	
067	Piness	ca.1963	City of Hope Archives	Industrial	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	
069	Warehouse A (ITS)	1966	City of Hope	Warehouse	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	
068	Lippman-Graff	1966	City of Hope	Research	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	

BUILDINGS EVALUATED AS POTENTIAL HISTORICAL RESOURCES							
Building Code (E)	Name	Year Constructed	Source for Year Data	Building Use	CHRIS	Evaluation and Criteria (if applicable)	Photograph
073	Hortic./Grounds	1969	City of Hope	Warehouse	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	
072	Amado	ca.1969	City of Hope Archives	Office	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	
005	Utah	1970	City of Hope	Research	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	
075	Goodman	1970	City of Hope	Office	6Z	Evaluated as ineligible for listing in the National and California Register due to lack of significance.	

BUILDINGS NOT EVALUATED						
Building Code (E)	Current Name	Year Constructed	Source for Year Data	Building Use	CHRIS	Comments
No code	Rose Garden	1971	City of Hope Archives	Designed landscape	No	Not Evaluated - less than 45 years old
076	Northwest	1973	City of Hope	Outpatient (Clinic)	No	Not Evaluated - less than 45 years old
084A	Familian Women's Center	1973	City of Hope	Outpatient (Clinic)	No	Not Evaluated - less than 45 years old
084	Familian Science	1973	City of Hope	Research	No	Not Evaluated - less than 45 years old
083	Halper	1975	City of Hope	Research	No	Not Evaluated - less than 45 years old
082	Maintenance Garage	1975	City of Hope	Warehouse	No	Not Evaluated - less than 45 years old
081	Waste Operations Warehouse	1975	City of Hope	Warehouse	No	Not Evaluated - less than 45 years old
086	Octagon	ca.1975	City of Hope Archives	Office	No	Not Evaluated - less than 45 years old
175	Buena Vista Office Building	1978	City of Hope	Industrial	No	Not Evaluated - less than 45 years old
093	Kaplan Black	1979	City of Hope	Research	No	Not Evaluated - less than 45 years old
091	East Unit C / ICU	ca.1980	Historic aerials	Inpatient (Hospital)	No	Not Evaluated - less than 45 years old
111	Parson Village	ca. 1981	Historic aerial, 1979	Hospitality	No	Not Evaluated - less than 45 years old
112	Parson Village	ca.1981	Historic aerial, 1979	Hospitality	No	Not Evaluated - less than 45 years old
113	Parson Village	ca.1981	Historic aerial, 1979	Hospitality	No	Not Evaluated - less than 45 years old
114	Parson Village	ca.1981	Historic aerial, 1979	Hospitality	No	Not Evaluated - less than 45 years old
110	Parson Village	ca.1981	Historic aerial, 1979	Hospitality	No	Not Evaluated - less than 45 years old
094	Modular #94	1982	City of Hope	Office	No	Not Evaluated - less than 45 years old
090	Modular 90	1983	City of Hope	Office	No	Not Evaluated - less than 45 years old
090A	Modular 90A	1983	City of Hope	Office	No	Not Evaluated - less than 45 years old
098	1 West	1983	City of Hope	Office	No	Not Evaluated - less than 45 years old
099	2 West	1983	City of Hope	Office	No	Not Evaluated - less than 45 years old
100	3 West	1983	City of Hope	Office	No	Not Evaluated - less than 45 years old
102	Modular #102	1983	City of Hope	Office	No	Not Evaluated - less than 45 years old
103	Modular #103 (OSP / OFIS)	1983	City of Hope	Office	No	Not Evaluated - less than 45 years old
096	Shapiro	1984	City of Hope	Research	No	Not Evaluated - less than 45 years old
097	Graff Library	1984	City of Hope	Assembly	No	Not Evaluated - less than 45 years old
095	Plant/Boiler	1984	City of Hope	Industrial	No	Not Evaluated - less than 45 years old
092	Modular #92	ca.1985	Historic aerials	Office	No	Not Evaluated - less than 45 years old
108	Hilton	1985	City of Hope	Research	No	Not Evaluated - less than 45 years old
109	Furth	1985	City of Hope	Research	No	Not Evaluated - less than 45 years old
107	Needleman	1987	City of Hope	Office	No	Not Evaluated - less than 45 years old
128	Parvin	1988	City of Hope	Research	No	Not Evaluated - less than 45 years old

BUILDINGS NOT EVALUATED						
Building Code (E)	Current Name	Year Constructed	Source for Year Data	Building Use	CHRIS	Comments
092A	Modular #92A	1988	City of Hope	Office	No	Not Evaluated - less than 45 years old
No code	Japanese Garden	1989	Plaque outside garden	Designed landscape	No	Not Evaluated - less than 45 years old
131	Disp/Chemical Hand.	1990	City of Hope	Industrial	No	Not Evaluated - less than 45 years old
130A	Cooper Auditorium	1991	City of Hope	Assembly	No	Not Evaluated - less than 45 years old
130	Platt Conference	1991	City of Hope	Assembly	No	Not Evaluated - less than 45 years old
136	Archives	1992	City of Hope	Office	No	Not Evaluated - less than 45 years old
137	Information Booth	1992	City of Hope	Industrial	No	Not Evaluated - less than 45 years old
140	Miller	1992	City of Hope	Office	No	Not Evaluated - less than 45 years old
144	Marketing/P.A	1993	City of Hope	Office	No	Not Evaluated - less than 45 years old
141	Modular #141	1993	City of Hope	Office	No	Not Evaluated - less than 45 years old
146	Modular #146	1993	City of Hope	Office	No	Not Evaluated - less than 45 years old
147	Modular #147	1993	City of Hope	Office	No	Not Evaluated - less than 45 years old
145	Research Store	1993	City of Hope	Office	No	Not Evaluated - less than 45 years old
139	Thermal Storage	1993	City of Hope	Warehouse	No	Not Evaluated - less than 45 years old
151	Modular #151	1994	City of Hope	Office	No	Not Evaluated - less than 45 years old
152	Research Modular	1994	City of Hope	Office	No	Not Evaluated - less than 45 years old
158	Kaplan CRB	1995	City of Hope	Research	No	Not Evaluated - less than 45 years old
157	Warsaw/MOB	1995	City of Hope	Office	No	Not Evaluated - less than 45 years old
160	Brawerman/Ambulatory Care	1996	City of Hope	Outpatient (Clinic)	No	Not Evaluated - less than 45 years old
162	Fox North	1996	City of Hope	Research	No	Not Evaluated - less than 45 years old
161	Diabetes/Gonda	1997	City of Hope	Research	No	Not Evaluated - less than 45 years old
163	Fox South	1997	City of Hope	Research	No	Not Evaluated - less than 45 years old
095A	Plant/Chiller	ca.2000	Historic aerials	Industrial	No	Not Evaluated - less than 45 years old
074	Vogel	ca.2000	Historic aerials	Office	No	Not Evaluated - less than 45 years old
085B	Warehouse B	ca.2000	Historic aerials	Warehouse	No	Not Evaluated - less than 45 years old
085C	Warehouse C	ca.2000	City of Hope	Warehouse	No	Not Evaluated - less than 45 years old
085D	Warehouse D	ca.2000	City of Hope	Warehouse	No	Not Evaluated - less than 45 years old
085E	Warehouse E	ca.2000	City of Hope	Warehouse	No	Not Evaluated - less than 45 years old
172	Helford Hospital	2005	City of Hope	Inpatient (Hospital)	No	Not Evaluated - less than 45 years old
173	Population Science	2006	City of Hope	Office	No	Not Evaluated - less than 45 years old
176	AMINI Transfusion Medical Center	2009	City of Hope	Outpatient (Clinic)	No	Not Evaluated - less than 45 years old
174	Beckman Center	2009	City of Hope	Research	No	Not Evaluated - less than 45 years old
161A	Gonda Expansion	2011	City of Hope	Research	No	Not Evaluated - less than 45 years old

BUILDINGS NOT EVALUATED						
Building Code (E)	Current Name	Year Constructed	Source for Year Data	Building Use	CHRIS	Comments
TBD	Kaplan Family Pavilion	2014	City of Hope	Assembly	No	Not Evaluated - less than 45 years old
514/703	1848 Cinco Robles	No data	City of Hope	Housing	No	Not Evaluated - outside study area
166	Apts. (student housing)	No data	City of Hope	Housing	No	Not Evaluated - outside study area
167	Apts. (student housing)	No data	City of Hope	Housing	No	Not Evaluated - outside study area



Appendix B – DPR 523 Inventory Forms

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 3S/3CS

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Visitor Center

P1. Other Identifier: Building 42

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M.

c. Address 1500 E. Duarte Road City Duarte Zip 91010

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

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

This is a 1-story hospital in the Spanish Colonial Revival style built in 1935. The structural system is undetermined. Exterior walls are original stucco. The building has a cross gable roof clad in original terra-cotta tiles.

*P3b. Resource Attributes: (List attributes and codes) HP41. Hospital

*P4. Resources Present: Building

Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View facing west 11/4/15

*P6. Date Constructed/Age and

Source: Historic Prehistoric

Both

1935 City of Hope archives

*P7. Owner and Address:

City of Hope

1500 E Duarte Rd.

Duarte, CA 91010

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

GPA Consulting, 231 California Street

El Segundo, CA 90245

*P9. Date Recorded:

12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

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



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

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

Artifact Record Photograph Record Other (List): _____

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI#

*Resource Name or # (Assigned by recorder) Visitor Center *NRHP Status Code 3S/3CS
Page 2 of 6

B1. Historic Name: Library
B2. Common Name: Visitor Center
B3. Original Use: assembly B4. Present Use: assembly
*B5. Architectural Style: Spanish Colonial Revival
*B6. Construction History: (Construction date, alterations, and date of alterations)
Date: 1935 (documented). Source: City of Hope

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

none

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme sanatorium movement Area Los Angeles County

Period of Significance 1913-1949 Property Type Hospital Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

National Register of Historic Places Evaluation

(See Continuation Sheet).

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

*B12. References:

City of Hope Specific Plan EIR for more detailed context statements related to this evaluation, as well as a full list of bibliographical sources.

B13. Remarks:

None.

*B14. Evaluator: Allison M. Lyons

*Date of Evaluation: 12/8/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Visitor Center _____

Page 3 of 6

Criterion A – The building was evaluated for its significance in association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the sanatorium movement in Los Angeles County.

The sanatorium movement represents an important episode in the history of Southern California. Historians have postulated that as many as a quarter of the new arrivals to the area at the turn of the century were health seekers. Many saw the area's warm, dry air as ideal for the treatment of tuberculosis, one of the leading diseases and causes of death during the period. Despite the number of people seeking treatment in Southern California, the area had few hospitals that specialized in treating tuberculosis at the beginning of the twentieth century. Those suffering from the disease were often too ill to work and ended up dependent on charity for support. Local government officials were increasingly opposed to the migration of tuberculars into Southern California; some even attempted to bar tuberculosis victims from moving into Los Angeles in the 1890s. Though the attempts were unsuccessful, they highlighted the stigma attached to the disease.

Despite public opposition to the increasing population of tuberculars in Southern California, a number of sanatoriums were established in the Los Angeles area, including Barlow Respiratory Hospital (1901) and Kaspare Cohn Hospital (1902, renamed Cedars of Lebanon Hospital and now Cedars-Sinai Medical Center). The area's hospitals and sanatoriums could not keep up with the demand for care, as the numbers of health seekers moving to the area increased. In 1913, the Jewish Consumptive Relief Association founded the Los Angeles Sanatorium (today called the City of Hope) as a nonsectarian hospital to provide free medical care for those suffering from tuberculosis. By the 1920s, the hospital employed three doctors and could house more than 120 patients. Its facilities consisted of more than 30 buildings, including "cure cottages," a large hospital building, and a recreation hall.

The campus continued to expand during the 1930s, constructing buildings that served the residential and medical needs of long-term patients. In 1935, a library (now the Visitor Center) was constructed and dedicated to the International Ladies Garment Workers Union (ILGWU), a major benefactor of the institution. At the interior of the library, artists Philip (Goldstein) Guston and Reuben Kadish painted two frescoes as part of a Works Progress Administration project in 1936. Titled "Physical Growth of Man" and "History of Medicine," the frescoes depict the progression of human life and the continuous, significant role of medicine in the lifetime of a person.¹ In 1938, the sanatorium constructed the Morris Hillquit Memorial Hospital, also funded with donations from branches of the ILGWU and named after a lawyer for the ILGWU who died from tuberculosis.

A new building program began in 1940 as the institutional purpose of City of Hope began to shift away from sanatorium-type, long-term residential care of tuberculosis patients towards the treatment of other illnesses, such as cancer and diabetes.² The library was converted into an administrative division called Graphic Arts (later called Creative Services) in the mid-1960s. The building was dedicated as the Visitor Center in 1998.

The Los Angeles Sanatorium played an important role in the history of the sanatorium movement. It not only reflects the Jewish community's response to the white plague, it is one of the few sanatoriums that evolved into either a general hospital or medical research center. The construction of the library was part

¹ Suzanne Muchnic, "The Shock of the Old," *Los Angeles Times*, June 7, 1998, 3.

² "Hospital Will Start Additions," *Los Angeles Times*, February 9, 1940, A24.

CONTINUATION SHEET

Property Name: Visitor Center _____

Page 4 of 6

of the last phase of the growth of the City of Hope campus as a sanatorium. The library represents the development of the Los Angeles Sanatorium, a residential and medical campus, before it transformed into medical research center, changing the type of facilities needed for patients. Institutional buildings creating small cities onto themselves were important features of sanatoriums because patients stayed for relatively long periods of time. As a library, the Visitor Center building is one of the few remaining buildings representing this early development and property type at the City of Hope. The building is significant under Criterion A for its association with the development of sanatorium movement in Los Angeles County.

Criterion B – The subject building was evaluated for its potential association with the lives of persons significant in our past.

As a library, numerous individuals including staff members and patients at the Los Angeles Sanatorium would have visited the building. The only individuals that would be directly associated with the library would be the librarians who worked there. However, the research conducted for this report did not reveal their names. To be significant under Criterion B, the librarian would have to be demonstrably important within a historic context, which is unlikely in this case. The research did not reveal the names of any other individuals who might be directly associated with the building. Therefore, the Visitor Center building does not appear to be significant under Criterion B.

Criterion C – The subject building was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components lack individual distinction.

The Visitor Center building was constructed in 1935 in the Spanish Colonial Revival style. The style enjoyed a long period of popularity, from the 1915 Panama-California Exposition in San Diego to the early 1940s. It was derived from Spanish Colonial and Mexican-era architecture of the late eighteenth and early nineteenth centuries. Institutional buildings constructed in this style frequently had stucco exterior walls; clay tile roofs or roof trim; varieties of roof forms; and single and multi-paned windows. Decorative features were executed in wood, wrought iron, polychromatic tile, and cast stone. Other features included coved, molded, or wood-bracketed eaves; arched window openings; window grilles, often in association with transom windows.

The Visitor Center was a typical example of the Spanish Colonial Revival style applied to an institutional building. Historic photographs and aerial images indicate that the building had a symmetrical, cross-shaped plan with a cross-gabled tile roof. The primary elevation was smooth stucco with decorative tile bulkheads below paired wood sash windows. Turned wood spindle grilles covered windows on the front elevation. A central, front gabled entrance featured rounded concrete steps leading to a segmental arched entry with wood frame, glazed double doors and a rounded transom covered by a metal grille. Small metal lanterns framed the entryway. The symmetrical rear elevation featured a double-height, segmental arch leaded glass window flanked by French doors on the ground level and circular windows with leaded glass above. At the interior of the west elevation were frescoes painted by Philip Guston (signed Goldstein) and Reuben Kadish in 1936. The T-shaped painting depicts more than 30 figures and reaches

CONTINUATION SHEET

Property Name: Visitor Center _____

Page 5 of 6

from floor to ceiling, spanning the upper half of one interior wall and wrapping around the arched doorway.³ The double height interior entry lobby features a painted, beamed ceiling.

Since its initial construction, several alterations and an addition to the rear elevation have changed the Visitor Center. Alterations made since 1935 include the replacement of the original wood entry doors; the removal of wrought iron grilles; and the removal of decorative tile bulkheads and wood grilles on the windows. Following an addition to the north end of the rear elevation, the plan of the building is no longer symmetrical. Other alterations at the rear elevation include the addition of a handicap ramp and replacement of doors. Many of these changes to the building took place in 1998 when the building was converted from Graphic Arts to the Visitor Center.

Historic photographs show the Visitor Center building exhibited many of the character-defining features of the Spanish Colonial Revival style before the removal of decorative features from the primary (west) elevation. To be significant under this aspect of Criterion C, “a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.”⁴ The Visitor Center building no longer embodies the distinctive characteristics of its style. As it has been altered, the building possesses only the basic character-defining features of the style, and is not exemplary of the Spanish Colonial Revival style. The building has a wood frame structure with a stucco exterior, a common method of construction during the period. It is therefore not significant under this aspect of Criterion C.

The builder and/or architect (if any) are not known; however, the hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents the work of a master. The possession of high artistic values generally refers to the articulation of a particular concept of design to such an extent that it expresses an aesthetic ideal. The subject building is a typical example of a Spanish Colonial Revival, low-rise institutional building from its time period and it does not express an aesthetic ideal or design concept to a greater extent than any other property of its type. The frescoes in the interior lobby are examples of WPA-era design. Parts of buildings, such as features of interiors, are not eligible under Criterion C independent of the rest of the existing building.⁵ As art, the frescoes may be representative examples of Federal policy, significant for their social impact and for the information they convey about American life and culture.⁶ Efforts like these are evaluated under Criterion A.

The last aspect of Criterion C, representing a significant and distinguishable entity whose components lack individual distinction, typically refers to historic districts. Since the subject building is not part of a historic district and is being evaluated individually, this aspect of Criterion C does not apply.

Therefore, the building is not significant under Criterion C.

Criterion D – Criterion D was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the building has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

³ Suzanne Muchnic, “The Shock of the Old,” *Los Angeles Times*, June 7, 1998, 3.

⁴ *National Register Bulletin #15*, 18.

⁵ *National Register Bulletin #15*, 3.

⁶ *National Register Bulletin #13: How to Apply The National Register Criteria to Post Offices* (Washington D.C.: National Park Service, 1994), 10.

CONTINUATION SHEET

Property Name: Visitor Center _____

Page 6 of 6

Integrity – The building was examined against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. For historically significant properties, the period of significance is usually measured by the length of the associations. As such, the period of significance for the Visitor Center is 1935 to 1949; the year the building was constructed through the conclusion of the period when the institution functioned as a tuberculosis sanatorium.

- *Location:* The building has not been moved, so it retains its integrity of location.
- *Setting:* The building is located in the northern section of the campus in a park-like setting. When first constructed, the Visitor Center was the library and was located across from the recreation hall. Since 1935, several buildings were constructed around the Visitor Center, including the House of Hope to the north in 1940 and the Familian Science building to the southeast in 1973. The recreation hall was demolished in the 1980s and the site is now the location of a Japanese Garden. Though different from the original setting, all of these buildings and landscapes are consistent with the historic use of the adjacent land. The integrity of setting has been diminished, but remains sufficient because it retains the historic spatial relationship with surrounding landscapes and the House of Hope. The Visitor Center is still unobstructed and can be seen from the south, east and west within the campus. Therefore, the building retains its integrity of setting.
- *Materials:* The building has been altered by the removal of decorative features, including the replacement of the original doors and transom; removal of wrought iron grilles over the transom; removal of signage; and the removal of decorative tile bulkheads and wood grilles on west elevation windows. These alterations have diminished the integrity of materials, but the building retains its primary materials including is stucco walls and clay tile roof. Interior features including a fresco at the entry lobby have been restored. Thus, the integrity of materials remains sufficient.
- *Design:* Several design features, including the pronounced entryway and clay tile roof, are still present. Other design features signifying the style of the building have been removed. Therefore, the integrity of design has been compromised.
- *Workmanship:* Workmanship usually refers to craftsmanship, unique or artisan details, methods of construction and/or building techniques. The Visitor Center was built in 1935 with a straightforward method of construction and fairly common materials. Therefore, workmanship is not an important factor of integrity in this case.
- *Feeling:* The Visitor Center retains its integrity of feeling. It still feels very much like a library from the mid-1930s.
- *Association:* The building still conveys its original form and functions in its original use as an institutional building, so it retains its integrity of association.

Conclusion – The building is significant under Criterion A because it is one of the last remaining buildings on the campus that represents the history of the origins of the City of Hope institution in the sanatorium movement. Although it has been altered, the building retains sufficient integrity to convey its significance. The building is therefore eligible for listing on the National Register under Criterion A.

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3S/3CS
 Other Review Code _____ Reviewer _____ Date _____ Listings _____

Page 1 of 6 *Resource Name or #: (Assigned by recorder) House of Hope
 P1. Other Identifier: Building 43, Temple Beth

*P2. Location: Not for Publication Unrestricted
 *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
 c. Address 1500 E. Duarte Road City Duarte Zip 91010
 d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a 1-story synagogue in the Spanish Colonial Revival style built in 1940. The structural system is undetermined. Exterior walls are original stucco. The building has a dome roof clad in original terra-cotta tiles.

*P3b. Resource Attributes: (List attributes and codes) HP41. Hospital

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



*P4. Resources Present: Building
 Structure Object Site District Element of District Other (Isolates, etc.)
 P5b. Description of Photo: (view, date, accession #) View facing northwest 11/
 *P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
 1940 City of Hope archives

*P7. Owner and Address:
 City of Hope
 1500 E Duarte Rd.
 Duarte, CA 91010
 *P8. Recorded by: (Name, affiliation, and address)
 GPA Consulting, 231 California Street
 El Segundo, CA 90245
 *P9. Date Recorded:
 12/08/2015
 *P10. Survey Type: (Describe)
 Intensive
 *P11. Report Citation: (Cite survey report and other sources, or enter "none.")
 City of Hope Specific Plan EIR

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

*Resource Name or # (Assigned by recorder) House of Hope *NRHP Status Code 3S/3CS
 Page 2 of 6

B1. Historic Name: House of Hope
 B2. Common Name: House of Hope
 B3. Original Use: assembly B4. Present Use: assembly
 *B5. Architectural Style: Spanish Colonial Revival
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 Date: 1940 (documented). Source: City of Hope

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features:

none

B9a. Architect: unknown b. Builder: unknown
 *B10. Significance: Theme sanatorium movement Area Los Angeles County

Period of Significance 1913-1949 Property Type Hospital Applicable Criteria A/C
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

National Register of Historic Places Evaluation

(See Continuation Sheet).

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

***B12. References:**

City of Hope Specific Plan EIR for more detailed context statements related to this evaluation, as well as a full list of bibliographical sources.

B13. Remarks:

None.

*B14. Evaluator: Allison M. Lyons
 *Date of Evaluation: 12/8/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: House of Hope _____

Page 3 of 6

The House of Hope was previously evaluated as eligible for listing in the National Register. No major alterations or additions have affected the integrity of the building since this evaluation was completed in 2010. This evaluation was prepared by Teresa Grimes and Laura Vanaskie O'Neill of GPA Consulting and is quoted below:

Criterion A – The building was evaluated for its significance in association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the sanatorium movement in Los Angeles County.

The House of Hope is one of only a few buildings on the campus that dates from the period when the City of Hope functioned as a tuberculosis sanatorium. The others include the library, which is now the Visitor Center, and the Main Medical building, which is altered.

At the turn of the century, tuberculosis was both common and deadly, with the national death rate from the disease in 1904 at 201 per 100,000 people.¹ Early diagnosis was crucial to recovery. Many people afflicted with tuberculosis moved to Southern California in search of climate and a cure, leaving their families and livelihoods behind. The patients often had little means of support during the lengthy recovery. While there was no medical cure for the disease, the treatment at the time involved complete rest, fresh air, and good nutrition. To provide those conditions and to limit the spread of the disease by separating the afflicted, the sanatorium movement began and institutions such as the City of Hope, originally called the Los Angeles Sanatorium, were established. These Institutions were a major factor in the economy of the region, bringing immigrants and their families to the West Coast. The health benefits of the Southern California climate had long been promoted. Indeed the San Gabriel Valley was dubbed the “Great Orange Belt and Sanitarium” by John Baur in his book *The Health Seekers*. While a few institutions evolved into hospitals or other types of health care facilities like the City of Hope, most have been demolished.

As a synagogue, the House of Hope symbolizes the important role of the Jewish community in founding and supporting the institution. The Jewish Consumptive and Ex-Patients Relief Association founded the Los Angeles Sanatorium, as it was known until 1949. Although it was a non-sectarian institution, it was supported throughout its early years by contributions from individuals, organized labor unions, manufacturing associations, movie studios, and social welfare organizations with strong affiliations to the Jewish community. According to the *Los Angeles Times*, more than 500 Jewish leaders attended the cornerstone laying of the House of Hope. Jacob Kohn, rabbi of Sinai Congregation, lead the proceedings.²

The House of Hope is significant under Criterion A as one of the oldest remaining buildings at the City of Hope that is relevant to the institution’s Jewish ancestry. More than any other building on the campus, the House of Hope also provides a living legacy of the Jewish community that founded the institution, although it was open to people of all faiths.

¹ “Sanatorium Dedicated,” *Los Angeles Times*, August 18, 1938, 4.

² “Cornerstones of Two Buildings Laid by Jewish Leaders,” *Los Angeles Times*, February 12, 1940, A3.

CONTINUATION SHEET

Property Name: House of Hope

Page 4 of 6

Criterion B – The subject building was evaluated for its potential association with the lives of persons significant in our past.

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Many persons have visited the House of Hope since it was constructed. Visiting a building, whatever its use would not be considered an important connection. The only individual directly associated with the building is Anna Slonsky, who donated the funds for its construction. No information could be found on Anna Slonsky. Her name did not appear in the California Index at the Los Angeles Public Library. Several persons by the name of Anna Slonsky appear in U.S. Census and other vital records; however, there is no way of being certain which Anna Slonsky was responsible for the donation. As there is no information about Anna Slonsky, separate and apart from her donation to the City of Hope, it is assumed that she was not significant in our past. Therefore, the House of Hope does not appear to be significant under Criterion B.

Criterion C – The subject building was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components lack individual distinction.

Two historic contexts were considered in evaluating the architectural significance of the House of Hope, Classical Revival architecture and Harry Herzog, the architect responsible for the design. The building was not evaluated for high artistic values or as the component of a potential historic district. While the murals by John Bernat are prominently featured near the main entrance, they were not placed there until the 1950s. Bernat was obviously a talented artist, however, there was not enough information available about his body of work to establish his significance.

The House of Hope appears to be significant under Criterion C as the embodiment of a particular style of architecture. It is significant at the local level as a rare example of the Classical Revival style in the city of Duarte. The Classical Revival style was fueled in part by the study of archeology during the eighteenth century. Due to improved travel methods and safety, a visit to Greece was an accepted part of the education of men and, sometimes, women of means. In the countries of Europe and North America, Classical Revival architecture was used to portray the ideas of society and equality that the new philosophy of Enlightenment provided. While the buildings have an elegant simplicity of form, they are seen as reflecting good taste more than spiritual harmony. The Classical Revival style was used for all types of buildings including city halls, courthouses, churches, schools, banks, and residences.

The style became particularly popular in the United States after the World's Columbian Exposition in 1893, which featured a classical theme. Americans saw the Classical Revival exposition buildings or read reports about them. These models became fashionable throughout the country. The first wave of popularity from 1900 to 1920 emphasized hipped roofs and elaborate, correct columns. The second wave emphasized side-gabled roofs and slender columns. Built in 1940, the House of Hope is a late, but excellent example of the style. It embodies the most common features of Classical Revival architecture in

CONTINUATION SHEET

Property Name: House of Hope

Page 5 of 6

its simple geometric building forms; full height entrance portico supported by columns, and symmetrically organized facades. There are no comparable examples in Duarte.

Harry Herzog was a Portland, Oregon area architect who worked independently or affiliated with different firms through the 1960s. He began his career in 1913 in the architectural office of John Bennes. Bennes was a prolific architect who was responsible for more than 35 buildings at the Oregon State University campus between 1907 and 1940. An admirer of Frank Lloyd Wright, he introduced the Prairie Style to Portland. In 1924, Herzog was promoted to partner, and the two worked together until 1931 as Bennes and Herzog. They are well known in Portland for their Art Deco style buildings, but the firm was responsible for many buildings in a variety of styles. The Hollywood Theater (1923) and the Jeanne Manor Apartment Building (1931) are two buildings by the firm that are listed in the National Register. For whatever reason, the two men went their separate ways. Many architecture firms folded during the Depression, simply because there was not enough building activity. Bennes retired in 1941 and died in Los Angeles two years later. Herzog continued to work independently, designing residential, commercial, and institutional buildings. During the 1950s, he designed several synagogues and community centers including Congregation Shaarie Torah (1957) and Jewish Community Center (1959). Although Herzog was a successful and talented architect, he would not be considered a “master architect” in his own right. The term “master architect” for purposes of eligibility under Criterion C is defined as “a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality.”³

The House of Hope is significant under Criterion C as the embodiment of the Classical Revival style of architecture.

Criterion D – Criterion D was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the building has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity— The building was examined against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. For historically significant properties, the period of significance is usually measured by the length of the associations. As such, the period of significance for the House of Hope is 1940 to 1949; the year the building was constructed through the conclusion of the period when the institution functioned as a tuberculosis sanatorium.

- *Location*: The House of Hope has not been moved. Therefore, its integrity of location has been retained.
- *Setting*: The immediate and broad setting of the House of Hope has changed. The building was originally positioned between the library (now the Visitor Center) and the Cleveland Building. Concrete sidewalks were located on the east and west sides of the three buildings. Landscaping was minimal and consisted of a grass lawn with a few small shrubs. The Cleveland Building has

³ National Register Bulletin #15, 7.

CONTINUATION SHEET

Property Name: House of Hope

Page 6 of 6

since been demolished and new buildings have been constructed in the vicinity. By the mid to late 1960s the low semi-circular walls on either side of the building were constructed. Therefore, the integrity of setting has been diminished. The integrity of setting remains sufficient; however, because the spatial relationship between the building and the former library remains intact, and the building is still unobstructed and can be seen from the south, east, and west within the campus.

- *Design:* The most important design features, the shape of the building and portico remain unaltered. The other design features are still present, such as the symmetrically organized facades, clay tile roofs, steel casement windows, moldings, and columns. Maintenance repairs to windows, including weather sealing, have not altered the original historic fenestration pattern. Added features such as the metal railings are minor. Therefore, the integrity of design has been retained.
- *Materials:* The only apparent exterior alteration has been the texture coating of the stucco. The original clay roof tiles, columns, and doors are still present. The interior materials remain substantially unaltered. Since the key materials remain, the integrity of materials has been retained.
- *Workmanship:* Workmanship usually refers to craftsmanship, unique or artisan details, methods of construction and/or building techniques. The House of Hope was built in 1940 with a straightforward method of construction and fairly common materials. Therefore, workmanship is not an important factor of integrity in this case.
- *Feeling:* The House of Hope retains its integrity of feeling. It still feels very much like a house of worship from the 1940s.
- *Association:* The House of Hope is associated with the Jewish community that founded and supported the City of Hope. The physical features from the period of significance remain and the Jewish ceremonial art, although mostly limited to the area above the bimah, has been maintained. Therefore, the building retains the integrity of association.

Conclusion – The building is significant under Criterion A in the context of the sanatorium movement in Los Angeles County because it is one of the oldest remaining buildings at the City of Hope that is relevant to the institution’s Jewish ancestry. The House of Hope is one of only a few buildings on the campus that dates from the period when the institution functioned as a tuberculosis sanatorium. The House of Hope is also significant under Criterion C as the embodiment of the Classical Revival style of architecture. The building retains sufficient aspects of integrity to convey its significance. The building is therefore eligible for listing on the National Register under Criteria A and C.

DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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

Other Listings: _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder): Utah Building [#5]

P1. Other Identifier: Utah Building _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410124.9559 mE / 3776804.1440 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-033

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

This is a 1-story hospital in the Modern Movement style built ca. 1970. The structural system is wood. The foundation is undetermined. Exterior walls are original stucco and original brick. The building has a low hip roof clad in original asphalt shingles. Windows are original aluminum, 1-light fixed. There is a single metal slab door.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital (research)

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

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



P5b. Description of photo: (View, data, accession #)
East elevation, view facing west

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1970 (approximate). City of Hope facilities department

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road, Duarte, CA 91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan 2015

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): _____

DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): Utah Building [#5]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: Utah Building

B2. Common Name: Utah Building

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Modern Movement

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

Date: 1970 (approximate). Source: City of Hope facilities department

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

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: Health and Medicine in Los Angeles County Area: Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Utah is a low-rise building constructed by the City of Hope in circa 1970. The building originally housed a biomedical genetics research department that conducted research on blood cancers, such as leukemia. Constructed at the end of the period of significance, there is no evidence that the building was the location of significant medical research, is associated with any singular events, or has played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. Many people visited this building as part of their daily lives; however, ordinary activity does not lend itself to significance under Criterion B. Numerous individuals were involved in the research that took place in the building, however, cumulative efforts like these are best evaluated under Criterion A. Additionally, no significant individuals were found to be associated with the Utah building; therefore, it does not appear to be significant under Criterion B. The building does not reflect any of the recognized styles of the Modern movement of architecture nor is it a singular design achievement. Rather it employs typical design features and materials from the period such as smooth stucco walls, a hipped roof, and minimal ornament. Therefore, it is not architecturally distinctive and does not embody the architectural style. The builder and/or architect (if any) are not known; however, the hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents the work of a master. It does not possess high artistic values or express a particular concept of...

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

*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#5]

Page 3 of 3

B10. Significance (continued):

...design more fully than other examples of its type and style. It does not express an aesthetic ideal. Furthermore, it is not a part of a significant and distinguishable entity whose components lack individual distinction because it is not related to nearby properties by plan or design. Therefore, it does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is not eligible for listing in the CRHR.

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z _____

Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder): Smith Research Building [#7]

P1. Other Identifier: Smith Research Building/Montana Building _____

***P2. Location:** Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410192.2871 mE / 3776835.2642 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-033

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

This is a 1-story hospital in the Mid-Century Modern style with Minimal Traditional influences built ca. 1953. The structural system is wood. The foundation is undetermined. Exterior walls are original stucco. The building has a low hip roof clad in original asphalt shingles. Windows are original steel casements. The primary entryways, on the east and west ends of the building, are inset with single metal, partially glazed doors.

***P3b. Resource Attributes** (List attributes and codes): HP41 - Hospital (research)

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

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



P5b. Description of photo: (View, data, accession #)
West elevation, View facing east

***P6. Date Constructed/Age and Source:**

Historic Prehistoric Both

1953 (approximate). City of Hope

***P7. Owner and Address:**

City of Hope, 1500 E. Duarte Road, Duarte, CA 91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

***P9. Date Recorded:**

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

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

Intensive

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

City of Hope Specific Plan EIR

***Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): ___ Photograph Sheet _____

DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): Smith Research Building [#7]

NRHP Status Code 6Z _____

Page 2 of 4

B1. Historic Name: Smith Research Building/Montana Building

B2. Common Name: Smith Research Building

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Mid-Century Modern , Minimal Traditional

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

Date: 1953 (approximate). Source: City of Hope

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

*B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: Theme: Health and Medicine in Los Angeles County Area: Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Smith Research is a low-rise research building constructed by the City of Hope in 1953. There is no evidence that the building was the location of significant medical research, is associated with any singular events, or has played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. Many people visited the building as part of their daily lives; however, ordinary activity does not lend itself to significance under Criterion B. Numerous individuals were involved in the research that took place in the building, however, cumulative efforts like these are best evaluated under Criterion A. Additionally, no significant individuals were found to be directly associated with the Smith Research building; therefore, it does not appear to be significant under Criterion B. Originally called Montana, the building was constructed as one in a cluster of four similar, rectangular buildings in the southwestern corner of the campus. The style of the building is best described as Mid-Century Modern with elements of Minimal Traditional; it is not architecturally distinctive and does not embody the distinguishing characteristics of either architectural style. Rather, it employs typical design features and materials from the period such as unadorned stucco walls, steel casement windows, and a hipped roof. The builder and/or architect (if any) are not known; however, the hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents the work of a master. It does not possess high artistic values or express a particular concept of design more fully...

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

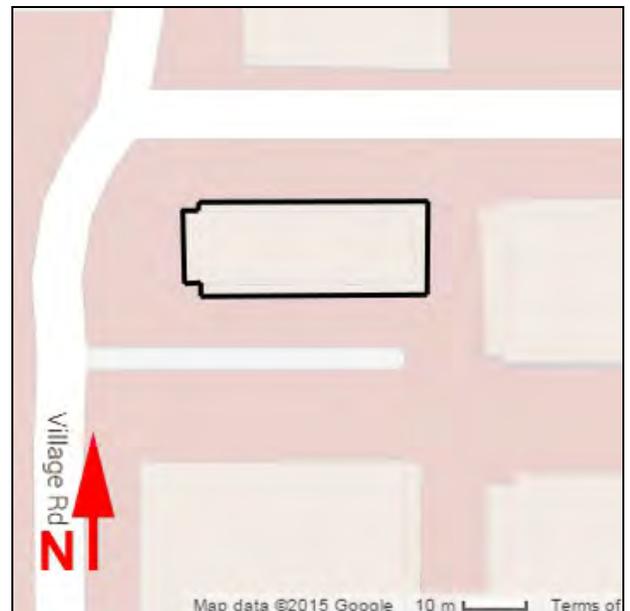
*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 los angeles, ca 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#7]

Page 3 of 4

B10. Significance (continued):

...than other examples of its type and style. It does not express an aesthetic ideal. Furthermore, it is not a part of a significant and distinguishable entity whose components lack individual distinction because it is not related to nearby properties by plan or design. The other three buildings that comprised the original quad have been substantially altered and are no longer identical to the Smith Research building. Therefore, it does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is not eligible for listing in the CRHR.

PHOTOGRAPH SHEET

Property Name: 1500 E Duarte Rd [#7]

Page 4 of 4



Northwest elevation, view facing southeast

P1. Other Identifier: Med. Rec/Old Laundry _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410380.4255 mE / 3776772.6548 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-009

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

This is a 1-story hospital in the Utilitarian style built ca. 1955. The structural system is undetermined. The foundation is poured concrete. Exterior walls are undetermined. The building has an arched roof clad in an undetermined material. Windows are original steel multipane casements. There is a single wood paneled door with a light in the upper half.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital (laundry)

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

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



P5b. Description of photo: (View, data, accession #)
Southeast elevation, view facing northwest

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1955 (approximate). City of Hope

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road, Duarte, CA 91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.

Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record

District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record

Other (List): _____

DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
 HRI # _____

*Resource Name or # (Assigned by recorder): Med. Rec/Old Laundry [#13]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: Med. Rec/Old Laundry

B2. Common Name: Med. Rec/Old Laundry

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Utilitarian

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

Date: 1955 (approximate). Source: City of Hope

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

*B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: **Theme:** Health and Medicine in Los Angeles County **Area:** Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Medical Records/Old Laundry (Building 13) is a low-rise maintenance and facilities building constructed by the City of Hope in 1955. There is no evidence that the building was the location of significant medical research, is associated with any singular events, or has played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. No significant individuals were found to be associated with the Medical Records/Old Laundry building. Many people visited the building as part of their daily lives; however, ordinary activity does not lend itself to significance under Criterion B; therefore, it does not appear to be significant under Criterion B. The style of the building is best described as utilitarian; it is not architecturally distinctive and does not embody the characteristics of an architectural style. The builder and/or architect (if any) are not known; however, the hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents the work of a master. It does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. Furthermore, it is not a part of a significant and distinguishable entity whose components lack individual distinction because it is not related to nearby properties by plan or design. Therefore, it does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield...

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

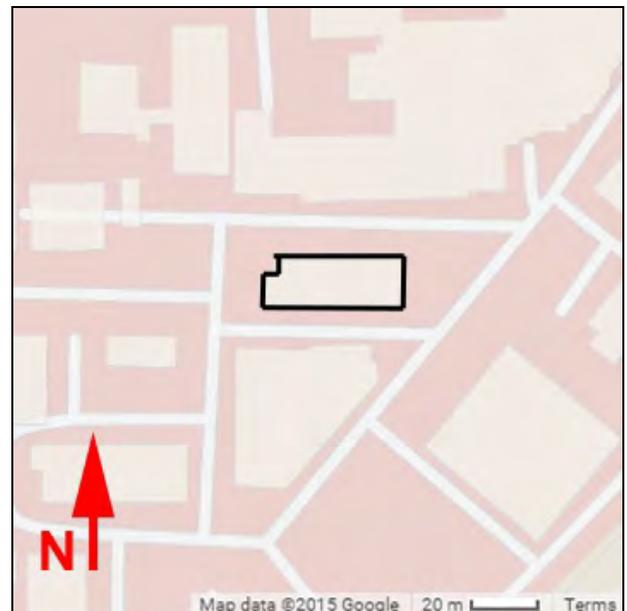
*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#13]

Page 3 of 3

B10. Significance (continued):

...information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is not eligible for listing in the CRHR.

DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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

Other Listings: _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder): East Unit C / Wing 1 Building [#20]

P1. Other Identifier: East Unit C / Wing 1 Building _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410432.0393 mE / 3776893.7969 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-008

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

This is a 1-story hospital in the Modern Movement style built in 1947. Exterior walls are stucco. The building has a cross-hip roof clad in replacement composition shingle with clay tile at ridgeline. Windows are replacement vinyl sliding. Remaining original windows are steel casement, but have been mostly replaced. The primary entrances are located at the tops of the Y, with metal doors set in recessed entries with brick surrounds. Wing 1 is part of the pavilion-plan main hospital building initially constructed by the City of Hope in between 1947 and 1951. The building is a Y-shaped wing or spoke radiating outwards from the hub of the hospital. The base of the Y is connected to the Main Medical building. Wing 1 was substantially altered in 1969 when a patient's bed wing was added. A major addition, an intensive care unit called East Unit C, branches off the west side of the building and was constructed between 1979 and 1980. Wing 1 and East Unit C were primarily used for patient care.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital

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

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



P5b. Description of photo: (View, data, accession #)

North and northwest elevations (interior of courtyard), view facing southwest

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1947 (documented)

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road Duarte, CA

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

none

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): ___ Photograph Sheet _____

**DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # _____
HRI # _____

*Resource Name or # (Assigned by recorder): East Unit C / Wing 1 Building [#20]

NRHP Status Code 6Z _____

Page 2 of 4

B1. Historic Name: East Unit C / Wing 1 Building

B2. Common Name: East Unit C / Wing 1 Building

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Modern Movement

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

Date: 1947 (documented)

Alterations: (1979-1980) Construction of East Unit C.

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

*B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: Theme: Sanatorium Movement in Los Angeles County. Area: Health and Medicine Jewish Heritage

Period of Significance: 1913-1949

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Wing 1 was constructed in 1951 as the final wing of the main hospital; it was merely built as a phase in the construction of the main hospital building and does not represent a significant event or pattern of events on its own. There is no evidence that the building was the location of significant medical research, is associated with any singular events, or has played an important role in the sanatorium movement in Los Angeles County (1913-1949). Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. By its nature as a hospital, the building was a place that numerous doctors, nurses, medical technicians came to work or patients came for medical treatment. This type of daily activity does not lend itself to significance under Criterion B. The building does not reflect any of the recognized styles of the Modern movement of architecture nor is it a singular design achievement. Rather it employs typical design features and materials from the period such as stucco walls, a hipped roof, and boxy massing. The builder and/or architect (if any) are not known; however, the hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents the work of a master. It does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. Furthermore, it is not a part of a significant and distinguishable entity whose components lack individual distinction because it is not related to nearby properties by plan or...

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

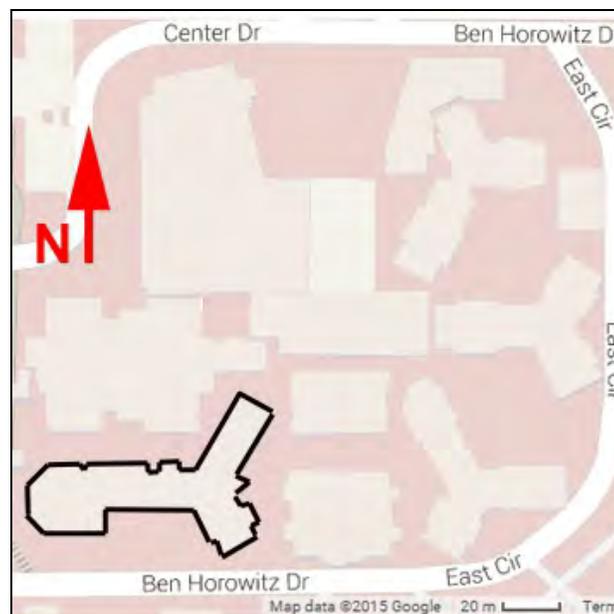
*B12. References:

B13. Remarks

*B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#20]

Page 3 of 4

B10. Significance (continued):

...design. Therefore, it does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is not eligible for listing in the CRHR.

PHOTOGRAPH SHEET

Property Name: 1500 E Duarte Rd [#20]

Page 4 of 4



North elevation (interior of courtyard), view facing east

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z _____

Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder): Main Medical Building [#23]

P1. Other Identifier: Main Medical Building _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410485.4463 mE / 3776943.5177 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-009

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

This is a multi-story hospital in the Modern Movement style built in 1947. The structural system is undetermined. The foundation is undetermined. The building is part of the two connected buildings, Main Medical and Machris, which make up the "hub" of the pavilion-plan main hospital building. Main Medical forms the southern half and is completely enclosed by other buildings.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital

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

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



P5b. Description of photo: (View, data, accession #)

East elevation, view facing west (building has no primary elevation)

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1947 (documented). City of Hope

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road, Duarte, CA 91010

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

GPA Consulting
617 S Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): _____

**DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # _____
HRI # _____

*Resource Name or # (Assigned by recorder): Main Medical Building [#23]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: Main Medical Building

B2. Common Name: Main Medical Building

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Modern Movement

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

Date: 1947 (documented). Source: City of Hope

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

*B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: **Theme:** Sanatorium Movement in Los Angeles County. **Area:** Health and Medicine Jewish Heritage

Period of Significance: 1913-1949

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). The Main Medical building is part of the pavilion-plan main hospital building constructed by the City of Hope between 1947 and 1951. The building is part of two connected buildings, Main Medical and Machris, which make up the "hub" of the pavilion-plan main hospital building. Main Medical forms the southern half of the hub. Since its initial construction, the building has been encircled by eight other buildings or wings; it no longer has an entrance except through other buildings. The Main Medical was used for a variety of medical departments, including anesthesiology and respiratory therapy, and non-medical services, including the information desk, gift shop, mailroom, and hospital administration. It is the oldest remaining medical building from the period when the institution functioned as a tuberculosis sanatorium. However, it no longer reflects that period as the distinctive shape of the building has been lost by the removal of wings and the construction of additions. The building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. By its nature as a hospital, the building was a place that numerous doctors, nurses, medical technicians came to work or patients came for medical treatment. This type of daily activity does not lend itself to significance under Criterion B. Additionally, no significant individuals were found to be directly associated with the Main Medical building; therefore, it does not appear to be significant under Criterion B. The building does not reflect any of the recognized styles of the Modern movement of architecture nor is it a singular design achievement. Rather it employs typical design features and materials from the period such as boxy massing, stucco walls,...

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

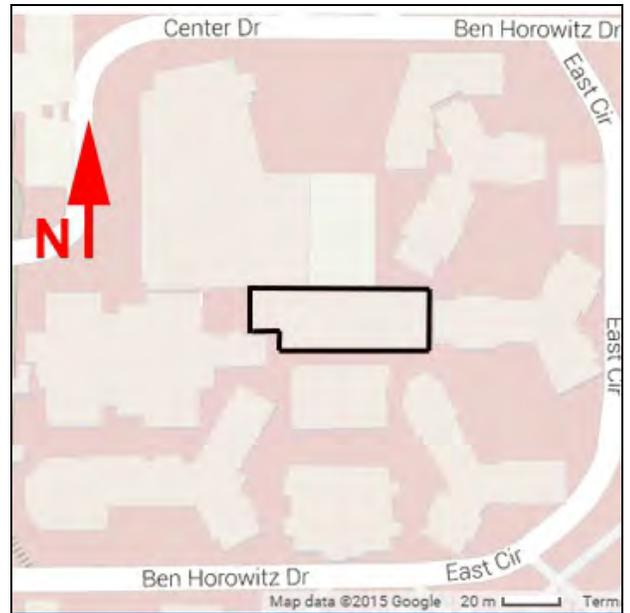
*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#23]

Page 3 of 3

B10. Significance (continued):

...and a flat roof. Furthermore, the building has been altered since its initial construction. The builder and/or architect (if any) are not known; however, the hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents the work of a master. It does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. Furthermore, it is not a part of a significant and distinguishable entity whose components lack individual distinction because it is not related to nearby properties by plan or design. Therefore, it does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is not eligible for listing in the CRHR.

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z _____

Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder): East Unit B Building [#24]

P1. Other Identifier: East Unit B Building _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410545.3090 mE / 3776891.7352 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-008

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

This is a 1-story hospital in the Modern Movement style built in 1947. Exterior walls are stucco. The building has a cross-hip roof. composition shingle with clay tile at ridgeline Windows are replacement vinyl sliding. Remaining original windows are steel casement, but have been mostly replaced The primary entrances are located at the tops of the Y, with metal doors set in recessed entries with brick surrounds. The East Unit B is part of the pavilion-plan main hospital building initially constructed by the City of Hope in between 1947 and 1951. The building is a Y-shaped wing or spoke radiating outwards from the hub of the hospital. Like the other wings, East Unit B was primarily a patient care unit.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital

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

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



P5b. Description of photo: (View, data, accession #)
East entrance and north elevation, View west

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1947 (documented). City of Hope

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road Duarte, CA

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): _____

**DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # _____
HRI # _____

*Resource Name or # (Assigned by recorder): East Unit B Building [#24]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: East Unit B Building

B2. Common Name: East Unit B Building

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Modern Movement

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

Date: 1947 (documented). Source: City of Hope

Alterations: (c. 1990s-200s) Some steel casement windows replaced with vinyl slider windows.

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

*B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: Theme: Sanatorium Movement in Los Angeles County. Area: Health and Medicine Jewish Heritage

Period of Significance: 1913-1949

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Constructed at the end of the period of significance for the sanatorium movement, there is no evidence that the building was the location of significant medical research, is associated with any singular events, or has played an important role in the sanatorium movement in Los Angeles County (1913-1949). It was merely built as a phase in the construction of the main hospital building and does not represent a significant event or pattern of events on its own. Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. By its nature as a hospital, the building was a place that numerous doctors, nurses, medical technicians came to work or patients came for medical treatment. This type of daily activity does not lend itself to significance under Criterion B. Additionally, no significant individuals were found to be directly associated with East Unit B; therefore, it does not appear to be significant under Criterion B. The building does not reflect any of the recognized styles of the Modern movement of architecture nor is it a singular design achievement. Rather it employs typical design features and materials from the period such as stucco walls, a hipped roof, and boxy massing. The builder and/or architect (if any) are not known; however, the hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents the work of a master. It does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. Furthermore, it is not...

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

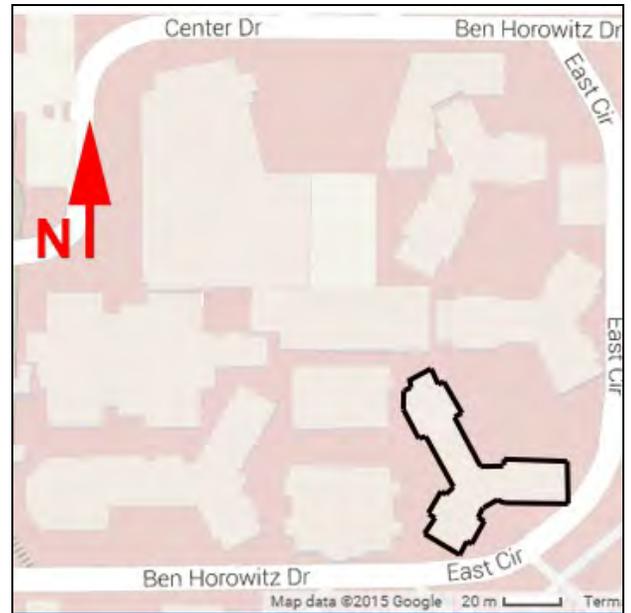
*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#24]

Page 3 of 3

B10. Significance (continued):

...a part of a significant and distinguishable entity whose components lack individual distinction because it is not related to nearby properties by plan or design. Therefore, it does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is not eligible for listing in the CRHR.

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z _____

Other Listings: _____

Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder): East Unit A Building [#25]

P1. Other Identifier: East Unit A Building _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410542.3142 mE / 3776941.0074 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-008

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

This is a hospital in the Modern Movement style built in 1947. Exterior walls are stucco. The building has a cross-hip roof. Windows are sliding. The East Unit A is part of the pavilion-plan main hospital building initially constructed by the City of Hope in between 1947 and 1951. The building is a Y-shaped wing or spoke radiating outwards from the hub of the hospital.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital

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

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



P5b. Description of photo: (View, data, accession #) Northeast elevation, view facing southwest

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1947 (documented). City of Hope

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road Duarte, CA

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List): _____

**DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # _____
HRI # _____

*Resource Name or # (Assigned by recorder): East Unit A Building [#25]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: East Unit A Building

B2. Common Name: East Unit A Building

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Modern Movement

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

Date: 1947 (documented). Source: City of Hope

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

*B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: **Theme:** Sanatorium Movement in Los Angeles County. **Area:** Health and Medicine Jewish Heritage

Period of Significance: 1913-1949

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Like the other wings, East Unit A was primarily a patient care unit. Constructed at the end of the period of significance for the sanatorium movement, there is no evidence that the building was the location of significant medical research, is associated with any singular events, or has played an important role in the sanatorium movement in Los Angeles County (1913-1949). It was merely built as a phase in the construction of the main hospital building and does not represent a significant event or pattern of events on its own. Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. By its nature as a hospital, the building was a place that numerous doctors, nurses, medical technicians came to work or patients came for medical treatment. This type of daily activity does not lend itself to significance under Criterion B. Additionally, no significant individuals were found to be directly associated with East Unit A; therefore, it does not appear to be significant under Criterion B. The building does not reflect any of the recognized styles of the Modern movement of architecture nor is it a singular design achievement. Rather it employs typical design features and materials from the period such as stucco walls, a hipped roof, and boxy massing. The builder and/or architect (if any) are not known; however, the hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents the work of a master. It does not possess high artistic values or express a particular concept of design more fully than other examples of its type...

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

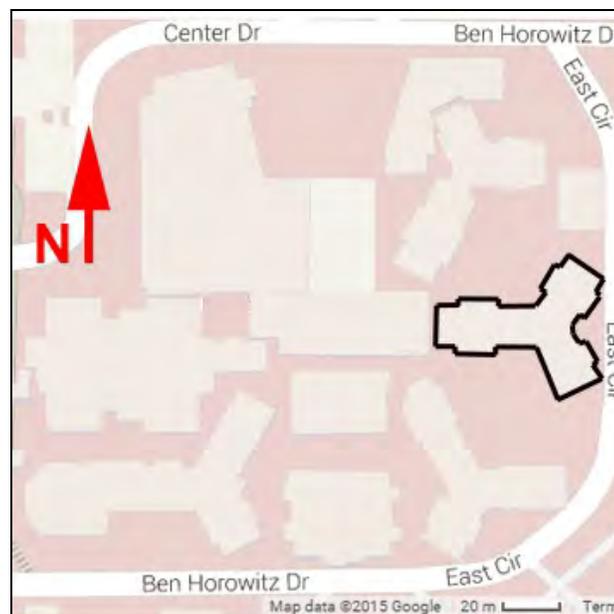
*B12. References:

B13. Remarks

*B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#25]

Page 3 of 3

B10. Significance (continued):

...and style. It does not express an aesthetic ideal. Furthermore, it is not a part of a significant and distinguishable entity whose components lack individual distinction because it is not related to nearby properties by plan or design. Therefore, it does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is not eligible for listing in the CRHR.

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z _____

Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or # (Assigned by recorder): Wing 4 Building [#26]

*P1. Other Identifier: Wing 4 Building _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410524.4701 mE / 3776989.4356 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-008

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

This is a 1-story hospital in the Modern Movement style built ca. 1951. The structural system is wood. The foundation is poured concrete. Exterior walls are stucco. The building has a cross-hip roof. Windows are replacement vinyl, 1-light sliding. Less than five original steel casement windows located on secondary elevations. There is a deck. Entryway is enclosed by a brick surround with partially glazed metal door featuring a sidelight. Wing 4 is part of the pavilion-plan main hospital building initially constructed by the City of Hope in between 1947 and 1951. The building is a Y-shaped wing or spoke radiating outwards from the hub of the hospital. The base of the Y is connected to the Main Medical building. One upper branch of the Y is connected to the Needleman building. Wing 4 was primarily used as a hematology lab and medical care building. It was altered twice during the 1960s to accommodate changing uses.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital

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

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

*P5b. Description of photo: (View, data, accession #)
East elevation, view facing west

*P6. Date Constructed/Age and Source:

 Historic Prehistoric Both

1951 (approximate). City of Hope

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road Duarte, CA

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.

Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): __Photograph Sheet_____

**DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # _____
HRI # _____

*Resource Name or # (Assigned by recorder): Wing 4 Building [#26]

NRHP Status Code 6Z _____

Page 2 of 4

B1. Historic Name: Wing 4 Building

B2. Common Name: Wing 4 Building

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Modern Movement

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

Date: 1951 (approximate). Source: City of Hope

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

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: **Theme:** Health and Medicine in Los Angeles County **Area:** Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Constructed at the end of the period of significance for the sanatorium movement, there is no evidence that the building was the location of significant medical research, is associated with any singular events, or has played an important role in the sanatorium movement in Los Angeles County (1913-1949). It was merely built as a phase in the construction of the main hospital building and does not represent a significant event or pattern of events on its own. Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. By its nature as a hospital, the building was a place that numerous doctors, nurses, medical technicians came to work or patients came for medical treatment. This type of daily activity does not lend itself to significance under Criterion B. Additionally, no significant individuals were found to be directly associated with Wing 4; therefore, it does not appear to be significant under Criterion B. The building does not reflect any of the recognized styles of the Modern movement of architecture nor is it a singular design achievement. Rather it employs typical design features and materials from the period such as stucco walls, a hipped roof, and boxy massing. The builder and/or architect (if any) are not known; however, the hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents the work of a master. It does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. Furthermore, it is not a...

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

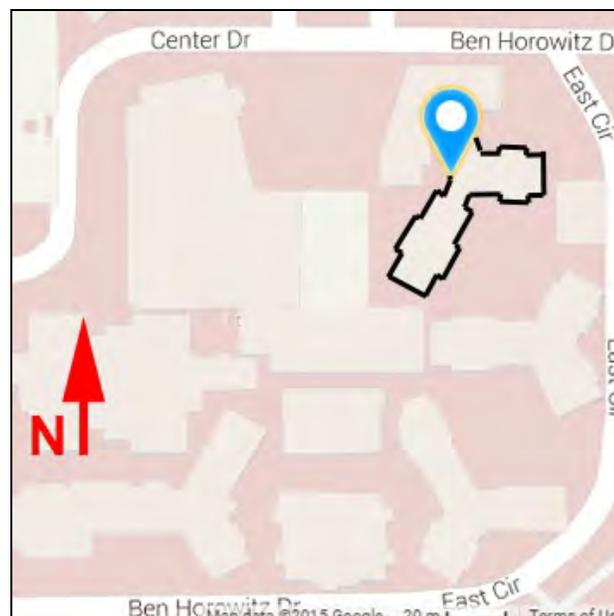
*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#26]

Page 3 of 4

B10. Significance (continued):

...part of a significant and distinguishable entity whose components lack individual distinction because it is not related to nearby properties by plan or design. Therefore, it does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is not eligible for listing in the CRHR.

PHOTOGRAPH SHEET

Property Name: 1500 E Duarte Rd [#26]

Page 4 of 4



West elevation entrance, view facing east

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z _____

Other Listings: _____

Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder): Building #35 [#35]

P1. Other Identifier: Building #35 _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410369.7233 mE / 3776739.7628 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-009

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

This is a 1-story hospital in the Utilitarian style built in 1955. The structural system is undetermined. The foundation is poured concrete. Exterior walls are original stucco. The building has a flat roof clad in an undetermined material. Windows are original aluminum, 1-light sliding. There is a single metal slab door.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital (warehouse)

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

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



P5b. Description of photo: (View, data, accession #)
East elevation, view facing west

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1955 (documented). City of Hope

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road, Duarte, CA
91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): _____

DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
 HRI # _____

*Resource Name or # (Assigned by recorder): Building #35 [#35]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: Building #35

B2. Common Name: Building #35

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Utilitarian

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

Date: 1955 (documented). Source: City of Hope

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

*B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: Theme: Health and Medicine in Los Angeles County Area: Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Building 35 is a low-rise maintenance and facilities building constructed by the City of Hope in 1955. There is no evidence that the building was the location of significant medical research, is associated with any singular events, or has played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. No significant individuals were found to be associated with Building 35. Many people visited the building as part of their daily lives; however, ordinary activity does not lend itself to significance under Criterion B; therefore, it does not appear to be significant under Criterion B. The style of the building is best described as utilitarian; it is not architecturally distinctive and does not embody the characteristics of an architectural style. The builder and/or architect (if any) are not known; however, the hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents the work of a master. It does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. Furthermore, it is not a part of a significant and distinguishable entity whose components lack individual distinction because it is not related to nearby properties by plan or design. Therefore, it does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history....

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

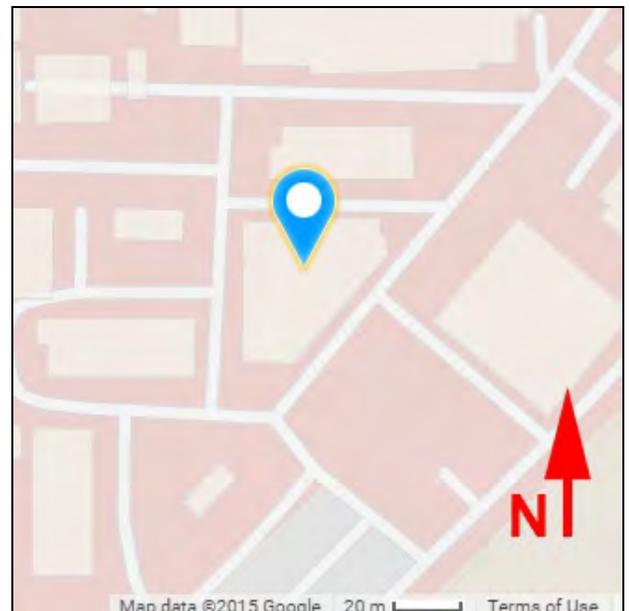
*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#35]

Page 3 of 3

B10. Significance (continued):

...The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is not eligible for listing in the CRHR.

DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 51A and 51C
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings:
Review Code Reviewer Date

Page 1 of 4

*Resource Name or # (Assigned by recorder): Cafeteria, Conf, RMS, Food Service [#51]

P1. Other Identifier: Cafeteria, Conference Rooms, Central Processing, Central Services

*P2. Location: [] Not for Publication [x] Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410418.0087 mE / 3776823.0189 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-009

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

This is a 1-story hospital in the Mid-Century Modern style built in 1954. The structural system is undetermined. The foundation is poured concrete. Exterior walls are original brick and original vertical plank siding. The building has a flat with parapet roof clad in an undetermined material. Windows are original aluminum, 1-light fixed. There is an addition. There are glazed doors, sidelights, and transoms with aluminum frames. Cafeteria, Central Processing, and Central Services are three sections of a single story building designed by the architecture firm of Pereira and Luckman in 1954.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital (cafeteria)

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

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



P5b. Description of photo: (View, data, accession #) North (primary) elevation, view facing south

*P6. Date Constructed/Age and Source:

[x] Historic [] Prehistoric [] Both
1954 (documented). City of Hope

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road, Duarte, CA 91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

*Attachments: [] None [] Location Map [x] Sketch Map [x] Continuation Sheet [x] Building, Structure, and Object Record [] Archeological Record
[] District Record [] Linear Feature Record [] Milling Station Record [] Rock Art Record [] Artifact Record [] Photograph Record
[x] Other (List): ___ Photograph Sheet

DEPARTMENT OF PARKS AND RECREATION

HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): Cafeteria, Conf, RMS, Food Service [#51]

NRHP Status Code 6Z _____

Page 2 of 4

B1. Historic Name: Cafeteria, Conference Rooms, Central Processing, Central Services

B2. Common Name: Cafeteria, Conf, RMS, Food Service

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Mid-Century Modern

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

Date: 1954 (documented). Source: City of Hope

Additions: (1979)

Alterations: (1962-1979) Additions to side and rear elevations, reconfiguration of entrance, replacement of windows

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

*B8. Related Features:

B9a. Architect: Pereira and Luckman

b. Builder:

B10. Significance: Theme: Health and Medicine in Los Angeles County Area: Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). The building was constructed outside of the period of significance of the sanatorium movement (1913-1949) and is not eligible within this context. The building was designed as a cafeteria with additional spaces for administration and educational functions. It was not used for medical treatment or research; consequently, there is no evidence that the building was associated with any singular events, or that it played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. Numerous individuals worked in the building, providing support services to City of Hope visitors and staff. However, no significant individuals were found to be directly associated with the Cafeteria, Central Processing, and Central Services building; therefore, it does not appear to be significant under Criterion B. The style of the building is best described as Mid-Century Modern; however, it has been substantially altered from its original design. Architects William Pereira and Charles Luckman designed the building; they were partners from 1950 to 1958. During this time, their firm was known for master plans and institutional buildings. Both William Pereira and Charles Luckman formed their own firms after the dissolution of their partnership. Due to the extensive alterations to the building, it no longer retains integrity to its original design by Pereira and Luckman. Alterations included a wing added to the Central Processing in 1967 and substantial renovations and additions between 1978 and 1979. Although the building was designed by the master architects Pereira and Luckman, it does not represent an outstanding example of their work. For a property...

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

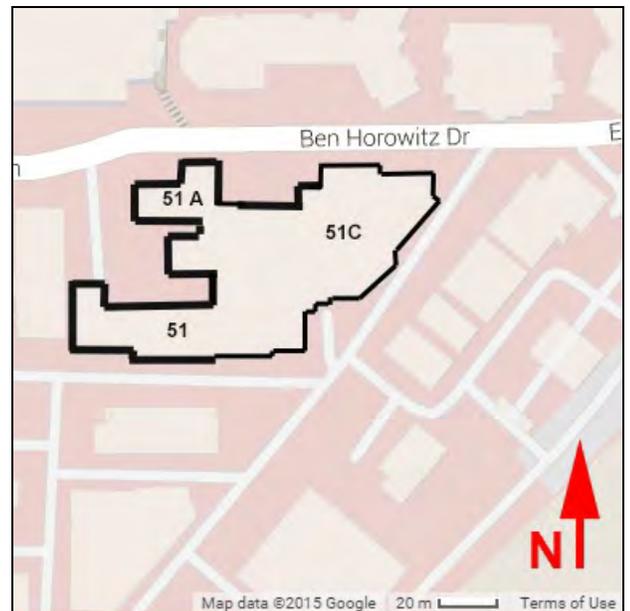
*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#51]

Page 3 of 4

B10. Significance (continued):

...to be considered significant as the work of a master, National Register Bulletin #15 states, that "the property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect." Due to substantial alterations, the building does not represent the design intent of Pereira and Luckman and is not one of their most significant designs. The subject property is not significant under Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is therefore not eligible for listing in the CRHR.

PHOTOGRAPH SHEET

Property Name: 1500 E Duarte Rd [#51]

Page 4 of 4



Southeast elevation, view facing northwest



South elevation loading dock, view facing north



North (primary) elevation, view facing southwest



Central Processing, north elevation, view southeast



Building 51, south elevation, view facing north



Cafeteria, north (primary) elevation, c. 1969 (Source: City of Hope archives)

P1. Other Identifier: Machris Building _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410487.7714 mE / 3776979.9358 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-009

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

This is a hospital in the Modern Movement style built in 1957. Exterior walls are stucco and brick. Brushed aluminum signage letters reading "City of Hope" are affixed to the north elevation below the parapet. The building has a flat with parapet roof. Windows are aluminum fixed. There are clerestory windows along first floor. A fully glazed entry is protected by a brick and aluminum canopy that covers the entryway. Machris is part of the pavilion-plan main hospital building initially constructed by the City of Hope in between 1947 and 1948. The building is part of two connected buildings, Main Medical and Machris, which make up the "hub" of the pavilion-plan main hospital building. Machris forms the northern half, or entry, of the hub. "The Spirit of Life" fountain featuring a cast bronze sculpture by artist Robert Isaiah Russin is located in entry courtyard in front of building.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital

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

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



P5b. Description of photo: (View, data, accession #)
North elevation, view facing south

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1957 (documented)

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road Duarte, CA

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
City of Hope Specific Plan 2015

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): _____

**DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # _____
HRI # _____

*Resource Name or # (Assigned by recorder): Machris Building [#52]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: Machris Building

B2. Common Name: Machris Building

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Modern Movement

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

Date: 1957 (documented)

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

*B8. Related Features:

B9a. Architect: Pereira and Luckman

b. Builder:

B10. Significance: **Theme:** Health and Medicine in Los Angeles County **Area:** Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Machris is part of the pavilion-plan main hospital building initially constructed by the City of Hope in between 1947 and 1951. The building is part of the two connected buildings, Main Medical and Machris, which make up the "hub" of the pavilion-plan main hospital building. Machris forms the northern half, or entry, of the hub and was constructed in 1957. Historically, Machris was used for a variety of administrative departments and medical services. Machris was originally constructed as a cardiac clinic addition to the Main Medical building in 1957. There is no evidence that the building was the location of significant medical research, is associated with any singular events, or has played an important role in the development of health and medicine in Los Angeles County (1950-1970). It was merely built as a phase in the construction of the main hospital building and does not represent a significant event or pattern of events on its own. Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. By its nature as a hospital, the building was a place that numerous doctors, nurses, medical technicians came to work or patients came for medical treatment. This type of daily activity does not lend itself to significance under Criterion B. Additionally, no significant individuals were found to be directly associated with Machris; therefore, it does not appear to be significant under Criterion B. The building does not reflect any of the recognized styles of the Modern movement of architecture nor is it a singular design achievement. Rather it employs typical design features and materials from the period such as unadorned stucco walls,...

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

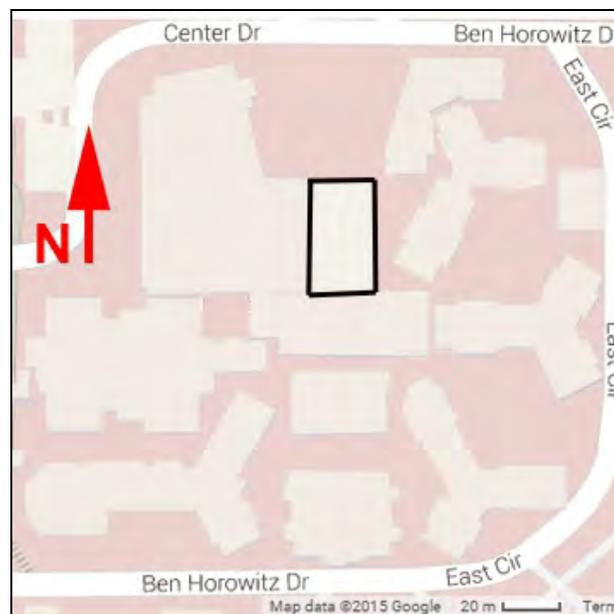
*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#52]

Page 3 of 3

B10. Significance (continued):

...a flat roof, and boxy massing. Architects Pereira and Luckman designed Machris as an addition to the Main Medical building; however, it is not a good representation of the work of these master architects. It does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. Furthermore, it is not a part of a significant and distinguishable entity whose components lack individual distinction because it is not related to nearby properties by plan or design. Therefore, it does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is not eligible for listing in the CRHR.

DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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

Other Listings: _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder): Hope Village Building [#58]

P1. Other Identifier: Hope Village Building _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410244.1925 mE / 3777168.3932 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-029

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

This is a 1-story hospital in the Mid-Century Modern style built in 1957. The structural system is wood. The foundation is undetermined. Exterior walls are original stucco. The building has a flat roof clad in an undetermined material. Windows are original aluminum multipane sliding. There is a single wood slab door for each unit. The building is part of Hope Village, located in the northwest corner of the campus in a park-like setting and is separated from the medical, research, and facilities buildings of the campus. Hope Village is a cluster of hospitality services buildings comprising a community center and five detached, similar residential buildings. The cluster serves as outpatient housing. Each residential building was originally constructed to house eight families.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital (residential)

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

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



P5b. Description of photo: (View, data, accession #)
Southwest elevation, view facing northeast

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1957 (documented). City of Hope

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road, Duarte, CA
91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): _____

**DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # _____
HRI # _____

*Resource Name or # (Assigned by recorder): Hope Village Building [#58]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: Hope Village Building

B2. Common Name: Hope Village Building

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Mid-Century Modern

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

Date: 1957 (documented). Source: City of Hope

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

*B8. Related Features:

B9a. Architect: Robert Kliegman

b. Builder: Stroper Brothers

B10. Significance: **Theme:** Health and Medicine in Los Angeles County **Area:** Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Building 58 of Hope Village is a single story multi-family residential building constructed by the City of Hope in 1957. It is one of five residential buildings in the Hope Village cluster that provides temporary, on-site housing for patients and their caregivers. The building was constructed outside of the period of significance of the sanatorium movement (1913-1949) and is not eligible within this context. There is no evidence that the building was the location of significant medical research because it was a residential building not used for medical research. There is also no evidence that the building is associated with any singular events, or that it played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. By its nature as temporary lodging, the building was a place people stayed for short periods. Thus, many people visited the building as part of their daily lives; however, ordinary activity does not lend itself to significance under Criterion B. Additionally, no significant individuals were found to be directly associated with Hope Village Building 58; therefore, it does not appear to be significant under Criterion B. The building possesses the basic characteristics of Mid-Century Modernism; however, it is not a significant or distinctive example of the style. Rather, it employs typical design features and materials from the period, such as a stucco walls, a flat roof, and minimal geometric details. The architect of Hope Village was Robert Kliegman. An individual or firm may be defined as a master based on scholarship recognizing their work as unique...

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

*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#58]

Page 3 of 3

B10. Significance (continued):

...or trendsetting within the discipline. Kliegman designed several hospital and administration buildings in Southern California from the late 1940s until his death in 1984. Though active in hospital design, Kleigman is not recognized as a master in the field of Mid-Century Modern architecture. The subject property is not significant under Criterion C as the work of a master. Building 58 does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. While the cluster of buildings that comprise Hope Village were designed in concert, these buildings do not constitute a significant and distinguishable entity whose components lack individual distinction. Therefore, Building 58 does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history.

DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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

Other Listings: _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder): Hope Village Building [#59]

P1. Other Identifier: Hope Village Building _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410217.4342 mE / 3777163.7241 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-029

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

This is a 1-story hospital in the Mid-Century Modern style built in 1957. The structural system is wood. The foundation is undetermined. Exterior walls are original stucco. The building has a flat roof clad in an undetermined material. Windows are original aluminum multipane sliding. There is a single wood slab door for each unit. The building is part of Hope Village, located in the northwest corner of the campus in a park-like setting and is separated from the medical, research, and facilities buildings of the campus. Hope Village is a cluster of hospitality services buildings comprising a community center and five detached, similar residential buildings. The cluster serves as outpatient housing. Each residential building was originally constructed to house eight families.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital (residential)

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

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



P5b. Description of photo: (View, data, accession #)
West elevation, view facing east

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1957 (documented). City of Hope

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road, Duarte, CA
91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: September 29, 2015.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): _____

DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): Hope Village Building [#59]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: Hope Village Building

B2. Common Name: Hope Village Building

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Mid-Century Modern

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

Date: 1957 (documented). Source: City of Hope

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

*B8. Related Features:

B9a. Architect: Robert Kliegman

b. Builder: Stroper Brothers

B10. Significance: Theme: Health and Medicine in Los Angeles County Area: Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Building 59 of Hope Village is a single story multi-family residential building constructed by the City of Hope in 1957. It is one of five residential buildings in the Hope Village cluster that provides temporary, on-site housing for patients and their caregivers. The building was constructed outside of the period of significance of the sanatorium movement (1913-1949) and is not eligible within this context. There is no evidence that the building was the location of significant medical research, is associated with any singular events, or that it played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. By its nature as temporary lodging, the building was a place people stayed for short periods. Thus, many people visited the building as part of their daily lives; however, ordinary activity does not lend itself to significance under Criterion B. Additionally, no significant individuals were found to be directly associated with Hope Village Building 59; therefore, it does not appear to be significant under Criterion B. The building possesses the basic characteristics of Mid-Century Modernism; however, it is not a significant or distinctive example of the style. Rather, it employs typical design features and materials from the period, such as a stucco walls, a flat roof, and minimal geometric details. The architect of Hope Village was Robert Kliegman. An individual or firm may be defined as a master based on scholarship recognizing their work as unique or trendsetting within the discipline. Kliegman designed several hospital and administration buildings in Southern California from the late 1940s...

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

*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: September 29, 2015. Record prepared:

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#59]

Page 3 of 3

B10. Significance (continued):

...until his death in 1984. Though active in hospital design, Kleigman is not recognized as a master in the field of Mid-Century Modern architecture. The subject property is not significant under Criterion C as the work of a master. Building 59 does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. While the cluster of buildings that comprise Hope Village were designed in concert, these buildings do not constitute a significant and distinguishable entity whose components lack individual distinction. Therefore, Building 59 does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is therefore not eligible for listing in the CRHR.

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z _____

Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder): Hope Village Building [#60]

P1. Other Identifier: Hope Village Building _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410219.1874 mE / 3777140.0709 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel #

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

This is a 1-story hospital in the Mid-Century Modern style built in 1957. The structural system is wood. The foundation is undetermined. Exterior walls are original stucco. The building has a flat roof clad in an undetermined material. Windows are original aluminum multipane sliding. There is a single wood slab door for each unit. The building is part of Hope Village, located in the northwest corner of the campus in a park-like setting and is separated from the medical, research, and facilities buildings of the campus. Hope Village is a cluster of hospitality services buildings comprising a community center and five detached, similar residential buildings. The cluster serves as outpatient housing. Each residential building was originally constructed to house eight families.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital (residential)

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

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



P5b. Description of photo: (View, data, accession #)
East elevation, view facing west

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1957 (documented). City of Hope

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road, Duarte, CA 91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): _____

DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): Hope Village Building [#60]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: Hope Village Building

B2. Common Name: Hope Village Building

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Mid-Century Modern

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

Date: 1957 (documented). Source: City of Hope

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

*B8. Related Features:

B9a. Architect: Robert Kliegman

b. Builder: Stroper Brothers

B10. Significance: Theme: Health and Medicine in Los Angeles County Area: Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Building 60 of Hope Village is a single story multi-family residential building constructed by the City of Hope in 1957. It is one of five residential buildings in the Hope Village cluster that provides temporary, on-site housing for patients and their caregivers. The building was constructed outside of the period of significance of the sanatorium movement (1913-1949) and is not eligible within this context. There is no evidence that the building was the location of significant medical research, is associated with any singular events, or that it played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. By its nature as temporary lodging, the building was a place people stayed for short periods. Thus, many people visited the building as part of their daily lives; however, ordinary activity does not lend itself to significance under Criterion B. Additionally, no significant individuals were found to be directly associated with Hope Village Building 60; therefore, it does not appear to be significant under Criterion B. The building possesses the basic characteristics of Mid-Century Modernism; however, it is not a significant or distinctive example of the style. Rather, it employs typical design features and materials from the period, such as a stucco walls, a flat roof, and minimal geometric details. The architect of Hope Village was Robert Kliegman. An individual or firm may be defined as a master based on scholarship recognizing their work as unique or trendsetting within the discipline. Kliegman designed several hospital and administration buildings in Southern California from the late 1940s...

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

*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#60]

Page 3 of 3

B10. Significance (continued):

...until his death in 1984. Though active in hospital design, Kleigman is not recognized as a master in the field of Mid-Century Modern architecture. The subject property is not significant under Criterion C as the work of a master. Building 60 does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. While the cluster of buildings that comprise Hope Village were designed in concert, these buildings do not constitute a significant and distinguishable entity whose components lack individual distinction. Therefore, Building 60 does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is therefore not eligible for listing in the CRHR.

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z _____

Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder): Hope Village Building [#61]

P1. Other Identifier: Hope Village Building _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410214.4961 mE / 3777115.0019 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-029

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

This is a 1-story hospital in the Mid-Century Modern style built in 1957. The structural system is wood. The foundation is undetermined. Exterior walls are original stucco. The building has a flat roof clad in an undetermined material. Windows are original aluminum multipane sliding. There is a single wood slab door for each unit. The building is part of Hope Village, located in the northwest corner of the campus in a park-like setting and is separated from the medical, research, and facilities buildings of the campus. Hope Village is a cluster of hospitality services buildings comprising a community center and five detached, similar residential buildings. The cluster serves as outpatient housing. Each residential building was originally constructed to house eight families.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital (residential)

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

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



P5b. Description of photo: (View, data, accession #)
Southeast elevation, view facing northwest

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1957 (documented). City of Hope

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road, Duarte, CA 91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): _____

**DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # _____
HRI # _____

*Resource Name or # (Assigned by recorder): Hope Village Building [#61]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: Hope Village Building

B2. Common Name: Hope Village Building

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Mid-Century Modern

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

Date: 1957 (documented). Source: City of Hope

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

*B8. Related Features:

B9a. Architect: Robert Kliegman

b. Builder: Stroper Brothers

B10. Significance: Theme: Health and Medicine in Los Angeles County Area: Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Building 61 of Hope Village is a single story multi-family residential building constructed by the City of Hope in 1957. It is one of five residential buildings in the Hope Village cluster that provides temporary, on-site housing for patients and their caregivers. The building was constructed outside of the period of significance of the sanatorium movement (1913-1949) and is not eligible within this context. There is no evidence that the building was the location of significant medical research, is associated with any singular events, or that it played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. By its nature as temporary lodging, the building was a place people stayed for short periods. Thus, many people visited the building as part of their daily lives; however, ordinary activity does not lend itself to significance under Criterion B. Additionally, no significant individuals were found to be directly associated with Hope Village Building 61; therefore, it does not appear to be significant under Criterion B. The building possesses the basic characteristics of Mid-Century Modernism; however, it is not a significant or distinctive example of the style. Rather, it employs typical design features and materials from the period, such as a stucco walls, a flat roof, and minimal geometric details. The architect of Hope Village was Robert Kliegman. An individual or firm may be defined as a master based on scholarship recognizing their work as unique or trendsetting within the discipline. Kliegman designed several hospital and administration buildings in Southern California from the late 1940s...

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

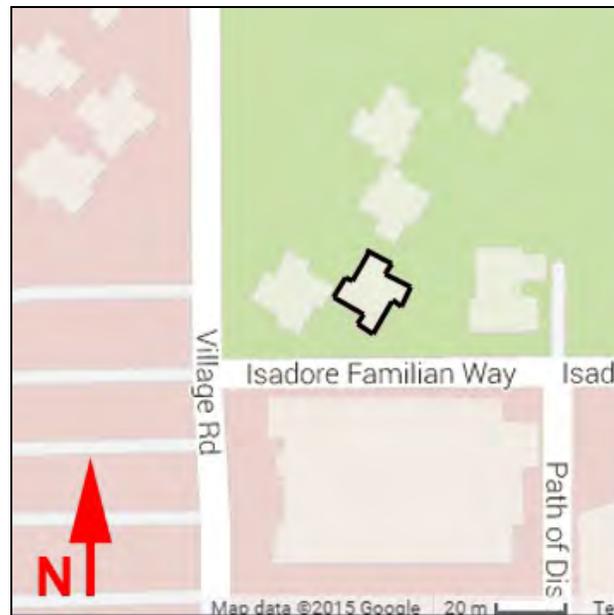
*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#61]

Page 3 of 3

B10. Significance (continued):

...until his death in 1984. Though active in hospital design, Kleigman is not recognized as a master in the field of Mid-Century Modern architecture. The subject property is not significant under Criterion C as the work of a master. Building 61 does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. While the cluster of buildings that comprise Hope Village were designed in concert, these buildings do not constitute a significant and distinguishable entity whose components lack individual distinction. Therefore, Building 61 does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is therefore not eligible for listing in the CRHR.

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z _____

Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder): Hope Village Building [#62]

P1. Other Identifier: Hope Village Building _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410189.3014 mE / 3777118.6892 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-029

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

This is a 1-story hospital in the Mid-Century Modern style built in 1957. The structural system is wood. The foundation is undetermined. Exterior walls are original stucco. The building has a flat roof clad in an undetermined material. Windows are original aluminum multipane sliding. There is a single wood slab door for each unit.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital (residential)

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

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



P5b. Description of photo: (View, data, accession #)
Northwest elevation, view facing southeast

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1957 (documented). City of Hope

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road, Duarte, CA 91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): _____

DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): Hope Village Building [#62]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: Hope Village Building

B2. Common Name: Hope Village Building

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Mid-Century Modern

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

Date: 1957 (documented). Source: City of Hope

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

*B8. Related Features:

B9a. Architect: Robert Kliegman

b. Builder:

B10. Significance: Theme: Health and Medicine in Los Angeles County Area: Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Building 62 of Hope Village is a single story multi-family residential building constructed by the City of Hope in 1957. It is one of five residential buildings in the Hope Village cluster that provides temporary, on-site housing for patients and their caregivers. The building was constructed outside of the period of significance of the sanatorium movement (1913-1949) and is not eligible within this context. There is no evidence that the building was the location of significant medical research, is associated with any singular events, or that it played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. By its nature as temporary lodging, the building was a place people stayed for short periods. Thus, many people visited the building as part of their daily lives; however, ordinary activity does not lend itself to significance under Criterion B. Additionally, no significant individuals were found to be directly associated with Hope Village Building 62; therefore, it does not appear to be significant under Criterion B. The building possesses the basic characteristics of Mid-Century Modernism; however, it is not a significant or distinctive example of the style. Rather, it employs typical design features and materials from the period, such as a stucco walls, a flat roof, and minimal geometric details. The architect of Hope Village was Robert Kliegman. An individual or firm may be defined as a master based on scholarship recognizing their work as unique or trendsetting within the discipline. Kliegman designed several hospital and administration buildings in Southern California from the late 1940s...

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

*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#62]

Page 3 of 3

B10. Significance (continued):

...until his death in 1984. Though active in hospital design, Kleigman is not recognized as a master in the field of Mid-Century Modern architecture. The subject property is not significant under Criterion C as the work of a master. Building 62 does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. While the cluster of buildings that comprise Hope Village were designed in concert, these buildings do not constitute a significant and distinguishable entity whose components lack individual distinction. Therefore, Building 62 does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is therefore not eligible for listing in the CRHR.

DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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

Other Listings: _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder): Hope Village Office Building [#64]

P1. Other Identifier: Hope Village Office Building _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T : R : of S : ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410247.6428 mE / 3777115.1783 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-029

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

This is a 1-story hospital in the Mid-Century Modern style built in 1957. The structural system is wood. The foundation is undetermined. Exterior walls are original stucco. The building has a low front gable roof clad in an undetermined material. Windows are original aluminum fixed. Single light floor-to-ceiling. The building is part of Hope Village, located in the northwest corner of the campus in a park-like setting and is separated from the medical, research, and facilities buildings of the campus. Hope Village is a cluster of hospitality services buildings comprising a community center and five detached, similar residential buildings. The cluster serves as outpatient housing. Each residential building was originally constructed to house eight families.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital (office)

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

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



P5b. Description of photo: (View, data, accession #)
West elevation, view facing northeast

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1957 (documented). City of Hope

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road, Duarte, CA 91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): _____

**DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # _____
HRI # _____

*Resource Name or # (Assigned by recorder): Hope Village Office Building [#64]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: Hope Village Office Building
B2. Common Name: Hope Village Office Building
B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Mid-Century Modern

*B6 Construction History: (Construction date, alterations, and date of alterations)
Date: 1957 (documented). Source: City of Hope

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

*B8. Related Features:

B9a. Architect: Robert Kliegman

b. Builder: Stroper Brothers

B10. Significance: Theme: Health and Medicine in Los Angeles County Area: Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). The Hope Village Office (Building 64) is a single story administration building constructed by the City of Hope in 1957. The building was constructed in conjunction with five residential buildings that provides temporary, on-site housing for patients and their caregivers. It is used primarily for administrative and recreational uses. The building was constructed outside of the period of significance of the sanatorium movement (1913-1949) and is not eligible within this context. There is no evidence that the building was the location of significant medical research, is associated with any singular events, or that it played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. Numerous individuals worked in the building, providing support services to City of Hope visitors. However, no significant individuals were found to be directly associated with the Hope Village Office; therefore, it does not appear to be significant under Criterion B. The building possesses the basic characteristics of Mid-Century Modernism; however, it is not a significant or distinctive example of the style. Rather, it employs typical design features and materials from the period, such as a stucco walls, a flat roof, and minimal geometric details. The architect of Hope Village was Robert Kliegman. An individual or firm may be defined as a master based on scholarship recognizing their work as unique or trendsetting within the discipline. Kliegman designed several hospital and administration buildings in Southern California from the late 1940s until his death in 1984. Though active in hospital design, Kliegman is not recognized as a master in the...

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

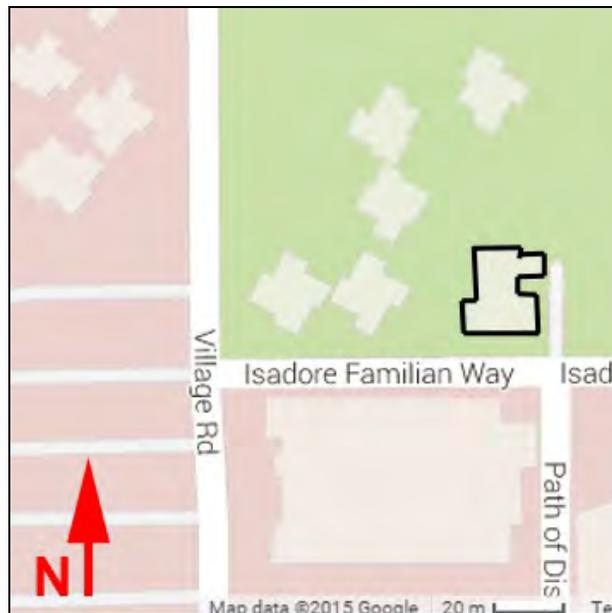
*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#64]

Page 3 of 3

B10. Significance (continued):

...field of Mid-Century Modern architecture. The subject property is not significant under Criterion C as the work of a master. Building 64 does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. While the cluster of buildings that comprise Hope Village were designed in concert, these buildings do not constitute a significant and distinguishable entity whose components lack individual distinction. Therefore, Building 64 does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is therefore not eligible for listing in the CRHR.

DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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

Other Listings: _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder): Piness Building [#67]

P1. Other Identifier: Piness Building _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410322.2732 mE / 3776822.2067 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-009

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

This is a 1-story hospital in the Mid-Century Modern style built ca. 1963. The structural system is undetermined. The foundation is poured concrete. Exterior walls are original stucco and original concrete block. The building has a flat with parapet roof clad in an undetermined material. The building is windowless. There is a single metal slab door. The Piness Building served as a medical and scientific library after being moved to the City of Hope campus in 1963. Substantial alterations to the building took place in the following decades. All windows on the front elevation were infilled. The primary entrance was reconfigured with the removal of a transom window, replacement of door, and addition of concrete steps.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital (library)

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

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



P5b. Description of photo: (View, data, accession #)
North elevation, view facing south

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1963 (approximate). City of Hope

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road, Duarte, CA 91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): ___ Photograph Sheet _____

**DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # _____
HRI # _____

*Resource Name or # (Assigned by recorder): Piness Building [#67]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: Piness Building

B2. Common Name: Piness Building

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Mid-Century Modern

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

Date: 1963 (approximate). Source: City of Hope

Unknown date: windows infilled, entry surround altered, and primary door replaced.

*B7. Moved? Yes No Unknown Date: 1963 Original Location: 120-124 S. Atlantic Blvd, East Los Angeles

*B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: Theme: Health and Medicine in Los Angeles County Area: Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Piness is a single story administration building moved onto the City of Hope campus in 1963. The building was constructed outside of the period of significance of the sanatorium movement (1913-1949) and is not eligible within this context. There is no evidence that the building was the location of significant medical research, is associated with any singular events, or has played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. Numerous individuals worked in the building, providing administrative services. However, no significant individuals were found to be directly associated with Piness; therefore, it does not appear to be significant under Criterion B. The style of the building is best described as Mid-Century Modern; however, it has been substantially altered and is not a good example of the architectural style. It does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is therefore not eligible for listing in the CRHR.

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

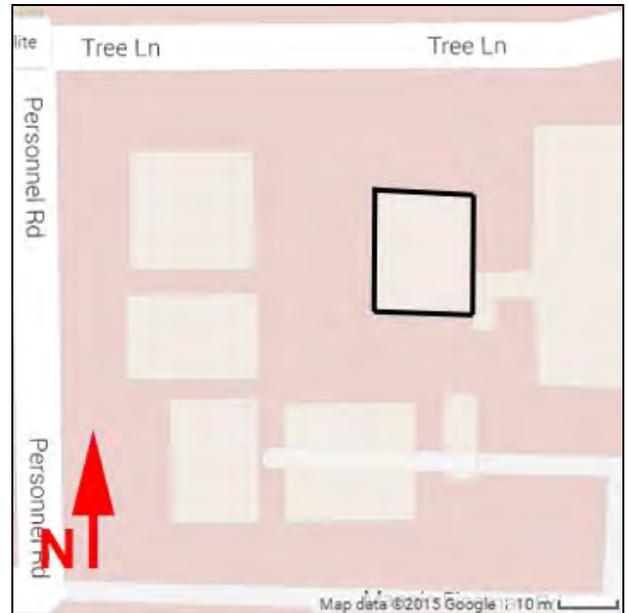
*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



PHOTOGRAPH SHEET

Property Name: 1500 E Duarte Rd [#67]

Page 3 of 3



Piness Library in October 1963 (Source: City of Hope Archives)

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 7 *Resource Name or #: (Assigned by recorder) Lippman-Graff

P1. Other Identifier: Building 68

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1500 E. Duarte Road City Duarte Zip 91010

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

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

This is a 2-story hospital in the Modern Movement style built in 1966. The structural system is undetermined. The foundation is undetermined. Exterior walls are original brick and original stucco. The building has a flat with parapet roof clad in an undetermined material. Windows are original aluminum, 1- light fixed. There are narrow fixed floor-to-ceiling windows on the rear elevation. The main entrance is recessed in the center of the north elevation. It includes to sets of fully glazed aluminum frame doors.

*P3b. Resource Attributes: (List attributes and codes) HP41. Hospital

*P4. Resources Present: Building

Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View facing south, 11/4/15

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

Both

c. 1966 City of Hope archives

*P7. Owner and Address:

City of Hope

1500 E Duarte Rd.

Duarte, CA 91010

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

GPA Consulting, 231 California Street

El Segundo, CA 90245

*P9. Date Recorded:

12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

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



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

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

Artifact Record Photograph Record Other (List):

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

*Resource Name or # (Assigned by recorder) Lippman-Graff *NRHP Status Code 6Z
 Page 2 of 7

B1. Historic Name: Lippman-Graff
 B2. Common Name: Lippman-Graff
 B3. Original Use: research B4. Present Use: research
 *B5. Architectural Style: Modern
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 Date: 1966 (documented). Source: City of Hope

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
 none

B9a. Architect: Langdon & Wilson b. Builder: unknown
 *B10. Significance: Theme Health and Medicine Area Los Angeles County

Period of Significance 1950-1970 Property Type Hospital Applicable Criteria N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

National Register of Historic Places Evaluation
 (See Continuation Sheet).

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

*B12. References:
 City of Hope Specific Plan EIR for more detailed context statements related to this evaluation, as well as a full list of bibliographical sources.

B13. Remarks:
 None.

*B14. Evaluator: Allison M. Lyons
 *Date of Evaluation: 12/8/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Lippman-Graff

Page 3 of 7

Criterion A – The building was evaluated for its significance in association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the history of health and medicine in Los Angeles County.

The first quarter of the twentieth century saw a profound shift in the role of the hospital in America. Into the early twentieth century, the hospital was primarily a private charitable institution and was viewed by the general public in an overwhelmingly negative light. Hospitals were seen as places to die rather than places to be healed; those who could afford it preferred to be cared for in their own homes by a private physician. As the field of medicine became increasingly backed by science and new technology, these views began to change. By 1930, hospitals were seen as places that could heal and cure disease. They became acceptable for the ill at all levels of society, not just the lower classes who could not afford care in their own home.

During this period, Los Angeles County, which had a history of being a haven for health seekers due to its mild climate, became home to a number of hospitals and sanatoriums for the treatment of a variety of diseases. By the mid-twentieth century, the greater Los Angeles area was home to numerous hospitals, both general and specialty. Advances in the treatment of tuberculosis in the late 1940s reduced the need for sanatoriums. In 1949, Los Angeles Sanatorium shifted its focus to the treatment of cancer and changed its name to City of Hope. During the following decades, many significant breakthroughs in the treatment of cancer and chronic diseases occurred at City of Hope.

The hospital collaborated with the University of California, Los Angeles to create the Research Institute (today the Beckman Research Institute) to study and develop treatments for cancer. The campus continued to expand, and the hospital embarked on an ambitious building program including the renovation of existing buildings and the construction of new ones. Research conducted at the City of Hope campus in the 1950s and 1960s advanced medical knowledge of diseases such as leukemia and in fields such as biochemistry. Work continued with the opening of the Institute for Advanced Learning in 1960.¹ The Institute brought leading scientists to collaborate with City of Hope researchers in various fields of research. During the same period, medical staff also contributed to the research being conducted on campus through the development of new medical procedures that advanced the treatment of cancer and other diseases.² In the 1960s, City of Hope worked to expand the research and treatment programs established during the previous decade.

The hospital's innovative research would continue into the 1970s and beyond as the institution expanded its research and treatment facilities to address chronic diseases such as diabetes. During the late 1970s, scientists at City of Hope, led by Drs. Arthur Riggs and Keiichi Itakura, successfully produced human insulin by using genetically engineered bacteria, a significant medical breakthrough in the treatment of

¹ "Medical Research Center Scheduled," *Los Angeles Times*, July 9, 1959, B1.

² Levine, 21 – 22.

CONTINUATION SHEET

Property Name: Lippman-Graff _____

Page 4 of 7

diabetes.³ Riggs and Itakura arrived at City of Hope in 1969 and 1974, respectively.⁴ Itakura's work, begun before he joined City of Hope, was a pivotal building block in the eventual creation of human insulin. After Itakura joined the City of Hope, he successfully created synthetic DNA. This synthetic DNA was then taken and used to create the human protein somatostatin (and later insulin) for the first time.

In 1976, Herbert Boyer, a biochemist working at the University of California, San Francisco (UCSF), and Robert Swanson, an early leader in the biotechnology industry, created the company Genetech.⁵ They contacted Riggs to see if he wanted to help them create synthetic human insulin. Riggs recommended they start with the creation of somatostatin, a hormone secreted by the human digestive system that was smaller and less complex than insulin. The process was still a complicated and delicate one, and somatostatin had never been created in a laboratory. The project spearheaded by Genetech was ultimately successful, and the team went on to synthesize human insulin for the first time as well.⁶ Before this discovery, diabetics with insulin deficiencies were treated with insulin extracted from pigs or cattle. This animal-derived insulin was not identical to human insulin and was often rejected by human bodies. City of Hope researchers used genetic engineering, also known as recombinant DNA technology, to direct commonplace bacteria to create human insulin by engineering the bacteria's DNA to produce human insulin. Scientists had believed that commonplace bacteria could be turned into producers of a variety of medically useful substances in the human body, and the successful creation of human insulin was the first time this was achieved.

Both projects were the result of the efforts of a number of scientists in several locations, including Rigg's labs at City of Hope (Lippman-Graff), Itakura's labs at Caltech and City of Hope (Hillquit), and Boyer's lab at UCSF. When Itakura joined City of Hope, the campus did not have enough laboratory space for him; initially he utilized laboratory space at Caltech and then moved to the City of Hope campus. His laboratory was located in a corridor in the Morris Hillquit Hospital building (now demolished).⁷ Work began at Itakura's lab at City of Hope, where he synthesized DNA, the first step in the process. He sent his DNA materials to the lab at UCSF. There, Boyer and his team used the DNA to create bacteria that produced somatostatin (and later insulin). These bacteria were then returned to Rigg's lab at the City of Hope, where he ruptured the cells and extracted the somatostatin or insulin from within them.⁸ Somatostatin was successfully synthesized in 1977, followed by the creation of human insulin in 1978. This breakthrough can be considered significant in the history of medicine, even though it occurred less than 50 years ago. If the breakthrough had occurred in one place, that location could be considered exceptionally significant due

³ Oral History Interview with Arthur D. Riggs, 2005. Program in Bioscience and Biotechnology Studies, Regional Oral History Office, The Bancroft Library, University of California, Berkeley, ([1 December 2015], <http://digitalassets.lib.berkeley.edu/roho/ucb/text/riggs_arthur.pdf >), 20.

⁴ Oral History Interview with Riggs, 22.

⁵ City of Hope, "City of Hope, Definitive Publication," 2013, unpublished book, 186.

⁶ Oral History Interview with Arthur D. Riggs, 2005. Program in Bioscience and Biotechnology Studies, Regional Oral History Office, The Bancroft Library, University of California, Berkeley, 32.

⁷ Stephen S. Hall, *Invisible Frontiers*, 150.

⁸ Hall, 163.

CONTINUATION SHEET

Property Name: Lippman-Graff _____

Page 5 of 7

to its association with the discovery and meet Criteria Consideration G.⁹ However, the work occurred in several locations, and only the final steps of the experiment took place in the Lippman-Graff laboratory. Therefore, Lippman-Graff does not appear to be significant under Criterion A.

Criterion B – The subject building was evaluated for its potential association with the lives of persons significant in our past.

Numerous individuals were involved in the research leading to the synthesis of human insulin, however, cumulative efforts like these are best evaluated under Criterion A. No other significant individuals were found to be associated with Lippman-Graff.

Therefore, the building does not appear to be significant under Criterion B.

Criterion C – The subject building was evaluated for its potential to embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components lack individual distinction.

Lippman-Graff is an institutional building designed by the architecture firm Langdon & Wilson in a late version of the Mid-Century Modern style. The building was constructed in 1966 and exhibits the design features from the later phase of the Mid-Century Modern style. Mid-Century Modern architecture was part of the larger postwar modernism movement. The roots of postwar modernism were established by European modernists during the 1920s and 1930s and were brought to the United States by European emigres during the 1930s. This movement evolved to encompass several styles, all of which are generally characterized by an emphasis on geometric forms, structural transparency, and industrial materials over adornment, historicism, and natural materials. Mid-Century Modernism was popular following World War II and was widespread in California's postwar building boom. The style enjoyed a long period of popularity from the end of World War II in 1945 until the late 1960s.

Because of the building boom in Southern California during the postwar period, the style was ubiquitously applied throughout the region to all types of commercial, institutional, industrial, and residential buildings. Institutional buildings in the Mid-Century Modern style share many features with the residential and commercial buildings designed in the style. These features include: a direct expression of the structural system, often wood or steel post and beam; flat roofs; floor-to-ceiling windows; horizontal massing; and geometric volumes. Wall surfaces are unornamented and often display bold oversized angular shapes and distinctive geometric forms to break up the rectangular mass. Exterior cladding may include smooth stucco, pressed brick, stone, or concrete. The late version of the style was characterized by sterility, rigidity, and formality.

⁹ Criteria Consideration G states that "A property achieving significance within the last 50 years is eligible if it is of exceptional importance."

CONTINUATION SHEET

Property Name: Lippman-Graff

Page 6 of 7

The Lippman-Graff building employs several of the features of the Mid-Century Modern style, but is not a significant or distinctive example. The building is rectangular in plan with two wings projecting off a recessed central entry and shared lobby. The lobby is essentially a hyphen between two wings and is fully glazed at the primary elevation and clad in glazed tile at the rear elevation. The exterior elevations are distinguished by a fenestration pattern emphasizing verticality. Vertical panels of brick framed in concrete are evenly spaced across the façade and separated by narrow windows that span the first and second floors. The brick panels emphasize the verticality of the low-rise building as opposed to the typical horizontality of the Mid-Century Modern style. The building does not possess the distinctive characteristics that would make it an outstanding example of the Mid-Century Modern style, type, or method of construction. The building's structural system is not expressed, which is integral to Mid-Century Modern architecture. The building is an institutional building from its time period and does not express an aesthetic ideal or design concept to a greater extent than any other property of its type. Furthermore, it is not a part of a significant and distinguishable entity whose components lack individual distinction because it is not related to nearby properties by plan or design.

Architecture firm Langdon & Wilson designed the building for biological research. The firm was a partnership of Robert Langdon and Ernest Wilson formed in 1951, but operated in a partnership with the more established firm of Claud Beelman & Associates until 1961. Langdon & Wilson were prolific architects who designed more than 350 office buildings in Los Angeles and Orange Counties over 40 years, helping to shape the commercial landscape of southern California in the second half of the twentieth century. In addition to corporate and industrial complexes, their work included resorts, schools, museums, and health care facilities in 12 states and Mexico. The Lippman-Graff building exhibits some elements and character-defining features of the Mid-Century Modern style, but is not an outstanding example of the style. The firm is recognized for designs in later styles of postwar modernism, including the New Formalist style Bank of America building in Beverly Hills, the Corporate Modern style CNA Park Place Tower in Los Angeles, and the Post Modern style Getty Villa museum complex in Malibu. While Landgon & Wilson were prolific, no scholarly work has recognized them as masters of the Mid-Century Modern style.

The building is therefore not significant under Criterion C.

Criterion D – Criterion D was not considered in this report, as it generally applies to archeological resources. At any rate, there is no reason to believe that the building has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

Integrity – The building was examined against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association.

- *Location*: The building has not been moved, so it retains its integrity of location.
- *Setting*: The building is surrounded by research and hospital buildings to the west and south, a garden to the east, and residential buildings to the north. When the building was constructed,

CONTINUATION SHEET

Property Name: Lippman-Graff _____

Page 7 of 7

Lippman-Graff was the northern building enclosing a landscaped quad with low-rise research buildings—Warner, Immunology, and Sirbu buildings—enclosing the east, south, and west sides of the quad. Lippman-Graff was the largest and tallest of the buildings on the quad. These three buildings have been demolished and replaced with larger research buildings. Lippman-Graff is no longer dominates a distinct research quad. Therefore, the integrity of setting has been diminished.

- *Design:* The building has not been substantially altered, aside from the construction of a non-intrusive addition on the east side of the building. It retains its integrity of design.
- *Materials:* The only apparent exterior alteration has been an addition to the east elevation and minor landscape alterations. The original cladding materials are still present. Since the key materials remain, the integrity of materials has been retained.
- *Workmanship:* Workmanship usually refers to craftsmanship, unique or artisan details, methods of construction and/or building techniques. Lippman-Graff was built in 1966 with a straightforward method of construction and fairly common materials. Therefore, workmanship is not an important factor of integrity in this case.
- *Feeling:* The building still conveys its original style and functions in its original use as a research building, so it retains its integrity of feeling.
- *Association:* Lippman-Graff was not found to be significant for its association with events or trends under Criterion A, with an individual under Criterion B, or an architectural type or style under Criterion C, so there is no relevant association to evaluate.

Conclusion – As stated above, the Lippman-Graff Building does not appear to be eligible for the National Register under any of the four criteria. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is not eligible for listing in the CRHR.

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z _____

Other Listings: _____

Review Code _____ Reviewer _____ Date _____

P1. Other Identifier: Warehouse A _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410318.0894 mE / 3776720.5565 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-009

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

This is a 1-story hospital in the Utilitarian style built in 1966. The structural system is undetermined. The foundation is undetermined. Exterior walls are original vertical aluminum panels. The building has a low front gable roof clad in an undetermined material. The building is windowless. There is a set of metal slab doors for pedestrians and a metal roll down garage door for vehicles.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital (warehouse)

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

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



P5b. Description of photo: (View, data, accession #)
East and north elevations, view facing southwest

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1966 (documented). City of Hope

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road, Duarte, CA 91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Specific Plan EIR

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): _____

**DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # _____
HRI # _____

*Resource Name or # (Assigned by recorder): Warehouse A [#69]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: Warehouse A
B2. Common Name: Warehouse A
B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Utilitarian

*B6 Construction History: (Construction date, alterations, and date of alterations)
Date: 1966 (documented). Source: City of Hope

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

*B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: Theme: Health and Medicine in Los Angeles County Area: Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Warehouse A is a low-rise maintenance and facilities building constructed by the City of Hope in 1966. There is no evidence that the building was the location of significant medical research, is associated with any singular events, or has played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. No significant individuals were found to be associated with Warehouse A. Many people visited the building as part of their daily lives; however, ordinary activity does not lend itself to significance under Criterion B; therefore, it does not appear to be significant under Criterion B. The style of the building is best described as utilitarian; it is not architecturally distinctive and does not embody the characteristics of an architectural style. The builder and/or architect (if any) are not known; however, the hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents the work of a master. It does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. Furthermore, it is not a part of a significant and distinguishable entity whose components lack individual distinction because it is not related to nearby properties by plan or design. Therefore, it does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history....

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

*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#69]

Page 3 of 3

B10. Significance (continued):

...The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is not eligible for listing in the CRHR.

**DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD**

Primary # 072

HRI # _____

Trinomial _____

NRHP Status Code 6Z _____

Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder): Amado [#72]

P1. Other Identifier: Amado _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad: Date: T: R: of S: ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410343.3460 mE / 3776827.1766 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-009

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

This is a 1-story hospital in the Utilitarian style built ca. 1969. The structural system is wood. The foundation is poured concrete. Exterior walls are original stucco. The building has a flat roof clad in an undetermined material. Windows are original aluminum, 1/1 fixed.

*P3b. Resource Attributes (List attributes and codes): HP41 - Hospital (research)

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

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



P5b. Description of photo: (View, data, accession #)
East and North elevations, view southwest

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1969 (approximate). City of Hope Archives

*P7. Owner and Address:

City of Hope, 1500 E. Duarte Road, Duarte, CA 91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

*P9. Date Recorded:

Date surveyed: October 19, 2015.

Record prepared: 12/08/2015

*P10. Survey Type: (Describe)

Intensive

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

City of Hope Master Plan EIR

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): _____

DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

HRI #

*Resource Name or # (Assigned by recorder): Amado [#72]

NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Amado

B2. Common Name: Amado

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Utilitarian

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

Date: 1969 (approximate). Source: City of Hope Archives

*B7. Moved? [] Yes [] No [x] Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: Health and Medicine in Los Angeles County Area: Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Amado (072) is a low-rise building constructed by the City of Hope in circa 1969. The building originally housed data processing, nursing education, and nursing research departments. There is no evidence that the building was the location of significant medical research, is associated with any singular events, or has played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. Many people visited the building as part of their daily lives; however, ordinary activity does not lend itself to significance under Criterion B. Numerous individuals also worked in the building as administrators and nurses, however, cumulative efforts like these are best evaluated under Criterion A. Additionally, no significant individuals were found to be directly associated with the Amado building; therefore, it does not appear to be significant under Criterion B. The style of the building is best described as utilitarian; it is not architecturally distinctive and does not embody the characteristics of an architectural style. The builder and/or architect (if any) are not known; however, the hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents the work of a master. It does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. Furthermore, it is not a part of a significant and distinguishable entity whose components lack individual distinction because it is not related to nearby properties by plan or design....

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

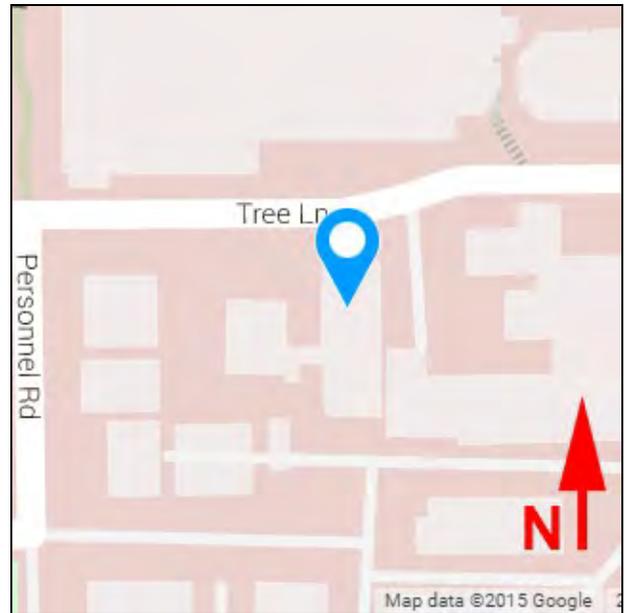
*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: October 19, 2015. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#72]

Page 3 of 3

B10. Significance (continued):

...Therefore, it does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is not eligible for listing in the CRHR.

Page 1 of 4

*Resource Name or # (Assigned by recorder): Hort./Grounds [#73]

P1. Other Identifier: Hort./Grounds _____

***P2. Location:** Not for Publication Unrestricted

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

***b. USGS 7.5' Quad: Date: T: R: of S:** ___ B.M.

c. Address: 1500 E Duarte Rd **City:** Duarte **Zip:** 91010

d. UTM: (Give more than one for large and/or linear resources) **Zone:** 11S, 410306.3319 mE / 3776680.7801 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-009

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

This is a 1-story hospital in the Utilitarian style built in 1969. The structural system is undetermined. The foundation is poured concrete. Exterior walls are original stucco and board and batten. The building has a flat roof clad in an undetermined material. Windows are original aluminum, 1-light fixed. There is a single metal slab door.

***P3b. Resource Attributes** (List attributes and codes): HP41 - Hospital (maintenance)

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

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



P5b. Description of photo: (View, data, accession #)
North elevation, view facing south

***P6. Date Constructed/Age and Source:**

Historic Prehistoric Both
1969 (documented). City of Hope

***P7. Owner and Address:**

City of Hope, 1500 E. Duarte Road, Duarte, CA
91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

***P9. Date Recorded:**

Date surveyed: 9/29/15.
Record prepared: 12/08/2015

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

Intensive

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

City of Hope Specific Plan EIR

***Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): ___ Photograph Sheet _____

**DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # _____
HRI # _____

*Resource Name or # (Assigned by recorder): Horticulture/Grounds [#73]

NRHP Status Code 6Z _____

Page 2 of 4

B1. Historic Name: Horticulture/Grounds

B2. Common Name: Horticulture/Grounds

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Utilitarian

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

Date: 1969 (documented). Source: City of Hope

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

*B8. Related Features:

B9a. Architect:

b. Builder:

B10. Significance: Theme: Health and Medicine in Los Angeles County Area: Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). The Horticulture/Grounds Building (073) is a low-rise maintenance and facilities building constructed by the City of Hope in 1969. There is no evidence that the building was the location of significant medical research, is associated with any singular events, or has played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. No significant individuals were found to be associated with Horticulture/Grounds. Many people visited the building as part of their daily lives; however, ordinary activity does not lend itself to significance under Criterion B; therefore, it does not appear to be significant under Criterion B. The style of the building is best described as utilitarian; it is not architecturally distinctive and does not embody the characteristics of an architectural style. The builder and/or architect (if any) are not known; however, the hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents the work of a master. It does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. Furthermore, it is not a part of a significant and distinguishable entity whose components lack individual distinction because it is not related to nearby properties by plan or design. Therefore, it does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or...

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

*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#73]

Page 3 of 4

B10. Significance (continued):

...history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is not eligible for listing in the CRHR.

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 6Z _____

Other Listings: _____

Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder): Goodman Building [#75]

P1. Other Identifier: Goodman Building _____

***P2. Location:** Not for Publication Unrestricted

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

***b. USGS 7.5' Quad: Date: T: R: of S:** ___ B.M.

c. Address: 1500 E Duarte Rd City: Duarte Zip: 91010

d. UTM: (Give more than one for large and/or linear resources) Zone: 11S, 410285.2087 mE / 3776748.4468 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel # 8533-005-009

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

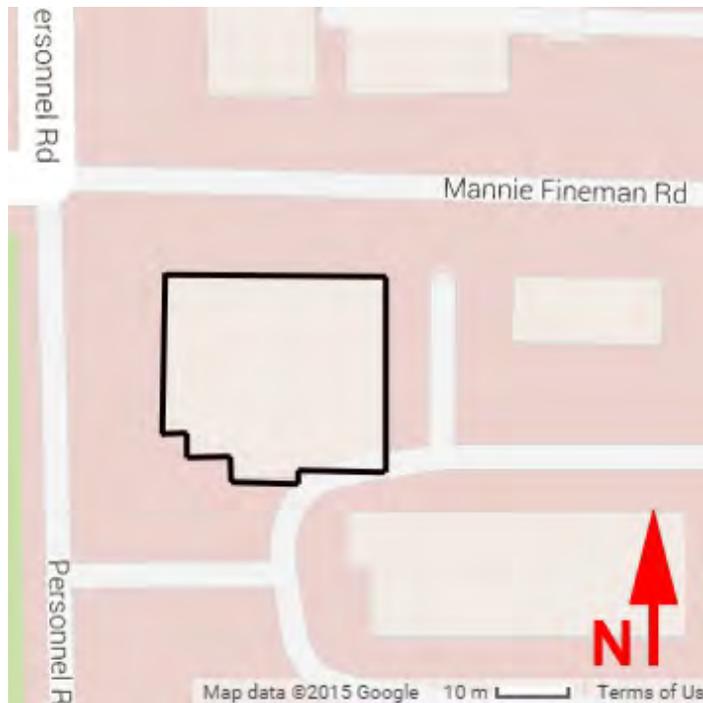
This is a 1-story hospital in the Modern Movement style built in 1970. The structural system is concrete block. The foundation is poured concrete.

Exterior walls are original concrete block. The building has a low front gable roof clad in an undetermined material. Windows are original aluminum, 1-light sliding. There is a single metal slab door on the front elevation, and a pair on the rear.

***P3b. Resource Attributes** (List attributes and codes): HP41 - Hospital

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

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



P5b. Description of photo: (View, data, accession #)
Sketch Map

***P6. Date Constructed/Age and Source:**

Historic Prehistoric Both

1970 (documented). City of Hope

***P7. Owner and Address:**

City of Hope, 1500 E. Duarte Road, Duarte, CA 91010

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

GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

***P9. Date Recorded:**

Date surveyed: 9/29/15.

Record prepared: 12/08/2015

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

Intensive

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

City of Hope Specific Plan EIR

***Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archeological Record
 District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record
 Other (List): _____

DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): Goodman Building [#75]

NRHP Status Code 6Z _____

Page 2 of 3

B1. Historic Name: Goodman Building

B2. Common Name: Goodman Building

B3. Original Use: Health Care: Hospital

B4. Present Use: Health Care: Hospital

*B5. Architectural Style: Modern Movement

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

Date: 1970 (documented). Source: City of Hope

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

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

B10. Significance: Theme: Health and Medicine in Los Angeles County Area: Health and Medicine Jewish Heritage

Period of Significance: 1950-1970

Property Type: Hospital

Applicable Criteria:

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

The building was evaluated for eligibility for listing in the National Register of Historic Places (NRHP). Goodman is a low-rise building constructed by the City of Hope circa 1970. Constructed at the end of the period of significance, there is no evidence that the building was the location of significant medical research, is associated with any singular events, or has played an important role in the development of health and medicine in Los Angeles County (1950-1970). Therefore, the building does not appear to be significant under Criterion A. The building is not associated with the lives of persons significant in our past. Many people visited the building as part of their daily lives; however, ordinary activity does not lend itself to significance under Criterion B. Numerous individuals were involved in the research that took place in the building, however, cumulative efforts like these are best evaluated under Criterion A. Additionally, no significant individuals were found to be directly associated with the Goodman building; therefore, it does not appear to be significant under Criterion B. The building does not reflect any of the recognized styles of the Modern movement of architecture nor is it a singular design achievement. Rather it employs typical design features and materials from the period such as stucco walls, a flat roof, and boxy massing. The builder and/or architect (if any) are not known; however, the hand of a master architect or craftsman is not evident in its construction, and it is not likely that it represents the work of a master. It does not possess high artistic values or express a particular concept of design more fully than other examples of its type and style. It does not express an aesthetic ideal. Furthermore, it is not a part of a significant and distinguishable entity whose components...

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

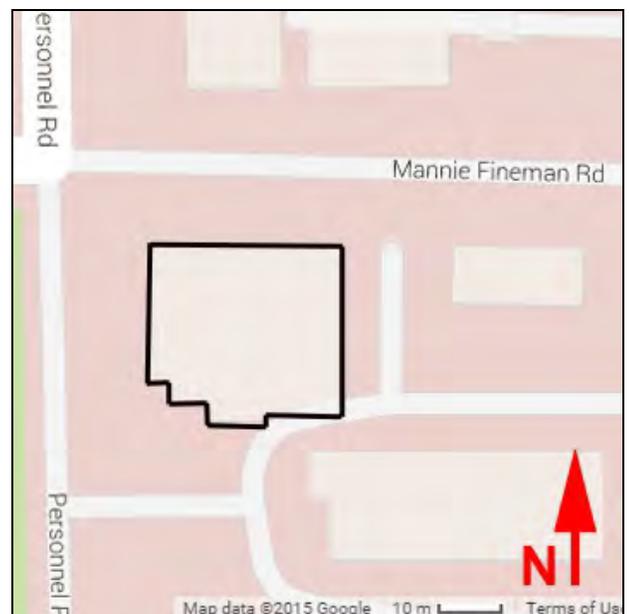
*B12. References:

B13. Remarks

B14. Evaluator: GPA Consulting 617 S. Olive Street, Suite 910 Los Angeles, CA 90014

*Date of Evaluation: Date surveyed: 9/29/15. Record prepared: 12/08/2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 E Duarte Rd [#75]

Page 3 of 3

B10. Significance (continued):

...lack individual distinction because it is not related to nearby properties by plan or design. Therefore, it does not appear to be significant under any aspect of Criterion C. Criterion D was not considered in this evaluation, as it generally applies to archeological resources; however, there is no reason to believe that the building has yielded or will yield information important to prehistory or history. The building was also evaluated for listing in the California Register of Historical Resources (CRHR). These four criteria parallel those of the NRHP. The building is not eligible for listing in the CRHR.

PHOTOGRAPH SHEET

Property Name: 1500 E Duarte Rd [#73]

Page 4 of 4



East elevation, view facing west

Appendix D

California Department of Parks and Recreation 523 Series Forms

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 34076-ISO-1001

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles

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

*b. USGS 7.5' Quad: Azusa, CA Date: 2016 (electronic); Azusa-Duarte Land Grant

c. Address:

City:

Zip:

d. UTM: NAD83 Zone: 11N; 410102 mE/ 3776454 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

From the intersection of Village Road and Buena Vista Street in Duarte, go east on Village Road for 0.24 km (0.15 miles). The artifact is 7 m (23 feet) south of the road.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) 34076-ISO-1001 is a historic-era fragmented brown glass jar of unknown age measuring $2 \frac{1}{16}$ inches tall with a base diameter of $1 \frac{1}{8}$ inches with a 1-inch diameter opening. The bottom of the base is embossed with "81-06/20/S2."

*P3b. Resource Attributes: AH16. Other (Isolate)

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

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



P5b. Description of Photo:
34076-ISO-1001, plan view.

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

*P7. Owner and Address:
City of Hope

*P8. Recorded by:
A. Elzinga
SWCA Environmental Consultants
150 S. Arroyo Parkway, Fl. 2
Pasadena, CA 91106

*P9. Date Recorded:
2/17/2016

*P10. Survey Type:
Intensive Pedestrian

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

Treffers, Steven and Aaron Elzinga

2016 Draft Cultural Resources Technical Report for the City of Hope Specific Plan, City of Duarte, Los Angeles County, California.
SWCA Environmental Consultants, Pasadena.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

*Map Name: Azusa, CA

*Scale: 1:24,000

*Date of Map: 2016 (electronic)

