

APPENDIX C

Cultural Resources Assessment



3701-3761 Stocker Street

Cultural Resources Assessment

prepared for

Terry A. Hayes Associates, Inc.
8522 National Boulevard, Suite 102
Culver City, California 90232
Contact: Kevin Ferrier, Senior Planner

prepared by

Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93001

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S. Treffers, J. Murphy, A. Rodriguez, J. Bevan, and C. Montgomery

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Executive Summary

Rincon Consultants, Inc. (Rincon) was retained by Terry A. Hayes Associates, Inc. (TAHA) to conduct a cultural resources assessment for the Stocker Street Creative project (project), in Los Angeles, Los Angeles County, California. Totalling approximately 5.25 acres, the project encompasses five parcels on the west side of Stocker Street between Santa Rosalia Drive and Don Felipe Drive. The project involves the demolition of five existing buildings and the construction of six new buildings that will provide new studio sound stages, offices, restaurants and an open parking garage and community room. Additional improvements will include a new green plaza and patio seating area. The project is subject to the California Environmental Quality Act (CEQA). The City of Los Angeles is the lead agency under CEQA.

This assessment was prepared to support compliance with CEQA and included a cultural resources records search of the California Historical Resources Information System (CHRIS), a Sacred Lands File (SLF) search, a pedestrian survey of the project site, and the preparation of this report to summarize the results of these activities. All work was completed in accordance with the guidance and reporting requirements of the California Office of Historic Preservation (OHP) and the City of Los Angeles.

The field survey identified five buildings on the project site that are more than 45 years old: 3701, 3731, 3741, 3751, and 3761 Stocker Street. Although these buildings are located on individual parcels, they are historically and functionally related with one another, and therefore recorded as a single property in accordance with the guidance of the California OHP. Herein referred to as 3701-3761 Stocker Street, the property was evaluated for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR), and for designation as City of Los Angeles Historic Cultural Monument (HCM) and as Historic Preservation Overlay Zone (HPOZ) contributors. The property was found to lack significant historical or architectural associations and is recommended ineligible for the NRHP, CRHR, and local designation; it is not considered historical resources pursuant to the CEQA and its demolition would not result in a significant impact, as a result. Additionally, the background research and built environment survey identified one adjacent property, the Sanchez Ranch Adobe at 3725 Don Felipe Drive, which is listed City of Los Angeles Historic-Cultural Monument and is a historical resource under CEQA. All potential impacts associated with construction of the proposed project are anticipated to be temporary in nature and would be subject mitigation measures requiring reporting by a qualified structural engineer, as outlined in the vibration study prepared for this project. Rincon recommends a CEQA finding of ***less than significant impact to historical resources***.

The records searches and field survey identified no archaeological resources within the project site. The CHRIS search identified 11 cultural resources that have been previously recorded within a 0.50-mile radius of the project site. Of these, one archaeological resource is recorded adjacent to the project site, but the site record is missing and its details are unknown. Based on the results of the records search, field survey, and soil conditions, the project site is not considered sensitive for archaeological resources. A mitigation measure for unanticipated discoveries during construction is recommended and with adherence to this measure, Rincon recommends a finding of ***less-than-significant impact with mitigation for archaeological resources*** under CEQA.

1 Introduction

Terry A. Hayes Associates, Inc. (TAHA) retained Rincon Consultants Inc. (Rincon) to conduct a cultural resources assessment for the Stocker Street Creative project (project) in Los Angeles. This technical report documents the results of the study and tasks conducted by Rincon, specifically, a cultural resources records search, Sacred Lands File (SLF) search, and a field survey. This study has been completed pursuant to the requirements of the California Environmental Quality Act (CEQA). The City of Los Angeles is the lead agency under CEQA. All work was completed in accordance with the guidance and reporting requirements of the California Office of Historic Preservation (OHP) and the City of Los Angeles.

1.1 Project Site and Description

The project site is located at 3701-3761 Stocker Street in the City of Los Angeles’ Crenshaw neighborhood, within the West Adams-Baldwin Hills-Leimert Community Plan Area (CPA) (Figure 1). Specifically, the 5.1-acre project site encompasses portions of Section 10 of Township 02 South, Range 14 West on the *Hollywood, California* United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 2). The project site is composed of five parcels, each containing a single building. The five buildings were originally constructed between 1950 and 1959 and historically functioned as a five-building medical-office complex known as the Stocker Street Medical Center. Table 1 below identifies each parcel within the project site along with its associated street address and year built.

Table 1 Parcels within the Project Site

APN	Address	Year Built
5032-022-003	3761 Stocker Street	1950
5032-022-004	3751 Stocker Street	1950
5032-022-005	3741 Stocker Street	1953
5032-022-017	3731 Stocker Street	1954
5032-022-018	3701 Stocker Street	1959

The following project description was provided to Rincon in November 2023.

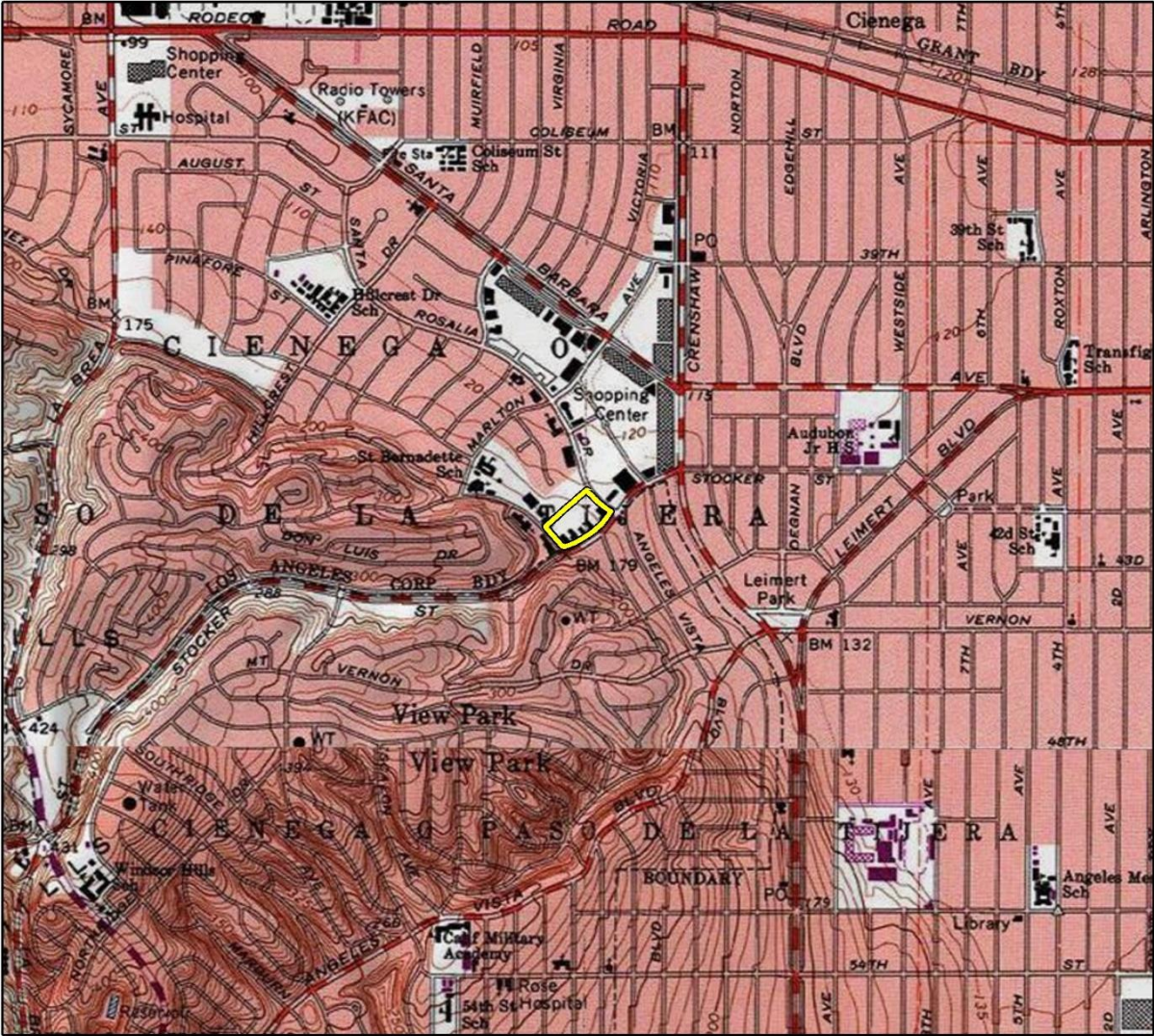
The Project consists of the demolition of five substantially unoccupied office buildings and the construction of a campus for studio and sound stage production on an approximately five-acre site. The integrated campus would consist of six new buildings (Buildings A-F). (Figure 3). Building A would be a three-story (45 feet), 36,000-square-foot office building that would include 500 square feet of retail space and a 9,500-square-foot food court on the first floor. Building B would be a six-story (93 feet), 144,000-square-foot building with 44,400 square feet of studio production support facilities on the first two floors and 90,060 square feet of office space above; the roof (partial 7th floor) would include an enclosed 9,000-square-foot restaurant with adjacent garden area that would provide outdoor seating for the restaurant and would be used for special events. Building C would be a one-story (15 feet), 300-square-foot security office that would include a restroom, breakroom

and surveillance monitors and computer equipment. Building D would be a one-story (50 feet), 32,000-square-foot building with 30,000 square feet of studio sound stages and 2,000 square feet of back-of-house facilities. Building E would be a one-story (49 feet), 40,000-square-foot building with a basement and mezzanine with 19,200 square feet of studio sound stages, a 13,000-square-foot mill shop for set production, 3,100 square feet of offices for campus management, and 4,500 square feet of back-of-house facilities. Building F would be a five-story (45 feet), 122,200-square-foot open parking garage with 380 parking stalls, a 3,000-square-foot retail/community room at street level, and 2,700 square feet of back-of-house facilities. There would also be a 31,000-square-foot open space area between Buildings A, B and F designed for community gatherings and special events. (Figure 4).

1.2 Personnel

Rincon Cultural Resources Director Historian Steven Treffers, MHP, reviewed this report for quality control. Architectural Historian Project Manager Julie Murphy, MSHP provided management oversight. Architectural Historians Andrew Rodriguez and Architectural Historian Josh Bevan, AICP, MSHP are co-authors of this report. Mr. Treffers, Ms. Murphy, and Mr. Bevan meet the Secretary of the Interior's Professional Qualifications Standards for history and architectural history (National Park Service 1983).

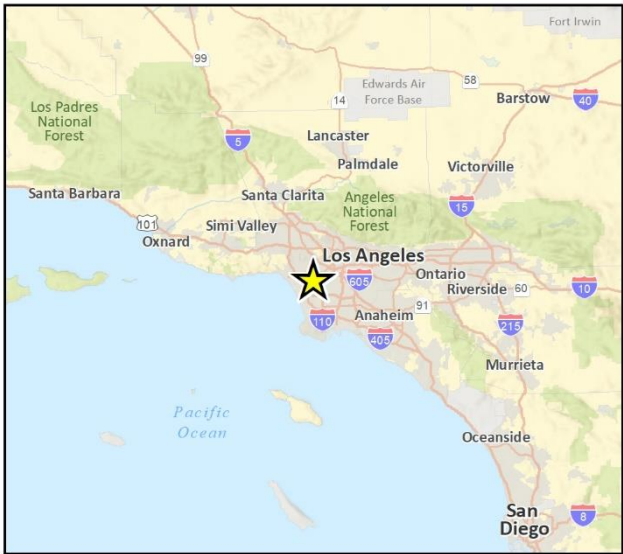
Figure 1 Regional Location



Basemap provided by National Geographic Society, Esri and their licensors © 2022. Hollywood Quadrangle, T02S R14W S10. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

 Project Location

0 1,000 2,000 Feet



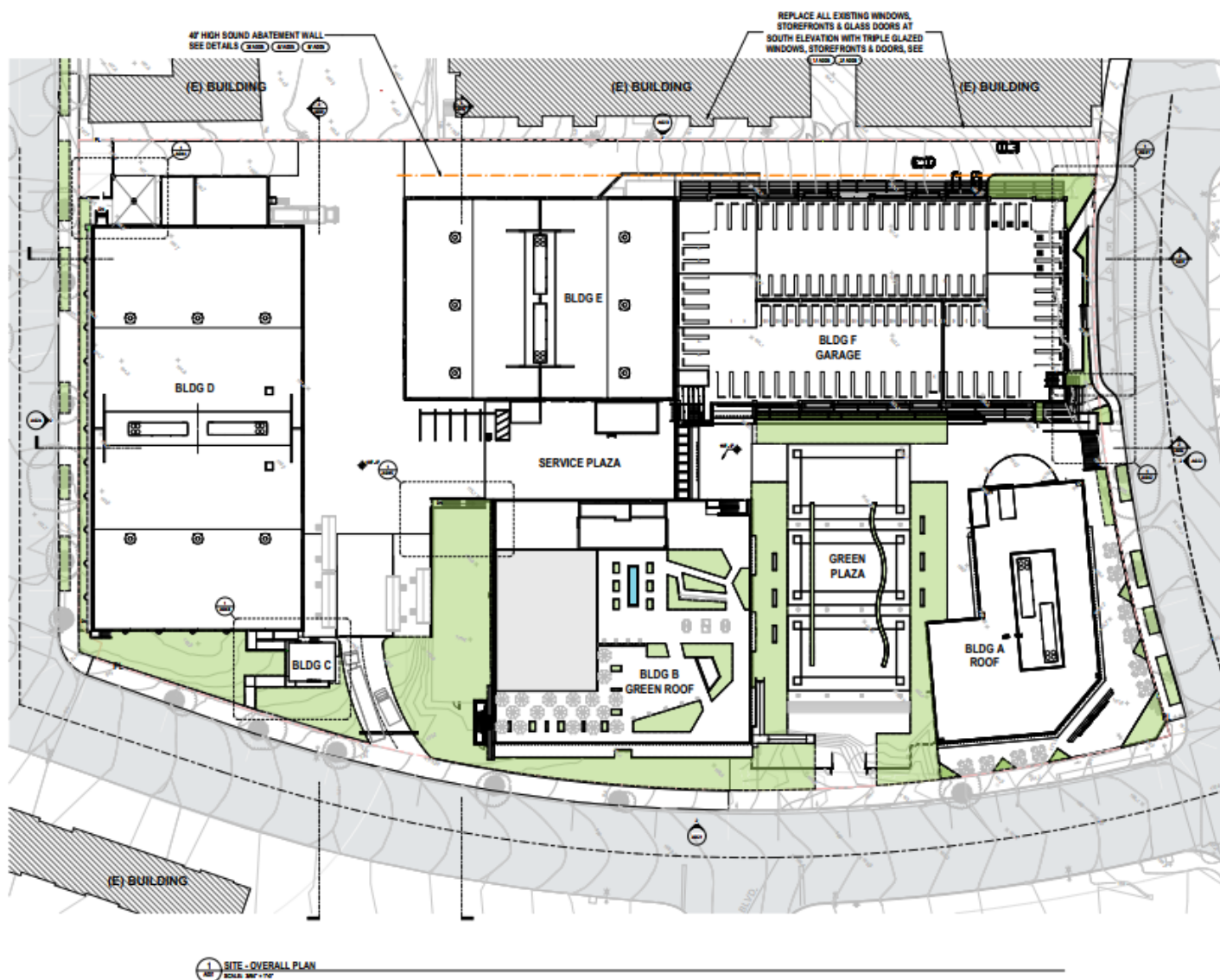
CRFig 1 Proj Locn Map

Figure 2 Project Site

Figure 3 Proposed Design



Figure 4 Proposed Site Plan



2 Regulatory Setting

This section includes a discussion of the applicable state and local laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during implementation of the project.

2.1 California Environmental Quality Act

California Public Resources Code (PRC) Section 21084.1 requires lead agencies to determine if a project could have a significant impact on historical or unique archaeological resources. As defined in PRC Section 21084.1, a historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources or identified in a historical resources survey pursuant to PRC Section 5024.1(g), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant. PRC Section 21084.1 also states resources meeting the above criteria are presumed to be historically or culturally significant unless the preponderance of evidence demonstrates otherwise. Resources listed in the National Register of Historic Places (NRHP) are automatically listed in the CRHR, as are California Historical Landmarks 770 and above; both are therefore historical resources under CEQA. Historical resources may include eligible built environment resources and archaeological resources of the precontact or historic periods.

CEQA Guidelines Section 15064.5(c) provides further guidance on the consideration of archaeological resources. If an archaeological resource does not qualify as a historical resource, it may meet the definition of a “unique archaeological resource” as identified in PRC Section 21083.2. PRC Section 21083.2(g) defines a unique archaeological resource as an 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) it 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, or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person.

If an archaeological resource does not qualify as a historical or unique archaeological resource, the impacts of a project on those resources will be less than significant and need not be considered further (CEQA Guidelines Section 15064.5[c][4]). CEQA Guidelines Section 15064.5 also provides guidance for addressing the potential presence of human remains, including those discovered during the implementation of a project.

According to CEQA, an impact that results in a substantial adverse change in the significance of a historical resource is considered a significant impact on the environment. A substantial adverse change could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired (CEQA Guidelines Section 15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR or a local register (CEQA Guidelines Section 15064.5[b][2][A]).

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 resources cannot be left undisturbed, mitigation measures are required (PRC Section 21083.2[a][b]).

The requirements for mitigation measures under CEQA are outlined in CEQA Guidelines Section 15126.4(a)(1). In addition to being fully enforceable, mitigation measures must be completed within a defined time period and be roughly proportional to the impacts of the project. Generally, a project which is found to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (the Standards) is considered to be mitigated below a level of significance (CEQA Guidelines Section 15126.4 [b][1]). For historical resources of an archaeological nature, lead agencies should also seek to avoid damaging effects where feasible. Preservation in place is the preferred manner to mitigate impacts to archaeological sites; however, data recovery through excavation may be the only option in certain instances (CEQA Guidelines Section 15126.4[b][3]).

2.1.1 National Register of Historic Places

Although the project does not have a federal nexus, properties which are listed in or have been formally determined eligible for listing in the NRHP are automatically listed in the CRHR. The following is therefore presented to provide applicable regulatory context. The NRHP was authorized by Section 101 of the National Historic Preservation Act and is the nation's official list of cultural resources worthy of preservation. The NRHP recognizes the quality of significance in American, state, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects. Per 36 CFR Part 60.4, a property is eligible for listing in the NRHP if it meets one or more of the following criteria:

- Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history
- Criterion B:** Is associated with the lives of persons significant in our past
- Criterion C:** Embodies the distinctive characteristics of a type, period, or method of installation, 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
- Criterion D:** Has yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain 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, defined as follows:

- 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
- Association:** The direct link between an important historic event or person and a historic property

Certain properties are generally considered ineligible for listing in the NRHP, including cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions, relocated structures, or commemorative properties. Additionally, a property must be at least 50 years of age to be eligible for listing in the NRHP. The National Park Service states that 50 years is the general estimate of the time needed to develop the necessary historical perspective to evaluate significance (National Park Service 1997:41). Properties which are less than 50 years must be determined to have "exceptional importance" to be considered eligible for NRHP listing.

2.1.2 California Register of Historical Resources

The CRHR was established in 1992 and codified by PRC Sections 5024.1 and Title 14 Section 4852. The CRHR is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (Public Resources Code, 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (Public Resources Code, 5024.1(b)). Unlike the NRHP however, the CRHR does not have a defined age threshold for eligibility; rather, a resource may be eligible for the CRHR if it can be demonstrated sufficient time has passed to understand its historical or architectural significance (California Office of Historic Preservation 2011). Furthermore, resources may still be eligible for listing in the CRHR even if they do not retain sufficient integrity for NRHP eligibility (California Office of Historic Preservation 2011). Generally, the California Office of Historic Preservation recommends resources over 45 years of age be recorded and evaluated for historical resources eligibility (California Office of Historic Preservation 1995:2).

A property is eligible for listing in the CRHR if it meets one of more of the following criteria:

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

2.1.3 California Assembly Bill 52 of 2014

As of July 1, 2015, Assembly Bill (AB) 52 was enacted and expands CEQA by defining a new resource category, "tribal cultural resources". AB 52 establishes, "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further states the CEQA lead

agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) define tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and that meets at least one of the following criteria, as summarized in CEQA Guidelines Appendix G:

- 1) Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in PRC Section 5020.1(k)
- 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 PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process with California Native American tribes that must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” California Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

2.2 California Health and Safety Code

Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined if the remains are subject to the Coroner’s authority. If the human remains are of Native American origin, the coroner must notify the NAHC within 24 hours of this identification.

2.3 California Public Resources Code §5097.98

Section 5097.98 of the California Public Resources Code states that the NAHC, upon notification of the discovery of Native American human remains pursuant to Health and Safety Code §7050.5, shall immediately notify those persons (i.e., the Most Likely Descendant [MLD]) that it believes to be descended from the deceased. With permission of the landowner or a designated representative, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.

2.4 Local Regulations

Los Angeles Historic-Cultural Monuments and Historic Preservation Overlay Zones

Local landmarks in Los Angeles are known as Historic Cultural Monuments (HCMs) and are managed under the aegis of the City of Los Angeles Planning Department, OHR. The Cultural Heritage Ordinance defines a monument or local landmark as any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles. The City Council may designate a proposed HCM upon the recommendation of the Cultural Heritage Commission if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
2. Is associated with the lives of historic personages important to national, state, city, or local history.
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age. (Los Angeles Municipal Code Section 22.171.7 added by Ordinance No. 185,472, Effective April 28, 2018).

The City additionally adopted an HPOZ ordinance in 1979, the purpose of which is to preserve local historic districts. The HPOZ ordinance aims to identify and protect neighborhoods with distinct architectural and cultural resources and to provide for review of proposed exterior alterations and additions to historic properties within designated districts. An eligible HPOZ is described by the OHR as a “collection of a cohesive, unique, and intact gathering of historic resources.”

3 Cultural Setting

This section provides background information pertaining to the natural and cultural context of the project site. It places the project site within the broader natural environment which has sustained populations throughout history. This section also provides an overview of regional indigenous history, local ethnography, and post-contact history. This background information describes the distribution and type of cultural resources documented within the vicinity of the project site to inform the cultural resources sensitivity assessment and the context within which resources have been evaluated.

3.1 Prehistoric Overview

During the twentieth century, many archaeologists developed chronological sequences to explain prehistoric cultural changes within all or portions of southern California (c.f., Jones and Klar 2007, Moratto 1984). Wallace (1955, 1978) devised a prehistoric chronology for the southern California coastal region based on early studies and focused on data synthesis that included four horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Though initially lacking the chronological precision of absolute dates (Moratto 1984:159), Wallace's (1955) synthesis has been modified and improved using thousands of radiocarbon dates obtained by southern California researchers over recent decades (Byrd and Raab 2007:217, Koerper and Drover 1983, Koerper et al. 2002, Mason and Peterson 1994). The prehistoric chronological sequence for southern California presented below is a composite based on Wallace (1955) and Warren (1968) as well as later studies, including Koerper and Drover (1983).

Early Man Horizon (ca. 10,000 – 6,000 BCE)

Numerous pre-8000 B.C. sites have been identified along the mainland coast and Channel Islands of southern California (c.f., Erlandson 1991, Johnson et al. 2002, Jones and Klar 2007, Moratto 1984, Rick et al. 2001:609). The Arlington Springs site on Santa Rosa Island produced human remains dated to approximately 13,000 years ago (Arnold et al. 2004, Johnson et al. 2002). On nearby San Miguel Island, human occupation at Daisy Cave (SMI-261) has been dated to nearly 13,000 years ago and included basketry greater than 12,000 years old, the earliest recorded on the Pacific Coast (Arnold et al. 2004).

Although few Clovis or Folsom style fluted points have been found in southern California (e.g., Dillon 2002, Erlandson et al. 1987), Early Man Horizon sites are generally associated with a greater emphasis on hunting than subsequent horizons. Recent data indicate that the Early Man economy was a diverse mixture of hunting and gathering, including a significant focus on aquatic resources in coastal areas (e.g., Jones et al. 2002) and on inland Pleistocene lakeshores (Moratto 1984). A warm and dry 3,000-year period called the Altithermal began around 6000 B.C. The conditions of the Altithermal are likely responsible for the change in human subsistence patterns at this time, including a greater emphasis on plant foods and small game.

Milling Stone Horizon (6000 – 3000 BCE)

Wallace (1955:219) characterized the Milling Stone Horizon as “marked by extensive use of milling stones and mullers, a general lack of well-made projectile points, and burials with rock cairns.” This

characterization indicates a subsistence strategy oriented around collecting plant foods and small animals. A broad spectrum of food resources including small and large terrestrial mammals, birds, yucca, agave, and seeds and other plant products was consumed (Kowta 1969, Reinman 1964). Variability in artifact collections over time and from the coast to inland sites indicates that Milling Stone Horizon subsistence strategies adapted to environmental conditions (Byrd and Raab 2007:220). Lithic artifacts associated with Milling Stone Horizon sites are dominated by locally available tool stone. Chopping, scraping, and cutting tools are very common as are ground stone tools, such as manos and metates. Kowta (1969) attributes the presence of numerous scraper-plane tools in Milling Stone Horizon collections to the processing of agave or yucca for food or fiber. The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon and increased dramatically in later periods (Wallace 1955, 1978, Warren 1968).

Two types of artifacts that are considered diagnostic of the Milling Stone period are the cogged stone and discoidal, most of which have been found within sites dating between 4,000 and 1,000 B.C. (Moratto 1984:149), though possibly as far back as 5,500 B.C. (Couch et al. 2009). The cogged stone is a ground stone object that has gear-like teeth on the perimeter and is produced from a variety of materials. The function of cogged stones is unknown, but many scholars have postulated ritualistic or ceremonial uses (c.f., Dixon 1968:64-65, Eberhart 1961:367). Similar to cogged stones, discoidals are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidals were often purposefully buried, or “cached.” They are most common in sites along the coastal drainages from southern Ventura County southward and are particularly abundant at some Orange County sites, although a few specimens have been found inland at Cajon Pass (Dixon 1968:63, Moratto 1984:149).

Mortuary practices observed at Milling Stone Horizon sites include extended and loosely flexed burials, with reburials common in Los Angeles County (Wallace 1955, 1978, Warren 1968).

Intermediate Horizon (3,000 BCE – 500 CE)

Wallace’s Intermediate Horizon dates from approximately 3,000 B.C. to A.D. 500 and is characterized by a shift toward a hunting and maritime subsistence strategy, as well as greater use of plant foods. During the Intermediate Horizon, a noticeable trend occurred toward greater adaptation to local resources. Tool kits for hunting, and processing food and materials reflect this increased diversity, with flake scrapers, drills, and various projectile points being manufactured.

Mortars and pestles became more common during this transitional period, gradually replacing manos and metates as the dominant milling equipment. Many archaeologists believe this change in milling stones signals a change from the processing and consuming of hard seed resources to the increasing reliance on acorn (e.g., Glassow et al. 1988, True 1993). Mortuary practices during the Intermediate Horizon typically included fully flexed burials oriented toward the north or west (Warren 1968:2-3).

Late Prehistoric Horizon (500 CE – Historic Contact)

During Wallace’s (1955, 1978) Late Prehistoric Horizon the diversity of plant food resources and land and sea mammal hunting increased even further than during the Intermediate Horizon. More classes of artifacts were observed during this period and high-quality exotic lithic materials were used for small finely worked projectile points associated with the bow and arrow. More artistic artifacts were recovered from Late Prehistoric Horizon sites and cremation became a common

mortuary custom. Larger, more permanent villages supported an increased population size and social structure (Wallace 1955:223).

Warren (1968) attributes this dramatic change in subsistence focus, material culture, and burial practices to the westward migration of desert people he called the Takic, or Numic, Tradition in Los Angeles, Orange, and western Riverside counties. This Takic Tradition was formerly referred to as the “Shoshonean wedge” (Warren 1968), but this nomenclature is no longer used to avoid confusion with ethnohistoric and modern Shoshonean groups (Heizer 1978:5, Shipley 1978:88, 90). The modern Cahuilla groups in Riverside County are generally considered by archaeologists to be descendants of these prehistoric Uto-Aztecan, Takic-speaking populations.

3.2 Ethnographic Overview

The project site is located within the traditional territory of the Native American group known as the Gabrielino. The name Gabrielino was applied by the Spanish to those natives that were attached to Mission San Gabriel (Bean and Smith 1978). Today, most contemporary Gabrielino prefer to identify themselves as Tongva, a term that will be used throughout the remainder of this section (King 1994).

Tongva territory included the Los Angeles basin and southern Channel Islands as well as the coast from Aliso Creek in the south to Topanga Creek in the north. Their territory encompassed several biotic zones, including Coastal Marsh, Coastal Strand, Prairie, Chaparral, Oak Woodland, and Pine Forest (Bean and Smith 1978). The Tongva language belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin region (Mithun 1999). This language family includes dialects spoken by the nearby Juaneño and Luiseño but is considerably different from those of the Chumash people living to the north and the Diegueño (including Ipai, Tipai, and Kumeyaay) people living to the south.

Tongva society was organized along patrilineal non-localized clans, a common Takic pattern. Each clan had a ceremonial leader and contained several lineages. The Tongva established large permanent villages and smaller satellite camps throughout their territory. Recent ethnohistoric work (O’Neil 2002) suggests a total tribal population of nearly 10,000, considerably more than earlier estimates of around 5,000 (Bean and Smith 1978:540). Tongva subsistence was oriented around acorns supplemented by the roots, leaves, seeds, and fruits of a wide variety of plants. Meat sources included large and small mammals, freshwater and saltwater fish, shellfish, birds, reptiles, and insects (Kroeber 1976, Bean and Smith 1978, McCawley 1996, Langenwaller et al. 2001). The Tongva employed a wide variety of tools and implements to gather and hunt food. The digging stick used to extract roots and tubers was frequently noted by early European explorers (Rawls 1984). Other tools included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Like the Chumash, the Tongva made oceangoing plank canoes (known as *tí’at*) that were capable of holding six to 14 people and were used for fishing, travel, and trade between the mainland and the Channel Islands. Tule reed canoes were employed for near-shore fishing (Blackburn 1963, McCawley 1996).

Chinigchinich, the last in a series of heroic mythological figures, was central to Tongva religious life at the time of Spanish contact (Kroeber 1976). The belief in Chinigchinich was spreading south among other Takic-speaking groups at the same time the Spanish were establishing Christian missions. Elements of Chinigchinich beliefs suggest it was a syncretic mixture of Christianity and native religious practices (McCawley 1996). Prior to European contact, deceased Tongva were either buried or cremated, with burial more common on the Channel Islands and the adjacent mainland

coast and cremation on the remainder of the coast and in the interior (Harrington 1942; McCawley 1996). After pressure from Spanish missionaries, cremation essentially ceased during the post-contact period (McCawley 1996).

3.3 Historic Overview

The post-contact history of California is generally divided into three time spans: the Spanish period (1769–1822), the Mexican period (1822–1848), and the American period (1848–present). Each of these periods is briefly described below.

Spanish Period (1769-1822)

Spanish exploration of California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). In 1769, Gaspar de Portolá and Franciscan Father Junipero Serra established the first Spanish settlement in what was then known as Alta (upper) California at Mission San Diego de Alcalá. This was the first of 21 missions erected by the Spanish between 1769 and 1823. It was during this time that initial Spanish settlement of the project vicinity began. Mission San Gabriel was first founded in 1771. It was the fourth mission to be established in California and is located approximately 12 miles west of the project site (California Missions Foundation, n.d.).

In 1775 the mission was moved approximately three miles to its present location to improve conditions for planting and cultivating crops. Mission San Gabriel became one of the most productive and affluent missions in Alta California, providing support for surrounding missions (California Missions Foundation, n.d.). At its peak, the mission population reached 1,701 people in 1817 (Bodkin, 1910:10).

Mexican Period (1822-1848)

The Mexican Period commenced when news of the success of the Mexican War of Independence (1810-1821) against the Spanish crown reached California in 1822. This period saw the privatization of mission lands in California with the passage of the Secularization Act of 1833. This Act federalized mission lands and enabled Mexican governors in California to distribute former mission lands to individuals in the form of land grants. Successive Mexican governors made approximately 700 land grants between 1833 and 1846, putting most of the state's lands into private ownership for the first time (Shumway, 2007:10). After secularization, the San Gabriel Mission and its grounds deteriorated and the Native American population eventually dispersed (Bodkin, 1910:10-11).

In 1842 John Rowland was granted the 17,740-acre Rancho La Puente by Mexican governor Juan Bautista Alvarado for the sum of \$1,000. The rancho property had been part of Mission San Gabriel's land holdings. In 1845, the rancho was enlarged to 48,790 acres when Governor Pio Pico named both John Rowland and William Workman as co-owners. The U.S. government challenged the validity of the grant once California became a U.S. territory.

The Mexican Period for the Los Angeles County region ended in early January 1847. Mexican forces fought and lost to combined U.S. Army and Navy forces in the Battle of the San Gabriel River on January 8 and in the Battle of La Mesa on January 9 (Nevin 1978). On January 10, leaders of the pueblo of Los Angeles surrendered peacefully after Mexican General Jose Maria Flores withdrew his

forces. Shortly thereafter, newly appointed Mexican Military Commander of California Andrés Pico surrendered all of Alta California to U.S. Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Nevin 1978).

American Period (1848- Present)

The American Period officially began with the signing of the Treaty of Guadalupe Hidalgo in 1848, in which the United States agreed to pay Mexico \$15 million for conquered territory including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. Settlement of the Los Angeles region increased dramatically in the early American Period.

The discovery of gold in northern California in 1848 led to the California Gold Rush, though the first California gold was previously discovered in Placerita Canyon in 1842 (Guinn 1977, Workman 1935:26). By 1853, the population of California exceeded 300,000. Thousands of settlers and immigrants continued to immigrate to the state, particularly after the completion of the First Transcontinental Railroad in 1869. The U.S. Congress in 1854 agreed to let San Pedro become an official port of entry. By the 1880s, the railroads had established networks from the port and throughout the Los Angeles area, resulting in fast and affordable shipment of goods, as well as a means to transport new residents to the booming region (Dumke 1944). New residents included many health-seekers drawn to the area by the fabled southern California climate in the 1870s and 1880s.

3.4 City of Los Angeles

In 1781, a group of 11 Mexican families traveled from Mission San Gabriel Arcángel to establish a new pueblo called El Pueblo de Nuestra Señora de Los Angeles (The Town of our Lady of the Angels). This settlement consisted of a small group of adobe-brick houses and streets that eventually became the city of Los Angeles. The city incorporated on April 4, 1850, only two years after the Mexican-American War and five months prior to California achieving statehood. Settlement of the Los Angeles region continued in the early American Period. Los Angeles County was established on February 18, 1850 and is one of 27 counties established in the months prior to California acquiring official statehood in the United States. Many of the ranchos in the area now known as Los Angeles County remained intact after the United States took possession of California. A severe drought in the 1860s resulted in the sale or other acquisition of many of the ranchos by Americans, and most of these were subdivided into agricultural parcels or towns (Dumke 1944). Nonetheless, ranching retained its importance, and by the late 1860s, Los Angeles was one of the top dairy production centers in the country (Rolle 2003). By 1876, Los Angeles County reportedly had a population of 30,000 persons (Dumke 1944).

Los Angeles maintained its role as a regional business center, and the development of citriculture in the late 1800s and early 1900s further strengthened the region's status as a strong agricultural center (Caughey and Caughey 1977). Combined with the expansion of port facilities and railroads throughout the region, agriculture contributed to the real estate boom of the 1880s in the area (Caughey and Caughey 1977, Dumke 1944).

By the late 1800s, government leaders recognized the need for water to sustain the growing population. Irish immigrant William Mulholland spearheaded the city's efforts for a stable water supply (Dumke 1944, Nadeau 1997). By 1913, the City of Los Angeles had purchased large tracts of land in the Owens Valley, and Mulholland planned and completed construction of the 240-mile aqueduct that brought water from Owens Valley to the city (Nadeau 1997).

Los Angeles continued to grow into the twentieth century, in part due to the discovery of oil in the area and its strategic location as a wartime port. The county's mild climate and successful economy continued to draw new residents in the late 1900s with much of the county transformed from ranches and farms into residential subdivisions around commercial and industrial centers. Hollywood's emergence as the entertainment capital of the world and southern California's booming aerospace industry were key factors in the county's growth in the twentieth century.

3.5 West Adams-Baldwin Hills-Leimert CPA

The proposed project site is located at the center of the West Adams-Baldwin Hills-Leimert CPA in the Baldwin Hills-Crenshaw neighborhood.

The following historic context is derived from the *Historic Resources Survey Report – West Adams-Baldwin Hills-Leimert* (ARG 2012). Although the subject property was not included in SurveyLA, the following excerpt provides a contextual background in which to evaluate the significance of the subject property as it relates to the developmental and growth patterns identified in the CPA:

The West Adams-Baldwin Hills-Leimert CPA was incorporated into the City of Los Angeles gradually over 80 years in 21 separate annexations and one consolidation. The CPA includes the Los Angeles neighborhoods of Arlington Heights, Jefferson Park, Leimert Park, Hyde Park, Baldwin Hills-Crenshaw, Mid-City, Palms, and Beverlywood. The westernmost portion of the greater West Adams neighborhood, including the West Adams Terrace and Jefferson Park HPOZs, is within the boundaries of the CPA. The easternmost sections of the Palms and Beverlywood neighborhoods are also within the CPA.

Hyde Park, which is located at the southern tip of the CPA, was an incorporated city prior to its consolidation into the City of Los Angeles in 1923. Established in 1887, Hyde Park was a stop on the Atchison, Topeka and Santa Fe Railway's Harbor Subdivision, which linked downtown Los Angeles to the port at Wilmington. The area was largely built out with modest single-family homes in the first two decades of the 20th century. Perhaps due to its short period of incorporation (1922-1923), there is no evidence of a city center or municipal buildings that might have served this community. A handful of residences as well as a few institutional properties are all that remain of Hyde Park.

The northern quadrant of the West Adams-Baldwin Hills-Leimert CPA developed in a southwesterly pattern beginning at the turn of the 20th century, as a growing network of streetcars and railroads enabled suburban development on land outside of the historic city center. The earliest subdivisions are located in the northeastern parts of the CPA, in the neighborhoods of Arlington Heights and Jefferson Park. The Arlington Heights area was particularly well served by public transit, with a streetcar traversing every major east-west artery. The interior streets filled with single- and multi-family houses beginning in the early 1900s and continuing through the boom of the 1920s.

Many of the tracts that were established in the 1910s and '20s were equipped with restrictions on the size and appearance of building stock as well as on who could live within their boundaries. Covenants often barred minority residents from living within these tracts and as a result, much of the city was off-limits to non-white homeowners until the late 1940s, when racially restrictive housing covenants were ruled unconstitutional. Even after the 1948 Supreme Court decision, restrictive housing practices continued to be enforced by neighborhood groups

and realtors who used intimidation—and at times, violence—to keep non-white residents out of neighborhoods.

Leimert Park, laid out by Walter Leimert in 1927, was almost exclusively inhabited by white homeowners in the prewar era and had restrictive covenants in the deeds to ensure its homogeneity. One group, the benignly-named Neighborly Endeavors, worked to keep the neighborhood free of non-whites in the 1950s, going so far as to burn crosses on front lawns and vandalize the homes of unwanted neighbors. Despite their efforts, a number of black families moved into Leimert Park and stood their ground against the intimidation and violence. More and more upwardly-mobile African American families moved to Leimert Park after 1950 and their population grew from 70 persons to about 4,200 in one decade alone. By 1960, non-whites (including African Americans, Japanese Americans and Latin Americans) comprised half of the total population and Leimert Park became one of the city's most diverse neighborhoods, with notable residents such as Ella Fitzgerald, Ray Charles, and Los Angeles's first African American mayor, Tom Bradley.

In the years leading up to World War II, there was a thriving Japanese American community in the Exposition Park and Jefferson Park neighborhoods, west of the University of Southern California (and just to the east of the West Adams-Baldwin Hills-Leimert CPA boundary). After the war and the period of forced internment, the area's Japanese American residents returned to seinan (meaning Southwest) to resume life in their community. In the following years, many Nisei (second-generation) pushed westward into the Crenshaw district, which after the war became a vibrant center of Japanese American commerce and culture. North of Leimert Park, there was a small district of undeveloped land to the east of Crenshaw that was the site of the notorious Black Dahlia murder in 1947. In the late 1950s, a group of Japanese American investors planned a shopping center on Crenshaw Boulevard and a subdivision of single-family residences and apartment buildings. The development of the Crenshaw Square shopping center and adjacent residential neighborhood was a sign of considerable Nisei progress in Los Angeles, not only because of the scale and success of the development, but also due to the fact that the "principles behind the shopping center and the subdivision consciously promoted their ethnic character." While Japanese American communities before the war tended to assimilate into existing neighborhoods, drawing little attention to their presence, in Crenshaw, Japanese culture was celebrated in the design of new buildings and landscapes.

Types of Development

Without adjacent streetcar service, Baldwin Hills remained largely undeveloped until the late 1940s and '50s. When Baldwin Hills Village (now known as the Village Green), a groundbreaking garden apartment community, was constructed in 1941 it was surrounded by open fields on all sides. Baldwin Hills Village was also governed by restrictive housing practices and remained an all-white community until the 1960s. The complex received international acclaim for its design, low-density planning, and high quality of living; large multi-family developments sprang up on adjacent vacant land, apparently hoping to capitalize on the popularity of the complex. The Crenshaw Village apartment community was constructed in 1948 and was advertised as having "garden type private home apartments." City directory research indicates that many of the residents of Crenshaw Village were Jewish; at that time, Jewish residents were restricted from living at nearby Baldwin Hills Village. It appears that the flats of Baldwin Hills were home to a thriving Jewish community until the 1960s and '70s, when drug and gang activity became a growing presence in the neighborhood, and many of Los Angeles's Jewish residents moved to west Los Angeles and parts of the San Fernando Valley.

The 1950s and '60s brought residential development the hilly area above Baldwin Hills, called Baldwin Hills Estates. The hills are populated with sprawling single-family homes, many with unobstructed northerly views of the Los Angeles basin and Santa Monica Mountains. The area, along with View Park to the south (which is outside of Los Angeles city limits), became home to a number of affluent African American residents in the 1960s and '70s, and remains today one of the wealthiest majority African American communities in the United States.

3.6 African American History of Los Angeles

The subject property is located in an area that became predominantly African American in the mid-twentieth century. According to SurveyLA, the African American population in Los Angeles moved westward in the later 1930s and 1940s as economic and legal circumstances that limited where people could live improved. During this era, African Americans began to move to areas like Jefferson Park and West Adams before moving even further west to areas such as Crenshaw, Leimert Park, and Baldwin Hills neighborhoods in the 1960s (SurveyLA 2022). After World War II, Japanese-Americans also moved into homes west of Arlington Avenue and north of Martin Luther King Jr. Boulevard (then Santa Barbara Avenue) and by the 1950s and 1960s a thriving Japanese community developed with many businesses on Jefferson Boulevard and in the Crenshaw Square shopping center. In the late 1960s, however, as many Japanese-American youth left the area to go to college, few returned to their old neighborhoods. In the 1970s, as white and Japanese-American homeowners continued to move away, the area became predominately African American (City of Los Angeles 2016).

Historically, predominantly black neighborhoods in Los Angeles were denied or had limited access to medical care. During and after the postwar period, “medical institutions were established in predominantly African American neighborhoods to improve access to healthcare” (SurveyLA 2022). The subject property was developed at a time when the African American population was growing in this region of Los Angeles, as well as the general population in Southern California. Though, unlike other postwar efforts in the city identified by SurveyLA, like the Vernon Medical Building and Washington Medical Center, Crenshaw Medical Center was not occupied largely by African American doctors, dentists, and pharmacists and appears to have been occupied and served an ethnically diverse population.

4 Methods

This section presents the methods for each task completed during the preparation of this study.

4.1 Background and Archival Research

4.1.1 Archival Research

Archival research was completed between April 2022 and October 2023. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the subject property. Sources included, but were not limited to, historic maps, aerial photographs, and written histories of the area. The following repositories, publications, and individuals were contacted to identify known historical land uses and the locations of research materials pertinent to the subject property:

- City of Los Angeles Department of Building and Safety (LADBS) building permits
- County of Los Angeles Office of the Assessor
- City of Los Angeles Department of City Planning's OHR SurveyLA
- Historic aerial photographs available via historicaerials.com and the University of California, Santa Barbara (UCSB) Map and Imagery Lab
- Sanborn Fire Insurance Company Maps for Los Angeles (Los Angeles Public Library Database)
- *Los Angeles Times (LAT)* and other historical newspapers on Newspapers.com
- City Directories for Los Angeles
- Other sources as noted in the references list

4.1.2 California Historical Resources Information System Records Search

On May 25, 2022, Rincon received California Historical Resources Information System (CHRIS) results from the SCCIC (Appendix A). The SCCIC is the official state repository for cultural resources records and reports for the county in which the project falls. The purpose of the records search was to identify previously recorded cultural resources, as well as previously conducted cultural resources studies within the project site and a 0.5-mile radius surrounding it. Rincon also reviewed the NRHP, the CRHR, the California Historical Landmarks list, and the Built Environment Resources Directory (BERD).

4.1.3 Sacred Lands File Search

Rincon contacted the NAHC on April 25, 2022, to request a search of the Sacred Lands File (SLF), as well as a contact list of Native Americans culturally affiliated with the project area (Appendix B).
Field Survey

4.1.4 Field Survey

Rincon Architectural Historian Andrew Rodriguez conducted an intensive-level survey of the subject property on May 5, 2022. The survey identified and photographed all built environment features on the property. The field survey consisted of a visual inspection of the subject property and its associated features to assess overall condition and integrity and to identify and document any potential character-defining features. Pursuant to OHP Guidelines (California OHP 1995:2), properties over 45 years of age were evaluated for inclusion in the NRHP, CRHR, and local listing and recorded on California Department of Parks (DPR) 523 series forms. The site is entirely developed with buildings, paved surfaces, and small landscaped areas. Areas that were not hardscaped were visually inspected for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ceramics, fire-affected rock), ecofacts (marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historic debris (e.g., metal, glass, ceramics). Ground disturbances such as burrows and drainages were also visually inspected. Site characteristics and conditions were documented using notes and digital photographs.

5 Findings

5.1 Known Cultural Resources Studies

The CHRIS records search and background research identified 11 cultural resources studies within 0.50 mile of the project site (Appendix A). Of these studies, two include a portion of the project site and none are immediately adjacent to the project site. Known studies that occurred within or adjacent to the project site are discussed in further detail below.

5.1.1 LA-08955

LA-08955 is a report of the results of a historical and cultural resources survey of the City of Los Angeles. Completed in 1983 for the Office of Historic Preservation Department of Parks and Recreation for the State of California by Phil V. King, City Engineer for the City of Los Angeles, it outlined the results of a cityside survey. The survey included a study area that captured the project site and was bounded by Santa Barbara Avenue to the northeast, La Brea Avenue to the west, Crenshaw Boulevard to the east, and Stocker Street to the south. As a result of the survey, several properties were identified for further evaluation and several properties were forwarded to the City's Cultural Heritage Board for their evaluation. None of the parcels within the subject property were evaluated as part of this study.

5.1.2 LA-11973

LA-11973 is the Executive Summary of an Environmental Impact Report for the Crenshaw/LAX Transit Corridor, an area that extends 10 miles and includes approximately 33 square miles across five jurisdictions, including the project site. Completed in 2011 for the US Department of Transportation, the study included identification and evaluation of the eligible historical resources within the project Area of Potential Effects (APE). None of the identified resources include parcels within the subject property and they were not evaluated as part of this study.

5.2 Known Cultural Resources

The CHRIS search identified 11 cultural resources that have been previously recorded within a 0.50-mile radius of the project site. Resources recorded in the search radius are listed in Table 2 below. Of these resources none are recorded within the project site and one is recorded adjacent to the project site.

In addition to the CHRIS search, Rincon reviewed the NRHP, California Historical Landmarks List, California Points of Historic Interest, the HCM database, and the BERD. According to the BERD, one property within the project site, 3701 Stocker Street was evaluated in 2018. It was assigned a 6Y status code, indicating it was determined ineligible for listing in the NRHP by consensus through the Section 106 process, but it was not evaluated for CRHR or local listing.

The HCM list indicated that an adjacent property to the project site at 3725 Don Felipe Drive is HCM 487, known as the Sanchez Ranch Adobe and discussed in more detail below.

Table 2 Known Cultural Resources

Primary Number	Resource Type	Description	Year(s)	Eligibility Status	Relationship to Project Site
P-19-001336	Unknown	Record Missing	NA	Unknown – Record Missing	Adjacent
P-19-188835	Historic-Period Building	Crenshaw Plaza Medical Center	2010	6Z – Found ineligible for NRHP, CRHR, or local designation through survey evaluation.	Outside
P-19-000080	Prehistoric	LA-80	1951	Unevaluated	Outside
P-19-150259	Historic-Period	Great Western Savings and Loan	2009	6Y - Determined ineligible for listing in the NRHP by consensus through Section 106 process; Not evaluated for CRHR or local listing.	Outside
P-19-157360	Historic-Period Building	3956 Crenshaw Blvd.	NA	Unevaluated	Outside
P-19-157361	Historic-Period Building	3964 Crenshaw Blvd.	NA	Unevaluated	Outside
P-19-169868	Historic Building	Newberry Store	1983	Recommended Eligible	Outside
P-19-169869	Historic Building	Robinson May Co. Store	1983/2003	Recommended Eligible	Outside
P-19-169970	Historic Building	Broadway Department Store	1983	Recommended Eligible	Outside
P-19-169871	Historic Building	FW Woolworth	1983	Recommended Eligible	Outside
P-19-188263	Historic-Period Building	Maranatha Community Church	2007	6Y – Determined ineligible for listing in the NRHP by consensus through Section 106 process; Not evaluated for CRHR or local listing.	Outside
NA	Historic-Period Building	3701 Stocker Street Medical Building	2018	6Y - Determined ineligible for listing in the NRHP by consensus through Section 106 process; Not evaluated for CRHR or local listing.	Within

NA	Historic	Sanchez Ranch	1990	City of Los Angeles Historic Cultural Monument	Adjacent
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5.2.1 SurveyLA Findings

The City of Los Angeles has an active citywide program to identify and evaluate resources for long-term planning projects. The Los Angeles Historic Resources Survey, known as SurveyLA, organizes the project by CPAs and uses multiple-property documentation-driven historic context statements. The subject property is located in the West Adams-Baldwin Hills-Leimert CPA and was surveyed from June 2010 to August 2011 by Architectural Resources Group. A review of the survey findings from the West Adams-Baldwin Hills-Leimert CPA indicates that the subject property was not identified as eligible either individually, or as a contributor to, or within the boundaries of, any existing or potential historic districts. Additionally, it was not identified in any of the associated historic context statements prepared for the survey including, the applicable subthemes, like “Public and Private Health and Medicine, 1850-1980” in the *Public & Private Institutional Development, 1850-1980 Context Statement* and “Public and Private Health and Medicine, 1923-1980,” in the *African American History of Los Angeles Historic Context Statement*.

5.2.2 Sanchez Ranch Adobe (HCM 487)

Sanchez Ranch Adobe at 3725 Don Felipe Drive is located northwest of the project site. Designated as Los Angeles HCM 487 in 1990, the adobe potentially dates to ca. 1790-1795 and is significant as one of the oldest surviving buildings in the City (City of Los Angeles) (Figure 5). As described in the HCM designation:

Rancho La Cienega o Paso de la Tijera as it was originally known, comprised 4481.5 acres that eventually became part of the Crenshaw district. A little more than one acre containing the original adobes is all tha[t] remains. Additions, on sections of the original adobe buildings, were added during the 1920s. The Rancho was owned by Vicente Sanchez and his family for approximately 100 years. Sanchez received the land in 1843 for his “valiant soldering and good citizenry” from Governor Manuel Micheltorena. The Sanchez descendants remained prominent in the early history of Los Angeles, especially his son Tomas Sanchez, who was elected sheriff of Los Angeles County seven times. Ownership of the Sanchez ranch was turned over to E.J. (Lucky) Baldwin, after whom Baldwin Hills was name[d]. Baldwin divided the acreage and sold most of it for development. Only a fraction of the original “Rancho” remains, but the two hundred year old adobes present a lasting glimpse of early Los Angeles life.

In the 1920s, the adobe complex was converted to use as a clubhouse by the Sunset Golf Club (Figure 6). The building is currently occupied by commercial-office use. The designation includes only the adobe structures and not the 1920s additions.

Figure 5 c. 1920 Image of Sanchez Ranch Adobe Before Golf Club Conversion



Source: Los Angeles Public Library, Security Pacific National Bank Photo Collection

Figure 6 c.1938 Image of Sanchez Ranch Adobe, Sunset Field Golf Club



Source: Los Angeles Public Library, Herman J. Schulthesis Collection

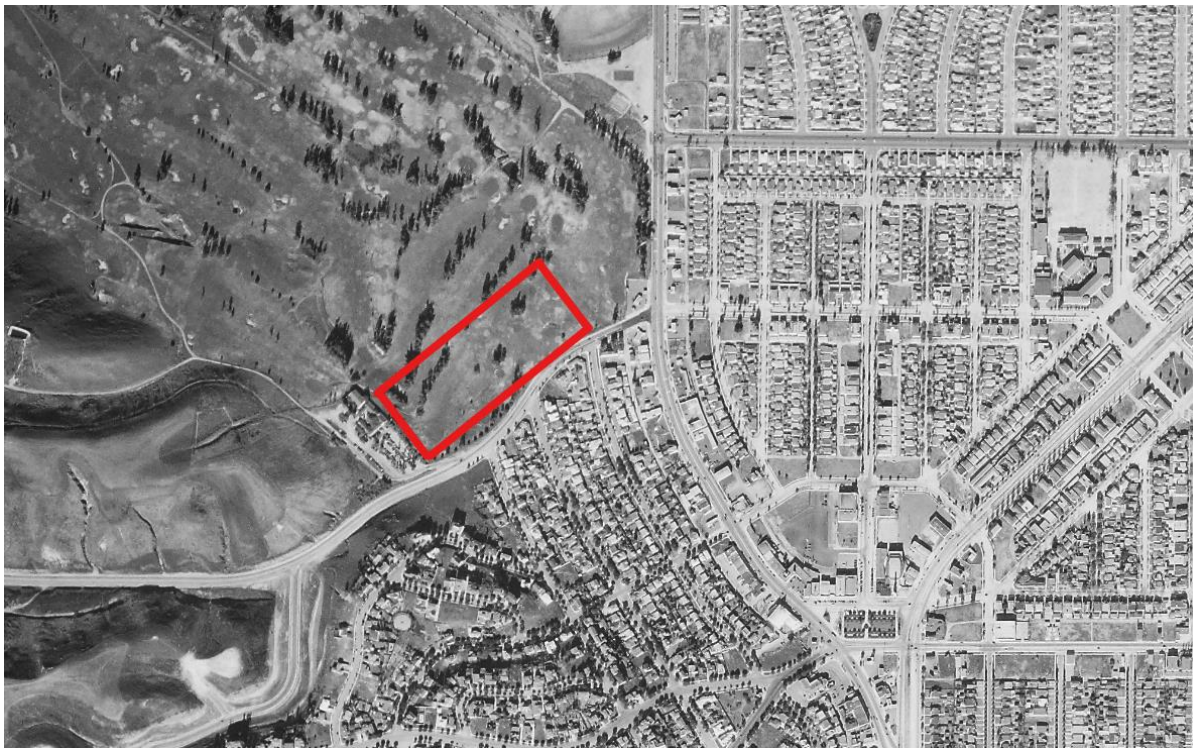
5.3 Aerial Imagery and Historical Map Review

Historically, the area including and surrounding the project site was known as Rancho La Cienega o Paso de la Tijera, which was an original Mexican land grant. "Paso de la Tijera" or "Pass of the Scissors" described the pass through the Baldwin Hills. The Sanchez Adobe of the Rancho La Cienega o Paso de la Tijera, was once the center of the rancho and is considered one of the oldest homes in Los Angeles. Before the development of this area of Los Angeles, it was relatively secluded as major thoroughfares such as Stocker Street did not access other major parts of Los Angeles such as downtown and the harbors (SurveyLA 2022). Early Sanborn Maps from the 1920s show the project site was undeveloped and the area south of Stocker Street had sparse residential development. In 1927, the Sunset Field Golf Club, featuring two separate 18-hole golf courses, was established immediately northwest of the project site. As construction was underway for the golf course, the Sanchez Ranch Adobe, which featured intact exterior walls but required a new roof, was converted into a clubhouse for the Sunset Field Golf Club. This golf facility covered over 300 acres, was located on Angeles Mesa Drive (now Crenshaw Boulevard), and operated through the mid-1940s. Historical aerial photographs from 1941 show the golf course primarily occupied the area until the region was subsequently developed with housing and commercial properties (Figure 7 and Figure 8). Following Sunset Field Golf Club's closure in the mid 1940s, Saint Bernadette's Parish occupied the adobe from 1947 until 1959 when the Parkview Women's Club bought the property.

Following the end of World War II, commercial and residential development in the area expanded. In 1947, the Baldwin Hills-Crenshaw Center was developed as a regional shopping center at the intersection of Stocker Street and Crenshaw Boulevard, immediately to the northeast of the project site (HMDB.org, Mall Hall of Fame). The land around the Sanchez Ranch Adobe along with 350 additional acres, was sold to real estate developer Paul Trousdale in 1949 for a \$50 million development project that included enough homes and apartment buildings to accommodate 35,000 residents (Calisphere 1938).

In the following years, residential and commercial development continued. Aerial photographs from 1964 through 2009 show similar conditions at the project site, which was developed between 1950 and 1959 as described herein. The project site and surrounding area have remained largely the same since that time.

Figure 7 1941 Aerial photograph of the area containing the subject property (approximate boundary shown with red) and vicinity



Source: UCSB Map and Imagery Lab 1941

Figure 8 1952 Aerial photograph of subject property (approximate boundary shown with red) and vicinity



Source: UCSB Map and Imagery Lab 1952

5.4 Geoarchaeological Review

According to published geologic mapping, the project area is underlain by Quaternary aged young alluvial deposits. More specifically, one surficial geologic unit comprises the site: “Qya” which consists of undivided, Holocene aged young alluvium (Campbell et al. 2016). This geologic unit consists of unconsolidated sediment deposits of caly, sand, gravel, and sand of minor stream channels (Dibblee and Ehrenspeck 1991). Because of the episodic nature of alluvial sedimentation, the sudden burial of artifacts is possible, and alluvial soils have an increased likelihood of containing buried archaeological deposits (Waters 1992, Borejaza et al. 2014). The identification of buried A horizon layers can be an indicator that archaeological deposits may be subsurface.

The majority of the soils within the project site are urban land. Urban land consists of highly populated and developed areas where commercial and residential development is prevalent. These soils consist of transported and altered materials where there are no native or intact soils present. Urban lands may also include artificial fill materials transported for nearby areas or previously excavated materials from the project site itself. Due to these soils being transported and altered, urban land soil patterns are unique for each city, including Los Angeles (United States Department of Agriculture 2019). As these soils are highly disturbed and transported from other places, these soils are not likely to contain buried A horizons. Fill soils are identified from 1.5 to 4.5 feet below existing grade and consist of silty sand and trace amounts of clay (Geodyne Engineering, Inc. 2022).

Sediments within the project site date to the Holocene, consist of alluvium, and the project site is located south of an unnamed water feature, and is 3 miles east of channelized Ballona Creek. Holocene aged alluvium dates to human occupation and alluvial soils are episodic in nature, meaning that there is a potential for buried archaeological deposits. Additionally, water sources are known to be conducive to long-term habitation. However, no archaeological resources have been identified within the project site or a 0.25-mile radius and the project site has been heavily disturbed with the construction and landscaped areas since at least 1950. Furthermore, the project site consists of recorded urban lands which consist of artificial fill materials from various locations. Additionally, Rincon assumes that the project will not impact previously undisturbed soils for the demolition of existing structures and construction of new buildings, except for Building B which is proposed at 8 feet below grade and the Mill Shop which is proposed at 15 feet below grade. The current buildings within the project site include basements approximately 10 feet deep (Geodyne Engineering, Inc. 2022) and therefore, in areas of existing buildings, the project has low potential for impacting buried archaeological deposits. Based on this geoarchaeological analysis, the project site sensitivity for containing intact buried archaeological deposits is considered low.

5.5 Sacred Land File Search

On May 27, 2022 the NAHC responded to Rincon’s AB 52 contacts request and SLF request, stating that the results of the SLF search were positive. See Appendix B for the NAHC response, including Tribal contacts list(s).

5.6 Survey Results

5.6.1 Built Environment Resources

The following section summarizes the results of all background research and fieldwork as they pertain to built environment resources that may qualify as historical resources. The field work and background research resulted in the identification of 5 historic-age properties - 3701, 3731, 3741, 3751, and 3761 Stocker Street. Research found that these properties were historically and functionally related as component resources of the Stocker Medical Center. The properties were recorded and evaluated as a single resource addressed 3701-3761 Stocker Street for historical resources eligibility on DPR series forms, which are included in Appendix C and summarized below.

In addition to buildings within the project site, the field survey confirmed the existing conditions and setting of the Sanchez Ranch Adobe, which background research identified as adjacent to the project site. Because the building is a designated HCM, it was not recorded or evaluated on DPR series forms; however it was photographed during the field survey to document its existing setting and is discussed briefly below.

3701-3761 Stocker Street

Physical Description

The subject property is located on the northwest side of Stocker Street, between Santa Rosalia Drive to the north and Don Felipe Drive to the south. The property is located within the Crenshaw neighborhood, which is within the West Adams-Baldwin Hills-Leimert CPA. The surrounding neighborhood is characterized by a mix of low-rise residential and commercial properties. Commercial properties are concentrated on major thoroughfares, such as on Stocker Street. Residential development is generally confined to side streets and is characterized by a mix of single-family houses dating from the first half of the twentieth century and apartment buildings constructed after World War II. To the south is the View Park neighborhood, which is not part of the City of Los Angeles.

The subject property is composed of five parcels, each with one building, and includes the addresses 3701, 3731, 3741, 3751, and 3761 Stocker Street (Figure 9 and Figure 10). The five buildings were constructed as medical-office buildings between 1950 and 1959 and historically functioned as the Stocker Street Medical Center according to newspapers. A large paved, surface parking lot is located on the west and north sides of the buildings and accessed from both Don Felipe Road and Santa Rosalia Drive, providing vehicular access to the rear of each building.

Figure 9 Project Site from Stocker Street, View East



Figure 10 Project Site from Stocker Street, View West



3701 Stocker Street

3701 Stocker Street, at the corner of Stocker Street and Santa Rosalia Drive, is a four-story building resting on a raised concrete foundation that slopes primarily towards the rear (north) side of the building, following the grade of the street (Figure 11 and Figure 12). 3701 Stocker Street has an inverse L-shape plan and is capped by a flat, asphalt roof topped with a large penthouse structure housing the building's systems equipment. The building's exterior is primarily finished with red brick, which clads the corner pillars and vertical piers as well as the recessed spandrels at each story. Stucco covers storefronts along the first story at the front of the building, while the rear of the building largely retains brick cladding. A stucco covered, boxed canopy extends over the first story, dividing it from stories above on the south, east, and north façades. Additionally, the building features a concave curved wall covered with stucco on its east corner that extends from the first-

floor canopy to the roof. On the curved extension near the roof is signage that reads “3701 Stocker Professional Bldg.”

The first story features multiple ground floor aluminum-frame commercial storefronts with several entries, each with varying configurations (

Figure 13). The first story includes two main entries – an office entry flanked with marble entry details on Stocker Street and a corner retail entry. The corner retail entry, at the corner of Stocker Street and Santa Rosalia Drive, has smooth stucco on either side and features large single-panel glass doors. Above the primary retail entrance is a “Stocker RX Pharmacy” sign. The second to fourth floors feature single-pane metal-frame windows, all the same size and evenly spaced across the building, and separated by evenly spaced pilasters.

The subject property features elements of Late Moderne style architecture including façade articulation with vertical piers dividing each window bay and recessed brick spandrels running between each story behind the plane of piers. The building is surrounded by planters on the east and north sides with ornamental trees such as palm trees and desert-type plants. The building is in good condition and appears to have been minimally altered.

Figure 11 3701 Stocker Street’s Primary Façade, View East



Figure 12 3701 Stocker Street's Rear Elevation, View Southeast



Figure 13 3701 Stocker Street Main Entrance, View Northwest



3731, 3741, 3751, and 3761 Stocker Street

The other four parcels that comprise the subject property include 3731, 3741, 3751, and 3761 Stocker Street. Each building occupies an entire parcel on Stocker Street from Santa Rosalia Drive to Don Felipe Drive. In similarity to 3701, each building has an inverse L-shape plan orientated from northwest to southeast (Figure 14). 3751 and 3741 were built concurrently and are set farther back from Stocker Street and have deeper lawns. The properties all sit on a raised concrete base, with a more pronounced base on 3761 and 3751 Stocker Street (Figure 15).

Figure 14 3731, 3741, 3751, and 3761 Stocker Street, View South



Figure 15 3671 Stocker Street Primary Elevation, View Northwest



Like 3701 Stocker Street, the four buildings are similarly representative of aspects of the Late Moderne style; the four two-story buildings are all relatively identical to each other in terms of footprint, height, massing, two-story height and brick exteriors. Additionally, the buildings are each capped by an asphalt roof with a shallow parapet wall (Figure 16).

Fenestration consists primarily of aluminum frame fixed windows, aligned vertically at each story, forming horizontal bands along each façade. Compared to 3701 Stocker Street, the fenestration and façade articulation of these four buildings differs in that the exterior walls are planar, without variation in the depth of piers and spandrels; as such, the bands of windows share a brick surround or bezel common to Late Moderne style buildings. The primary façades of each building face southwest towards Stocker Street and feature aluminum-frame storefront entries with marble veneer surrounds. 3741 Stocker Street appears to be the only building that features an alternative entrance on the southwest elevation that is also adorned with a marble surround, similar to the front entrance, and is topped with an awning above the door. Secondary entrances for each building are located on the northwest side of the buildings and grant access to and from the parking lot.

Each building features a lawn, mature trees, and hedges along the primary facade. 3761 Stocker Street is the only building that features a brick planter connected to the front of the building as well as an additional set of steps to access the front door.

Figure 16 3751 Stocker Street, Primary Elevation, Lawn and Sign Monument



Developmental History

In 1950, the Los Angeles Times reported on the planned development of the Crenshaw Medical Center on the north side of Stocker Boulevard [now Street], between Santa Rosalia and Dumont [now Don Felipe] avenues [now Drives]” (Los Angeles Times 1950). The newspaper named George A. Cordingly & Associates as the owners of the project, which proposed a medical-office complex composed of eight buildings set across six acres – two acres of which were to be dedicated to automobile parking. A project rendering published in the newspaper showed four buildings with similar two-story heights, bands of ribbon windows and L or inverse-L footprints occupying the western and central frontage along Stocker Street. To the east, four additional buildings – two with a two-story height and two towers of four- to six-stories, occupied the southeast corner of the property. Parking appears to have been surface lots set to the rear of the buildings. Each of the buildings featured a streamlined, International style aesthetic, with curved corners and bands of ribbon windows along each floor. The article did not identify an architect or other design professional credited with the design of the buildings or landscape.

Although originally proposed as a six-acre project area containing eight buildings, the subject property was eventually developed across 5.1 acres with five total buildings between 1950 and 1959. During this period, George A. Cordingly & Associates arranged a development partnership with Los Angeles-based developers Causey & Rhodes to carry out the project. By 1950, both firms were known regionally for the development of medical centers (Los Angeles Times 1963).

The subject property was developed in four phases. 3761 Stocker Street and 3751 Stocker Street were the first buildings of the development, constructed in 1950 (Los Angeles County Assessor 2022). Both featured near-identical designs and were the foundation design for the subsequent buildings. In 1953, 3741 Stocker Street was constructed with a similar design to the original two buildings, followed by 3731 Stocker Street in 1954 and finally 3701 Stocker Street in 1959 (Los Angeles Times 2022). Each building functioned largely as a medical building, serving such uses as clinics for the surrounding neighborhoods.

The buildings have been occupied by various dentist, doctor and professional offices, including Dr. Ada Hatcher in the late 1950s who had an office in 3731 Stocker Street. Dr. Hatcher was a Los Angeles physician known for being a physician to several celebrities before focusing her practice in Inglewood, working largely on cancer awareness and education (Los Angeles Times 1951). Archival research also revealed that Assemblywoman Gwen Moore occupied 3731 Stocker Street during her time as Assemblywoman from 1978 to 1990. Both tenants are discussed in more detail below.

Archival research indicated multiple businesses and individuals occupied the buildings over time, typical of a multitenant commercial building as outlined in Table 3. According to available historical permits, exterior alterations have been limited. At building interiors, alterations include minor modifications for changing tenant needs such as modifying partition walls within office spaces. The buildings have otherwise appeared to have remained largely unchanged since their original construction, and are substantially unoccupied with the exception of few remaining office tenants.

Table 3 Ownership/Occupancy History of 3701-3761 Stocker Street

Date	Property Owners/Tenants	Source
1950	Causey & Rhodes	Newspaper Article
1951	Spratt Optical Company – 3761 Stocker Street	Newspaper Advertisement
1951	Dr. G. Barron Bloom – 3751 Stocker Street	Newspaper Article

Date	Property Owners/Tenants	Source
1953	Superior Optical Co. – 3741 Stocker Street	Newspaper Advertisement
1955	Dr. Ada Hatcher – 3741 Stocker Street	Newspaper Article
1955	Dr. Daniel Beltz – 3741 Stocker Street	Newspaper Article
1955	McNeil Associates, Inc. – 3741 Stocker Street	Newspaper Advertisement
1955	Dr. Robert G. Williamson – 3761 Stocker Street	Newspaper Article
1955	Dr. Daniel Beltz – 3741 Stocker Street	Newspaper Article
1955	Dr. David B. Lester – 3731 Stocker Street	Newspaper Article
1955	Dr. David B. Lester – 3731 Stocker Street	Newspaper Advertisement
1955	Dr. Glen H. Gummes – 3731 Stocker Street	Newspaper Article
1957	Mrs. Lenore Simon – 3761 Stocker Street	Newspaper Article
1957	Dr. Robert Yudelsohn – 3741 Stocker Street	Newspaper Article
1957	Dr. W. T. Zimmerman – 3731 Stocker Street	Newspaper Article
1960	Dr. Allen D. Wolfe – 3701 Stocker Street	Newspaper Article
1960	Dr. R. Flemming Jones – 3751 Stocker Street	Newspaper Article
1960	Saul Heiser – 3741 Stocker Street	City Directory
1960	Dr. Dorothy Franklin – 3761 Stocker Street	Newspaper Article
1960	Dr. Frederick M. Hilgert – 3761 Stocker Street	Newspaper Article
1962	Dr. Arthur William Otto Schultz – 3751 Stocker Street	Newspaper Article
1968	Crenshaw Bootery – 3701 Stocker Street	Newspaper Advertisement
1970	Dr. John Bright Hopkins – 3751 Stocker Street	Newspaper Article
1977	Computer Software Analysis – 3701 Stocker Street	Newspaper Advertisement
1977	Crenshaw Hearing Aid Service – 3701 Stocker Street	Newspaper Advertisement
1978	The Claverie Company (Loans) – 3761 Stocker Street	Newspaper Advertisement
1979	Arthur H. Joell (Writer) – 3761 Stocker Street	Newspaper Advertisement
1979	Greater Crenshaw Revitalization Agency – 3731 Stocker Street	Newspaper Advertisement
1980	Kate Seard (Bull 'N Claw Restaurant) – 3741 Stocker Street	Newspaper Advertisement
1983	Accounting Firm – 3761 Stocker Street	Newspaper Advertisement
1984	Assemblywoman Gwen Moore – 3731 Stocker Street	Newspaper Article
1984	Bus Consultants & Credit Services – 3761 Stocker Street	Newspaper Advertisement
1986	Dr. B. Willaims – 3731 Stocker Street	Newspaper Advertisement
1987	Developmental Dynamics	Newspaper Advertisement
1987	Ms. Royal (Hair Salon) – 3731 Stocker Street	Newspaper Advertisement
1991	Developmental Dynamics Program – 3761 Stocker Street	Newspaper Advertisement

Date	Property Owners/Tenants	Source
1994	Arex Pharmacy #4 – 3701 Stocker Street	Newspaper Advertisement
1994	Dr. Elizabeth J. Covington M.D., Inc.	Newspaper Advertisement
1995	Delta Head Start – 3741 Stocker Street	Newspaper Advertisement
1996	Parenting Institute – 3761 Stocker Street	Newspaper Advertisement
1996	Preschool – 3741 Stocker Street	Newspaper Advertisement
1999	West Central Mental Health Clinic – 3751 Stocker Street	Newspaper Advertisement
2000	Casa Loma College – 3761 Stocker Street	Newspaper Advertisement

Sources: Los Angeles Times Historical Archives, City Directories

Cordingly, Causey & Rhodes

As described above, the subject property was developed as the result of a partnership of Beverly Hills-based developer George A. Cordingly and the Los Angeles-based firm Causey & Rhodes, comprised of Gill B. Causey and Alexander Rhodes. Before their partnership was established in the mid-1940s, Cordingly who relocated from Denver to Los Angeles in 1923 had established his career in the development of Beverly Hills as an area with many medical-office buildings, including the Beverly Professional Building in Beverly Hills.¹

During that same period, Causey & Rhodes developed multiple buildings in the Los Angeles area, including ranch style rambler homes, which reported as designed by “the office of Causey and Rhodes” (LA Times 1948). Although Causey & Rhodes were involved in housing development, they were primarily developers of medical and commercial buildings.

The partnership of Cordingly, Causey & Rhodes appears to have been short-lived, non-exclusive, and limited to the development of the subject property. During the development of the subject property that began 1950, George A. Cordingly & Associates, working solo, developed the first medical center in the San Fernando Valley, the San Fernando Valley Medical Center (now known as The Oaks Medical Campus) at 4835-4849 Van Nuys Boulevard in Sherman Oaks, Los Angeles. The two-building Sherman Oaks medical campus was completed ca. 1954-1955 and features buildings with similar two-story height, brick exteriors and beveled windows, and general Late Moderne styling as the four buildings at 3731-3761 Stocker Street, but with a C-shaped and square plans.

In the years following the development of the subject property, both firms continued to operate separately. By 1961, the year before his death at age 74, Cordingly’s office remained based in Beverly Hills and he owned a reported 17 medical buildings throughout Los Angeles, in addition to several apartment buildings in Beverly Hills. After the completion of 3701 Stocker Street, Causey & Rhodes continued to develop medical centers across Los Angeles and in Orange County and in 1977 they began construction on their Newport Medical Building in Newport Beach which housed the most physicians of any West Coast facility at the time. In 1981, their plans were approved to construct another medical building in Glendale (Los Angeles Times 1977). The firm also developed the Sand Canyon Medical Office Building in Irvine, the Granville luxury apartments in Newport Beach

¹ The building, constructed in 1926, was recommended eligible as a City of Berkeley Landmark for its significance as an excellent example of Churrigueresque architecture designed by notable architect Herry E. Werner. It was not found significant for its association with Cordingly (City of Beverly Hills 2014).

(Los Angeles Times 1969), the Glendale Fashion Center, and high-rise apartments on Wilshire Boulevard (Los Angeles Times 2009). Causey & Rhodes developed sizable projects across various locations during a time of extreme development and population growth. Causey & Rhodes, now based in Newport Beach, continues to operate.

Dr. Ada Hatcher

Research of historic newspapers identified Dr. Ada Hatcher as tenant of 3741 Stocker Street from 1954 to 1955 (Redondo Reflux 1955). Hatcher, born in Big Spring, Texas in 1908, earned her medical degree from University of Texas Medical School in 1939. She moved to California after graduation and interned at the Los Angeles County General Hospital from 1939 until 1941. After completing her residency in 1942, she entered private practice, specializing in obstetrics and gynecology. She practiced in South Los Angeles, mostly in Inglewood from 1943 until 1963, before retiring. During that time, she specialized in cancer research and awareness, and often volunteered with the American Cancer Society. She died in 1988. (The Olympian 1988).

Assemblywoman Gwen Moore

African American Assemblywoman Gwen Moore served in the California State Assembly between 1979 and 1994. Born in Los Angeles in 1940, she represented the 49th district (renumbered 47 in 1990) spanning across portions of Los Angeles County and maintained an office at 3731 Stocker Street from 1978 to 1990.

She began her political career in 1975 and was elected to the Assembly in 1978. According to the Online Archive of California's Guide to the Gwen Moore Papers:

During her time in the Assembly, Moore's legislative interests were varied; however, she focused her efforts on bills related to Parental and Family Leave, adoption, private club discrimination, public utilities and telecommunications, and weight distance and transportation. She gained national prominence in 1983 for authoring the Moore Universal Telephone Service Act, also known as the Moore Act. The act secured the availability of telephone service to all Californians and is regularly reevaluated and formatted to fit the current telecommunication trends and forecasts. Moore's national reputation was also augmented by her service as Chair of the Assembly Utilities and Commerce Committee. She has testified before Congress regarding telecommunications, utilities, transportation, and business issues. [...]

Moore finished her tenure with the California State Assembly in 1994. The same year, she ran for Secretary of State and lost. After leaving the State Capitol, Moore founded a legislative consulting company called CeM Communications Group out of Los Angeles, where she works as the chief consultant for clients regarding public utilities and telecommunications issues and helps develop and implement public affairs and legislative strategies and community outreach programs. Moore also founded the Community Education Organization, a non-profit that offers after school programs in Los Angeles. In 2007, Moore was appointed to the State Bar Board of Governors. (Online Archive of California)

Historical Resources Evaluation

The property at 3701-3761 Stocker Street is recommended ineligible for listing in the NRHP/CRHR or as a City of Los Angeles HCM, under all evaluative criteria.

SIGNIFICANCE CRITERION A/1/1

Designed and constructed in four phases between 1950 and 1959 under development by the firm Cordingly, Causey & Rhodes, the subject property was historically and functionally related and comprised the Crenshaw Medical Center, later renamed the Stocker Street Medical Center. During the 1950s, the Baldwin Hills-Crenshaw area of Los Angeles was developing rapidly as commercial and office uses were introduced along Crenshaw Boulevard and Stocker Street and residential growth also increased. Between the late 1930s and continuing through the 1960s, the neighborhood attracted a growing African American community, moving into areas that were previously restricted by legal and economic obstacles. Research did not, however, find that the Crenshaw Medical Center was individually significant within the pattern of the neighborhood's mid-twentieth century development, and was consistent with development trends of the area. As a medical-office facility, the building was among several similar medical-office campuses built around Los Angeles as the city's population spread beyond the city's core into peripheral areas during postwar decades. Although associated with this postwar development pattern, research did not identify the subject campus as having been influential to the trend. Additionally, research did not reveal that the subject property served as the location of any innovative or significant medical work that would enable it to stand out within medical, social, or scientific historic contexts. Therefore, 3701-3761 Stocker Street does not appear to be significant under Criterion A/1/1.

SIGNIFICANCE CRITERION B/2/2

3701-3761 Stocker Street does not appear to be significant under Criterion B/2/2 for having association to the lives of persons important to history. Of the numerous historical occupants of the subject buildings, Dr. Ada Hatcher (occupant during mid 1950s) and Assemblywoman Gwen Moore (occupant 1978-1990) appear to have notable career achievements in medicine and public policy, respectively. Research of historic newspapers found that Dr. Hatcher was a locally recognized obstetrician/gynecologist whose work in cancer detection and community medical services outreach was recognized by 1952 and primarily in Inglewood. Although Hatcher appears to have been a leader in her field, her known achievements in medicine occurred before her occupancy of the subject building and are not directly tied to her occupancy of a unit with the Crenshaw Medical Center from 1954 to 1955.

Research did not find that Assemblywoman Moore's office location within the subject complex is individually representative of her role in politics or in developing the Universal Service Telephone Act in 1984. Moore was an Assembly member between 1978 and 1994 and occupied a unit within the subject complex for most of those years. However, Moore's productive career as an Assembly member included work carried out beyond her base office and research did not reveal the specifics or extent of the work conducted at Moore's office, which would be necessary to determine its importance within her career relative to other office locations. Furthermore, her tenure in office has not reached 50 years, the age threshold for generally accepted for achieving significance and properties associated with living persons are usually not eligible for inclusion in the NRHP. Generally, a person's active participation in the endeavor associated with the property must be completed for the historic perspective to emerge. As such, 3701-3761 Stocker Street does not appear to be significant under Criterion B/2/2 for having association to the lives of persons important to history.

SIGNIFICANCE CRITERION C/3/3

3701-3761 Stocker Street does not appear to be significant under Criterion C/3/3. The five subject buildings comprise a medical-office campus designed and constructed in four phases between 1950 and 1959 under development by the firm Cordingly, Causey & Rhodes. Research did not identify an architect or design and construction professional(s) credited with design of the buildings beyond the original developer-owner group. Therefore, the buildings are unable to be linked to any design professionals who were considered masters in their field or who are likewise considered highly influential. Overall, the five buildings are representative examples of the Late Moderne style, which was commonly applied to office and medical buildings constructed between the 1930s and 1950s across the nation. In the case of the subject buildings, 3701 Stocker Street differs slightly in its façade articulation, with vertical piers and recessed spandrels emphasizing verticality at the exterior versus the horizontal massing expressed through bands of windows framed with bezels on the other four buildings. The other four buildings, in particular, are very similar in terms of massing, materials, and fenestration to another George A. Cordingly & Associates-developed project, the Sherman Oaks Medical Center built in 1954-1955 (extant). Although it is apparent that George A. Cordingly & Associates opted to employ a design language across at least two of their projects that were built concurrently in the mid-1950s, the subject buildings do not appear to be individually distinctive examples of Late Moderne style architecture applied to a medical-office typology. Rather, these buildings were constructed toward the end of the style's period of popularity and do not appear to offer any exceptional design qualities in terms of their application or adaptation of architectural style or construction. The property is, therefore, ineligible for listing under Criterion C/3/3.

SIGNIFICANCE CRITERION D/4

The research conducted for this study provided no evidence that the subject property may yield important information about prehistory or prehistory. The subject property is recommended ineligible for listing under Criterion D/4.

Sanchez Ranch Adobe

As described above, the area immediately adjacent to 3701-3761 Stocker Street includes the Sanchez Ranch Adobe. The Sanchez Ranch Adobe property, located to the southwest of the project site, includes a one to two-story building with an irregular gable roof. The building is comprised of two portions, connected via a covered walkway, along its rear, or east elevation. The primary, or west elevation, fronts Don Felipe Drive and is largely obscured from street view by a concrete block fence and vegetation. The building has a painted stucco exterior (Figure 17). The southern portion of the building has an E-shaped footprint and is distinguished by a two-story central portion that rises above the rest of the building (Figure 18). The northern portion of the building has wood panel details at its roofline. Its eastern side is fronted by a surface parking lot, while the western elevation includes courtyards between building portions. The building appears to be in good to fair condition and there is nothing to suggest it warrants reconsideration as a designated HCM.

Figure 17 View of Sanchez Ranch Adobe from Don Felipe Drive, View Northwest



Figure 18 Current View of Sanchez Ranch Adobe from Project Site, View Southwest



5.6.2 Archaeological Resources

The following section summarizes the results of all background research and fieldwork as they pertain to archaeological resources that may qualify as historical resources and/or unique archaeological resources.

No archaeological resources were identified during the field survey. Ground visibility was poor (less than ten percent) with approximately ten percent exposure. Approximately 90 percent of the project site has been paved and is partially overlain by the existing building. Additionally, the areas of exposed ground along the front and sides of the buildings are landscape lawns and planters have been disturbed (Figure 19). The soils within the landscaped area consist of compacted dark brown and gray loam. Vegetation consisted of manicured lawns and ornamental shrubs. The project site has been heavily disturbed from construction of the extant buildings, the associated grading, and installation of existing utilities. No archaeological materials associated with the adjacent adobe were identified within the landscaped and exposed areas within the project site.

Figure 19 View of Typical Plantings, View West



6 Impacts Analysis and Conclusions

The impact analysis included here is organized based on the cultural resources thresholds included in CEQA Guidelines Appendix G: Environmental Checklist Form:

- a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?
- b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?
- c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Threshold A broadly refers to historical resources. To more clearly differentiate between archaeological and built environment resources, we have chosen to limit analysis under Threshold A to built environment resources. Archaeological resources, including those that may be considered historical resources pursuant to Section 15064.5 and those that may be considered unique archaeological resources pursuant to Section 21083.2, are considered under Threshold B.

6.1 Historical Built Environment Resources

This study identified the presence of one historic-age property within the project site, 3701-3761 Stocker Street, which is recommend ineligible for listing in the NRHP, CRHR and as a Los Angeles HCM, and therefore, is not considered a historical resource for the purposes of CEQA.

The background research for this study identified one resource, Sanchez Ranch Adobe, in the vicinity of the proposed project site that was previously identified in SurveyLA and is a listed City of Los Angeles HCM. Sanchez Ranch Adobe is located at 3725 Don Felipe Drive, adjacent (to the northwest) of the proposed project site. Most potential impacts associated with construction of the proposed project are anticipated to be temporary in nature. Potential impacts could occur to surrounding resources through construction activity, which would intermittently generate vibration on and adjacent to the project site. According to the vibration analysis performed for this project, historic structures, including the Sanchez Ranch Adobe, could be exposed to vibration levels of more than 0.12 inches per second, the vibration level before there is a risk of damage to a historic structure (Terry A. Hayes Associates 2023). The project would have to adhere to adhere to Mitigation Measure N4, which requires a pre-construction survey of the building by a structural engineer establishing baseline conditions of the building and a follow-on letter describing damage, if any, to the historical building with recommendations for any repair as may be necessary. With implementation of this mitigation measure, the project's construction-period noise and vibration impacts would be less than significant.

Furthermore, though the original adobe building dates to ca. 1790-1795, it was considerably updated in the 1920s. The designation includes only the adobe structures and not the 1920s additions, which envelop and obscure the original structure in many areas, as evidenced by historical and contemporary photographs. As such, the building's later additions offer an additional buffer between the historic adobe and the proposed project.

While the proposed project will introduce several buildings and a sound abatement wall to the vicinity of Sanchez Ranch Adobe, the property that encompasses the historical resource is expansive

and overall, its setting, which includes development including nearby residential neighborhoods, commercial-office and medical-office properties, would not be significantly altered by the proposed project.

As a result of the information summarized above, Rincon recommends a CEQA finding of ***less than significant impact to historical resources***.

6.2 Historical and Unique Archaeological Resources

The Sanchez Ranch Adobe is adjacent to the project site and has been utilized since at least 1790. The project site has been developed since at least 1950 (NETR Online 2023) and no previously recorded archaeological resources or deposits have been identified within or adjacent to the project site. Furthermore, this study did not identify any new archaeological resources or deposits within the project site. The lack of surface evidence of archaeological materials does not preclude their subsurface existence. However, the absence of substantial prehistoric or historic-period archaeological remains within the immediate vicinity, along with the existing level of disturbance in the project site and existing soil conditions, suggest there is a low potential for encountering intact subsurface archaeological deposits. Although the geoarchaeological sensitivity analysis for the project identified the sensitivity as moderate for archaeological resources, the project site has been heavily developed since at least 1950. Rincon presents the following recommended mitigation measure for unanticipated discoveries during construction. With adherence to this measure, Rincon recommends a finding of ***less-than-significant impact with mitigation for archaeological resources*** under CEQA.

6.2.1 Recommended Mitigation

Unanticipated Discovery of Cultural Resources

In the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the resource. If the resource is determined by the qualified archaeologist to be prehistoric, then a Native American representative shall also be contacted to participate in the evaluation of the resource. If the qualified archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for CRHR eligibility shall be completed. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of the California Code of Regulations (CCR) Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the California Historical Resources Information System, per CCR Guidelines Section 15126.4(b)(3)(C).

6.3 Human Remains

No human remains are known to be present within the project site. However, the discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be of Native American origin, the Coroner will notify the NAHC, which will determine and notify an MLD. The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance. With adherence to existing regulations, Rincon recommends a finding of ***less-than-significant impact to human remains*** under CEQA.

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- 1956 "Nurse Knifed to Death in Office Here." March 9, 1956.
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Appendix A

CHRIS Results

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-19-000080	CA-LAN-000080	Other - LA-80 (LA-S4: LACM)	Other	Prehistoric	AP01; AP09; AP15	1951 (R.M. Ariss)	LA-00597, LA-03019, LA-03501, LA-03583, LA-03587, LA-09428, LA-10585, LA-12148, LA-12402, LA-12787, VN-01462
P-19-001336	CA-LAN-001336			Unknown			LA-03019, LA-03501, LA-12148, LA-12402
P-19-150259		OHP Property Number - 179184; Resource Name - Great Western Savings & Loan Bldg; Other - Clearwire CA7500 / CA-LOS6350	Building	Historic	HP06	2009 (K.A. Crawford, Michael Brandman Associates)	LA-10357, LA-11332, LA-12202
P-19-157360		OHP Property Number - 026569; Resource Name - 3956 Crenshaw Blvd	Building	Historic	HP02	(unknown)	
P-19-157361		OHP Property Number - 026570; Resource Name - 3964 Crenshaw Blvd	Building	Historic	HP02	(unknown)	
P-19-169868		OHP Property Number - 023846; Resource Name - Newberry Store	Building	Historic	HP06	1983 (City of Los Angeles, Bureau of Engineering)	LA-12402
P-19-169869		OHP Property Number - 023847; Resource Name - May Co; Other - Robinson May Co Store	Building	Historic	HP06	1983 (City of LA, Bureau of Engineering); 2003 (Judith Marvin, LSA Associates, Inc.)	LA-08955, LA-09428, LA-10585, LA-12402
P-19-169870		OHP Property Number - 023848; Resource Name - Broadway Dept Store; Other - Broadway	Building	Historic	HP06	1983 (City of LA, Bureau of Engineering)	LA-08955, LA-09428, LA-12402
P-19-169871		OHP Property Number - 023849; Resource Name - F W Woolworth Co	Building	Historic	HP06	1983 (City of Los Angeles, Bureau of Engineering)	LA-12148, LA-12402
P-19-188263		OHP Property Number - 170020; Resource Name - Maranatha Community Church	Building	Historic	HP16	2007 (D. Supernowicz, Historic Resource Associates)	LA-09428
P-19-188835		OHP Property Number - 179150; Resource Name - Crenshaw Plaza Medical Ctr	Building	Historic	HP07	2010	LA-10646, LA-12148, LA-12402

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-00597		1949	Ariss, R.M.	Field Report on Site Near Stocker Avenue and Crenshaw Blvd, Los Angeles California.		19-000080
LA-01508		1986	Kelly, Kenneth G.	Cultural Resource Investigation: Tract No. 21887, Baldwin Hills	Greenwood and Associates	
LA-02838		1993	Wlodarski, Robert J.	Results of a Phase 1 Archaeological Study for the Proposed East Central Interceptor Sewer [ecis] Project, East-west Alignment, Los Angeles County, California	Historical, Environmental, Archaeological, Research, Team	19-002121
LA-03019		1994	Wlodarski, Robert J.	Results of a Phase I Archaeological Study for the Proposed East Central Interceptor Sewer [ecis] Project, East-west Alignment, Los Angeles County, California	Historical, Environmental, Archaeological, Research, Team	19-000055, 19-000056, 19-000068, 19-000069, 19-000070, 19-000071, 19-000072, 19-000073, 19-000080, 19-000171, 19-000172, 19-001336
LA-03577		1996	Demcak, Carol R.	Report of Archaeological Survey for L.a. Cellular Site #675.3, 4401 Crenshaw Boulevard, Los Angeles, Los Angeles County	Archaeological Resource Management Corp.	
LA-03854		1997	Frierman, Jay D.	Phase 1 Archaeological Survey of a Corner Lost at 4305 Degnan Boulevard Los Angeles, California 90008		
LA-04555		1999	Duke, Curt	Cultural Resource Assessment for Pacific Bell Mobile Services Facility La 721-01, in the County of Los Angeles, California	LSA Associates, Inc.	
LA-05359	Caltrans -	2000	Kane, Diane	Negative Hpsr Form: to Enhance Pedestrian Amenities Within the Crenshaw Blvd Corridor.	Caltrans District 7	
LA-06423		2001	Christy, Juliet L.	Plase I Archaeological Study East Central Interceptor Sewer (ecis) Buckingham Road Sewer Project Los Angeles, California	Greenwood and Associates	
LA-08955		1983	King, Phil V.	Final Report for Year Three Historical and Cultural Resources Survey of Los Angeles: Sylmar, Watts, Crenshaw, and Vermont/slauson	Los Angeles Department of Public Works	19-169869, 19-169870
LA-09428		2007	Supernowicz, Dana E.	Cultural Resources Study of the Maranatha Community Church Project Sprint-Nextel Site No. CA-LA73XC413C 3800 W. Martin Luther King Blvd., Los Angeles, Los Angeles County, CA 90008	Historic Resource Associates	19-000080, 19-000171, 19-169869, 19-169870, 19-188263

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-10357		2009	Bonner, Wayne and Crawford, Kathleen	Cultural Resource Records Search, Site Visit Results, and Direct APE Historic Architectural Assessment for Clearwire Candidate CA-LOS6350/CA7500, 4401 Crenshaw Boulevard, Los Angeles, Los Angeles County, California	Michael Brandman Associates	19-150259
LA-10585		2004	Harper, Caprice D. and Judith Marvin	Cultural Resource Assessment, Cingular Wireless Facility No. SM 132-03, City and County of Los Angeles, California	LSA Associates, Inc.	19-000080, 19-169869
LA-10646		2010	Hatoff, Brian	Results of Architectural History Survey for Verizon Cellular Communications Tower Site	URS	19-188835
LA-11332		2011	Bonner, Wayne	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Facility LAC675-01, USID 12052 (Vernon/Crenshaw), 4401 Crenshaw Boulevard, Los Angeles, Los Angeles County, California	Environmental Assessment Specialists	19-150259
LA-11973		2011	Unknown	Crenshaw/LAX Transit Corridor Project Final Environmental Impact Report/Final Environmental Impact Statement	Metro	
LA-12148		2012	Bonner, Wayne and Crawford, Kathleen	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA03132A (LA3132 Baldwin Hills Mall) 3756 Santa Rosalia Drive #326, Los Angeles, Los Angeles County, California	MBA	19-000080, 19-001336, 19-169871, 19-188835
LA-12402		2013	Bonner, Wayne and Crawford, Kathleen	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC Candidate LA0030 (Crenshaw Medical Plaza) 3756 Santa Rosalia Drive, Los Angeles, Los Angeles County, California, CASPR No 3551015606	EAS	19-000080, 19-001336, 19-169867, 19-169868, 19-169869, 19-169870, 19-169871, 19-188835

Appendix B

NAHC Results



NATIVE AMERICAN HERITAGE COMMISSION

May 27, 2022

Brianna Rotella
Rincon Consultants, Inc.

Via Email to: brotella@rinconconsultants.com

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NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Stocker Street Creative ISMND Project, Los Angeles County

Dear Ms. Rotella:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

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.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (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 that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- 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;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the 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 result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was positive. Please contact the Gabrieleno/Tongva San Gabriel Band of Mission Indians on the attached list for more information.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. 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 event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

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

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

Appendix C

DPR Forms

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 14

*Resource Name or #: 3701-3761 Stocker Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

and

*b. USGS 7.5' Quad: Hollywood

Date: 1995 T 2S ; R ; 14W ¼ of ¼ of Sec ; . B.M.

c. Address:

Zip:

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: APNs: 5032-022-018 – 3701 Stocker Street; 5032-022-017 – 3731 Stocker Street; 5032-022-005 – 3741 Stocker Street; 5032-022-004 – 3751 Stocker Street; 5032-022-003 – 3761 Stocker Street

***P3a. Description:**

The subject property is located on the northwest side of Stocker Street, between Santa Rosalia Drive to the north and Don Felipe Drive to the south. The property is located within the Crenshaw neighborhood, which is within the West Adams-Baldwin Hills-Leimert CPA. The surrounding neighborhood is characterized by a mix of low-rise residential and commercial properties. Commercial properties are concentrated on major thoroughfares, such as on Stocker Street. Residential development is generally confined to side streets and is characterized by a mix of single-family houses dating from the first half of the twentieth century and apartment buildings constructed after World War II. To the south is the View Park neighborhood, which is not part of the City of Los Angeles. (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP6: 1-3 story commercial building, HP7: 3+ story commercial building

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



P5b. Description of Photo:
Northeast elevation of 3701 Stocker Street,
View Southwest
May 2022

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

☒ Historic

☐ Prehistoric

☐ Both

1950-1959, Los Angeles County Assessor

***P7. Owner and Address:**

3751 3761 Stocker Traditional / 3731 41 Stocker
Opportunity LLC

1849 Green Bay Road #280

Highland Park, IL, 60035

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

JulieAnn Murphy

Rincon Consultants

449 15th Street #303

Oakland, California 94612

***P9. Date Recorded:**

*P10. Survey Type: (Describe)

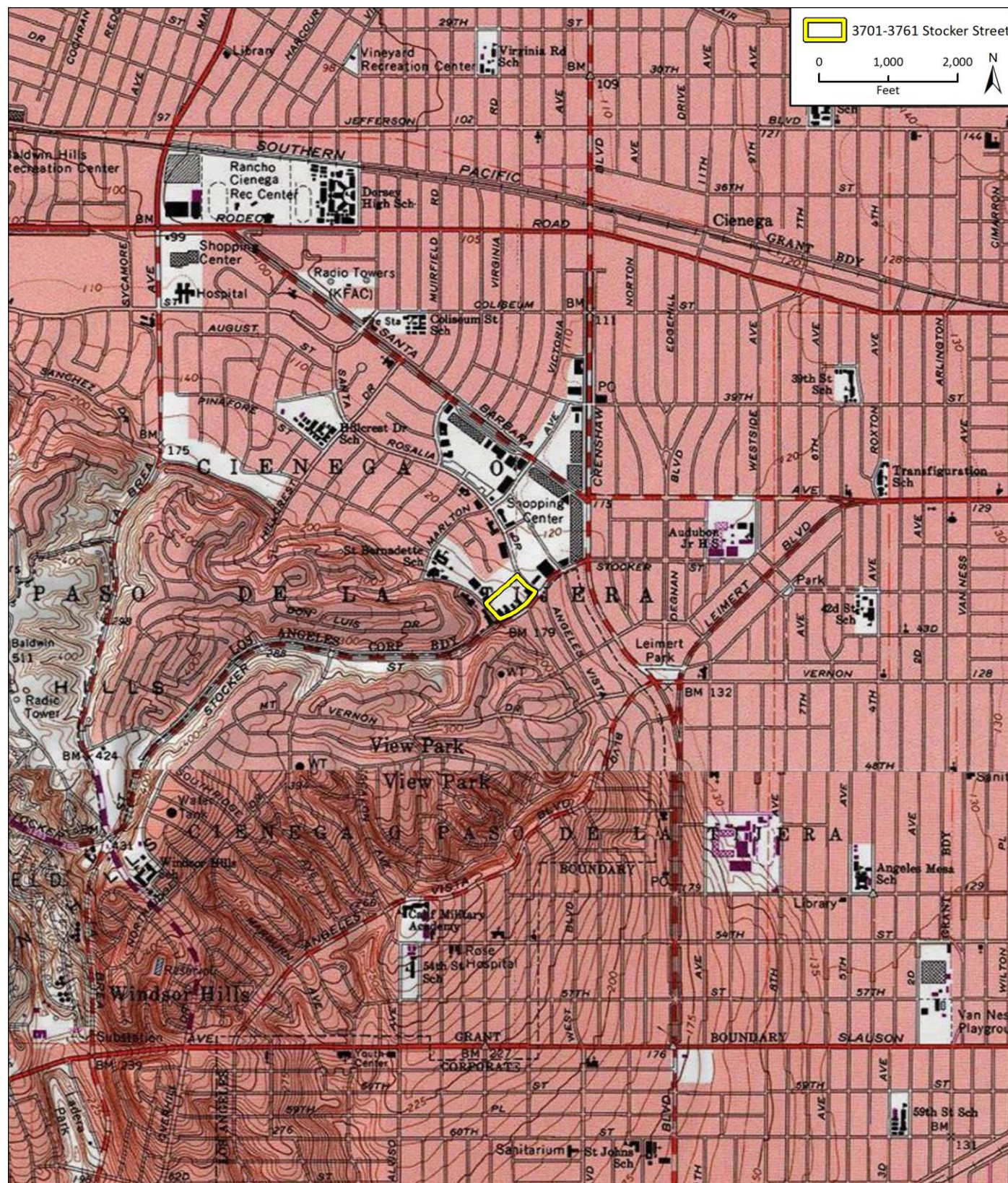
Intensive

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

*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):

DPR 523A (1/95)

*Required information



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 14

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 3701-3761 Stocker Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial/Office

B4. Present Use: Commercial/Office/Vacant

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: 3751 Stocker Street and 3761 Stocker Street were constructed in 1950. 3741 Stocker Street was constructed in 1953. 3731 Stocker Street was constructed in 1954. 3701 Stocker Street was constructed in 1959.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: N/A

B9a. Architect:

b. Builder: Cordingly, Causey & Rhodes (Developer)

*B10. Significance: Theme: N/A

Area:

Period of Significance: N/A

Property Type: Commercial/Office

Applicable Criteria: N/A

Developmental History

In 1950, the Los Angeles Times reported on the planned development of the Crenshaw Medical Center on the north side of Stocker Boulevard [now Street], between Santa Rosalia and Dumont [now Don Felipe] avenues [now Drives]" (Los Angeles Times 1950). The newspaper named George A. Cordingly & Associates as the owners of the project, which proposed a medical-office complex composed of eight buildings set across six acres – two acres of which were to be dedicated to automobile parking. A project rendering published in the newspaper showed four buildings with similar two-story heights, bands of ribbon windows and L or inverse-L footprints occupying the western and central frontage along Stocker Street. To the east, four additional buildings – two with a two-story height and two towers of four- to six-stories, occupied the southeast corner of the property. Parking appears to have been surface lots set to the rear of the buildings. Each of the buildings featured a streamlined, International style aesthetic, with curved corners and bands of ribbon windows along each floor. The article did not identify an architect or other design professional credited with the design of the buildings or landscape. (See Continuation Sheet)

B11. Additional Resource Attributes:

*B12. References:

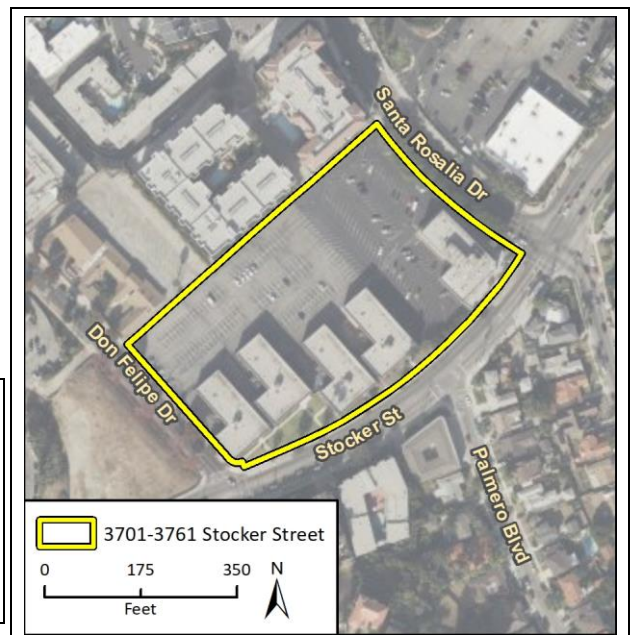
See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: JulieAnn Murphy, Rincon Consultants

*Date of Evaluation: December 2023

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 3701-3761 Stocker Street

Page 4 of 14

P3a. Description (Continued):

The subject property is composed of five parcels, each with one building, and includes the addresses 3701, 3731, 3741, 3751, and 3761 Stocker Street. The five buildings were constructed as medical-office buildings between 1950 and 1959 and historically functioned as the Stocker Street Medical Center according to newspapers. A large paved, surface parking lot is located on the west and north sides of the buildings and accessed from both Don Felipe Road and Santa Rosalia Drive, providing vehicular access to the rear of each building.

3701 Stocker Street

3701 Stocker Street, at the corner of Stocker Street and Santa Rosalia Drive, is a four-story building resting on a raised concrete foundation that slopes primarily towards the rear (north) side of the building, following the grade of the street. 3701 Stocker Street has an inverse L-shape plan and is capped by a flat, asphalt roof topped with a large penthouse structure housing the building's systems equipment. The building's exterior is primarily finished with red brick, which clads the corner pillars and vertical piers as well as the recessed spandrels at each story. Stucco covers storefronts along the first story at the front of the building, while the rear of the building largely retains brick cladding. A stucco covered, boxed canopy extends over the first story, dividing it from stories above on the south, east, and north façades. Additionally, the building features a concave curved wall covered with stucco on its east corner that extends from the first-floor canopy to the roof. On the curved extension near the roof is signage that reads "3701 Stocker Professional Bldg."

The first story features multiple ground floor aluminum-frame commercial storefronts with several entries, each with varying configurations. The first story includes two main entries – an office entry flanked with marble entry details on Stocker Street and a corner retail entry. The corner retail entry, at the corner of Stocker Street and Santa Rosalia Drive, has smooth stucco on either side and features large single-panel glass doors. Above the primary retail entrance is a "Stocker RX Pharmacy" sign. The second to fourth floors feature single-pane metal-frame windows, all the same size and evenly spaced across the building, and separated by evenly spaced pilasters.

The subject property features elements of Late Moderne style architecture including façade articulation with vertical piers dividing each window bay and recessed brick spandrels running between each story behind the plane of piers. The building is surrounded by planters on the east and north sides with ornamental trees such as palm trees and desert-type plants. The building is in good condition and appears to have been minimally altered.

CONTINUATION SHEET

Property Name: 3701-3761 Stocker Street
Page 5 of 14

Photograph 1 3701-3761 Stocker Street, View East



Photograph 2 3701 Stocker Street Rear Elevation, View Southeast



CONTINUATION SHEET

Property Name: 3701-3761 Stocker Street
Page 6 of 14

3731, 3741, 3751, and 3761 Stocker Street

The other four parcels that comprise the subject property include 3731, 3741, 3751, and 3761 Stocker Street. Each building occupies an entire parcel on Stocker Street from Santa Rosalia Drive to Don Felipe Drive. In similarity to 3701, each building has an inverse L-shape plan orientated from northwest to southeast. 3751 and 3741 were built concurrently and are set farther back from Stocker Street and have deeper lawns. The properties all sit on a raised concrete base, with a more pronounced base on 3761 and 3751 Stocker Street.

Like 3701 Stocker Street, the four buildings are similarly representative of aspects of the Late Moderne style; the four two-story buildings and all relatively identical to each other in terms of footprint, height, massing, two-story height and brick exteriors. Additionally, the buildings are each capped by an asphalt roof with a shallow parapet wall.

Fenestration consists primarily of aluminum frame fixed windows, aligned vertically at each story, forming horizontal bands along each façade. Compared to 3701 Stocker Street, the fenestration and façade articulation of these four buildings differs in that the exterior walls are planar, without variation in the depth of piers and spandrels; as such, the bands of windows share a brick surround or bezel common to Late Moderne style buildings. The primary façades of each building face southwest towards Stocker Street and feature aluminum-frame storefront entries with marble veneer surrounds. 3741 Stocker Street appears to be the only building that features an alternative entrance on the southwest elevation that is also adorned with a marble surround, similar to the front entrance, and is topped with an awning above the door. Secondary entrances for each building are located on the northwest side of the buildings and grant access to and from the parking lot.

Each building features a lawn, mature trees, and hedges along the primary facade. 3761 Stocker Street is the only building that features a brick planter connected to the front of the building as well as an additional set of steps to access the front door.

Photograph 3 3731-3761 Stocker Street, View South



CONTINUATION SHEET

Property Name: 3701-3761 Stocker Street
Page 7 of 14

Photograph 4 3761 Stocker Street Primary Elevation, View Northwest



CONTINUATION SHEET

Property Name: 3701-3761 Stocker Street
Page 8 of 14

Photograph 5 3751 Stocker Street, Primary Elevation, Lawn and Sign Monument



B10. Significance (Continued):

Although originally proposed as a six-acre project area containing eight buildings, the subject property was eventually developed across 5.1 acres with five total buildings between 1950 and 1959. During this period, George A. Cordingly & Associates arranged a development partnership with Los Angeles-based developers Causey & Rhodes to carry out the project. By 1950, both firms were known regionally for the development of medical centers (Los Angeles Times 1963).

The subject property was developed in four phases. 3761 Stocker Street and 3751 Stocker Street were the first buildings of the development, constructed in 1950 (Los Angeles County Assessor 2022). Both featured near-identical designs and were the foundation design for the subsequent buildings. In 1953, 3741 Stocker Street was constructed with a similar design to the original two buildings, followed by 3731 Stocker Street in 1954 and finally 3701 Stocker Street in 1959 (Los Angeles Times 2022). Each building functioned largely as a medical building, serving such uses as clinics for the surrounding neighborhoods.

The buildings have been occupied by various dentist, doctor and professional offices, including Dr. Ada Hatcher in the late 1950s who had an office in 3731 Stocker Street. Dr. Hatcher was a Los Angeles physician known for being a physician to several celebrities before focusing her practice in Inglewood, working largely on cancer awareness and education (Los Angeles Times 1951). Archival research also revealed that Assemblywoman Gwen Moore occupied 3731 Stocker Street during her time as Assemblywoman from 1978 to 1990. Both tenants are discussed in more detail below.

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Archival research indicated multiple businesses and individuals occupied the buildings over time, typical of a multitenant commercial building, as outlined in Table 1. According to available historical permits, exterior alterations have been limited. At building interiors, alterations include minor modifications for changing tenant needs such as modifying partition walls within office spaces. The buildings have otherwise appeared to have remained largely unchanged since their original construction, and are substantially unoccupied with the exception of few remaining office tenants.

Table 1 Ownership/Occupancy History of 3701-3761 Stocker Street

Date	Property Owners/Tenants	Source
1950	Causey & Rhodes	Newspaper Article
1951	Spratt Optical Company – 3761 Stocker Street	Newspaper Advertisement
1951	Dr. G. Barron Bloom – 3751 Stocker Street	Newspaper Article
1953	Superior Optical Co. – 3741 Stocker Street	Newspaper Advertisement
1955	Dr. Ada Hatcher – 3741 Stocker Street	Newspaper Article
1955	Dr. Daniel Beltz – 3741 Stocker Street	Newspaper Article
1955	McNeil Associates, Inc. – 3741 Stocker Street	Newspaper Advertisement
1955	Dr. Robert G. Williamson – 3761 Stocker Street	Newspaper Article
1955	Dr. Daniel Beltz – 3741 Stocker Street	Newspaper Article
1955	Dr. David B. Lester – 3731 Stocker Street	Newspaper Article
1955	Dr. David B. Lester – 3731 Stocker Street	Newspaper Advertisement
1955	Dr. Glen H. Gummes – 3731 Stocker Street	Newspaper Article
1957	Mrs. Lenore Simon – 3761 Stocker Street	Newspaper Article
1957	Dr. Robert Yudelso – 3741 Stocker Street	Newspaper Article
1957	Dr. W. T. Zimmerman – 3731 Stocker Street	Newspaper Article
1960	Dr. Allen D. Wolfe – 3701 Stocker Street	Newspaper Article
1960	Dr. R. Flemming Jones – 3751 Stocker Street	Newspaper Article
1960	Saul Heiser – 3741 Stocker Street	City Directory
1960	Dr. Dorothy Franklin – 3761 Stocker Street	Newspaper Article
1960	Dr. Frederick M. Hilgert – 3761 Stocker Street	Newspaper Article
1962	Dr. Arthur William Otto Schultz – 3751 Stocker Street	Newspaper Article
1968	Crenshaw Bootery – 3701 Stocker Street	Newspaper Advertisement
1970	Dr. John Bright Hopkins – 3751 Stocker Street	Newspaper Article
1977	Computer Software Analysis – 3701 Stocker Street	Newspaper Advertisement
1977	Crenshaw Hearing Aid Service – 3701 Stocker Street	Newspaper Advertisement
1978	The Claverie Company (Loans) – 3761 Stocker Street	Newspaper Advertisement
1979	Arthur H. Joell (Writer) – 3761 Stocker Street	Newspaper Advertisement
1979	Greater Crenshaw Revitalization Agency – 3731 Stocker Street	Newspaper Advertisement
1980	Kate Seard (Bull 'N Claw Restaurant) – 3741 Stocker Street	Newspaper Advertisement

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Date	Property Owners/Tenants	Source
1983	Accounting Firm – 3761 Stocker Street	Newspaper Advertisement
1984	Assemblywoman Gwen Moore – 3731 Stocker Street	Newspaper Article
1984	Bus Consultants & Credit Services – 3761 Stocker Street	Newspaper Advertisement
1986	Dr. B. Willaims – 3731 Stocker Street	Newspaper Advertisement
1987	Developmental Dynamics	Newspaper Advertisement
1987	Ms. Royal (Hair Salon) – 3731 Stocker Street	Newspaper Advertisement
1991	Developmental Dynamics Program – 3761 Stocker Street	Newspaper Advertisement
1994	Arex Pharmacy #4 – 3701 Stocker Street	Newspaper Advertisement
1994	Dr. Elizabeth J. Covington M.D., Inc.	Newspaper Advertisement
1995	Delta Head Start – 3741 Stocker Street	Newspaper Advertisement
1996	Parenting Institute – 3761 Stocker Street	Newspaper Advertisement
1996	Preschool – 3741 Stocker Street	Newspaper Advertisement
1999	West Central Mental Health Clinic – 3751 Stocker Street	Newspaper Advertisement
2000	Casa Loma College – 3761 Stocker Street	Newspaper Advertisement

Sources: Los Angeles Times Historical Archives, City Directories

Cordingly, Causey & Rhodes

As described above, the subject property was developed as the result of a partnership of Beverly Hills-based developer George A. Cordingly and the Los Angeles-based firm Causey & Rhodes, comprised of Gill B. Causey and Alexander Rhodes. Before their partnership was established in the mid-1940s, Cordingly who relocated from Denver to Los Angeles in 1923 had established his career in the development of Beverly Hills as an area with many medical-office buildings, including the Beverly Professional Building in Beverly Hills.¹

During that same period, Causey & Rhodes developed multiple buildings in the Los Angeles area, including ranch style rambler homes, which reported as designed by “the office of Causey and Rhodes” (LA Times 1948). Although Causey & Rhodes were involved in housing development, they were primarily developers of medical and commercial buildings.

The partnership of Cordingly, Causey & Rhodes appears to have been short-lived, non-exclusive, and limited to the development of the subject property. During the development of the subject property that began 1950, George A. Cordingly & Associates, working solo, developed the first medical center in the San Fernando Valley, the San Fernando Valley Medical Center (now known as The Oaks Medical Campus) at 4835-4849 Van Nuys Boulevard in Sherman Oaks, Los Angeles. The two-building Sherman Oaks medical campus was completed ca. 1954-1955 and features buildings with similar two-story height, brick exteriors and beveled windows, and general Late Moderne styling as the four buildings at 3731-3761 Stocker Street, but with a C-shaped and square plans.

In the years following the development of the subject property, both firms continued to operate separately. By 1961, the year before his death at age 74, Cordingly’s office remained based in Beverly Hills and he owned a reported 17

¹ The building, constructed in 1926, was recommended eligible as a City of Berkeley Landmark for its significance as an excellent example of Churrigueresque architecture designed by notable architect Herry E. Werner. It was not found significant for its association with Cordingly (City of Beverly Hills 2014).

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medical buildings throughout Los Angeles, in addition to several apartment buildings in Beverly Hills. After the completion of 3701 Stocker Street, Causey & Rhodes continued to develop medical centers across Los Angeles and in Orange County and in 1977 they began construction on their Newport Medical Building in Newport Beach which housed the most physicians of any West Coast facility at the time. In 1981, their plans were approved to construct another medical building in Glendale (Los Angeles Times 1977). The firm also developed the Sand Canyon Medical Office Building in Irvine, the Granville luxury apartments in Newport Beach (Los Angeles Times 1969), the Glendale Fashion Center, and high-rise apartments on Wilshire Boulevard (Los Angeles Times 2009). Causey & Rhodes developed sizable projects across various locations during a time of extreme development and population growth. Causey & Rhodes, now based in Newport Beach, continues to operate.

Dr. Ada Hatcher

Research of historic newspapers identified Dr. Ada Hatcher as tenant of 3741 Stocker Street from 1954 to 1955 (Redondo Reflux 1955). Hatcher, born in Big Spring, Texas in 1908, earned her medical degree from University of Texas Medical School in 1939. She moved to California after graduation and interned at the Los Angeles County General Hospital from 1939 until 1941. After completing her residency in 1942, she entered private practice, specializing in obstetrics and gynecology. She practiced in South Los Angeles, mostly in Inglewood from 1943 until 1963, before retiring. During that time, she specialized in cancer research and awareness, and often volunteered with the American Cancer Society. She died in 1988. (The Olympian 1988).

Assemblywoman Gwen Moore

African American Assemblywoman Gwen Moore served in the California State Assembly between 1979 and 1994. Born in Los Angeles in 1940, she represented the 49th district (renumbered 47 in 1990) spanning across portions of Los Angeles County and maintained an office at 3731 Stocker Street from 1978 to 1990.

She began her political career in 1975 and was elected to the Assembly in 1978. According to the Online Archive of California's Guide to the Gwen Moore Papers:

During her time in the Assembly, Moore's legislative interests were varied; however, she focused her efforts on bills related to Parental and Family Leave, adoption, private club discrimination, public utilities and telecommunications, and weight distance and transportation. She gained national prominence in 1983 for authoring the Moore Universal Telephone Service Act, also known as the Moore Act. The act secured the availability of telephone service to all Californians and is regularly reevaluated and formatted to fit the current telecommunication trends and forecasts. Moore's national reputation was also augmented by her service as Chair of the Assembly Utilities and Commerce Committee. She has testified before Congress regarding telecommunications, utilities, transportation, and business issues. [...]

Moore finished her tenure with the California State Assembly in 1994. The same year, she ran for Secretary of State and lost. After leaving the State Capitol, Moore founded a legislative consulting company called CeM Communications Group out of Los Angeles, where she works as the chief consultant for clients regarding public utilities and telecommunications issues and helps develop and implement public affairs and legislative strategies and community outreach programs. Moore also founded the Community Education Organization, a non-profit that offers after school programs in Los Angeles. In 2007, Moore was appointed to the State Bar Board of Governors. (Online Archive of California)

Historical Resources Evaluation

The property at 3701-3761 Stocker Street is recommended ineligible for listing in the NRHP/CRHR or as a City of Los Angeles HCM, under all evaluative criteria.

Significance Criterion A/1/1

Designed and constructed in four phases between 1950 and 1959 under development by the firm Cordingly, Causey & Rhodes, the subject property was historically and functionally related and comprised the Crenshaw Medical Center, later renamed the Stocker Street Medical Center. During the 1950s, the Baldwin Hills-Crenshaw area of Los

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Angeles was developing rapidly as commercial and office uses were introduced along Crenshaw Boulevard and Stocker Street and residential growth also increased. Between the late 1930s and continuing through the 1960s, the neighborhood attracted a growing African American community, moving into areas that were previously restricted by legal and economic obstacles. Research did not, however, find that the Crenshaw Medical Center was individually significant within the pattern of the neighborhood's mid-twentieth century development, and was consistent with development trends of the area. As a medical-office facility, the building was among several similar medical-office campuses built around Los Angeles as the city's population spread beyond the city's core into peripheral areas during postwar decades. Although associated with this postwar development pattern, research did not identify the subject campus as having been influential to the trend. Additionally, research did not reveal that the subject property served as the location of any innovative or significant medical work that would enable it to stand out within medical, social, or scientific historic contexts. Therefore, 3701-3761 Stocker Street does not appear to be significant under Criterion A/1/1.

Significance Criterion B/2/2

3701-3761 Stocker Street does not appear to be significant under Criterion B/2/2 for having association to the lives of persons important to history. Of the numerous historical occupants of the subject buildings, Dr. Ada Hatcher (occupant during mid 1950s) and Assemblywoman Gwen Moore (occupant 1978-1990) appear to have notable career achievements in medicine and public policy, respectively. Research of historic newspapers found that Dr. Hatcher was a locally recognized obstetrician/gynecologist whose work in cancer detection and community medical services outreach was recognized by 1952 and primarily in Inglewood. Although Hatcher appears to have been a leader in her field, her known achievements in medicine occurred before her occupancy of the subject building and are not directly tied to her occupancy of a unit with the Crenshaw Medical Center from 1954 to 1955.

Research did not find that Assemblywoman Moore's office location within the subject complex is individually representative of her role in politics or in developing the Universal Service Telephone Act in 1984. Moore was an Assembly member between 1978 and 1994 and occupied a unit within the subject complex for most of those years. However, Moore's productive career as an Assembly member included work carried out beyond her base office and research did not reveal the specifics or extent of the work conducted at Moore's office, which would be necessary to determine its importance within her career relative to other office locations. Furthermore, her tenure in office has not reached 50 years, the age threshold for generally accepted for achieving significance and properties associated with living persons are usually not eligible for inclusion in the NRHP. Generally, a person's active participation in the endeavor associated with the property must be completed for the historic perspective to emerge. As such, 3701-3761 Stocker Street does not appear to be significant under Criterion B/2/2 for having association to the lives of persons important to history.

Significance Criterion C/3/3

3701-3761 Stocker Street does not appear to be significant under Criterion C/3/3. The five subject buildings comprise a medical-office campus designed and constructed in four phases between 1950 and 1959 under development by the firm Cordingly, Causey & Rhodes. Research did not identify an architect or design and construction professional(s) credited with design of the buildings beyond the original developer-owner group. Therefore, the buildings are unable to be linked to any design professionals who were considered masters in their field or who are likewise considered highly influential. Overall, the five buildings are representative examples of the Late Moderne style, which was commonly applied to office and medical buildings constructed between the 1930s and 1950s across the nation. In the case of the subject buildings, 3701 Stocker Street differs slightly in its façade articulation, with vertical piers and recessed spandrels emphasizing verticality at the exterior versus the horizontal massing expressed through bands of windows framed with bezels on the other four buildings. The other four buildings, in particular, are very similar in terms of massing, materials, and fenestration to another George A. Cordingly & Associates-developed project, the Sherman Oaks Medical Center built in 1954-1955 (extant). Although it is apparent that George A. Cordingly & Associates opted to employ a design language across at least two of their projects that were built concurrently in the mid-1950s, the subject buildings do not appear to be individually distinctive examples of Late

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Moderne style architecture applied to a medical-office typology. Rather, these buildings were constructed toward the end of the style's period of popularity and do not appear to offer any exceptional design qualities in terms of their application or adaptation of architectural style or construction. The property is, therefore, ineligible for listing under Criterion C/3/3.

Significance Criterion D/4

The research conducted for this study provided no evidence that the subject property may yield important information about prehistory or prehistory. The subject property is recommended ineligible for listing under Criterion D/4.

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