

**APPENDIX D: HISTORICAL RESOURCES ANALYSIS REPORT**

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Historical Resources Analysis Report  
Proposed Department of State Hospitals Metropolitan Consolidation of Police Operations Project  
11401 Bloomfield Avenue, Norwalk, California 90650

**Prepared For:**

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## I. INTRODUCTION

Established in 1915 as the Norwalk State Hospital, the Metropolitan State Hospital (MSH) was the sixth state hospital constructed for the treatment of mental illness in California.<sup>1</sup> Located at 11401 Bloomfield Avenue in Norwalk, California, the hospital complex comprises approximately 155-acres on Los Angeles County Assessor's Parcel No. 8025-003-902. The property remains under the ownership of the State of California and is managed by the Department of State Hospitals (DSH).

In September 2017 a portion of MSH was identified as the Norwalk State Hospital Historic District and eligible for listing on the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) under criterion A / 1 and C / 3 for its association with and representation of a Cottage Plan Hospital Complex and as a prototype example of the Cottage Plan campus design in California. On October 20, 2017, the California State Historic Preservation Officer (SHPO) concurred on the property's NRHP and CRHR eligibility. As a result of this determination, the Norwalk State Hospital Historic District is listed on the CRHR and is included on the Master List of State-Owned Historical Resources (Master List). The property meets the definition of an historic property pursuant to Section 106 of the National Historic Preservation Act (NHPA) and that of an historical resource pursuant to § 15064.5 of the California Environmental Quality Act (CEQA) Guidelines. The period of significance for the Norwalk State Hospital Historic District is 1915 through 1950. The Norwalk State Hospital Historic District includes 55 contributing buildings, structures, and landscape features and six non-contributing elements.

As a functioning hospital and mental health facility, upgrades to the MSH campus are necessary to continue or improve the established level of care. The proposed project includes:

- Demolition or removal of five existing buildings (Employee Buildings 3 and 4, Residences 18 and 19, and Garage 18 / 19),
- Construction of one new building (Police Facilities Building),
- Widening and Realignment of Sixth Street / Creation of a new entrance to the property,
- Installation of secured fencing,
- Installation of parking pavement, and
- Removal and replacement of existing streetlights.

Employee Building Nos. 3 and 4, Residences 18 and 19, and Garage 18 / 19 are contributing elements to the Norwalk State Hospital Historic District. The proposed Police Facilities Building, and associated fencing, paving, and streetlight improvements, would be sited within the boundaries of the Norwalk State Hospital Historic District.

Pursuant to Public Resources Code Section (PRC) § 5024.5 (a) no state agency shall alter the original or significant historical features or fabric, or transfer, relocate, or demolish historical resources on the Master List without providing notice and a summary of the proposed action to SHPO. The purpose of this HRAR is to inform and support the notice and communication process between DSH, DGS, and SHPO, to provide an analysis of whether the proposed project will result in an adverse effect to an historical resource, and to provide recommendations on prudent and feasible measures to eliminate or mitigate adverse effects pursuant to PRC Section 5024.5.

## II. METHODOLOGICAL APPROACH

The methodological approach undertaken for the preparation of this HRAR consisted of three major tasks – background research, field and desk survey, and technical analysis.

### Background Research

Background research for this HRAR was limited to review of the 2017 *Historical Resources Inventory and Evaluation Report* prepared for the property by JRP Historical Consulting, LLC. The 2017 study opined that the MSH property included a historic district comprised of 55 contributing elements including buildings, structures, site plan, and landscape / hardscape fixtures with a period of significance of 1915 through 1950. On October 20, 2017, SHPO

concluded on the historic district's NRHP and CRHR eligibility. As a result, the historic district is listed on the CRHR and is included on the Master List. Focused research entailed a review of the previous documentation and contributor status of the land area, buildings, site plan and landscape / hardscape features sited within and immediately adjacent to the boundaries of the proposed project to identify what buildings / structures and specific site plan and landscape / hardscape features have the potential to be directly / materially impacted by the proposed project, and what in the vicinity may be indirectly / visually impacted by the proposed project. **Excerpts and summaries of the 2017 documentation are contained within Appendix A, including a map delineating the district boundaries, DPR 523 series forms for the buildings / structures sited within the proposed project boundaries, and a list of the historic district's contributing and non-contributing elements.**

### **Field and Desk Survey**

Urbana Principal Wendy L. Tinsley Becker completed a visual / desk survey of the proposed project area utilizing views provided by Material Culture Consulting (MCC) and supplemented by current aerial imagery and street views of the property from Bloomfield Avenue. MCC photographed all buildings / structures, site plan and landscape / hardscape fixtures for use in this HRAR. Notes were compiled on the existing conditions, architectural features, and observed modifications. Supplemental views were prepared using historical aerial photography and present-day satellite imagery. **Representative views of the proposed project area and the immediate environs are included in Appendix B.**

### **Technical Analysis**

Proposed architectural drawings were reviewed to analyze the architectural appearance, massing, and siting of the proposed project relative to its location within the Norwalk State Hospital Historic District, and to determine whether the proposed design conforms to *The Secretary of the Interior's Standards for Rehabilitation (Rehabilitation Standards)*. The distribution (in plan) and level of importance of individual contributing elements within the district, was then considered to determine whether the historic district would still physically convey its identified significance and rightfully retain its status as a Historical Resource on the Master List if the proposed project were to be constructed. An assessment of direct / material and indirect / visual impacts to individual historical resources and to the historic district, as the greater historical resource, was considered as part of the technical analysis and informed historical resource mitigation recommendations. **Preliminary proposed project drawings are included in Appendix B.**

### **Preparer Qualifications**

Urbana Principal Wendy L. Tinsley Becker, RPH, AICP completed the technical analysis for this HRAR. Ms. Tinsley Becker meets *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of History and Architectural History, and the draft standards in the disciplines of Community Planning / Land Use and Historic Preservation. She is included on the Register of Professional Historians (RPH) and is a member of the American Institute of Certified Planners (AICP). **Preparer qualifications are included in Appendix C.**

## **III. REGULATORY FRAMEWORK**

Projects proposed within and in the vicinity of the Norwalk State Hospital Historic District are subject to the following preservation planning regulations.

### **National Historic Preservation Act (NHPA) & Historic Properties**

The NHPA requires federal agencies to consider the effects of proposed undertakings on historic properties. A historic property is defined as any building, site, district, structure or object that is listed in or eligible for listing in the NRHP. In order for a property to qualify for the NRHP, it must meet one of four criteria for evaluation and retain sufficient integrity to convey its significance. Pursuant to the *National Register Bulletin 15*, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

- A. That are associated with events that have made a significant contribution to the broad patterns of our

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

Two scenarios exist relative to the effects a potential undertaking may have on historic properties: 1) no historic properties are affected, or 2) historic properties are affected. An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify it for inclusion in the NRHP in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Adverse effects can include the following:

- physical destruction or damage;
- neglect and deterioration;
- alterations inconsistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*;
- relocation of the property or change in the character of the property's use or setting;
- introduction of incompatible visual, atmospheric, or audible elements; and
- transfer, lease, or sale of a historic property out of federal control without adequate preservation restrictions.

A finding of no adverse effect may be issued if the proposed undertaking's effects do not meet the examples pursuant to 36 CFR Part 800.5(a)(1, 2), or if the undertaking is modified or imposed in order to avoid adverse effects.

### **California Environmental Quality Act (CEQA) & Historical Resources**

Pursuant to the CEQA PRC § 21084.1, any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. PRC § 5020.1(q) defines a "substantial adverse change" as demolition, destruction, relocation, or alteration such that the significance of the historical resource would be materially impaired.

A historical resource is a resource that is listed in, or determined eligible for listing in, the CRHR; included in a local register of historical resources; or is identified as significant in an historic resource survey if that survey meets the criteria specified in PRC § 5024.1(g). A property may be eligible for listing on the CRHR if it is determined to meet one of the following criteria:

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

CEQA requires a Lead Agency to determine if an archaeological cultural resource meets the definition of a historical resource, a unique archaeological resource, or neither. If the archaeological cultural resource meets the definition of a historical resource pursuant to CEQA Guidelines § 15064.5 (c)(1), it is treated like any other type of historical resource. If the archaeological cultural resource does not meet the definition of a historical resource, then the Lead Agency determines if it meets the definition of a unique archaeological resource as defined in PRC § 21083.2(g). In practice, however, most archaeological sites that meet the definition of a unique archaeological resource will also meet the definition of a historical resource. Should the archaeological cultural resource meet the definition of a unique archaeological resource, then it must be treated in accordance with PRC § 21083.2, which details the requirements for

treatment, handling, and mitigation for unique archaeological resources. If the archaeological cultural resource does not meet the definition of a historical resource or an archaeological resource, then effects to the resource are not considered significant effects on the environment.

#### **Public Resources Code (PRC) § 5024.5**

Pursuant to PRC § 5024.5 (a) no state agency shall alter the original or significant historical features or fabric, or transfer, relocate, or demolish historical resources on the Master List without providing notice and a summary of the proposed action to SHPO. Consistent with PRC § 5024.5, prudent and feasible mitigation measures are required to eliminate or mitigate adverse effects to historical resources included on the Master List.

#### **The Secretary of the Interior's Standards for Rehabilitation**

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The *Secretary of the Interior's Standards for Rehabilitation* provide the highest level of flexibility for alterations, reuse or adaptive reuse, and new construction at or in close proximity to a historic property. Following are the ten rehabilitation standards by which proposed projects are analyzed for the purposes of design review and CEQA and PRC impacts / effects analysis.

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



#### IV. MSH HISTORICAL RESOURCE / HISTORIC PROPERTY STATUS

The Norwalk State Hospital Historic District is geographically and generally bound by Bloomfield Avenue to the east, portions of the north lot line of Los Angeles County Assessor's Parcel No. 8025-003-902 and the pedestrian pathway south of and parallel to 2<sup>nd</sup> Street to the north, the west side of Ash Street to the west, and portions of the south side of 4<sup>th</sup> Street and the south side of Sixth Street to the south. The district is characterized by a period of development that spans approximately 35 years from 1915 to 1950. Architectural styles within the district are generally French Eclectic and Tudor Revival; although some buildings were constructed in the Minimal Traditional / transitional Ranch aesthetic, signaling a ca. 1940s-1950 construction campaign at the end of the period of significance.

In September 2017 the MSH was identified as an historic district eligible for listing on the NRHP and the CRHR under criterion A / 1 and C / 3 for its association with and representation of a Cottage Plan Hospital Complex and as a prototype example of the Cottage Plan campus design in California. On October 20, 2017, SHPO concurred on the property's NRHP and CRHR eligibility. As a result of this determination, the property is listed on the CRHR and is included on the Master List. The property meets the definition of an historic property pursuant to NHPA Section 106 and that of an historical resource pursuant to Section 15064.5 of the CEQA Guidelines.

As evaluated and officially determined eligible in 2017 the Norwalk State Hospital Historic District includes 55 contributing buildings, structures, site plan, and landscape / hardscape features that date to the 1915-1950 period of significance. Excerpts and summaries of the 2017 documentation are contained within **Appendix A**, including a map delineating the district boundaries, DPR 523 series forms for the buildings / structures sited within the proposed project boundaries, and a list of the historic district's contributing and non-contributing elements.

#### Summary of Norwalk State Hospital Historic District Features Within the Proposed Project Area

The proposed project area is sited at the southeast quadrant of the Norwalk State Hospital Historic District and comprises the southernmost buildings within the district boundary. No specific pedestrian pathways or circulation routes within the district are sited within the proposed project boundaries. Five buildings and one street are sited within the proposed project area.

- **Employee Building Nos. 3 and 4:** Sited south of Sixth Street, Employee Building Nos. 3 and 4 were constructed in 1929 and 1931 respectively in a Tudor Revival style that, when viewed in plan, form an L-shape. Building 3 measures approximately 200' in length in a north-south orientation. Building 4 measures approximately 130' in length in an east-west orientation. The northern facade of Building 3 fronts Sixth Street. While constructed under separate campaigns, the buildings present as a single structure due to their connection at the southeast corner of the L-shaped building envelope. These buildings are contributors to the Norwalk State Hospital Historic District and qualify as Master List historical resources. The NRHP / CRHR status code assigned to these buildings in the 2017 study is 3D which means that the buildings appear eligible for the NRHP as a contributor to a NRHP eligible district through a survey evaluation. The buildings are additionally assigned a status code of 4CM as a result of the SHPO 2017 concurrence process. 4CM means the properties are State owned properties included on the Master List of historical resources pursuant to PRC § 5024.
- **Residences 18 and 19:** Sited north of Sixth Street, Residences 18 and 19 were constructed in 1948 in a Minimal Traditional style that is inconsistent with the cottage plan aesthetic that characterizes the historic district. Each residence is single-story, stucco-clad, with composition shingle roofing. Documentation for the buildings indicates that porches have been rebuilt and other alterations have occurred.<sup>2</sup> The 2017 study determined the buildings are eligible as district contributors under NRHP / CRHR Criterion A / 1<sup>3</sup> and NRHP / CRHR Criterion C / 3.<sup>4</sup> The NRHP / CRHR status code assigned to these buildings in the 2017 study is 3D which means that the buildings appear eligible for the NRHP as a contributor to a NRHP eligible district through a survey evaluation. The buildings are additionally assigned a status code of 4CM as a result of the SHPO 2017 concurrence process. 4CM means the properties are State owned properties included on the Master List of historical resources pursuant to PRC § 5024.
- **Garage 18 / 19:** Sited north of Sixth Street, Garage 18 / 19 was constructed in 1948 in a Minimal Traditional style that is inconsistent with the cottage plan aesthetic that characterizes the historic district. The garage is

- sited between Residences 18 and 19, and features stucco-clad walls and a composition shingle roof. The NRHP / CRHR status code assigned to these buildings in the 2017 study is 3D. The buildings are additionally assigned a status code of 4CM as a result of the SHPO 2017 concurrence process.
- **Sixth Street:** Within the 2017 study, references to Sixth Street are limited to boundary descriptions for the Norwalk State Hospital Historic District, and for its proximity to Employee Building Nos. 3 and 4 relative to “their location and orientation between Sixth and Seventh Streets.”<sup>5</sup> Sixth Street is within the boundaries of the Norwalk State Hospital Historic District but is identified as a non-contributing element on district maps.<sup>6</sup> Sixth Street is not documented or evaluated as NRHP / CRHR eligible in the 2017 study, nor is it regarded as a Master List historical resource. Sixth Street is assigned a NRHP / CRHR status code of 6Z.
  - **Street Lights / Light Standards:** Street lights / light standards are installed regularly throughout the MSH campus and the Norwalk State Hospital Historic District. Existing streetlights date to circa 1915 through 1950 and, reflecting the installation date of each particular post, are in poor to good condition. Approximately 15 streetlights are installed within the boundaries of the proposed project area. Street lights / light standards are identified as a character-defining feature of the Norwalk State Hospital Historic District, and thus are regarded as a contributing element, within the broad definition of the Metropolitan State Hospital Grounds.<sup>7</sup>

Representative views of the buildings and street within the proposed project area and the immediate environs are included in **Appendix B**.

## V. PROPOSED PROJECT DESCRIPTION

As a functioning hospital and mental health facility, upgrades to the MSH campus are necessary to continue or improve the established level of care. The proposed project includes:

- Demolition or removal of five existing buildings (Employee Buildings 3 and 4, Residences 18 and 19, and Garage 18 / 19),
- Construction of one new building (Police Facilities Building),
- Widening and Realignment of Sixth Street / Creation of a new entrance to the property,
- Installation of secured fencing,
- Installation of parking pavement, and
- Removal and replacement of existing streetlights.

The following descriptions are preliminary and are subject to change as engineering and architectural refinements continue for the project.

### Proposed Police Facilities Building

The proposed Police Facilities Building would be constructed in place of the existing Employee Building Nos. 3 and 4 at the southeast corner of the historic district, south of Sixth Street and immediately adjacent to the west side of Bloomfield Avenue. The proposed building would measure approximately 204' – 8" in length by 118' – 8" in width by 24' to 30' in height. The building is proposed as single-story with a brick / brick veneer bulkhead, stucco-clad walls, with a contemporary entablature comprised of incised grooves at the frieze and a capped parapet intended to obscure view of the shed roof. An entry vestibule measuring approximately 27' – 6" wide, and comprising the 30' height, would anchor the front facade. A contemporary steel cornice would cap the entry volume. The front facade of the entry volume would feature full-height glazing, presumably with steel framing system, and two metal-clad columns finished in a champagne color. Windows around the perimeter are proposed as four-lite sash (presumably simulated divided lites) with a flat metal awning proposed for installation over each window. The exterior walls will be constructed of 8" concrete blocks. The concrete block finish will be exposed as a wainscot extending 40" above the finish floor with installed above the wainscot. The cement plaster will be painted in a neutral colors palette: light tan with brown trim.

Because of the intended program of the Police Facilities Building, a minimum setback is required for public safety services from Sixth Street and other buildings in the Norwalk State Hospital Historic District. The setback proposed conforms to blast resistance requirements in place. The north grounds of the building would be landscape. An L-

shaped parking lot would be installed along the rear, south, elevation of the building and would be utilized as a secured fleet parking area not accessible to the general public. An asphalt drive sited west of the proposed building would provide access to the fleet parking lot from Sixth Street.

### **Widening and Realignment of Sixth Street / New Property Entrance**

A new property entrance is proposed in the vicinity of Sixth Street and Bloomfield Avenue. As part of the proposed entrance, Sixth Street is intended for widening, relocation to the north, and realignment. Relocation and realignment are necessary to match the street's entrance, at the Bloomfield Avenue intersection, to the existing curb cuts and driveways on the east side of Bloomfield Avenue within the City of Santa Fe Springs. To accommodate this requirement and to ensure a safe distance from the proposed Police Facilities Building, the street would be relocated approximately 65' north, in the vicinity of the footprints of Residences 18 and 19 and Garage 18 / 19. As a result these three buildings are proposed for removal. Sixth Street, a non-contributing element to the district, would be widened to accommodate additional driving lanes in each direction. A guard shack would be installed approximately west of the new Sixth Street and Bloomfield Avenue intersection. A public / general access parking lot is proposed in the vicinity of Sixth Street and the proposed Police Facilities Building. Intended to accommodate approximately 60 to 80 spaces, the exact location and shape of the parking lot is still in design. It is currently proposed to be sited north of Sixth Street approximately 42' east of Employee Building Nos. 1 and 2, south of an existing drainage path. Solar canopies are proposed for installation at the new parking lot.

### **Fencing**

In the proposed project area (immediately east of Bloomfield Avenue), and potentially throughout the MSH campus within the Norwalk State Hospital Historic District, fencing may be installed to meet security needs at the facility. No specifications or drawings have been provided for secured fencing, however, it is likely that the fencing will be chain link or ornamental iron in a black finish.

### **Replacement and Upgrade of Street Lights / Light Standards**

Throughout the proposed project area, and potentially throughout the MSH campus within the Norwalk State Hospital Historic District, streetlights are intended for removal and replacement with new modern light standards to ensure that all circulation routes and pathways are adequately illuminated and meet public safety needs of the MSH campus. No specifications or drawings have been provided for street lights / light standards.

## VI. IMPACTS ANALYSIS

### Conformance to the Rehabilitation Standards

The proposed project has not been designed to conform to *Rehabilitation Standards*; however, the project has been reviewed against the *Rehabilitation Standards* to assist in the identification of significant or less-than-significant impacts to the Norwalk State Hospital Historic District as a Master List historical resource.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

The proposed project entails removal of five existing buildings, and an ancillary garage, historically utilized as quarters or residences for hospital staff, and construction of a new Police Facilities Building. The new building would be built at the location of Employee Building Nos. 3 and 4, which when viewed in plan feature an irregular L-shape footprint similar to that presented for Employee Building No. 1 and 2 sited west of Building Nos. 3 and 4. Employee Building Nos. 1, 2, 3, and 4 date to 1926, 1931, 1929, and 1931 respectively, and all exhibit Tudor Revival facade details. The proposed Police Facilities Building does not represent a continued use at the location aside from its general hospital support function. Construction of the building would represent substantial change, via removal, of Employee Building Nos. 3 and 4 including distinctive materials, features, spaces, and spatial relationships that contribute to both building's significance.

Overall the Norwalk State Hospital Historic District will continue to be used as it was historically despite the removal of buildings within the proposed project area. The proposed project area comprises the southeast quadrant and southernmost portion of the historic district, and when viewed in plan, is identified as a secondary location off of North / South Circle Drive. This main street serves as the backbone of the cottage plan layout at the MSH campus, with the majority of contributing buildings maintaining a direct connection to the street. Employee Building Nos. 3 and 4, Residences 18 and 19, and Garage 18 / 19 are not accessible from North / South Circle Drive. Rather, the buildings in the proposed project area are accessible from Sixth Street, which is identified as a non-contributing element of the Norwalk State Hospital Historic District in the 2017 study.<sup>8</sup> The visual symmetry, in plan, of the Norwalk State Hospital Historic District would remain generally intact after the construction of the proposed project with nearly all of the distinctive materials, features, spaces and spatial relationships untouched in the district.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

Employee Building Nos. 3 and 4, Residences 18 and 19, and Garage 18 / 19 are not proposed for retention and preservation or rehabilitation as part of the proposed project. Thus, the historic character of these buildings will be lost. Of the buildings proposed for demolition, Employee Building Nos. 3 and 4 represent the most substantial loss of character as the buildings were identified in the 2017 study as being NRHP and CRHR eligible, as district contributors, under Criterion A / 1 and C / 3. Residences 18 and 19, and Garage 18 / 19, were identified in the 2017 study as being ineligible, both individually and as district contributors, under NRHP Criterion C / 3 as they were constructed in a style "inconsistent with the Cottage Plan and marked the transition to a more thoroughly post-war architecture."<sup>9</sup>

Overall the Norwalk State Hospital Historic District will continue to retain its historic character despite the intended removal of buildings within the proposed project area. The proposed project area comprises the southeast quadrant and southernmost portion of the historic district, and when viewed in plan, is identified as a secondary location off of North / South Circle Drive, which is the backbone of the cottage plan layout at the MSH campus. Although each of the five buildings proposed for removal are Master List historical resources, the largest loss of character-defining features will occur at Employee Building Nos. 3 and 4 as they represent a historicist aesthetic and relate, architecturally, to Employee Building Nos. 1 and 2.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

The design for the proposed Police Facilities Building does not attempt to create a false sense of historical development at the MSH campus or within the Norwalk State Hospital Historic District. The proposed contemporary appearance of the building is inconsistent with the architectural styles that characterize the district, namely the Tudor Revival and French Eclectic styles. Despite the inconsistent appearance of the new building, overall the Norwalk State Hospital Historic District will continue to be recognized as an intact grouping of resources constructed in the cottage-plan. This is due primarily to the proposed project's siting at the southeast quadrant of the historic district, and the proposed building's placement south of Sixth Street, which was deemed to be a non-contributing element to the historic district in 2017.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

The design for the proposed Police Facilities Building does not attempt to retain, preserve, or rehabilitate the contributing buildings or landscape / hardscape features within the proposed project area. No changes are currently proposed to other locations or features within the district that may have experienced alterations that are worthy of retention.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

The proposed project does not specify retention of existing buildings, and thus any distinctive materials, features, finishes, construction techniques, and examples of craftsmanship will not be preserved. Despite the loss of existing contributing buildings and landscape / hardscape features, in particular removal of the Tudor Revival style Employee Building Nos. 3 and 4, the Norwalk State Hospital Historic District will continue to exhibit the majority of its significant features, finishes, and materials, and will remain as an intact grouping of resources constructed in the cottage-plan. Upon completion of the proposed project the district would retain its visual symmetry and cottage-plan layout radiating from North / South Circle Drive, and would retain its historic open space and pedestrian paths that connect contributing elements to one another within the district.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

The proposed project does not entail retention or repair of deteriorated historic features at contributing buildings. Rather, a new building is proposed at the southeast quadrant of the district, south of Sixth Street, an identified non-contributing element to district. The new building would be sited within the existing footprint of Employee Building Nos. 3 and 4.

Existing historic-era streetlights / light standards are similarly intended for replacement with new pole structures.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

The proposed project does not entail use of damaging chemical treatments at any of the buildings within the proposed project area or within the Norwalk State Hospital Historic District.

**8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

The proposed project has and will continue to comply with archaeological and cultural resource reporting, investigation, and monitoring requirements suggested in the Archaeological Survey Report (ASR) by Material Culture Consulting, Inc. titled Phase 1 Cultural and Paleontological Resources Assessment: *Metropolitan State Hospital, DSH-Metropolitan State Hospital Consolidation of Police Operations Project, City of Norwalk, Los Angeles County, California* (July 2018).

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

The proposed project entails removal of four existing buildings, historically utilized as quarters or residences for hospital staff, removal of an ancillary garage, construction of a new Police Facilities Building / Police Building in place of Employee Building Nos. 3 and 4, and installation of a widened and realigned Sixth Street in place of Residences 18 and 19 and Garage 18 / 19. The new Police Facilities Building would be built at the location of Employee Building Nos. 3 and 4, which when viewed in plan feature an irregular L-shape footprint similar to that presented for Employee Building No. 1 and 2 sited west of Building Nos. 3 and 4. Employee Building Nos. 1, 2, 3, and 4 date to 1926, 1931, 1929, and 1931 respectively, and all exhibit Tudor Revival facade details.

The proposed Police Facilities Building would not continue the established Tudor Revival or French Eclectic aesthetic that characterizes historic district, nor does it offer a compatible design to the district relative to architectural style. However, the proposed project would not substantially change the cottage-plan layout of the district; pedestrian pathways, open space areas; or arrangement of buildings that radiate out from North / South Circle Drive.

The proposed project area comprises the southeast quadrant and southernmost portion of the historic district, and when viewed in plan, is identified as a secondary location off of North / South Circle Drive. This location does not appear to be highly visible from the core of the district. The proposed building would be 24' in height with a 30' entry vestibule. Employee Building Nos. 3 and 4, are approximately 35' in height. While not aesthetically compatible, the proposed building's massing is consistent with the massing and building height that characterizes the district.

A new staff and visitor parking lot is proposed for installation in the vicinity of the realigned Sixth Street, approximately 42' east of Employee Building Nos. 1 and 2. Installation of a parking lot at this location would neither improve or substantially impair the appearance and features of the Norwalk State Hospital Historic District as a whole as it would not specifically remove pedestrian pathways but it would be sited in open space at the southeast section of the district that serves as a buffer between Sixth Street and the part of the MSH campus sited south of the historic district boundary.

In addition, a new secured fleet parking lot would be developed behind (to the south of) the new Hospital Police building. Solar canopies are proposed for installation at the secured fleet parking lot. Views of these solar canopies from buildings on the north side of Sixth Street would be screened by the new Hospital Police building, its fencing, and the new landscaping. Any views of the solar canopies would be in background views behind the gated entrances to the secured fleet parking lot. Additionally, the solar canopies would not visually intrude into the open space and views around Employee Building Nos. 1 and 2, Residence 15, Garage 15, Garage 14, and Garage 13. The design of any proposed streetlights / light standards has not been provided. Similarly, the design of any exterior fencing is also not known.

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

Five contributing buildings are proposed for removal from within the boundaries of the Norwalk State Hospital Historic District, and one new building is proposed for construction with ancillary parking, fencing, lighting, and Zero Net Energy improvements including addition of solar canopies. If, upon completion of construction, the proposed Police Facilities Building were to be removed in the future, the essential form and integrity of the district would be unimpaired because the proposed project is occurring at the southeast quadrant of the district where the quality of the district is not as cohesive. However, demolition or removal of the existing historic district contributors would result in a reduction of resources at the southeast corner of the district, in particular through the loss of Employee Building Nos. 3 and 4, overall the remainder of the district, with its more than 50 contributing elements, would remain intact with its essential form, integrity, and character-defining features extant and visible in plan.

If upon completion of construction, the proposed solar canopies were to be removed in the future, the essential form and integrity of the district would be unimpaired. Similarly if the parking lot, in which the solar canopies are proposed for installation, were to be removed, the integrity of the district would be unimpaired.

### **Impact Thresholds**

Two types of impacts will occur to the Norwalk State Hospital Historic District as a result of the proposed project: direct material impacts to individual district contributors (Employee Buildings 3 and 4, Residences 18 and 19, and Garage 18 / 19), and indirect visual impacts to the district resultant from the loss of contributors and from the construction of new buildings and improvements that do not comply with *The Secretary of the Interior's Standards for Rehabilitation*. For the purposes of this assessment of impacts for this Project only, a threshold has been established to evaluate the extent of visual impacts on the historic district and to indicate when impacts are identified at less-than significant or significant levels.

- The existing alignment of Sixth Street, a non-contributing element to the historic district, serves as a threshold boundary for determining significant and less-than significant impacts.
- Modifications to the district occurring south of Sixth Street will result in less-than significant impacts to the historic district.
- Modifications to the district occurring north of Sixth Street have the potential to cause a significant impact to the historic district.
  - Removal of multiple substantive contributing buildings north of Sixth Street but south of the district's first layer / first ring properties that front North / South Circle Drive (Residences 16 and 17, Garage 16 / 17, Residence 13 and Garage 13, Residence 14 and Garage 14, Residence 15 and Garage 15, and Employee Buildings 1 and 2), in particular primary buildings rather than individual ancillary garages, may cause a direct material impact and substantial adverse change to the historic district such that its cottage plan features would be impaired and the district would no longer physically convey its identified significance.
  - Removal of contributing buildings that are sited south of the district's first layer / first ring properties but north of Sixth Street may cause a direct material impact to those contributing elements but would not cause substantial adverse change to the district as a whole as the cottage plan features would remain intact through retention of its first layer / first ring properties that radiate around North / South Circle Drive, including Employee Buildings 1 and 2 which feature a direct pedestrian path, measuring approximately 115', leading to the buildings from North / South Circle Drive.
  - Construction of new buildings, structures, or other vertical improvements north of Sixth Street and south of the first layer / first ring properties off of North / South Circle Drive may cause a significant visual / indirect impact, however, appropriate screening and siting of proposed improvements may reduce the visual impacts.

### **Proposed Project Area | Potential Direct Impact Area**

Construction of the proposed Police Facilities Building would result in demolition and direct material impact to Employee Building Nos. 3 and 4, Residences 18 and 19 and Garage 18 / 19. All of these buildings are identified as historic district contributors and Master List historical resources. The proposed project would cause a direct material impact to historical resources that are contributors to the Norwalk State Hospital Historic District, however, the greater historical resource – the Norwalk State Hospital Historic District – would retain a sufficient degree of integrity to physically convey its identified significance. The proposed project does not involve removal or modification of any of the district contributors that are defined as first layer / first ring properties off of North / South Circle Drive, and as such, the overall integrity of the district would remain intact.

Widening and any reconfiguration of Sixth Street would not cause a direct material impact to a Master List historical resource as Sixth Street is identified as a non-contributing element to the Norwalk State Hospital Historic District. Further, creation of a new entrance to the property at the relocated / realigned intersection of Bloomfield Avenue and Sixth Street would not cause a direct material impact to a historical resource as Sixth Street is a non-contributing element to the Norwalk State Hospital Historic District, and Bloomfield Avenue is outside of the district boundaries.

Installation of fencing on the MSH campus, within the Norwalk State Hospital Historic District, and within the proposed project area (immediately east of Bloomfield Avenue) would not cause a direct material impact to a historical resource, and additionally, the existing fencing observed along Bloomfield Avenue, the western edge of the proposed project area, is non-historic chain link installed in the contemporary period. Installation of fencing is considered to be a reversible feature that would not impact the district.

### **Surrounding Properties | Potential Visual Impact Area**

Removal or demolition of Employee Building Nos. 3 and 4, Residences 18 and 19, and Garage 18 / 19 would not cause a significant visual impact on the surrounding historic district. The existing buildings are sited at the southeast corner of the district immediately north and south of non-contributing Sixth Street. The buildings generally do not maintain the same spatial relationship or plan symmetry that characterizes elements of the district that radiate off of North / South Circle Drive. When viewed in plan, this cluster of buildings is identified as a secondary layer of properties because they do not offer or contribute to the visual symmetry observed in the development along North / South Circle Drive. Loss of these buildings would not affect the plan symmetry centered off of North / South Circle Drive.

Construction of the Police Facilities Building would cause a visual impact on the Norwalk State Hospital Historic District, although the impact is regarded as less-than-significant due to the proposed building's placement south of Sixth Street, within the southeast quadrant of the district, and the building's proposed height of no more than 24' to 30', thus likely making the building invisible from the contributing elements of the district that radiate out from North / South Circle Drive.

A new surface parking lot is proposed for installation in the vicinity of the realigned Sixth Street, approximately 42' east of Employee Building Nos. 1 and 2. Installation of a parking lot at this location would not improve or substantially impair the appearance and features of the Norwalk State Hospital Historic District as a whole as it would not specifically remove pedestrian pathways but it would be sited in open space at the southeast section of the district that serves as a buffer between Sixth Street and the part of the MSH campus sited south of the historic district boundary.

In addition, a new secured fleet parking lot would be developed behind (to the south of) the new Hospital Police building. Solar canopies are proposed for installation at the secured fleet parking lot. Views of these solar canopies from buildings on the north side of Sixth Street would be screened by the new Hospital Police building, its fencing, and the new landscaping. Any views of the solar canopies would be in background views behind the gated entrances to the secured fleet parking lot. Additionally, the solar canopies would not visually intrude into the open space and views around Employee Building Nos. 1 and 2, Residence 15, Garage 15, Garage 14, and Garage 13.



## VII. REGULATORY INTERPRETATION AND RECOMMENDATIONS

The Norwalk State Hospital Historic District is eligible for listing on the NRHP and is a Master List historical resource. Therefore, the district meets the definition of an historical resource pursuant to CEQA Guidelines §15064.5.

The proposed project would cause a direct material impact to historical resources that are contributors to the Norwalk State Hospital Historic District, however, the greater historical resource – the Norwalk State Hospital Historic District – would retain a sufficient degree of integrity to physically convey its identified significance. The proposed project will cause visual impacts on the Norwalk State Hospital Historic District, as the greater historical resource, simply through the act of developing the property with a new hospital building and ancillary improvements not intended to conform to the historicist aesthetic that characterizes the district. These improvements are south of Sixth Street, and are south of the first layer / first ring properties off of North / South Circle Drive in the southernmost section / southeast quadrant of the district that is not grouped into the first layer of cottage plan resources radiating out from North / South Circle Drive. The proposed height of the new Police Facilities Building, proposed as no more than 24' to 30', would not intrude on the core of the district, and installation of a realigned Sixth Street and an associated parking lot would similar not present a visual obstruction to or from the district. Installation of solar canopies at the secured fleet parking lot would be screened from view of areas north of Sixth Street by the new Police Building, fencing, and landscaping. Any views of the solar canopies would be in background views behind the gated entrances to the secured fleet parking lot, and would not result in a visual impact to the Norwalk State Hospital Historic District. Overall, impacts would be less-than-significant pursuant to CEQA Guidelines §15064.5.

### Project Alternatives

In an effort to minimize impacts to the Norwalk State Hospital Historic District, project alternatives may include rehabilitation and adaptive reuse of all or some of the existing buildings in the proposed project area. Although not fully explored as part of this HRAR, an adaptive reuse scenario may be feasible **pending an analysis of budgetary, architectural and engineering constraints**. The feasibility of this alternative is addressed in the Environmental Impact Report for the proposed project.

- **Adaptive Reuse of Employee Building Nos. 3 and 4 for the proposed Police Facilities Building:** Retention of the L-shaped plan and fenestration and features along the west and north-facing facades, and construction of an addition along the east and south facade to meet additional space and programming needs. The proposed Police Facilities Building would measure approximately 118' – 8" in depth by 204' – 8" in width. This dimension may be accommodated at the east- and south-facing elevations of the existing historic buildings within the footprint of the existing parking lot sited east of the buildings, parallel to Bloomfield Avenue.

### Treatment and Mitigation

Demolition of an historical resource cannot be mitigated to a less-than-significant level of impact, whether it is a district contributor or the district as a whole. However, the following treatment measures are recommended to mitigate the loss of individual contributors within the greater Norwalk State Hospital Historic District that would occur from the proposed project and any future projects that may occur within the district boundaries.

1. Prepare a photo and conditions survey of historic-era light standards / streetlights with location information throughout the district to assist in the identification of whether light standards / street lights are in suitable condition for rehabilitation and reuse, or replacement according to prescribed safety standards for the campus.
2. Maintain the existing archive and museum within the hospital grounds to ensure the hospital's history is represented visually and through written records stored onsite for public reference.
3. Prepare a Level II Historic American Buildings Survey documentation package for the Norwalk State Hospital Historic District. It is recommended that large format photography occur for each type of contributing building rather than for each contributing building, with supplemental digital views of all contributing buildings provided in the Field Records section of the package. Additionally, it is recommended that contributing / character-defining landscape and hardscape features are accounted for in large format views including but not limited to grounds, streets and pedestrian pathways, and light standards / street lights.

## VII. WORKS CITED

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<sup>1</sup> JRP Historical Consulting, LLC, Historical Resources Inventory and Evaluation, Metropolitan State Hospital

<sup>2</sup> Ibid, "Department of Parks and Recreation 523B – Building, Structure, and Object Record – Residences 16, 17, 18, 19 and Garages 16 / 17, 18 / 19" (Evaluated September 2017) page 2 of 9.

<sup>3</sup> Ibid, page 3 of 9.

<sup>4</sup> Ibid, page 2 of 9.

<sup>5</sup> Historical Resources Inventory and Evaluation, Metropolitan State Hospital, 79.

<sup>6</sup> "Department of Parks and Recreation 523B – Building, Structure, and Object Record – Residences 16, 17, 18, 19 and Garages 16 / 17, 18 / 19" (Evaluated September 2017) page 2 of 9.

<sup>7</sup> Historical Resources Inventory and Evaluation, Metropolitan State Hospital, 84-85.

<sup>8</sup> Ibid, 79.

<sup>9</sup> "Department of Parks and Recreation 523B – Building, Structure, and Object Record – Residences 16, 17, 18, 19 and Garages 16 / 17, 18 / 19" (Evaluated September 2017) page 2 of 9.

## **APPENDICES**

### **A. MSH Historic District Overview**

1. MSH Historic District Map
2. MSH Historic District Contributing Elements
3. MSH Historic District Non-Contributing Elements
4. Metropolitan State Hospital Grounds
5. Employee Building Nos. 3 and 4
6. Residences 16, 17, 18, 19 and Garages 16 / 17 and 18 / 19

### **B. Proposed Project Information**

1. Proposed project location current views
2. Proposed Essential Service / Police Building Architectural Drawings

### **C. Preparer Qualifications**

1. Resume – Wendy L. Tinsley Becker, RPH, AICP

## APPENDIX A

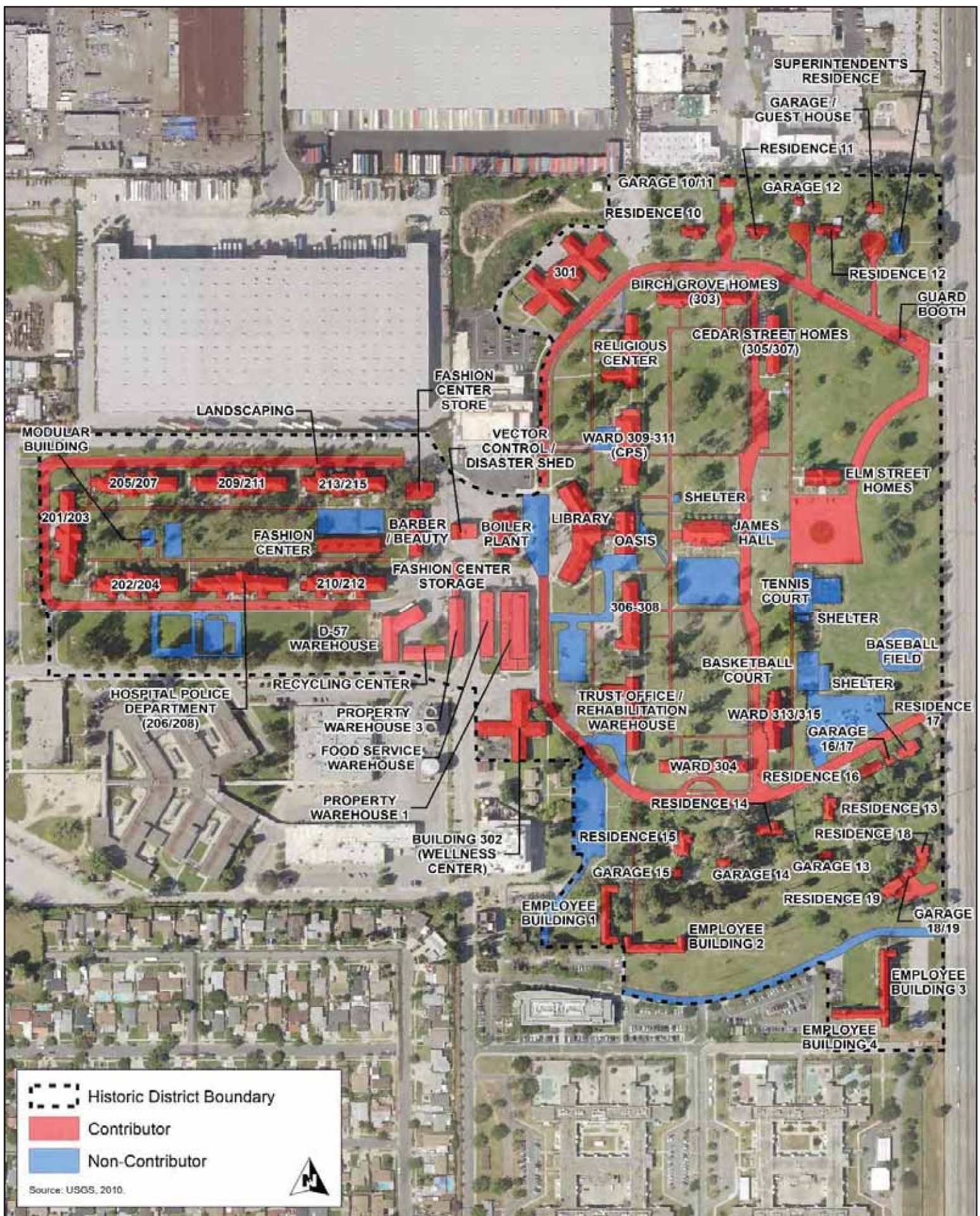


Figure 1. Metropolitan State Hospital Historic District

Metropolitan State Hospital Historic District - Contributing Elements				
Historic District Contributor No.	Resource Name	Facility Building No.	Year Built	CRHR Status Code
1	Metropolitan State Hospital Grounds	n/a	1915-2015	3D / 4CM
2	Cottage Plan Layout, Pedestrian Pathways, Site Plan	n/a	1915-1950	3D / 4CM
3	North / South Circle Drive	n/a	1915-1950	3D / 4CM
4	Cedar Street	n/a	1915-1950	3D / 4CM
5	First Street	n/a	1915-1950	3D / 4CM
6	Third Street	n/a	1915-1950	3D / 4CM
7	Ash Street	n/a	1915-1950	3D / 4CM
8	Streetlights / Light Standards	n/a	1915-1950	3D / 4CM
9	Library	n/a	1915	3D / 4CM
10	Ward 306/308	306/308	1915	3D / 4CM
11	Boiler Plant	n/a	1916	3D / 4CM
12	Property Warehouse 1	n/a	1916	3D / 4CM
13	Religious Center	n/a	1918	3D / 4CM
14	Trust Office & Rehabilitation Warehouse	n/a	1918	3D / 4CM
15	Ward 309/311 (CPS)	309/311	1918	3D / 4CM
16	Garage/Guest House	n/a	1919	3D / 4CM
17	Oasis	n/a	1920	3D / 4CM
18	Cedar Street Homes	305/307	1921	2D2 / 4CM
19	Ward 313/315	313/315	1921	3D / 4CM
20	Birch Grove Homes	303	1922	2D2 / 4CM
21	Elm Street Homes	n/a	1922	3D / 4CM
22	Residence 12	n/a	1922	3D / 4CM
23	Ward 304	304	1922	3D / 4CM
24	n/a	210/212	1924	3D / 4CM
25	n/a	213/215	1924	3D / 4CM
26	Garage 12	n/a	1924	3D / 4CM
27	n/a	209/211	1925	3D / 4CM
28	Beauty/Barber	n/a	1925	3D / 4CM
29	Hospital Police Department	206/208	1925	3D / 4CM
30	Vector Control/Disaster Shed	n/a	1925	3D / 4CM
31	Employee Building 1	n/a	1926	3D / 4CM
32	Garage 10/11	n/a	1928	3D / 4CM
33	Garage 13	n/a	1928	3D / 4CM
34	Garage 14	n/a	1928	3D / 4CM
35	Garage 15	n/a	1928	3D / 4CM
36	Residence 10	n/a	1928	3D / 4CM
37	Residence 11	n/a	1928	3D / 4CM
38	Residence 13	n/a	1928	3D / 4CM
39	Residence 14	n/a	1928	3D / 4CM
40	Residence 15	n/a	1928	3D / 4CM
41	James Hall	n/a	1928-29	3D / 4CM
42	n/a	202/204	1929	3D / 4CM
43	n/a	205/207	1929	3D / 4CM
44	Employee Building 3	n/a	1929	2D2 / 4CM
45	Food Service Warehouse	n/a	1929	3D / 4CM
46	n/a	201/203	ca.1930	3D / 4CM
47	Employee Building 2	n/a	1931	3D / 4CM
48	Employee Building 4	n/a	1931	2D2 / 4CM
49	Ward 301	301	1940	3D / 4CM
50	Fashion Center Storage	n/a	1948	3D / 4CM
51	Property Warehouse 3	n/a	1948	3D / 4CM
52	Residence 16	n/a	1948	3D / 4CM 6Z
53	Residence 17	n/a	1948	3D / 4CM 6Z
54	Garage 16/17	n/a	1948	3D / 4CM 6Z
55	Residence 18	n/a	1948	3D / 4CM 6Z
56	Residence 19	n/a	1948	3D / 4CM 6Z
57	Garage 18/19	n/a	1948	3D / 4CM 6Z
58	Wellness Center	302	1948	3D / 4CM
59	Fashion Center Shop	n/a	1949	3D / 4CM
60	D-57 Warehouse	n/a	1950	3D / 4CM
61	Fashion Center	n/a	1950	3D / 4CM
62	Recycling Center	n/a	1950	3D / 4CM

Metropolitan State Hospital Historic District - Non-Contributing Elements				
Historic District Non-Contributor No.	Resource Name	Facility Building No.	Year Built	CRHR Status Code
1	Residence 20 / Superintendent's Residence	20	1919	6Z
2	Sixth Street	n/a	ca. 1915	6Z
3	Baseball Field	n/a	ca.1936	6Z
5	Residence 16	n/a	1948	3D / 4CM 6Z
6	Residence 17	n/a	1948	3D / 4CM 6Z
7	Garage 16/17	n/a	1948	3D / 4CM 6Z
8	Residence 18	n/a	1948	3D / 4CM 6Z
9	Residence 19	n/a	1948	3D / 4CM 6Z
10	Garage 18/19	n/a	1948	3D / 4CM 6Z
11	Basketball Court	n/a	ca. 1953-63	6Z
12	Tennis Court	n/a	ca. 1953-63	6Z
13	Guard Booth #1	n/a	1995	n/a
14	Modular Buildings	n/a	1990	n/a

METROPOLITAN STATE HOSPITAL  
INVENTORY OF HISTORIC RESOURCES  
Executive Order B-64-80



HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A \_\_\_\_\_ B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

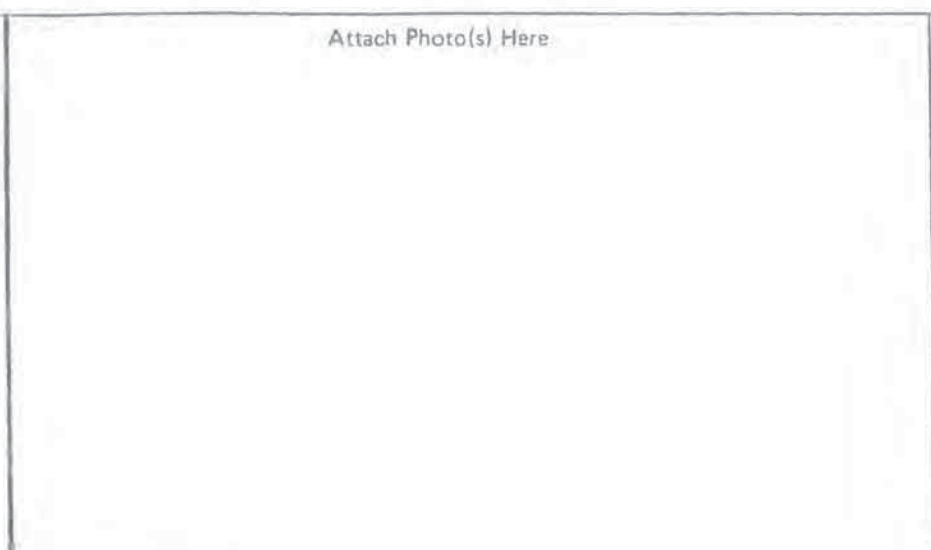
1. Common name: Metropolitan State Hospital
2. Historic name: Norwalk State Hospital
3. Street or rural address: 11400 Norwalk Blvd.  
City Norwalk Zip 90650 County Los Angeles
4. Parcel number: \_\_\_\_\_
5. Present Owner: State of California Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public  Private \_\_\_\_\_
6. Present Use: State Hospital for Mentally III. Original use: State Hospital for Mentally III, Adult

DESCRIPTION

- 7a. Architectural style:
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Building started in 1915. Construction of primary buildings completed in 1960 on 167.2 acres.

Please see attached description sheets on buildings constructed prior to 1933, No's 1 - 21.



8. Construction date:  
Estimated \_\_\_\_\_ Factual 1915
9. Architect Department of Engineering (State).
10. Builder \_\_\_\_\_
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
\_\_\_\_\_

13. Condition: Excellent \_\_\_ Good  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Periodical remodeling plus additional construction.
5. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential  Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_\_\_

## SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
The first Board of Managers appointed in September 1915 by Hiram W. Johnson, Governor of the State of California consisted of: Dr. H. G. Brainard, Los Angeles; Hon. Sidney A. Butler, Los Angeles; Hon. John N. Anderson, Santa Ana; Dr. G. D. Cummings, Covina; Mrs. Florence Collins Porter, South Pasadena. Dr. Hatch was the General Superintendent of State Hospitals and appointed Dr. W. B. Kern of Los Angeles, formerly Medical Superintendent of the State Hospital for the Insane at Hastings, Nebraska (10 yrs) as Medical Superintendent of Norwalk State Hospital.

The kitchen building was the first completed in 1915, followed by a building of two wards (2 and 4) which received its first patients by horse drawn buckboard on February 15, 1916. The buildings still stand in the center of the property. There were 25 employees providing total service for the 105 population - and a monthly payroll of \$2,052 - patient free labor was used for building construction, maintenance, farming and operation of the institution. A cemetery was established on the premises.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture \_\_\_\_\_ Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

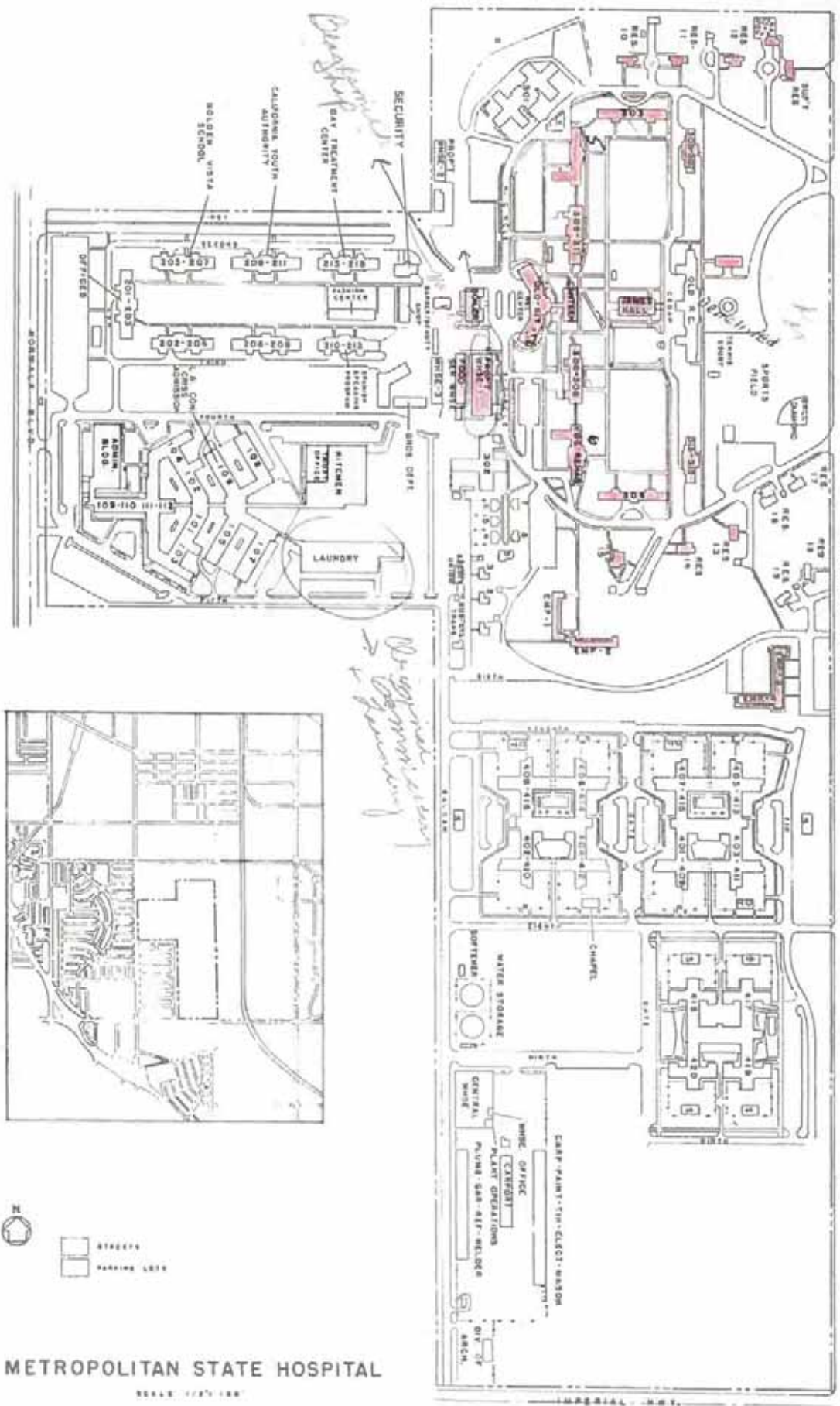
21. Sources (List books, documents, surveys, personal interviews and their dates).

Board of Manager's Minutes (1915 - 1923).  
Physical Property Survey (Down's Report)  
1965.

22. Date form prepared October 27, 1980  
By (name) Eleanor Hicks, OPR  
Organization Metropolitan State Hospital  
Address: 11400 Norwalk Blvd.  
City Norwalk Zip 90650  
Phone: (213) 863-7011 X 214

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





# METROPOLITAN STATE HOSPITAL

SCALE: 1/4" = 100'

DRAWN BY POWELL 42  
REVISED BY HANALD 18  
REVISED BY HANALD 19  
REVISED BY HANALD 20

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3D

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 19

\*Resource Name or # (Assigned by recorder) Metropolitan State Hospital Grounds

**P1. Other Identifier:** Metropolitan State Hospital Grounds

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Whittier Date 2012 T2S; R 11W; 1/4 of Sec \_\_\_\_\_; S.B. B.M.

c. Address 11401 S. Bloomfield Avenue City Norwalk Zip 90650

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

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

The Metropolitan State Hospital Grounds encompass 155 acres between Norwalk Boulevard and Bloomfield Avenue near Imperial Highway (**Photograph 1**). The portion of the grounds recorded on this form represents those areas included in the historic district, which can be generally characterized as three types of areas: treatment, residential, and support. The treatment areas make up the majority of the district and include the 200 and 300 series ward buildings. The 300 series ward buildings are surrounded by North Circle and South Circle, and feature some of the earliest constructed buildings on campus. The 200 series buildings are surrounded by First, Fourth, Ash and Balsam streets. The residential areas are generally located north of North Circle Drive directly upon entering the hospital and between South Circle Drive on the north, Sixth Street on the south, Balsam Street to the west, and Bloomfield Avenue to the east. The support area is centrally located within the district along Balsam Street (See Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP14) Government Building; (HP41) Hospital

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

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



\*P5b. Description of Photo: (View, date, accession #) Photograph 1. Hospital main entrance, facing west; June 25, 2015

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1916 (Board of Managers Minutes)

\*P7. Owner and Address:  
California Department of State Hospitals

\*P8. Recorded by: (Name, affiliation, address)  
Leslie Ann Trew & Steven Melvin  
JRP Historical Consulting, LLC  
2850 Spafford Street  
Davis, CA 95618

\*P9. Date Recorded: June 23-25, 2015

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "Historical Resources Inventory and Evaluation, Metropolitan State Hospital," 2017.

\*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**

\*Resource Name or # (Assigned by recorder) Metropolitan State Hospital Grounds

B1. Historic Name: Norwalk State Hospital Grounds

B2. Common Name: Metropolitan State Hospital Grounds

B3. Original Use: Landscape B4. Present Use: Landscape

\*B5. Architectural Style: Cottage Plan/Garden City

\*B6. Construction History: (Construction date, alteration, and date of alterations) Grounds began development in 1916 and continued to change as new buildings were constructed in the post World War II era with the expansion of roads, sidewalks, and landscaping.

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

\*B8. Related Features: \_\_\_\_\_

B9. Architect: Department of Public Works – Div. of Architecture b. Builder: MSH Patients

\*B10. Significance: Theme Hospital Design Area California

Period of Significance 1915-1950 (Historic District) Property Type State Hospital Applicable Criteria A/1 and C/3  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Metropolitan State Hospital Grounds appear to meet the criteria for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) as a contributor to the revised Norwalk State Hospital Historic District at Metropolitan State Hospital.<sup>1</sup> The historic district meets NRHP Criteria A and C and CRHR Criteria 1 and 3 at the state level of significance for the important role it played in the evolution of public institutional mental health care and as a representative example of Cottage Plan asylum design. Therefore, it is an historical resource for the purposes of the California Environmental Quality Act (CEQA). However, the grounds do not appear to be individually eligible for either the NRHP or CRHR because independently it lacks historical significance. This landscape has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code (See Continuation Sheet).

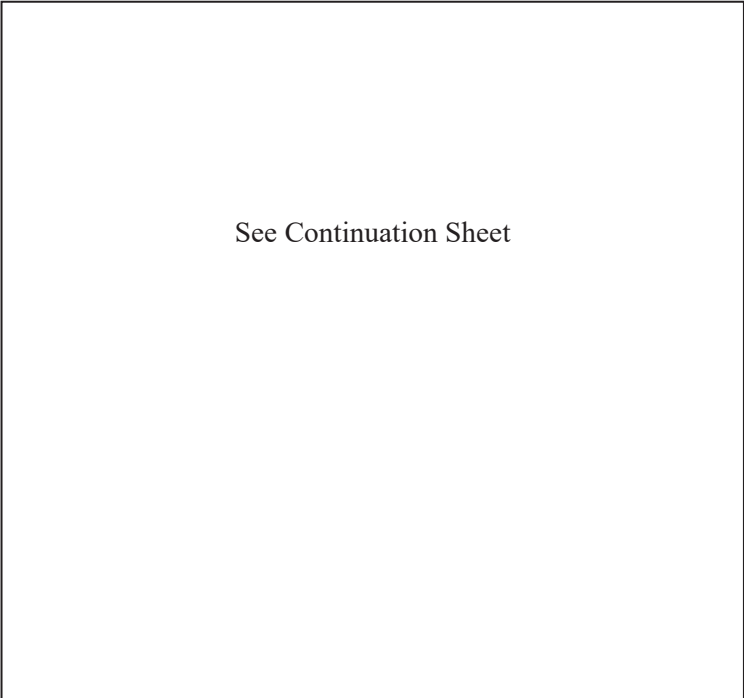
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: Board of Managers Norwalk State Hospital, "Minutes of the Proceedings of the Board of Managers of the Norwalk State Hospital," (April 24, 1916), 41; (June 27, 1916), 51; (March 28, 1917), 81; (August 29, 1917), 97; California State Commission in Lunacy, *Biennial Reports of the State Commission in Lunacy* (1916-1921). California Department of Institutions, *Biennial Reports of the Department of Institutions*, (1923-1932); See Footnotes.

B13. Remarks:

\*B14. Evaluator: David Hickman

\*Date of Evaluation: September 2017  
(This space reserved for official comments.)



<sup>1</sup> The Norwalk State Hospital Historic District was previously identified in "Metropolitan State Hospital – Historic Resources Inventory" (October 27, 1980) prepared by Eleanor Hicks for the Department of Developmental Services as part of its compliance with Executive Order B-64-80; however, no specifics of the historic district (NRHP criteria, boundary, contributors, character-defining features, or period of significance) were identified as part of that study.

### **P3a. Description (continued):**

The main entrance fronting Bloomfield Avenue is characterized by a newer stone sign that reads “Metropolitan State Hospital” with flag poles set behind and flowering plants placed around (**Photograph 1**). The entrance road, an original feature of the campus, proceeds into the hospital past a Modern Era guard booth along its northern boundary and circles around the oldest section of campus, the original patient treatment area consisting of the 300 series ward buildings. This patient area, and another to its west that includes the 200 series ward buildings, is open with buildings facing inward toward a large central lawn with concrete pathways and large mature trees. Within the 300 series treatment area are nine buildings set in a rectangular fashion around an open scenic area with a tenth building placed at the center. Concrete sidewalk forms an interior rectangular pathway with additional sidewalks leading to building entrances and around buildings. The sidewalks form straight lines and generally run either north-south or east-west. While most of these are set in their original alignment, there have been a few additions, namely those directly in front of the Oasis. Light standards, characterized as having a rounded aggregate post with a fluted and tapered shaft topped by a circular luminaire with a metal cover, are placed along the pathways and streets. Vegetation consists of expansive lawn with mature trees that appear randomly placed. Originally, the trees were planted to line the pathways and roads of the institution, while some of these trees remain, many have been removed. Despite this change, the hospital’s green spaces remain scenic and airy (**Photographs 2-7**).

The 200 series ward buildings are seven buildings on Second, Third, and Ash streets arranged around a large open courtyard. The courtyard has a sidewalk running around its edge which is lined by evenly spaced lampposts. These have round bases, fluted shafts, and conical topped luminaries. Some are made of steel, while others are large aggregate concrete structures. Sidewalks also connect to the buildings and run out to the streets on each side of the buildings. Within the courtyard, rows of large palm trees line the edge of the sidewalk. In the central part of the courtyard are a variety of large trees. Additional trees and shrubs are planted next to the buildings on all sides. Outside of the courtyard, on the street facing side of the buildings, trees and shrubs are planted in a median between First and Second streets and along the north side of Third Street. On Ash Street, a large median between the street and a parking lot contains rows of trees and shrubs and a small picnic shelter. South of the 200 series buildings between Third and Fourth streets is a large open area of activity yards that has trees along Fourth Street. More lampposts of the same design as in the courtyard line the south side of Third Street (**Photographs 8-12**).

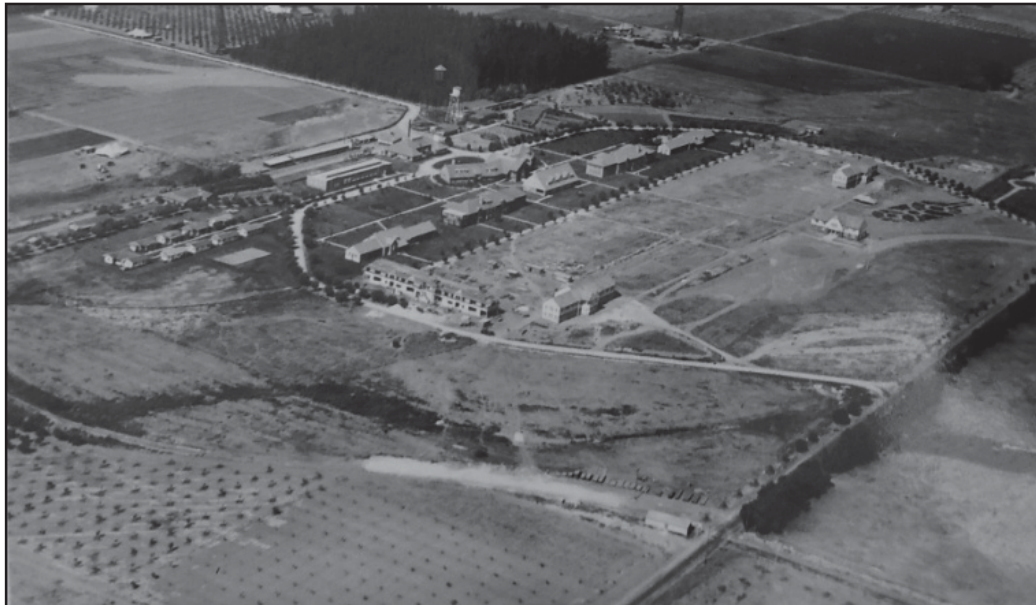
There are two main employee areas featuring two types of housing: single family residence and dormitory buildings. Single family residences are placed along the eastern side of North Circle and South Circle drives with paved driveways leading to garages. Residences dating to the period of significance generally feature expansive lawns with mature trees, and backyards fenced off with Modern Era chain-link (**Photographs 13-18**). The employee dormitory buildings (Employee Buildings 1, 2, 3 and 4) set perpendicular to each other also feature spaces of expansive lawn. Employee Buildings 1 and 2 generally maintain a larger number of mature trees (**Photographs 19-21**). Both sets of buildings feature Modern Era paved parking areas.

Support buildings located along Balsam Street have minimal landscaping, although some buildings feature moderately sized trees and bushes. This area is generally characterized by its lack of vegetation and features expanses of paved road. The area directly between the Library building and Boiler House has been modified from its original appearance with an oval shaped median that the road curved around to a slender more rectangular median with a sidewalk (**Photographs 22-23**). Other modifications and additions to the road include several paved parking lots located near Ward 313/315, Ward 306/308, and along Magnolia Street.

## B10. Significance (continued):

### Historic Context

Although the hospital retained the services of a landscape gardener, landscaping and road development crept along during Metropolitan State Hospital's formative years. By June 1916, the hospital paved the driveway leading into the campus up to the back of the commissary building (now the Library), and made plans for cement pathways. As a temporary measure, the hospital installed boardwalks to create pedestrian paths across the campus. By the following year, the hospital planted 400 trees, 115 bushes, and several yards of lawn.<sup>2</sup> In spite of these efforts, Medical Superintendent C.F. Applegate reported in 1920 that the property remained "in a very crude, unfinished condition and ... [with] no permanent sidewalks, very few shade trees and practically no shrubbery."<sup>3</sup> Part of the reason for this was because patients – under staff direction – provided the majority of the labor force necessary for initial development of the grounds.<sup>4</sup> At that time, it was standard practice for state hospitals to utilize patient labor to construct and maintain their campuses as part of their work therapy programs.



**Figure 1.** Aerial of Metropolitan State Hospital, ca. 1920 (California State Archives); note the perimeter road (North-South Circle drives), minimal landscaping, and orchard (at lower left).

By the 1920s, the hospital clearly reflected Cottage Plan and "Garden City" ideals with its smaller "bungalow" buildings grouped by their functions, each separate yet correlated. Groupings formed distinct areas for receiving, treatment, residential, and auxiliary or support facilities.<sup>5</sup> As shown in **Figure 1**, the campus featured a perimeter road – known as North Circle and South Circle drives – with the treatment buildings facing inward around a central green space. Tree plantings lined roads and pathways. While the road curved, the pathways generally took on straight north-south and east-west directions between buildings and across the campus' interior.<sup>6</sup> The superintendent continued to request funding for

<sup>2</sup> Board of Managers Norwalk State Hospital, "Minutes of the Proceedings of the Board of Managers of the Norwalk State Hospital," (April 24, 1916), 41; (June 27, 1916), 51; (March 28, 1917), 81; (August 29, 1917), 97.

<sup>3</sup> California State Commission in Lunacy, *Twelfth Biennial Report of the State Commission in Lunacy for Two Years Ending June 30, 1920* (1921), 50.

<sup>4</sup> Richard L. Kahanek, *A History of Norwalk* (City of Norwalk, 1968), 44; Unknown, "A History of Metropolitan State Hospital," November 1963, 1 (Library and Archives, Metropolitan State Hospital).

<sup>5</sup> Lewis Mumford, "The Garden City Idea and Modern Planning," in *Urban Design Reader*, edited by Michael Larice and Elizabeth Macdonald (London: Routledge, 2010), 47-48.

<sup>6</sup> Aerial of Metropolitan State Hospital, ca. 1920 (California State Archives).

further development of the hospitals grounds to improve roads and sidewalks through 1922, and thereafter only requested funding for a permanent lighting system into the 1930s.<sup>7</sup>



**Figure 2.** Aerial Photograph, Metropolitan State Hospital, ca. 1931-1939 (California State Archives).

Owing to depressed economic conditions during the 1930s, the hospital campus experienced few improvements during the decade.<sup>8</sup> However, by this time the campus was well-developed featuring its primary roads, driveways, and walkways. The vegetation matured to significantly alter the landscape with an area thickly populated by trees, bushes, and lawns. There were two treatment areas – focused on the east and west sides of campus – separated by an area of support and occupational therapy buildings. Along the north and south sides of the main campus, the hospital constructed employee housing consisting of single family residences and dormitory buildings directed towards treatment areas (**Figure 2**).<sup>9</sup>

In the Postwar Era, development of the campus substantially increased.<sup>10</sup> At the same time, the hospital administration declared that “service roads to the various wards [were] inadequate in a number of instances. Tree and shrub arrangements [were] very poor, having been scattered promiscuously, with no apparent appreciation for interplay of massed effects and open spaces. Plantings [were] installed without any unified plan. Poor landscaping detract[ed] from the architectural beauty of the institution...”<sup>11</sup> Administration requested the Division of Architecture put forth an overall landscaping plan from which all future changes could be directed. However, research did not reveal that the Division of Architecture completed any such plan, and aerials indicate very few changes occurred to the roads, pathways, and vegetation of the campus until sometime between 1963 and 1972 when a substantial number of trees were removed.<sup>12</sup> In 1954, the *Newscaster* reported the entire campus had 16,000 feet of sidewalks, and 7.5 miles of asphalt pavement with 125,000 square feet of parking space.

<sup>7</sup> *Biennial Report of the State Commission in Lunacy*, (1921), 50; *Biennial Report of the Department of Institutions*, (1923), 66; *Biennial Report of the Department of Institutions*, (1924), 91; *Biennial Report of the Department of Institutions*, (1926), 73; *Biennial Report of the Department of Institutions*, (1932), 43.

<sup>8</sup> Metropolitan State Hospital Inventory, June 2014, provided by the Department of General Services.

<sup>9</sup> Aerial Photograph, Metropolitan State Hospital, ca. 1928-1939 (California State Archives).

<sup>10</sup> Metropolitan State Hospital Inventory, June 2014, provided by the Department of General Services.

<sup>11</sup> Norwalk State Hospital, “Statement of Administrative Survey of Norwalk State Hospital – 1948,” 1948 (MSH Library and Archives).

<sup>12</sup> HistoricAerials.com, “Norwalk State Hospital, CA,” [Aerial Photography] 1963-1972.



The hospital paper also reported there were between 2,500 to 3,000 trees, 5,500 feet of hedge, and several acres of lawn under the care of a supervising groundsman, two psychiatric technicians, and patients.<sup>13</sup>

### Evaluation

After the 1906 earthquake, Agnews State Hospital's "Cottage Plan" became the standard for subsequent state hospital construction for both existing facilities and new facilities. Several changes take place during this period with regard to treating mental illness that were better facilitated by "Cottage Plan" buildings such as the refinement in the ways patients were separated, and the addition of more medical equipment, treatment rooms, and laboratories. Metropolitan State Hospital opened during the peak of "Cottage Plan" popularity, and the design concepts were fully realized at this campus between its inception in 1915 and the beginning of the major post-World War II building era after 1950, when state hospital design concepts shifted and buildings at MSH were no longer constructed as part of the original Cottage plan design. While new treatments were introduced into the field of psychiatry during this period, facets of moral treatment continued such as "work therapy," and maintaining patient routines and a self-sustaining hospital community. State hospitals essentially continued a pattern of custodial care offering a variety of treatments such as hydrotherapy, shock therapy, psychotherapy, and occupational therapy until the passage of new laws in the 1960s that spurred deinstitutionalization.

The use of the Cottage Plan design at Metropolitan State Hospital represented an important step in the evolution of asylum medicine, moving away from the centralized Kirkbride plan towards a more decentralized program that still featured elements of environmental determinism and moral treatment. Constructed beginning in 1916, the Metropolitan State Hospital grounds within the historic district boundary are directly associated with custodial care and treatment of mental illness in state hospitals. As such, the grounds are associated with an important trend in the context of public institutional mental health care and are significant under NRHP Criterion A and CRHR Criterion 1 as a contributor to the revised Norwalk State Hospital Historic District. While the ground were important in defining Metropolitan State Hospital, this function alone does not rise to the level of historical significance, and the hospital grounds are therefore not individually eligible for listing under NRHP Criterion A or CRHR Criterion 1.

Metropolitan State Hospital's grounds are not significant for their association with the lives of persons important to history and do not meet the standards for listing under NRHP Criterion B or CRHR Criterion 2. Research conducted for this project did not reveal that any hospital superintendent, staff member, patient, or other individual directly associated with the grounds made demonstrably important contributions to history at the local, state, or national level.

Under NRHP Criterion C or CRHR Criterion 3, Metropolitan State Hospital's grounds are significant as an important example of a type, period, or method of construction, and thus contribute to the Norwalk Hospital Historic District (see district form). Metropolitan State Hospital followed trends set by Agnews State Hospital and its superintendent, Leonard Stocking, whom was primarily responsible for collaborating with the State Architect on designing a more modern hospital for that period. Metropolitan State Hospital followed "Cottage Plan" and "Garden City" ideals from its inception creating a representative example of this type of hospital campus. Today, it is one of the best surviving examples of this type within the state hospital system. The grounds are an integral part of the "Cottage Plan" design. Under NRHP Criterion C or CRHR Criterion 3, the grounds are a representative example of Cottage Plan hospital design, and would be a contributor to the Metropolitan State Hospital Historic District.

Metropolitan State Hospital's grounds are not significant as a source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies and is not eligible for listing under NRHP Criterion D or CRHR Criterion 4.

The hospital's grounds have slightly diminished integrity because of the alterations to small sections of road and pathways dating after the period of significance. Additionally, the vegetation, primarily the trees, was thinned post-1963; however, these alterations do not affect the hospital designed landscape's ability to portray "Cottage Plan" or "Garden City" principals. The grounds remain open and scenic, the pathways and roads remain in their general alignment and are reflective

<sup>13</sup> "Landscape Department," *Newscaster*, October 1954, 4 (MSH Library and Archives).

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\*Resource Name or # (Assigned by recorder) Metropolitan State Hospital Grounds

\*Recorded by L. Trew & S. Melvin \*Date June 23-25, 2015

Continuation  Update

of how the hospital's Board of Managers originally intended. Therefore, the grounds retain integrity of design, materials, workmanship, location, feeling, and association.

The character-defining features of the grounds are its central green spaces featuring concrete pathways lined with period-style light standards; the campuses open and scenic views featuring expansive lawn, mature trees, and shrubs; the asphalt perimeter roads around treatment areas and driveways leading to residences.

**Photographs (continued):**



**Photograph 2:** Looking toward modern-era guard booth (left), Elm Street Homes (center), and James Hall (right) from Residence 20; facing south, June 23, 2015.



**Photograph 3.** Looking toward Birch Grove Homes from North Circle Drive near Res. 12; facing southwest, June 23, 2015.



**Photograph 4.** Looking down North Circle Drive at Ward 309/311 (left), Library (center), and Main Kitchen (right) near Religious Center; facing south, June 23, 2015.



**Photograph 5.** Looking across central lawn at Elm Street Homes (center) and James Hall (right); facing southeast; June 23, 2015. Showing central green space.



**Photograph 6.** Looking toward baseball diamond; facing south, June 23, 2105.



**Photograph 7.** Looking across central green space toward Ward 309/311 (left), shelter (center), Birch Grove Homes (center), and James Hall (at right); facing northeast, June 23, 2015. Note the diagonal pathway is not a contributing element to the district.



**Photograph 8.** Looking down Second Street; facing east, June 23, 2015. Note the Palm and Maple trees lining the perimeter road.



**Photograph 9.** Looking across central green space toward Fashion Center (left), Building 210/212 (center), Building 213/215 (left); facing southwest, June 23, 2015.



**Photograph 10.** Looking across central green space toward Buildings 205/207 and 209/2011 (left); facing east, June 23, 2015.



**Photograph 11.** Abandoned basketball court in foreground looking toward 200 series buildings; facing west; June 23, 2015.



**Photograph 12.** Looking across First Street toward Ash Street and parking lot, Ward 201/203 (left), facing south; June 23, 2015.



**Photograph 13:** Residence 20 (Superintendent's house) and garage; facing north, June 23, 2015.



**Photograph 14.** Looking down North Circle drive toward Residence 10 (left), Residence 11 (center), and Residence 12 (right) from driveway of Residence 20; facing west, June 23, 2015.





**Photograph 15.** Residences 16/17 along South Circle Drive; facing south, June 23, 2015, showing South Circle Drive the perimeter Road on its east end.



**Photograph 16.** Looking down South Circle Drive; facing west, June 23, 2015, showing South Circle Drive.



**Photograph 17.** Residence 13 backyard; facing east, June 23, 2015, showing backyard of single family residence.



**Photograph 18.** Residence 18 and Residence 14 garage; facing southwest, June 23, 2015, showing driveway to garage of single family residence on South Circle Drive.



**Photograph 19.** Employee Buildings 3 and 4; facing south, June 23, 2015, showing dormitory buildings grassy area before parking lot in front of employee buildings.



**Photograph 20.** Employee Buildings 1 and 2; facing south, June 23, 2015, showing grassy area and concrete path into residential area.



**Photograph 21.** Employee Buildings 1 and 2; facing northeast, June 23, 2015.

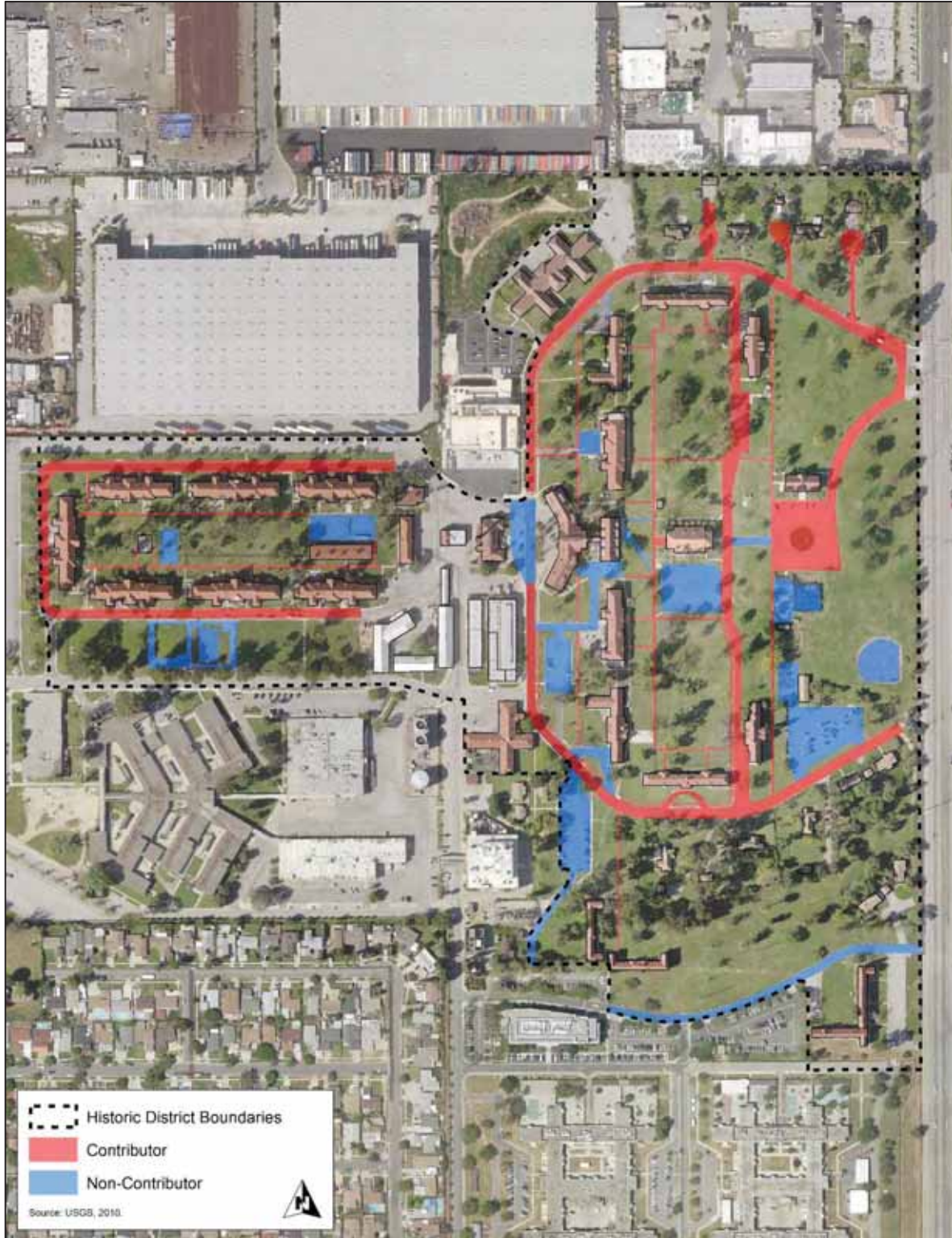


**Photograph 22.** Looking toward support facilities area showing Boiler House, Vector Control, and Barber/Beauty Shop; facing southwest, June 23, 2015. Notice the minimal vegetation and expanse of asphalt paved road, parking space, and loading/unloading area.



**Photograph 23.** Looking at area around Vector Control Building; facing northeast, June 23, 2015. Note the minimal vegetation, consisting of moderate sized bushes, and expanse of asphalt around the building.

**Sketch Map:**



DEPARTMENT NAME: Mental Health

OFFICIAL NAME OF INSTITUTION: Metropolitan State Hospital

Building Name: Employee Building #3 and #4

Building Number:

Address: 11400 Norwalk Blvd., Norwalk 90650

DESCRIPTION:

Two story reinforced concrete building with approximately 3,400 sq. ft. of area on each floor. Roofing is clay tile shingles supported by wood truss members. Exterior wall surface is stucco. There are approximately 42,500 sq. ft. of landscaped area surrounding Employee Buildings #3 and #4 with 1,050 lineal feet of 5' sidewalks. Interior design is single room with Murphy Bed Closet and attached bathroom.

The identical buildings adjoin although constructed at different dates. Building #3 was constructed in 1929 and Building #4 constructed in 1931.

SIGNIFICANCE: (If different from the original statement # 19)

None known.

*3rd and back*  
*Provided*



DEPARTMENT NAME: Mental Health

OFFICIAL NAME OF INSTITUTION: Metropolitan State Hospital

Building Name: Employee Building #3 and #4

Building Number:

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The identical buildings adjoin although constructed at different dates. Building #3 was constructed in 1929 and Building #4 constructed in 1931.

SIGNIFICANCE: (If different from the original statement # 19)

None known.



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*Provincial*



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 2D2

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 7

\*Resource Name or # (Assigned by recorder) Employee Buildings 3 and 4

**P1. Other Identifier:** Employee Buildings 3 and 4

\*P2. Location:  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*a. County Los Angeles

\*b. USGS 7.5' Quad Whittier Date 2012 T 2S; R 11W; 1/4 of Sec \_\_\_\_\_; S.B. B.M.

c. Address 11401 S. Bloomfield Avenue City Norwalk Zip 90650

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Located west of Bloomfield Avenue and south of Sixth Street.

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

This form records Employee Buildings 3 and 4 (referred to as Buildings 3 and 4 in this description), two nearly identical, L-shaped buildings located adjacent to each other along the eastern perimeter of the Metropolitan State Hospital (**Photograph 1**). Employee Building 3 faces north-south and Building 4 faces east-west. A concrete walkway surrounds the perimeter of the both buildings. These 7,050-square-foot, two-story, Tudor Revival-style, reinforced-concrete structures are topped with steeply pitched, cross-gable roofs with narrow, closed, projecting eaves and connected by an integrated one-story, covered breezeway (**Photograph 2**) with a steeply pitched gabled roof. Spanish tiles cover the roof and breezeway. The buildings are clad with stucco and sit on concrete foundations. Gable wall dormers are found on the east and north sides of Buildings 3 and 4, respectively (**Photographs 1-3**). The buildings are decorated by half-timbering at most gable ends and at shed-roof bays (**Photographs 1, 3-5**) that project slightly from the main sides of the buildings (east and west side of Building 3 and north and south side of Building 4). One-story, three-sided, hip-roof bays are found on south (See Continuation Sheet.)

\*P3b. Resource Attributes: (List attributes and codes) (HP14) Government Building; (HP41) Hospital

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

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



**P5b. Description of Photo:** (View, date, accession #) Photograph 1. Employee Building 3 (left) and Employee Building 4 (right); Facing south; June 23, 2015

\*P6. Date Constructed/Age and Sources:  
 Historic  Prehistoric  Both  
1929/1931 (MSH Building Plans 1929, 1931)

\*P7. Owner and Address:  
California Department of State Hospitals

\*P8. Recorded by: (Name, affiliation, address)  
Leslie Ann Trew  
JRP Historical Consulting, LLC  
2850 Spafford Street  
Davis, CA 95618

\*P9. Date Recorded: June 23, 2015

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "Historical Resources Inventory and Evaluation, Metropolitan State Hospital," 2017.

\*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

\*Resource Name or # (Assigned by recorder) Employee Buildings 3 and 4

B1. Historic Name: Nurses and Attendants Building; Employee Quarters 3 and 4

B2. Common Name: Employee Building 3; Employee Building 4

B3. Original Use: Employee Housing B4. Present Use: vacant

\*B5. Architectural Style: Tudor Revival

\*B6. Construction History: Employee Building 3 built in 1929; Employee Building 3 built in 1931

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

\*B8. Related Features: \_\_\_\_\_

B9. Architect: Department of Public Works – Div. of Architecture b. Builder: unknown

\*B10. Significance: Theme Hospital Design Area California

Period of Significance 1915-1950 (Historic District) Property Type State Hospital Applicable Criteria A/1 and C/3  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Employee Buildings 3 and 4 were previously determined eligible as contributors to a National Register of Historic Places (NRHP)-eligible historic district at Metropolitan State Hospital in 1997. This conclusion still appears to be valid; the buildings are eligible for listing in the NRHP and the California Register of Historical Resources (CRHR) as contributors to the revised Norwalk State Hospital Historic District at Metropolitan State Hospital.<sup>1</sup> The historic district meets NRHP Criteria A and C and CRHR Criteria 1 and 3 at the state level of significance for the important role it played in the evolution of public institutional mental health care and as a representative example of Cottage Plan asylum design. Therefore, these buildings are historical resources for the purposes of the California Environmental Quality Act (CEQA). However, neither Employee Buildings 3 nor 4 appears to be individually eligible for either the NRHP or CRHR because independently they lack historical significance. These buildings have been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code (See Continuation Sheet).

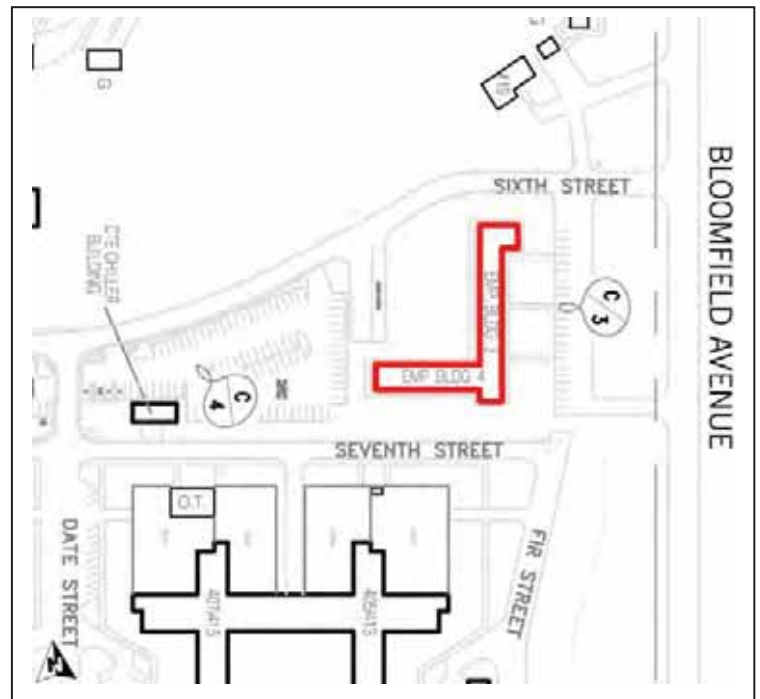
B11. Additional Resource Attributes: \_\_\_\_\_

\*B12. References: California Department of Mental Health, "Metropolitan State Hospital: Inventory of Historic Resources," 1980 (Plant Operations, MSH Archives); Department of Institutions. *Biennial Reports. 1923-1932*; State Board of Charities and Commissions. *Biennial Reports. 1905-1923*; State Commission on Lunacy. *Biennial Reports. 1896-1920*; Department of Finance, "Historical Record Book – Metropolitan State Hospital," F3254:6 (California State Archives). See footnotes.

B13. Remarks:

\*B14. Evaluator: David Hickman

\*Date of Evaluation: September 2017  
 (This space reserved for official comments.)



<sup>1</sup> The Norwalk State Hospital Historic District was previously identified in "Metropolitan State Hospital – Historic Resources Inventory" (October 27, 1980) prepared by Eleanor Hicks for the Department of Developmental Services as part of its compliance with Executive Order B-64-80; however, no specifics of the historic district (NRHP criteria, boundary, contributors, character-defining features, or period of significance) were identified as part of that study. In 1997, Cheryl Widell, the State Historic Preservation Officer, concurred with the US Department of Housing and Urban Development's determination that Employee Building 3 and 4 were "contributors to the Metropolitan State Hospital Historic District, a district eligible for inclusion in the National Register of Historic Places;" Cheryl Widell, letter to Karen M. Griego, US Department of Housing and Urban Development, HUD970902AY, October 10, 1997.

### **P3a. Description (continued):**

side of Building 4. Each building includes two square, stucco-clad, chimney stacks with louvered vents and flat caps that project through the roof's ridge and small, arched louvered vents at each gable end. Fenestration is irregular; many of the windows and doors are boarded on both building. However, as evident in Building 4 (**Photographs 4-5**) these buildings appear to have original, six-light, wood casement windows, some set with two-light pivot windows above, recessed with wood slip sills. Entrances are generally located on the east and north sides of Buildings 3 and 4, respectively. Main entrances consist of single, paneled wood doors with one or three upper lights, with an adjacent trio of windows all set with a stucco label mold (**Photograph 4**). Single doors have similar label molds and quoins. All entrances have small concrete stoops. Building 4 includes Concrete steps.

Because of safety concerns, JRP was not granted access to survey the interior public areas of Employee Buildings 3 and 4.

### **B10. Significance (continued):**

#### Historic Context

The hospital constructed Employee Buildings 3 and 4 in 1929 and 1931, respectively, to act as quarters for day nurses and attendants. As was common for most state-owned buildings built after the establishment of the state's architects office (presently known as the Division of State Architect) in 1907, the California Division of Architecture, under the lead of State Architect George B. McDougal, likely designed both buildings.<sup>2</sup> These buildings augmented two other Tudor Revival-style, dormitory-style residential buildings (Employee Buildings 1 and 2, completed in 1926 and 1931, respectively) built for nighttime staff. Prior to their construction, nurses and attendants were sleeping in wards with the patients. Despite Employee Buildings 1 and 3 being completed by 1929, the hospital still lacked sufficient housing for its employees and reported that nurses and attendants was still sleeping on patient wards in mid-1930.<sup>3</sup> The hospital used both buildings as employee housing into the 1980s; Employee Building 4 served as office space for a short time before it and Employee Building 3 were vacated in 1992. These buildings have remained vacant since that time.<sup>4</sup>

<sup>2</sup> California State Archives, "Administrative History," from the Inventory of the Department of Public Works, Division of Architecture, Office of Information Records, circa 1910-1960 (California Secretary of State, 2000).

<sup>3</sup> *Third Biennial Report of the Department of Institutions of the State of California, Two Years Ending June 30, 1926* (Sacramento: California State Printing Office, 1926), 73; *Fifth Biennial Report of the Department of Institutions of the State of California, Two Years Ending June 30, 1930* (California State Printing Office, 1930), 59; *Fourth Biennial Report of the Department of Institutions of the State of California, Two Years Ending June 30, 1928* (Sacramento: California State Printing Office, 1928) 38-39; Plot Plans Booklet, Plot Plan: Metropolitan State Hospital, July 1, 1942, (California State Archives); Building Project Catalog, Metropolitan State Hospital, Plant Operations, ca. 1967.

<sup>4</sup> "Plot Plan: Metropolitan State Hospital, Easements and Building Status" [map], Metropolitan State Hospital, Plant Operations, June 9, 1992; JRP site visit, June 23, 2015.



**Figure 1.** Circa 1930 view of the north and east sides of Employee Building 3. Department of Public Works, Architecture (Durkee Collection) Metropolitan State Hospital, F3253:102 (47) (California State Archives).

### Evaluation

After the 1906 earthquake, Agnews State Hospital's Cottage Plan became the standard for subsequent state hospital construction for both existing facilities and new facilities. Several changes occurred during this period with regard to treating mental illness that were better facilitated by Cottage Plan buildings such as the refinement in the ways patients were separated, and the addition of more medical equipment, treatment rooms, and laboratories. Metropolitan State Hospital opened during the peak of Cottage Plan popularity, and the design concepts were fully realized at this campus between its inception in 1915 and the beginning of the major post-World War II building era after 1950, when state hospital design concepts shifted and buildings at MSH were no longer constructed as part of the original Cottage plan design. While new therapies were introduced into the field of psychiatry during this period, facets of moral treatment continued such as "work therapy," and maintaining patient routines and a self-sustaining hospital community. State hospitals like Metropolitan essentially continued a pattern of custodial care offering a variety of treatments such as hydrotherapy, shock therapy, psychotherapy, and occupational therapy until the passage of new laws in the 1960s that spurred deinstitutionalization.

The use of the Cottage Plan design at Metropolitan State Hospital represented an important step in the evolution of asylum medicine, moving away from the centralized Kirkbride plan towards a more decentralized program that still featured elements of environmental determinism and moral treatment. Employee Buildings 3 and 4, constructed in 1929 and 1931, respectively, have historically served as housing for hospital staff for more than sixty years. They are indirectly associated with custodial care and treatment of mental illness in state hospitals. As such, these buildings are associated with an important trend in the context of public institutional mental health care and are significant under NRHP Criterion A and CRHR Criterion 1 as contributors to the revised Norwalk State Hospital Historic District. While these buildings provided an important service to Metropolitan State Hospital as staff residences, this function alone does not rise to the level of historical significance, and these buildings are not individually eligible for listing under NRHP Criterion A or CRHR Criterion 1.

Employee Buildings 3 and 4 are not significant for its association with the lives of persons important to history and are not individually eligible for listing under NRHP Criterion B or CRHR Criterion 2. Research conducted for this project did not reveal that any hospital superintendent, staff member, patient, or other individual directly associated with these buildings made demonstrably important contributions to history at the local, state, or national level. Thus, they are not individually eligible for listing for the NRHP or CRHR under these criteria.

As two of the early buildings constructed as part of the Metropolitan State Hospital, under NRHP Criterion C or CRHR Criterion 3, Employee Buildings 3 and 4 are contributors to the revised Norwalk State Hospital Historic District at Metropolitan State Hospital. The hospital followed trends set by Agnews State Hospital and its superintendent, Leonard Stocking, whom was primarily responsible for collaborating with the State Architect on designing a more modern hospital

for that period. The hospital adhered to Cottage Plan and “Garden City” ideals from its inception creating a representative example of this type of hospital campus. Today, it is one of the best surviving examples of this type within the state hospital system. Many of the doors and windows within Employee Buildings 3 and 4 are boarded; however, it is presumed that the majority of the original wood windows and doors are still extant. No other alterations have been completed on either building. These buildings retain integrity of design, workmanship, materials, location, setting, feeling and association, and contributor to the significance of revised Norwalk State Hospital Historic District under these criteria.

Neither Employee Buildings 3 nor 4 appear to be individually eligible for the NRHP under Criterion C or CRHR under Criterion 3 as the work of a master or as an important example of a type, period, or method of construction. Architecturally, these buildings are typical examples of Tudor Revival architecture. Both buildings employ standard characteristics of that style including asymmetrical façades; stucco siding, decorative half-timbering, cross-hip roof, and multi-light casement windows. Designed by the office of the State Architect, the buildings are typical representations in design, construction, and materials of similar building types built at other state institutions at the same time, and individually are not significant examples of Tudor Revival architecture or early twentieth century hospital building design under NRHP Criterion C or CRHR Criterion 3.

These buildings are not significant as sources (or likely sources) of important information regarding history. They do not appear to have any likelihood of yielding important information about historic construction materials or technologies and are not eligible for listing under NRHP Criterion D or CRHR Criterion 4.

Character-defining features of Employee Buildings 3 and 4 include those elements that date to the district’s period of significance (1915-1950): their location and orientation between Sixth and Seventh streets, general setting; and their Tudor Revival architectural details including their massing; L-shaped footprint; asymmetrical façade; concrete construction, stucco siding, decorative half-timbering, stuccoed chimney stack, cross-hip roof with Spanish tile shingles, dormers and bays, and any doors and windows dating before 1950. Although not surveyed because of access limitations, interior spaces and features that date to the period of significance, such as internal layouts and floorplans, entry vestibules, flooring, and doors, would be considered character-defining features of the eligible resources. Historical evidence does not suggest that any major internal remodeling has occurred that would have removed or altered those character-defining features to such an extent that they no longer contribute to the eligible resource.

Page 6 of 7

\*Recorded by L. Trew \*Date June 23, 2015

\*Resource Name or # (Assigned by recorder) Employee Buildings 3 and 4

Continuation  Update

**Photographs (continued):**



**Photograph 2:** Detail view showing breezeway; facing east, June 23, 2015.



**Photograph 3:** North and east sides of Employee Building 3; facing southwest, June 23, 2015.

Page 7 of 7

\*Recorded by L. Trew \*Date June 23, 2015

\*Resource Name or # (Assigned by recorder) Employee Buildings 3 and 4

Continuation  Update



**Photograph 4:** West and south sides of Employee Building 4; facing northeast, June 23, 2015.



**Photograph 5:** Detail view showing boarded window on southeast corner of Employee Building 4; facing northwest, June 23, 2015.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3D

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 9

\*Resource Name or # (Assigned by recorder) Residences 16, 17, 18, 19 and Garages 16/17, 18/19

**P1. Other Identifier:** Residences 16, 17, 18, 19 and Garages 16/17 and 18/19

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

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

\*b. USGS 7.5' Quad: Whittier Date: 2012 T: 2S; R: 11W; 1/4 of Sec: \_\_\_\_\_; S.B. B.M.

c. Address: 11401 S. Bloomfield Avenue City: Norwalk Zip: 90650

d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

Buildings 16 and 17 are located on South Circle Drive and Buildings 18 and 19 are on Sixth Street near Bloomfield Avenue.

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

The buildings recorded on this form are four similar, 1,800-square-foot, single-family residences and two detached, shared garages. The buildings are spread out in an open space bordered by South Circle Drive to the north; Sixth Street to the south; and Bloomfield Avenue to the east. Buildings are separated by remnants of wide lawns interspersed with mature trees and shrubs. Residences 16 and 17 and their shared garage (**Photographs 1-5 and 10**) are accessed off South Circle Drive while Residences 18 and 19 and their associated garage (**Photographs 6-9 and 11**) are sited off South Sixth Street. All residences have concrete walkways and asphalt driveways leading from the street. The one-story, Ranch-style residences have a roughly rectangular footprint with a side gable roof with a cross-hipped section at one end (**Photograph 1 and 2**). The roof is clad in composition shingles with narrow, projecting eaves with exposed rafter tails. Each residence has a concrete foundation and includes an interior brick chimney. The wood-framed residences are clad in stucco and have one-over-one, double-hung, wood windows set with wood trim and wood lug sills (See Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) (HP14) Government Building; (HP2) Single Family Residence

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

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



**P5b. Description of Photo:** (View, date, accession #) Photograph 1. Residences 16 (right) and 17 (left) and associated garage; facing southwest; June 23, 2015

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1948 (Building Project Catalog, ca. 1967)

\*P7. Owner and Address:  
California Department of State Hospitals

\*P8. Recorded by: (Name, affiliation, address)  
Leslie Ann Trew  
JRP Historical Consulting, LLC  
2850 Spafford Street  
Davis, CA 95618

\*P9. Date Recorded: June 23, 2015

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") JRP Historical Consulting, LLC, "Historical Resources Inventory and Evaluation, Metropolitan State Hospital," 2017.

\*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



\*Resource Name or # (Assigned by recorder) Residences 16, 17, 18, 19 and Garages 16/17, 18/19

- B1. Historic Name: Residences 16, 17, 18, 19 and Garages  
B2. Common Name: Residences 16, 17, 18, 19 and Garages  
B3. Original Use: Employee Housing B4. Present Use: Employee Housing

\*B5. Architectural Style: Ranch

\*B6. Construction History: Built in 1948; porches rebuilt, wood steps for side door replaced: dates of alterations unknown

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

\*B8. Related Features: \_\_\_\_\_

B9. Architect: Department of Public Works – Div. of Architecture b. Builder: unknown

\*B10. Significance: Theme Hospital Design Area California

Period of Significance 1915-1950 (Historic District) Property Type State Hospital Applicable Criteria A/1 and C/3  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Residences 16, 17, 18, and 19 and Garages 16/17 and 18/19 do not appear to meet the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). While these buildings are located within the boundary of the revised Norwalk State Hospital Historic District and were constructed at the tail end of the period of significance (1915-1950), they were designed in a Ranch style that was inconsistent with the Cottage Plan and marked the transition to a more thoroughly post-war architecture. They therefore do not contribute to the district's significance under NRHP Criterion C and CRHR Criteria 3. These buildings have been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code; they are not historical resources for the purposes of the California Environmental Quality Act (CEQA) (See Continuation Sheet).

B11. Additional Resource Attributes: \_\_\_\_\_

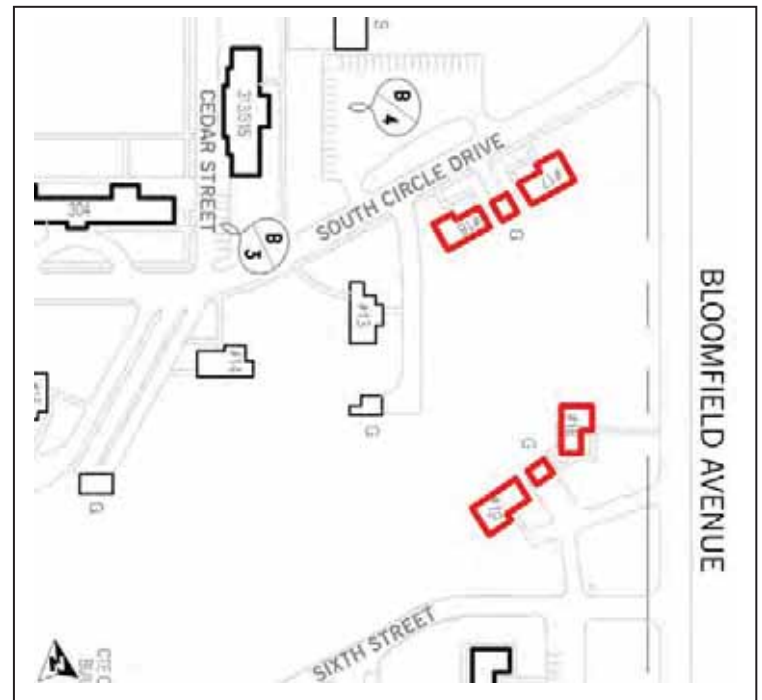
\*B12. References: California Department of Mental Health, "Metropolitan State Hospital: Inventory of Historic Resources," 1980 (Plant Operations, MSH Archives); Department of Institutions. *Biennial Reports. 1923-1932*; State Board of Charities and Commissions. *Biennial Reports. 1905-1923*; State Commission on Lunacy. *Biennial Reports. 1896-1920*; Department of Finance, "Historical Record Book – Metropolitan State Hospital," F3254:6 (California State Archives); California Division of Architecture, "Building Project Catalog" ca. 1967 (Plant Operations, Metropolitan State Hospital Archives); See footnotes.

B13. Remarks:

\*B14. Evaluator: David Hickman

\*Date of Evaluation: September 2017

(This space reserved for official comments.)



### **P3a. Description (continued):**

Residences 16 and 17 have decorative wood shutters on some windows. A concrete porch sheltered below a shed roof supported by square wood posts gives accesses to each building's main entrance. Each residence has a secondary entrance at the gable ends, accessed by a wood steps and sheltered by a small aluminum awning, and two sets of multi-light French doors on their rear sides lead to wood decks of varying sizes with stairs. The decks on Residence 16 and 17 are sheltered shed roofs; the deck of Residence 17 is enclosed with screens. Between each pair of residences is a two-bay garage (**Photographs 10-11**). These have a front gable roof with exposed rafter tails, are clad in composition shingles, and have concrete foundations. Stucco covers the wood-frame walls and the tilt-up garage doors are made of horizontal wood planks.

### **B10. Significance (continued):**

#### Historic Context

The California Division of Architecture, under the direction of State Architect Anson Boyd, likely designed these buildings in 1947, as was common for most state-owned buildings constructed after the establishment of the state's architect's office (presently known as the Division of State Architect) in 1907.<sup>1</sup> The hospital constructed Residences 16, 17, 18 and 19 and their associated garages to serve as residences for hospital staff. The buildings were likely funded through a \$337,000 state appropriation in mid-1946.<sup>2</sup> Completed in 1948, these residences and garages were some of the first buildings constructed within the hospital campus in the postwar period.<sup>3</sup> The buildings continue to serve as housing and garages for hospital staff up to the present day.

#### Evaluation

After the 1906 earthquake, Agnews State Hospital's Cottage Plan became the standard for subsequent state hospital construction for both existing facilities and new facilities. Several changes occurred during this period with regard to treating mental illness that were better facilitated by Cottage Plan buildings such as the refinement in the ways patients were separated, and the addition of more medical equipment, treatment rooms, and laboratories. Metropolitan State Hospital opened during the peak of Cottage Plan popularity, and the design concepts were fully realized at this campus between its inception in 1915 and beginning of the major post-World War II building era after 1950, when state hospital design concepts shifted and buildings at MSH were no longer constructed as part of the original Cottage plan design. While new therapies were introduced into the field of psychiatry during this period, facets of moral treatment continued such as "work therapy," and maintaining patient routines and a self-sustaining hospital community. State hospitals like Metropolitan essentially continued a pattern of custodial care offering a variety of treatments such as hydrotherapy, shock therapy, psychotherapy, and occupational therapy until the passage of new laws in the 1960s that spurred deinstitutionalization.

Completed in 1948 to serve as housing for hospital physicians, Residences 16, 17, 18, and 19 and Garages 16/17 and 18/19 have served as hospital support facilities for nearly seventy years and are indirectly associated with custodial care and treatment of mental illness in state hospitals. The use of the Cottage Plan design at Metropolitan State Hospital represented an important step in the evolution of asylum medicine, moving away from the centralized Kirkbride plan towards a more decentralized program that still featured elements of environmental determinism and moral treatment. As such, these buildings are associated with an important trend in the context of public institutional mental health care and are significant under NRHP Criterion A and CRHR Criterion 1 as contributors to the revised Norwalk State Hospital Historic District. While these buildings provided an important service to Metropolitan State Hospital as employee residences, this function alone does not rise to the level of historical significance, and these buildings are not individually eligible for listing under NRHP Criterion A or CRHR Criterion 1.

<sup>1</sup> California State Archives, "Administrative History," from the Inventory of the Department of Public Works, Division of Architecture, Office of Information Records, circa 1910-1960 (California Secretary of State, 2000).

<sup>2</sup> "Hospital to Get Funds," *Los Angeles Times*, April 14, 1946.

<sup>3</sup> California Division of Architecture, "Building Project Catalog," ca. 1967 (Plant Operations., MSH Archives).

Residences 16, 17, 18, and 19 and Garages 16/17 and 18/19 are not significant for their association with the lives of persons important to history and are not individually eligible for listing under NRHP Criterion B or CRHR Criterion 2. Research conducted for this project did not reveal that any hospital superintendent, staff member, patient, or other individual directly associated with these buildings made demonstrably important contributions to history at the local, state, or national level. Thus, they are not individually eligible for listing for the NRHP or CRHR under these criteria.

As staff residences constructed during the initial construction era as part of the Metropolitan State Hospital, under NRHP Criterion C or CRHR Criterion 3, Residences 16, 17, 18, and 19 and Garages 16/17 and 18/19 are contributors to the revised Norwalk State Hospital Historic District at Metropolitan State Hospital. The hospital followed trends set by Agnews State Hospital and its superintendent, Leonard Stocking, who was primarily responsible for collaborating with the State Architect on designing a more modern hospital for that period. The hospital adhered to Cottage Plan and "Garden City" ideals from its inception creating a representative example of this type of hospital campus. Today, it is one of the best surviving examples of this type within the state hospital system. Residences 16, 17, 18 and 19 have been somewhat altered by the addition and/or replacement of rear or secondary porches and replacement roofing, these alterations do not substantially diminish their integrity of design, workmanship or materials.

Residences 16, 17, 18, and 19 and Garages 16/17 and 18/19 do not appear to be individually eligible for the NRHP under Criterion C or the CRHR under Criterion 3 as the work of a master or as an important example of a type, period, or method of construction. Architecturally, these buildings are typical examples of Ranch architecture. Designed by the office of the State Architect, these buildings are typical representations in design, construction and materials of similar building types built at other state institutions during the same period and individually are not significant examples of Ranch architecture or mid-century hospital building design under NRHP Criterion C or CRHR Criterion 3.

The buildings are also not significant as sources (or likely sources) of important information regarding history. They do not appear to have any likelihood of yielding important information about historic construction materials or technologies and are not eligible for listing under NRHP Criterion D or CRHR Criterion 4.

Character-defining features of Residences 16, 17, 18, and 19 and Garages 16/17 and 18/19 include those elements that date to the district's period of significance (1915-1950): the buildings' location and orientation, their general setting, their Ranch-styled architecture, and any doors and windows that date before 1950. Additionally, interior spaces and features that date to the period of significance, such as internal layout and floorplan, entry vestibules, flooring, and doors, would be considered character-defining features of the eligible resources.

**Photographs (continued):**



**Photograph 2:** North and east sides of Residence 16; facing southwest, June 23, 2015.



**Photograph 3:** Rear (south side) of Residence 16; facing northwest, June 23, 2015.



**Photograph 4:** North and west sides of Residence 17; facing northeast, June 23, 2015.



**Photograph 5:** Rear (south side) of Residence 17; facing northeast, June 23, 2015.



**Photograph 6:** Residence 18; facing north, June 23, 2015.



**Photograph 7:** Rear (west side) of Residence 18; facing east, June 23, 2015.



**Photograph 8:** Residence 19; facing northwest, June 23, 2015.



**Photograph 9:** Rear (north side) of Residence 19; facing southeast, June 23, 2015.



**Photograph 10:** North and west sides of Garage 16/17; facing northeast, June 23, 2015.



**Photograph 11:** South and east sides of Garage 18/19; facing northwest, June 23, 2015.



**APPENDIX B**

# Metropolitan State Hospital Historic District | Current Views

Proposed Project Location, Bloomfield Avenue, Entry Gate #5, Sixth Street, and Employee Building Nos. 3 and 4



View south of the proposed project site, along Broomfield Avenue, with Residences 18 and 19 (at right) and Employee Building Nos. 3 and 4 (at left) in the background. Image Source: Google Earth.



View east of the proposed project site, along Bloomfield Avenue, with Entry Gate #5 and Employee Building Nos. 3 and 4 in the background. Image Source: Google Earth.



View northerly of the proposed project site, along Bloomfield Avenue. Image Source: Google Earth.



View west of Entry Gate #5 within the proposed project site. Image EPD-MSH-16 | Source: Material Culture Consulting.



View west of Sixth Street with Entry Gate #5 in the background. Image EPD-MSH-25 | Source: Material Culture Consulting.



View southwest of Employee Building No. 3. Image EPD-MSH-47 | Source: Material Culture Consulting.



View west of Employee Building No. 3. Image EPD-MSH-48 | Source: Material Culture Consulting.



View west of Employee Building Nos. 3 and 4. Image EPD-MSH-20 | Source: Material Culture Consulting.



View southeast of Employee Building No. 4. Image EPD-MSH-22 | Source: Material Culture Consulting.

# Metropolitan State Hospital Historic District | Current Views

Employee Building Nos. 3 and 4, Residences 18 and 19, Garage 18/19, and Light Standards / Street Lights



View northwest of Employee Building No. 4.  
Image EPD-MSH-21 | Source: Material Culture Consulting.



View southeast of Employee Building Nos. 3 and 4.  
Image EPD-MSH-26 | Source: Material Culture Consulting.



View northwest of Residence 19, Garage 18/19, Residence 18.  
Image EPD-MSH-01 | Source: Material Culture Consulting.



View west of Residence 19.  
Image EPD-MSH-02 | Source: Material Culture Consulting.



View southeast of Residence 19.  
Image EPD-MSH-05 | Source: Material Culture Consulting.



View north of Garage 18/19 and Residence 18.  
Image EPD-MSH-15 | Source: Material Culture Consulting.



View southeast of Garage 18/19.  
Image EPD-MSH-06 | Source: Material Culture Consulting.



View east of Residence 18.  
Image EPD-MSH-07 | Source: Material Culture Consulting.



View southeast of Residence 19.  
Image EPD-MSH-05 | Source: Material Culture Consulting.



Non-Historic Light Standard / Street Light.  
Image EPD-MSH-16 | Source: Material Culture Consulting.



Historic Light Standard / Street Light.  
Image EPD-MSH-17 | Source: Material Culture Consulting.

DEPARTMENT OF STATE HOSPITALS

RELOCATION OF POLICE BUILDING
11401 BLOOMFIELD AVENUE
NORWALK CALIFORNIA



LOCATION MAP:

SHEET INDEX:

GENERAL
T1 PROJECT INFORMATION LOCATION MAP SHEET INDEX
T2 FIRE LIFE SAFETY

ARCHITECTURAL
AS 01 SITE PLAN - OVERALL
AS 02 SITE PLAN - OVERALL DISTRIBUTION
AS 03 SITE PLAN - DETAIL SECTION
AS 04 SITE PLAN - DETAIL SECTION
AS 05 FLOOR PLAN
AS 06 FLOOR PLAN - DETAIL SECTION
AS 07 BUILDING ELEVATIONS
AS 08 BUILDING ELEVATIONS - DETAIL SECTION
AS 09 BUILDING ELEVATIONS - DETAIL SECTION
AS 10 BUILDING ELEVATIONS - DETAIL SECTION
AS 11 BUILDING ELEVATIONS - DETAIL SECTION
AS 12 BUILDING ELEVATIONS - DETAIL SECTION
AS 13 BUILDING ELEVATIONS - DETAIL SECTION

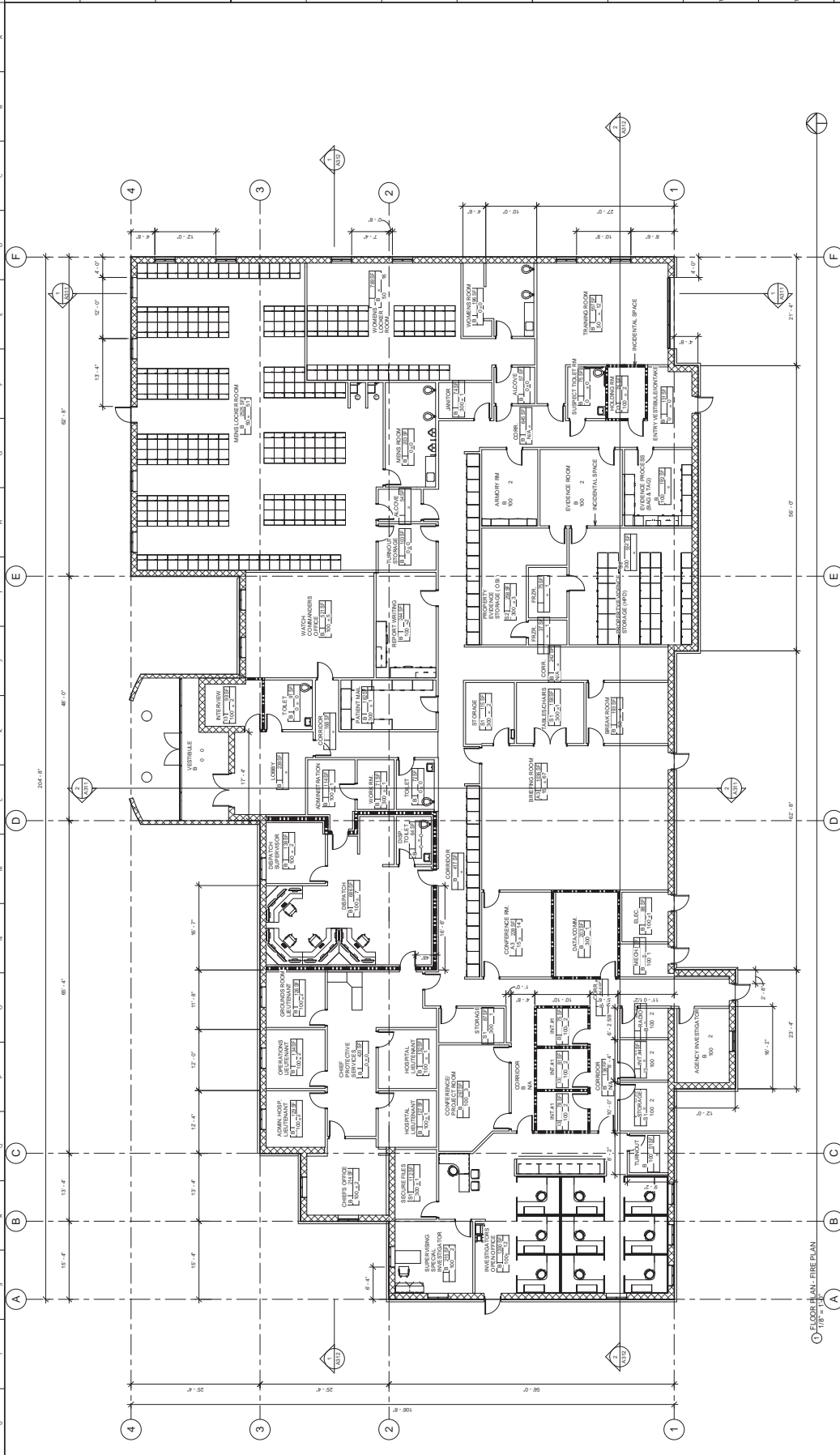
PROJECT DESCRIPTION
1. CONSTRUCTION OF THE POLICE BUILDING.
2. CONSTRUCTION OF A NEW POLICE BUILDING (SEE GENERAL SERVICE BUILDING)
3. PATENT AND ANTENNA. SEE PLANS FOR ADDITIONAL INFORMATION.
4. OFF SITE TRAFFIC, TRUCK ENTRANCE AND IMPROVEMENTS.

Table with 2 columns: Abbreviation and Description. Includes categories like Abbreviations, General Notes, Applicable Codes, and Special Inspections.

Table with 2 columns: Section Number and Section Mark. Includes categories like Section Mark, Section Number, and Section Mark.

Table with 2 columns: Room Tag and Room Number. Includes categories like Room Tag, Room Number, and Room Tag.

Table with 2 columns: Architectural Material Indications and Material Description. Includes categories like Concrete, Wood, Brick, etc.



### BUILDING CODE ANALYSIS

2018 CALIFORNIA BUILDING CODE  
 GROUP B ALLOWED PER SECTION 104.4  
 THIS OCCUPANCY CONDITION SHALL INCLUDE BUILDINGS CONTAINING ONLY ONE TEMPORARY OCCUPANCY CONDITION PERMITTED BY THE BUILDING CODE WITH THE EXCEPTED USES LISTED IN SECTION 104.4.2. A CONDITION 1 BUILDING SHALL BE PERMITTED TO BE CLASSIFIED AS GROUP B IF OCCUPANT:

1A. REQUIRED PER SECTION 104.4.2.5  
 YES, AUTOMATIC SPRINKLER SYSTEM

OCCUPANCY GROUP	SPRINKLER SYSTEM	MAX. STORY HEIGHT	MIN. ALLOWABLE BUILDING HEIGHT
B-1	30.00	2	60'
B-2	30.00	2	60'

22'-0" MIN. BUILDING COMPLEXES (NOT USED)  
 GROUP B - 1A, 405 E.F. - 3,000 SF THEREFOR COMPLEXES  
 GROUP A.3 - 1,200 SF.  
 A. OCCUPANCY LESS THAN 50% OF MAXIMUM PERMITTED  
 AND SEPARATION BETWEEN GROUP B AND GROUP A.3 PER CBC 104.4.2.5  
 ALL USES LISTED IN THIS OCCUPANCY USE.

1. GOVERNING CODE  
 2. OCCUPANCY TYPE  
 3. CONSTRUCTION TYPE  
 4. EQUIPPED WITH SPRINKLER SYSTEM  
 5. MAX. ALLOWABLE HEIGHT (CBC TABLE 104.3.5.1(4) (104.3.5.1(4)))  
 6. ACTUAL BUILDING HEIGHT (CBC TABLE 104.3.5.1(4) (104.3.5.1(4)))  
 7. ACTUAL BUILDING AREA  
 8. ACTUAL BUILDING AREA

9. FIRE FLOW REQUIREMENTS:  
 CALIFORNIA FIRE CODE (CFC) TABLE 904.5.1  
 TYPE IA (17,000 SF - 21,800 SF) 2,200 GPM FOR 2 HOURS (MEASURED @ 2 PSI)  
 CALIFORNIA FIRE CODE (CFC) TABLE 904.5.1  
 PRECISE RELEASE OF FIRE SUPPLY (100 GPM @ 2.20 GPM)  
 AVERAGE SPACING BETWEEN HYDRANTS (40 FEET)  
 100' INCREASE IN SPACING PER FOOTNOTE (AS = 40 FEET)  
 MINIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT = 225 FEET

10. PRE-FLOW REQUIREMENTS:  
 TYPE IA (17,000 SF - 21,800 SF) 2,200 GPM FOR 2 HOURS (MEASURED @ 2 PSI)  
 CALIFORNIA FIRE CODE (CFC) TABLE 904.5.1  
 PRECISE RELEASE OF FIRE SUPPLY (100 GPM @ 2.20 GPM)  
 AVERAGE SPACING BETWEEN HYDRANTS (40 FEET)  
 100' INCREASE IN SPACING PER FOOTNOTE (AS = 40 FEET)  
 MINIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT = 225 FEET

11. PRE-FLOW REQUIREMENTS:  
 CALIFORNIA FIRE CODE (CFC) TABLE 904.5.1  
 TYPE IA (17,000 SF - 21,800 SF) 2,200 GPM FOR 2 HOURS (MEASURED @ 2 PSI)  
 CALIFORNIA FIRE CODE (CFC) TABLE 904.5.1  
 PRECISE RELEASE OF FIRE SUPPLY (100 GPM @ 2.20 GPM)  
 AVERAGE SPACING BETWEEN HYDRANTS (40 FEET)  
 100' INCREASE IN SPACING PER FOOTNOTE (AS = 40 FEET)  
 MINIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT = 225 FEET

12. CORRIDOR FIRE RESISTANCE RATING  
 CBC TABLE 1003.2

13. CORRIDOR FIRE RESISTANCE RATING  
 CBC TABLE 1003.2

14. PRE-FLOW REQUIREMENTS:  
 CALIFORNIA FIRE CODE (CFC) TABLE 904.5.1  
 TYPE IA (17,000 SF - 21,800 SF) 2,200 GPM FOR 2 HOURS (MEASURED @ 2 PSI)  
 CALIFORNIA FIRE CODE (CFC) TABLE 904.5.1  
 PRECISE RELEASE OF FIRE SUPPLY (100 GPM @ 2.20 GPM)  
 AVERAGE SPACING BETWEEN HYDRANTS (40 FEET)  
 100' INCREASE IN SPACING PER FOOTNOTE (AS = 40 FEET)  
 MINIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT = 225 FEET

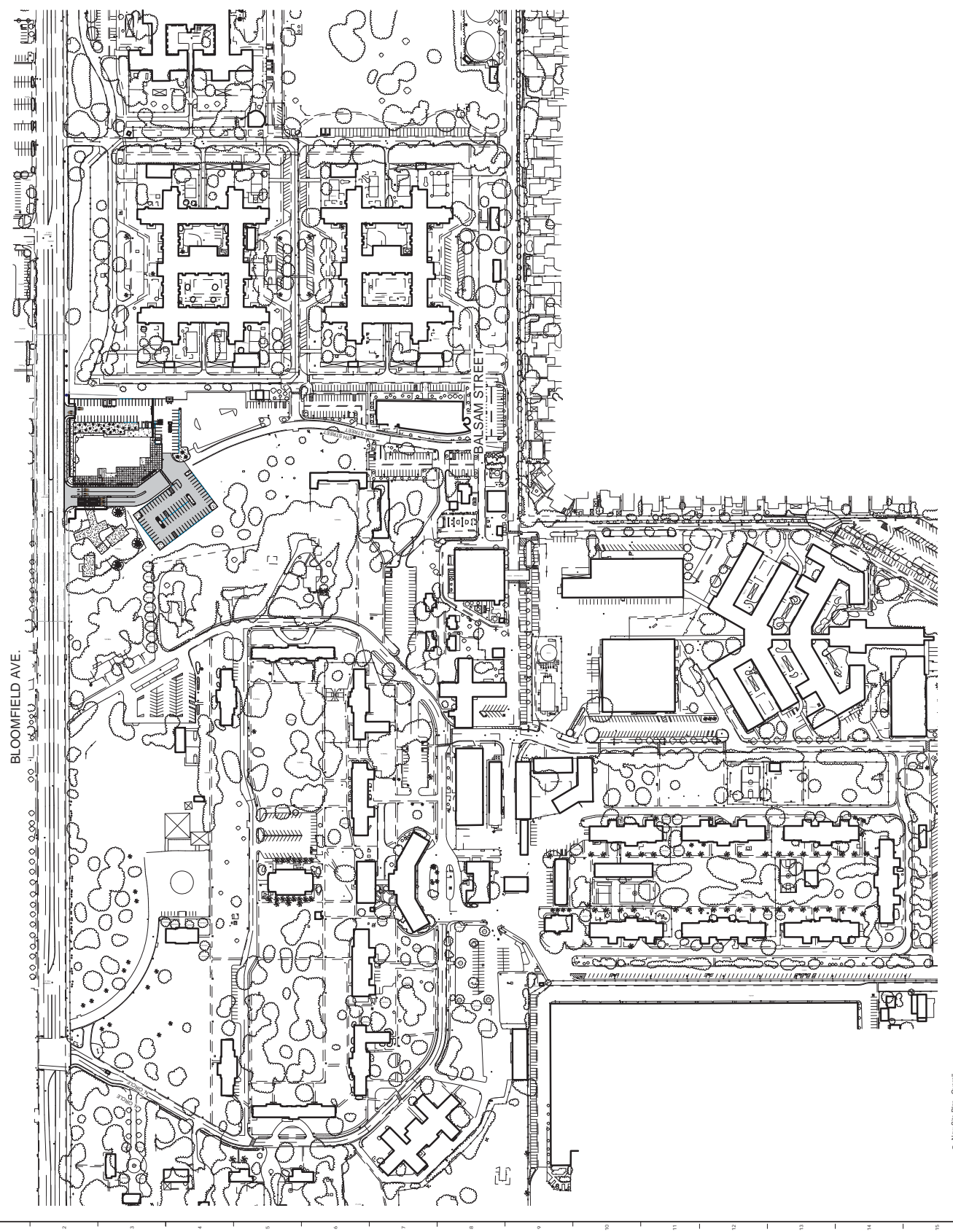
15. OCCUPANT LOAD  
 (CBC 104.104.1.3)

16. NUMBER OF EXITS REQUIRED  
 (CBC TABLE 1012.2)

17. EXIT ACCESS TRAVEL DISTANCE  
 (CBC TABLE 1012.2)

18. OCCUPANTS THEREFORE (1,900) OCCUPANTS REQUIRE 2 EXITS  
 SEE 1012.2

19. GROUP B REQUIRES 300' 0"



BLOOMFIELD AVE.

BALSAM STREET

New Site Plan - Overall  
Scale = 100'-0"











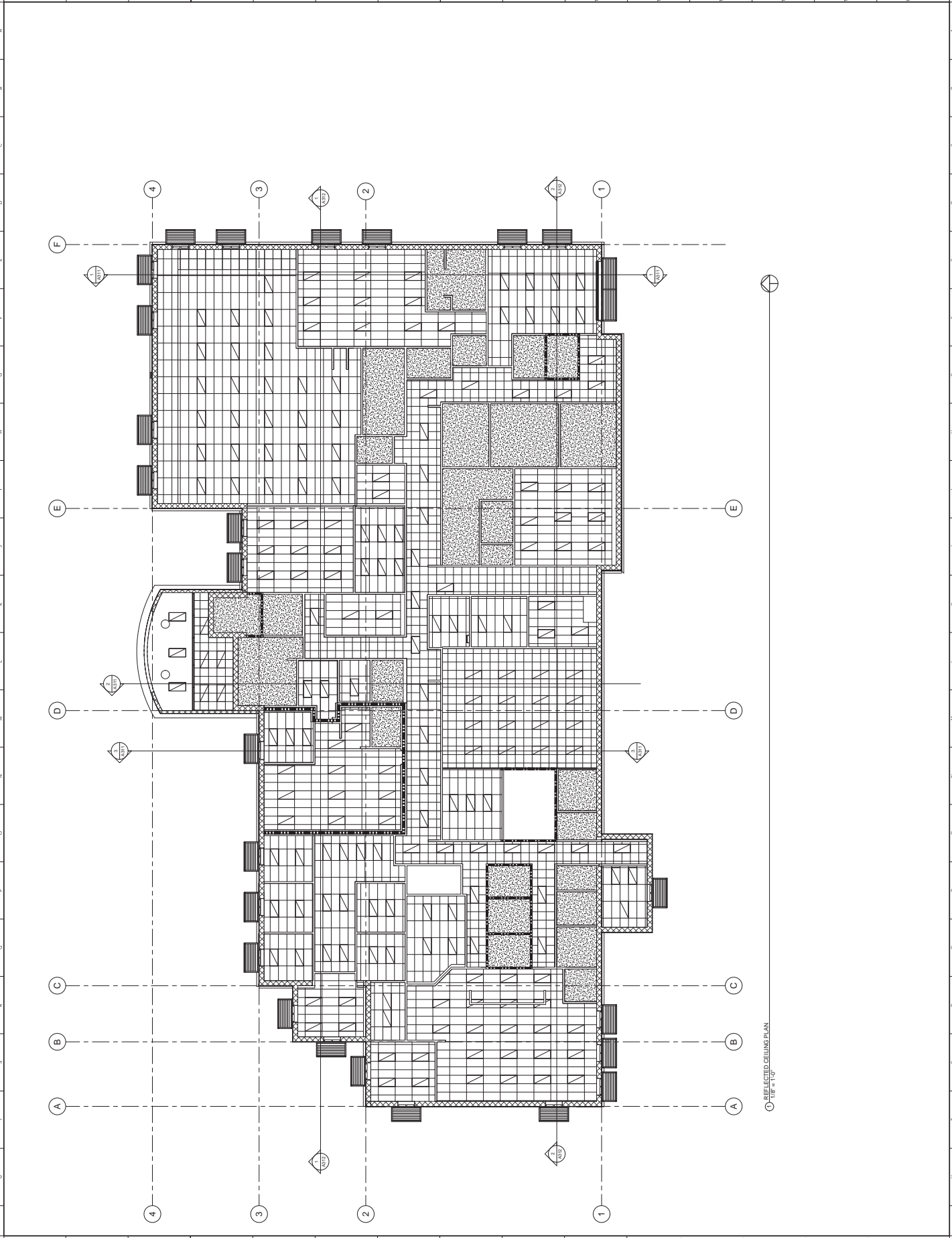
NO.	DATE	DESCRIPTION

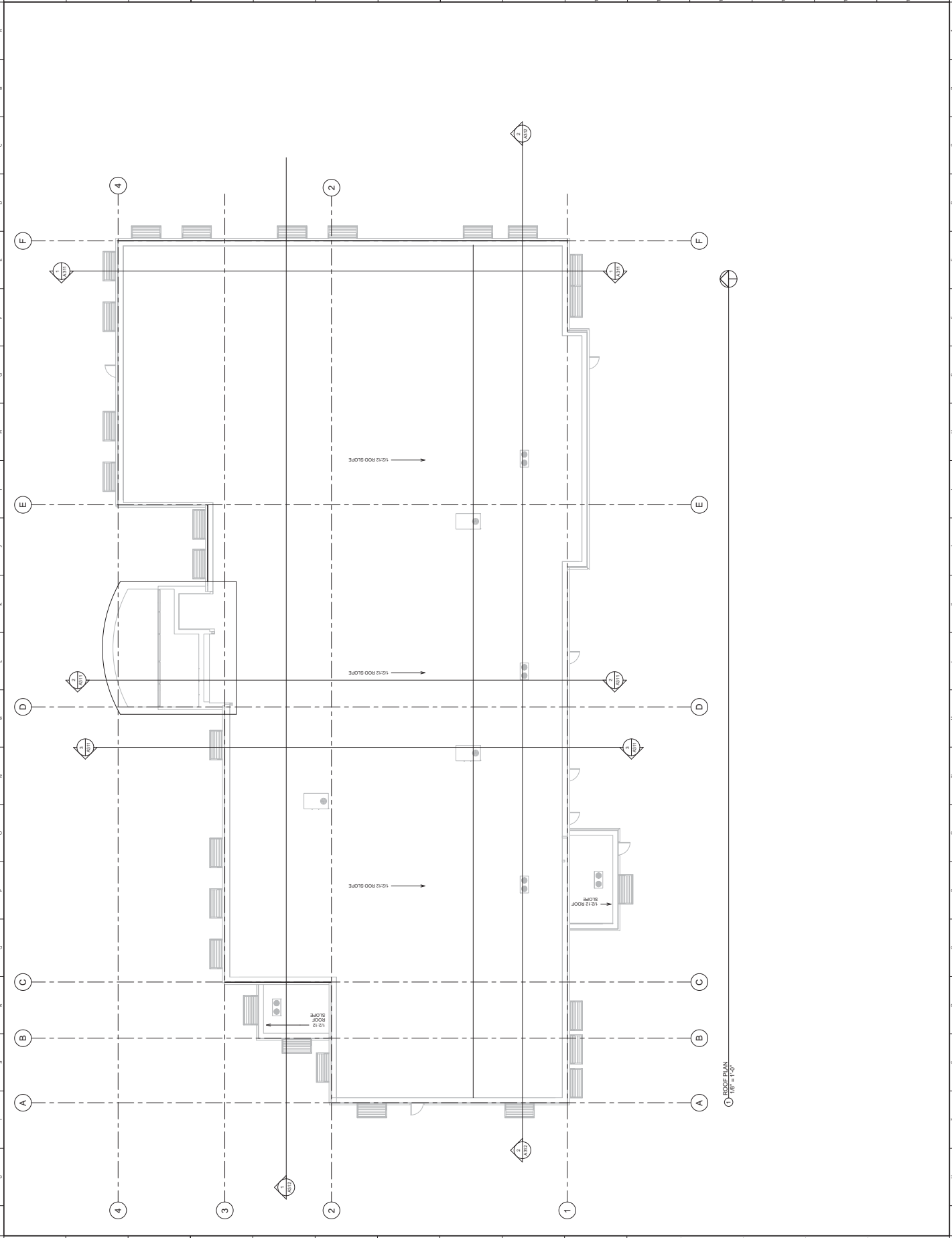
Project:  
**DEPT OF STATE HOSPITALS**  
**NEW POLICE BUILDING**  
 11401 BLOOMFIELD  
 NORMALK, CA

Author/Designer	Checked/Reviewed

Sheet Title:  
**REFLECTED CEILING PLAN**

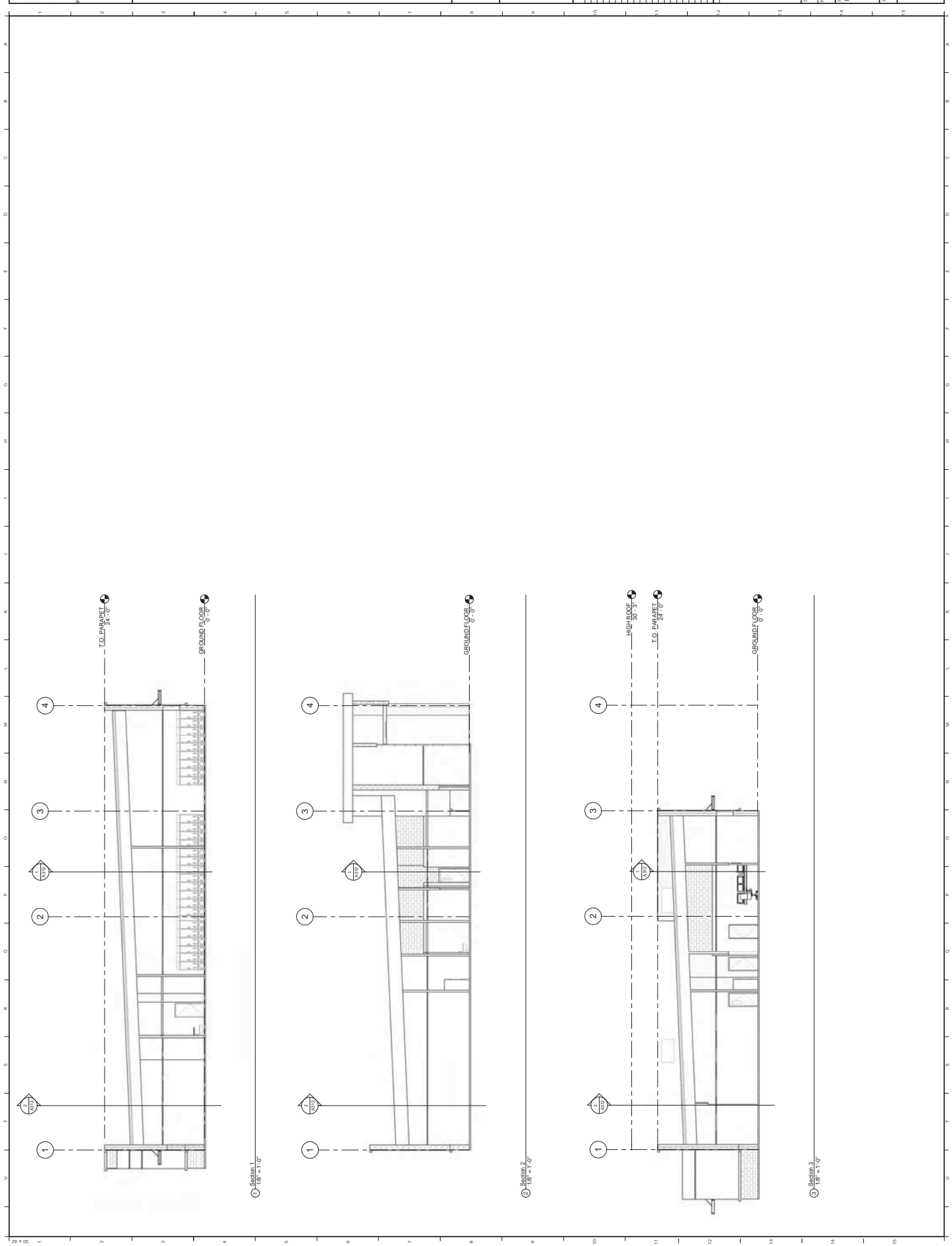
Scale: 1/8" = 1'-0"  
 Sheet Number: **A121**





ROOF PLAN  
 1/2" = 1'-0"





**State of California**  
**DGS**  
 Department of General Services  
 Project Management and Construction  
 West Sacramento, California, 95605  
 Project Manager:

Division of the State Architect  
 ACCESS COMPLIANCE  
 ISA FILE NO. RESD  
 Reviewed by: \_\_\_\_\_  
 Date: \_\_\_\_\_

NO.	DATE	DESCRIPTION

Project  
 DEPT OF STATE HOSPITALS  
 NEW POLICE BUILDING  
 11401 BLOOMFIELD  
 NORMARK, CA

Approved: \_\_\_\_\_  
 Design/Author: \_\_\_\_\_  
 Checked: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Worksheet Number: \_\_\_\_\_

Sheet Title  
 BUILDING SECTIONS

Scale/Title Block  
 Scale: \_\_\_\_\_  
 Work Order: \_\_\_\_\_

Revision/Sheet  
 Sheet No.: 1/1  
 Sheet No.: 1/1

Sheet Number  
**A311**















## APPENDIX C



Southern California  
4594 Mayapan Drive  
La Mesa, CA 91941  
619-543-0693/P

Northern California  
248 3rd Street, #841  
Oakland, CA 94607  
510-663-7443/P

[www.urbanapreservation.com](http://www.urbanapreservation.com)

**Wendy L. Tinsley Becker, RPH, AICP, Principal**  
Architectural Historian + Urban / Preservation Planner  
[wendy@urbanapreservation.com](mailto:wendy@urbanapreservation.com)

Founding Principal, **Wendy L. Tinsley Becker, RPH, AICP**, brings an expert background in American history, architecture, and urban planning, with a particular emphasis on issues relating to historic preservation. Her experience includes extensive historical resources survey work, design review under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, single-site historic property research and documentation, and practice in municipal regulatory planning and cultural resources compliance issues including code compliance, revision and review, CEQA, NEPA, and Section 106 of the National Historic Preservation Act. As a preservation-planning consultant she participates in the development and administration of local land use regulations, policies, programs and projects; prepares reports involving research and analysis of various planning issues; conducts site-specific project and design review; and facilitates project coordination between contractors, architects, developers, citizens and other stakeholders. Wendy meets the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History and the *draft standards* established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History's Register of Professional Historians and also maintains professional certification in the American Institute of Certified Planners (AICP).

Wendy is a co-author and editor of the AICP Certified Urban Designer Exam Study Guide (V1.0) released in March 2016. From 2013 forward she has provided professional training to AICP exam applicants as part of the American Planning Association California Chapter – San Diego Section annual exam training program.

Wendy has assisted municipalities, utility providers, and lead agencies in preservation planning program development and implementation efforts. She regularly consults for private and agency applicants on historical resource and historic property analysis for discretionary projects and undertakings pursuant to Section 106 of the National Historic Preservation Act and the California Environmental Quality Act, as well as Federal Rehabilitation Tax Credit proposals at National Register listed or eligible properties, which are subject to review by the State Office of Historic Preservation and the National Park Service. She was the author / facilitator and lead historic preservation consultant for the City of Chula Vista's award winning Municipal Preservation Planning Program. She authored the Historic Preservation Element for the City of La Mesa's award winning 2011 / 2030 General Plan update process. She provides survey, architectural history, context development, programmatic agreement, and historic preservation planning consulting services for the Southern California Edison Company including preparation of a programmatic guide for the treatment of all historic-era properties in the company's 55,000 square mile service territory. She served as the lead Architectural Historian for the City and County of Honolulu High Capacity Transit Corridor Project's Kako'o (Section 106 Programmatic Agreement Program manager) consultant team. Wendy's professional analysis and determinations are reviewed for compliance and concurrence by numerous municipalities, and state and federal agencies including the California State Office of Historic Preservation, the California Public Utilities Commission, the USDA Forest Service, the Bureau of Land Management, and the National Park Service.

Her current interests include facilitating approvals for brick and mortar construction and building rehabilitation projects, and working with community-based organizations that emphasize public participation while striving for the improvement of the built environment through good urban and architectural design and associated social programs.

**EDUCATION**

Master of City Planning, Historic Preservation & Urban Design Concentration | California State University, San Diego

—  
Bachelor of Arts – History, Public History & Urban Studies Concentration | California State University, San Diego

**PROFESSIONAL REGISTRATIONS**

American Institute of Certified Planners (#022838)  
Register of Professional Historians (#612)

**PROFESSIONAL EXPERIENCE**

Founding Principal: Urbana Preservation & Planning, LLC, (San Diego & Oakland) 04/2005-present

—  
Faculty + Lecturer: San Diego State University Master of City Planning Graduate program, 2012

—  
Instructor: University of California, San Diego – Extension, 2006-2017

—  
Architectural Historian & Preservation Planner: Architectural Resources Group (San Francisco & Los Angeles), 10/2002-04/2005

—  
Architectural Historian & Preservation Planner: HRS, (San Diego) 12/2001-10/2002

—  
Historian & Historic Preservation Planner: Office of Marie Burke Lia, Attorney at Law, (San Diego) 01/2000-11/2001

—  
Assistant Coordinator + Researcher: SHPO/CHRIS-South Coastal Information Center, 12/1996-08/1999

**PROJECT EXPERIENCE\***

- In-progress *Programmatic Agreement Among the Bureau of Land Management – California, the USDA Forest Service, Pacific Southwest Region, California Utility Providers, and the California Office of Historic Preservation, Regarding the Identification, Evaluation, Management, and Exemption of Historic-Era Electrical Infrastructure Facilities in the State of California.*
- In-progress *4 Greenwood Common (Berkeley Landmark No. 125) Mills Act Application Package, Berkeley, CA.*
- In-progress *Designation and Mills Act Rehabilitation Reporting and Consulting for the Edwin K. Hurlbert House, 2930 Chatsworth Boulevard, San Diego, CA.*
- In-progress *NHPA Section 106 Historic Property Analysis and Findings of Effect Statement for the Southern California Yeshiva High School, San Diego, CA.*
- In-progress *Peak Valley Solar Farm CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), San Bernardino County, CA.*
- September 2016 *City of Oceanside / Caltrans, Coast Highway (Hill Street) Bridge over the San Luis Rey River Replacement Project Historical Resources Evaluation Report, Oceanside, CA.*
- August 2016 *Historical Resource Technical Report – 715 Muirlands Vista Way, La Jolla, CA.*
- June 2016 *Class III Cultural Resources Inventory / NRHP Eligibility Determination, SCE Eldorado 500kV Transmission System, California, Arizona, Nevada.*
- June 2016 *Casa de las Flores Property Carriage House / Garage Building, Historical Resource Analysis Report, Chula Vista, CA.*
- May 2016 *Historic American Engineering Record (HAER) No. CA-167-O – Southern California Edison Company Big Creek Hydroelectric System Vincent 220kV Transmission Line, Kern, Fresno, and Los Angeles Counties.*
- May 2016 *San Diego Gas & Electric Company Eastern Division Property Eligibility Review Memo, El Cajon, CA.*
- March 2016 *Historical Resource Review - 1347-1349 Locust Street, Walnut Creek, CA.*
- March 2016 *City of La Mesa Collier Park NHPA Section 106 Review, La Mesa, CA.*
- March 2016 *Redwood Solar Farm 4 CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), Kern County, CA.*
- March 2016 *City of La Mesa Vista La Mesa Park NHPA Section 106 Review, La Mesa, CA.*
- February 2016 *City of Chula Vista Third Avenue Community Character + Business Improvement Guidelines.*
- February 2016 *City of San Diego HRB No. 461 / Anderson House, San Diego County Historic Site Designation and Mills Act Rehabilitation Consulting, 3841 Sweetwater Road, Bonita, CA.*
- January 2016 *Historic American Landscapes Survey (HALS) No. CA-122 – Collier Park, La Mesa, CA.*
- December 2015 *Historic American Engineering Record (HAER) No. CA-2138 – Southern California Edison Company Substations: Monumental Type, Santa Barbara, Kern, Fresno, and Los Angeles Counties.*
- December 2015 *Pacific Gas & Electric Company South of Palermo Project Historical Resource Analysis Report / Historic Property Survey Report.*
- November 2015 *Historic American Engineering Record (HAER) No. CA-167-N – Amendment to Southern California Edison Company Big Creek Hydroelectric System East & West Transmission Line.*
- November 2015 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Alexander Schreiber Spec House No. 1 / Payne House, 1429 Dale Street, San Diego, CA.*
- October 2015 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Florence Palmer Spec. House II of III, 350 Fern Glen, San Diego, CA.*

**BOARDS + COMMITTEES**

- Chair / Immediate Past Chair: American Planning Association National Urban Design & Preservation Division, 04/2012-12/2016
- 
- Founder + Volunteer Executive Director / Ex –Officio Director: Built Environment Education Program (BEEP) San Diego, 2008-2015
- 
- Education Committee Member: California Preservation Foundation, 04/2012-04/2014
- 
- Vice-Chair + Newsletter Editor: APA National Urban Design & Preservation Division, 01/2010-03/2012
- 
- Director & Education Chair: San Diego Architectural Foundation, 11/2008-2011
- 
- Appointed Public Member: City of San Diego Historical Resources Board Incentives Subcommittee, 08/2008-02/2010
- 
- Advisor/Member – UCSD Extension Advisory Group Urban Planning & Development Certificate Program, 2007 forward
- 
- Founding President – Jack London District Association, 2005-2006

**SELECT PROJECT AWARDS**

- 2016 - Award of Excellence for Preservation Advancement - City of San Diego Historical Resources Board (recognized for Urbana's preservation planning study for the San Diego State Normal School Campus & San Diego City Schools Historic District).
- 
- 2014 - American Planning Association (APA) San Diego Chapter – Planning Agency Award for preparation of La Mesa 2030 General Plan. \*Historic Preservation Element prepared by WLTB / Urbana.

- May 2015 *Historic-era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the Southern California Edison Company's Service Territory.*
- March 2015 *Class III Cultural Resources Inventory for Southern California Edison's Coolwater-Lugo Transmission Project, San Bernardino County, California – Volume 1: Historic-Era Built Environment Survey Report.*
- 2014-2015 *Los Angeles Regional Intercommunications System NHPA Section 106 Assessment of 125 sites located throughout Los Angeles County.*
- 2014 *Historic Preservation and Urban Planning Expert Witness, Brandon Milan v. City of San Diego, State of California Superior Court Case No. 37-2013-00067039-CU-EI-CTL.*
- 2013-2014 *Historic Preservation and Urban Planning Expert Witness, Edward Valerio v. City of San Diego, U.S.D.C. Case No. 12C1200W (WMC)*
- November 2014 *Historic-Era Built Environment Survey Report, NRHP / CRHR Eligibility Evaluations, and Concurrence Consulting for proposed Coolwater Lugo Transmission Project (approx. 200 built environment sites over 13 segments in the vicinity of Apple Valley, Barstow, and Hesperia, California).*
- November 2014 *Herald Examiner Building, 1101-1139 S. Broadway, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, City of Los Angeles Historic Cultural Monument Application Package – Draft Submittal.*
- November 2014 *Historic-Era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the SCE Service Territory.*
- October 2014 *Commercial Exchange Building, 416 W. 8<sup>th</sup> Street, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Lighthipe and Laguna Bell Substations, Long Beach and Commerce, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Eagle Rock Substation, Los Angeles, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Colton Substation, Colton, California.*
- September 2014 *City and County of Honolulu Little Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *City and County of Honolulu Big Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *Sudberry Properties Strawberry Fields Historic Cultural Landscape Analysis Report, Chula Vista, CA.*
- July 2014 *Friday Morning Club Building, 938 S. Figueroa, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- May 2014 *Commercial Club of Southern California Building / Case Hotel Part 2 Determination of Eligibility, Los Angeles, CA.*
- May 2014 *City and County of Fresno Tertiary Treatment and Disinfection Facility – Plant 2 NHPA Section 106 and CEQA Historical Resource Assessment.*
- April 2014 *City and County of Honolulu Aloha Stadium Station Project Treatment Plan Peer Review, Honolulu, CA.*

**SELECT RECENT AWARDS (CONT.)**

- 2013 – American Planning Association National Division Executive Committee Recipient – Division Achievement Award (*recognized for professional development webinars on historic preservation, urban design, and development topics developed on behalf of the APA Urban Design & Preservation Division*). —
- 2012 - American Association of Environmental Professionals San Diego Chapter – *Outstanding Planning Document Award for preparation of the City of Chula Vista Historic Preservation Program & Ordinance. \*Historic Preservation Ordinance & Program prepared by WLTB / Urbana.* —
- 2012 - American Planning Association National Division Executive Committee Recipient – Education Excellence Award (*recognized for education efforts on behalf of the APA Urban Design & Preservation Division*). —
- 2011 - American Planning Association National Division Executive Committee Recipient Branding Award (*recognized for visibility, outreach, and education efforts on behalf of the APA Urban Design & Preservation Division*). —
- 2010 - Award of Excellence in Education - City of San Diego City Planning & Community Investment Department Historical Resources Board (*recognized for the Built Environment Education Program developed for the San Diego Architectural Foundation / BEEP San Diego*). —
- 2009 - San Diego Public Library Foundation / Friends of the San Diego Public Library 2008-2009 Chapter Volunteer Award, University Heights Branch (*recognized for preservation planning work at the historic San Diego State Normal College campus*).

- April 2014 *Redwood Solar Farm Historic Property Survey / Historical Resource Report, Kern County, CA.*
- April 2014 *4<sup>th</sup>@ Broadway EIR Mitigated Negative Declaration – Historical Resource Assessment Report, Los Angeles, CA*
- March 2014 *Commercial Club of Southern California Building / Case Hotel Part 1 Determination of Eligibility, Los Angeles, CA.*
- February 2014 *Commercial Club of Southern California Building / Case Hotel Historic Cultural Monument Application, Los Angeles, CA.*
- January 2014 *1560 S. Escondido Boulevard NHPA Section 106 Review and Concurrence Consulting.*
- November 2013 *Consulting for Two Historic House Relocations to the City of San Diego Development Services Department, Public Works Department, and City Attorney's Office.*
- September 2013 *Caltrans Section 106 Historic Property and CEQA Historical Resource Survey – Gilbert Street, Santa Ana, CA.*
- October 2013 *NHPA Section 106 Historic Property and CEQA Historical Resource Survey Report, Proposed Coolwater Lugo Transmission Project.*
- June 2013 *Historic Agricultural Landscapes of Visalia and Tulare County electronic book and exhibit – Tulare County Museum of Farm Labor and Agriculture, Visalia, CA*
- January 2013 *National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – Big Creek Hydroelectric System East & West Transmission Line, Fresno to Los Angeles, CA*
- January 2013 *Historical and Architectural Eligibility Evaluation of Delano Substation Complex.*
- October 2012 *Historical and Architectural Eligibility Evaluations of the Southern California Edison Company Historic-Era Casitas, Santa Barbara, Carpinteria, Santa Clara, and Goleta Substations*
- October 2012 *City and County of San Francisco, 2419-2435 Lombard Street Historical Resource Evaluation Report.*
- 2011-2013 *Historic Preservation Expert Witness, Academy of Our Lady of Peace v. City of San Diego, U.S.D.C. Case No. 09CV0962 WQH (MDD)*
- In-process *San Diego Municipal Anglers Building Historical Resource Designation Report, San Diego, CA*
- July 2012 *National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – SCE San Joaquin Cross Valley Loop Project, Visalia, CA*
- June 2012 *Historic Structure Report - Casa Peralta, 384 West Estudillo Avenue, San Leandro, CA*
- June 2012 *County of San Diego Historic Site Designation Report, John N. Mortenson's Hines Residence, Mt. Helix, CA*
- April 2012 *NHPA Section 106 Review, Lodi Municipal Stadium, Lodi, CA*
- March 2012 *Federal Rehabilitation Certification Application – Part 3 Request for Certification of Completed Work – Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
- February 2012 *National Register of Historic Places Nomination, Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
- February 2012 *Sequoia National Forest Electric Power Conveyance Systems NRHP Eligibility Evaluations, Tulare County, CA*
- January 2012 *NHPA Section 106 Review, La Mesa Youth Center, La Mesa, CA*
- December 2011 *City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA*
- December 2011 *Crown City Medical Center EIR Historical Resource Initial Study, Pasadena,*

**RELATED EXPERIENCE**

- Member: County of San Diego Valle de Oro Community Planning Group, 09/2016 forward —
- Director + Civic Improvement Chair, Grossmont-Mt. Helix Improvement Association, 08/2016 forward —
- Mentor: San Diego State University Aztec Mentor Program, Spring 2016 Cohort —
- Co-Author / Editor: AICP Certified Urban Designer Exam Study Guide, Version 1.0 (released March 2016) —
- AICP Exam Course Speaker: California Chapter, San Diego Section, (annually) 02/2013-present —
- Retreat Facilitator: Beautiful Pacific Beach, Annual Board of Directors Retreat, (annually) 2016-present —
- Invited Panel Speaker: *Density and Design: The Future of Housing in San Diego*, American Planning Association San Diego Section, San Diego, 09/2017 —
- Invited Speaker: *Building Community and Character – Preservation is Place; 1<sup>st</sup> Annual Historic Preservation Conference Nebraska State Office of Historic Preservation, Omaha (NE),* 06/2013 —
- Panel Speaker: *Preservation Toolkit for Small Cities*, American Planning Association California Chapter Conference, 10/2012 —
- Invited Speaker: *Preliminary Findings – The Status of Preservation Planning Regulatory Programs in the San Diego Region - 2012*, Association of Environmental Professionals San Diego Chapter September Luncheon, 09/2012



- CA
- November 2011 *NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA*
  - September 2011 *Big Creek Hydroelectric System Historic District Vincent 220kV Transmission Line NRHP Eligibility Evaluation and Historic Property Treatment Plan.*
  - July 2011 *Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)*
  - June 2011 *Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
  - April 2011 *Kern River – Los Angeles 60 / 66kV Transmission Line NRHP Eligibility Evaluation, Kern & L.A. Counties*
  - December 2010 *Historic Structure Report - Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
  - October 2010 *City of San Diego Redevelopment Agency, Historic Property / Historical Resource Analysis Report of the Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
  - November 2010 *Historic Designation Report, Burt F. Raynes Residence, 299 Hilltop Drive, Chula Vista, CA*
  - August 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review*
  - July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California*
  - July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review*
  - June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review*
  - June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California*
  - April 2010 *Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
  - March 2010 *Imig Manor/ Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application*
  - January 2010 *CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA*
  - December 2009 *City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA*
  - December 2009 *Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA*
  - November 2009 *City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4122 University Avenue, San Diego, CA*
  - November 2009 *CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA*
  - November 2009 *Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application*
  - August 2009 *CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA*
  - August 2009 *Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA*
  - August 2009 *Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA*
  - August 2009 *CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA*

**RELATED EXPERIENCE (CONT.)**

- Invited Panel Speaker: *Outsiders & Fringe Dwellers – Preservation Partners of the Future*, California Preservation Foundation Conference, 05/2011
- Guest Lecturer: *Preservation, Housing, and Sustainability*, UCSD Urban Studies & Planning Program, 05/2011
- 
- Invited Speaker: *Harriett Wimmer, Women, and Modern Landscape Architecture in California*, Congress of History of San Diego & Imperial Counties, 03/2011
- 
- Guest Lecturer: *Historic Preservation Planning*, San Diego State University Public Administration Program, 07/2010
- 
- Attendee: AIA Webinar, *The 2030 Commitment: Setting and Achieving Energy Goals with Integrated Design*, 12/2009
- 
- Attendee: APA Webinar, *Balancing the Land-Use Transportation Equation: At the Community Level*, 09/2009
- 
- Attendee: APA Webinar, *LEED for Neighborhoods*, 08/2009
- 
- Attendee: San Diego APA, *Making Density Work – San Diego Density Symposium*, 10/2008
- Moderator: *Planning for Preservation: A Survey of Municipal Preservation Programs Throughout San Diego County*, San Diego APA & UCSD Extension-UPD Cert. Program, 08/2008
- 
- Invited Speaker: *Local Historic Site Designation & The Mills Act Historic Property Tax Credit Program*, City of San Leandro (CA), 04/2005
- 
- Attendee: CA Preservation Foundation & CA Office of Historic Preservation, *Historical Resource Surveys for Local Governments*, San Diego (CA) 02/2004

July 2009 *Code Compliance and Historical Resource Review, 2341 Irving Avenue, San Diego, CA*

July 2009 *City of Santa Ana Bristol & 17<sup>th</sup> Transportation Study Historical Resource Survey, Santa Ana, CA*

May 2009 *Fresno Unified School District Historical Resource Survey of the Proposed M-4 Site, Fresno, CA*

May 2009 *Section 106 Review of Casa Blanca – 716 Santa Clara Avenue, Alameda, CA*

April 2009 *Design Review Analysis for the 2110 Glenneyre Street Property, Laguna Beach, CA*

April 2009 *Section 106 Review of the Fairfax Theatre, Oakland, CA*

March 2009 *National Register of Historic Places Documentation & Eligibility Evaluation for the Middle Fork American River Hydroelectric Project, Placer County, California*

February 2009 *Historical Resource Analysis Report & Design Review – 337 Hawthorne Road, Laguna Beach, CA*

February 2009 *San Diego Normal School Campus Phase I Preservation Planning Study & Historical Resource Survey, San Diego, CA*

January 2009 *Historical Resource Analysis Report, 634 2<sup>nd</sup> Avenue, Chula Vista, CA*

October 2008 *Pier 29 National Historic Preservation Act Finding of Effects Statement, San Francisco, CA*

2007-2008 *Lead Consultant – City of Chula Vista Historic Preservation Program Development – City of Chula Vista Historic Preservation Program Binder (ordinance, historic inventory database, historical overview statement, incentives, project review process and related permit application and processing forms*

August 2008 *Mayor John Gill Residence, Designation, Mills Act & Rehabilitation Consulting, San Leandro, CA*

July 2008 *California Portland Cement Company P&H Excavators #3 & #4 Historic Context Statement & California Register Eligibility Review, Mojave, CA*

July 2008 *Historic Context Statement – Bean Springs Site, Rosamond, CA*

June 2008 *Cultural Resource Report & Regulatory Review, PL-SCE-Tehachapi-10H, Acton, CA*

May 2008 *Historical Resource Documentation & Review, San Diego Aqueduct, San Diego, CA*

April 2008 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Goldberg Residence, 4654 Iowa Street, San Diego, CA*

April 2008 *Storefront Improvement / Façade Revitalization Historical Resource Analysis & Design Review Assistance, 3201 Adams Avenue, San Diego, CA*

March 2008 *Lombardi Ranch CEQA Review, San Ardo, California*

February 2008 *Del-Sur Saugus Mining Complex Historical Resource Review, Grass Valley, CA*

February 2008 *Foothill Ranch Historical Resource Review, Palmdale, CA*

January 2008 *Section 106 Review 1425-1475 South Main Street, Walnut Creek, CA*

January 2008 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4670 Del Monte Ave., San Diego, CA*

November 2007 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Olmstead Building Company's Calavo Gardens Project #531, Mt. Helix, CA*

October 2007 *Southern CA Edison Company's Del Sur-Saugus Transmission Line Historical Resource Review, Lancaster - Palmdale, CA*

October 2007 *Southern CA Edison Company's Antelope Substation Historical Resource Review, Lancaster, CA*

September 2007 *Historical Resource Review & Data Responses for the Proposed SDG&E Orange Grove Energy Project in Pala, CA*

**RELATED EXPERIENCE (CONT.)**

Attendee: National Charrette Institute, *Introduction to Dynamic Planning* (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003 —

Attendee: CA Preservation Foundation, *Incentives for Historic Preservation Projects*, Berkeley (CA) 09/2003 —

Attendee: University of Southern CA, *Preservation Planning & Law*, Los Angeles (CA) 07/2003 —

Attendee: League of CA Cities, *Smart Growth Zoning Codes*, Lodi (CA) 12/2002 —

Invited Participant: *Second Natures, Redefining The Los Angeles Riverfront*, Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen) —

Selected Smart Growth Researcher: San Diego State University Foundation & City Planning Graduate Program, Dr. Roger Caves, 01/2001 – 08/2001 (Grant Topic: Planning for Sprawl in the U.S) —

Attendee: *Section 106 An Introductory Course*, National Preservation Institute, San Francisco (CA) 04/1999

**COURSES CREATED & TAUGHT**

BUSA 40687 - Historic Preservation Planning (UCSD 2006-2012) —

BUSA 40515 - Fundamentals of City Planning (UCSD 2007) —

BUSA 40748 - Foundations of Urban Planning & The Built Environment (UCSD 2009-2012) —

BUSA 40749 - Functions & Processes of City Planning (UCSD 2011-2012) —

ART 40436 - American Architectural History I & II (UCSD 2008-2014) —

CP 670 - History of Urban Planning (SDSU 2012)

- September 2007 *Southern CA Edison Company's Kaiser Pass Cabin Historic Property Assessment, Fresno Co., CA*
- August 2007 *USDA Forest Service Meeks Creeks Historic Bridge Assessment, Lake Tahoe, CA*
- July 2007 *Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA*
- May 2007 *Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)*
- February 2007 *419 Park Way Historical Resource Analysis Report, Chula Vista, CA*
- January 2007 *Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA*
- December 2006 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Charles Wakefield Cadman Residence, Mt. Helix, CA.*
- November 2006 *Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA*
- September 2006 *Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA*
- September 2006 *Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA*
- August 2006 *Historical Evaluation Report – 2959 East Avenue, Hayward, CA*
- June 2006 *Historical Resource Analysis Report: 418-450 10<sup>th</sup> Avenue Properties, San Diego, CA*
- May 2006 *Section 106 Review of the Coconut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA*
- May 2006 *Historical Resource Evaluation Report for the 70 15<sup>th</sup> Street Warehouse, San Diego, CA*
- April 2006 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA*
- March 2006 *City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA*
- March 2006 *South Mossdale Historic-Era House Evaluation, Lathrop, CA*
- February 2006 *Westwind Barn Historic Preservation Study, Los Altos Hills, CA*
- January 2006 *Section 106 Review of the 2654 Mission Street Property, San Francisco, CA*
- January 2006 *Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536*
- January 2006 *Section 106 Review of Ardenwood 34551 Ardenwood Bouevard, Fremont, CA 94555*
- December 2005 *Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814*
- December 2005 *Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA*
- November 2005 *Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA*
- November 2005 *Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA*
- October 2005 *Section 106 Review of the 1025 3<sup>rd</sup> Street Property, Sacramento, CA 95818*
- September 2005 *City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA*
- September 2005 *Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA*
- August 2005 *Historical Resource Analysis Report – Somky Property/Thompson's Soscol Ranch, Napa, CA 94558*
- July 2005 *Walnut Creek Women's Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA*
- June 2005 *Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA*
- May 2005 *Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA*
- March 2005 *Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA*

- March 2005 *University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)*
- February 2005 *Hall Winery Historical Resource Analysis, St. Helena, CA*
- January 2005 *Historical Resource Evaluation, 700 28<sup>th</sup> Avenue, San Mateo, CA*
- January 2005 *Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA*
- December 2004 *San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report (Revised February 2005)*
- November 2004 *Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA*
- October 2004 *Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA*
- September 2004 *University of CA at Santa Cruz, Getty Campus Heritage Grant Application*
- September 2004 *City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA*
- August 2004 *Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA*
- August 2004 *Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA (with Conservator Seth Bergstein)*
- July 2004 *Design Review Analysis – Schneider’s Building, 208 East Third Street, San Mateo, CA 94401*
- July 2004 *Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606*
- July 2004 *Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107 (Revised January 2005)*
- June 2004 *City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA*
- June 2004 *City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117*
- June 2004 *Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402*
- May 2004 *Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402*
- April 2004 *City and County of San Francisco Historical Resource Evaluation Report – 1272 42<sup>nd</sup> Avenue, San Francisco, CA 94122*
- April 2004 *City of Fresno Broadway Row Historical Resource Survey, Fresno, CA*
- March 2004 *Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402*
- March 2004 *Historical Evaluation Of The Fresno Republican/McMahan’s Building, 2030 Tulare Street, Fresno, CA 93721*
- February 2004 *Crocker Bank Building Preservation Planning Considerations Memorandum*
- January 2004 *Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070*
- January 2004 *Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402*
- January 2004 *Historical Evaluation Of The Residence Located At 571 Valley Street, San Francisco, CA*
- January 2004 *Historical Evaluation Of The 3925 20<sup>th</sup> Street Residence, San Francisco, CA 94131*
- November 2003 *Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*
- November 2003 *Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*
- November 2003 *Historical Evaluation of the Greer-O’Brine Property, 51 Encina Avenue, Palo Alto, CA,*
- November 2003 *Embarcadero Hotel Environmental Impact Report, Historical Resources*

- October 2003 *Analysis and Design Review Statement  
 City of San Leandro Historical Resources Survey, Historic Context Statement,  
 Historic Preservation Ordinance, and Draft Historic Preservation  
 Benefits/Incentive Program*
- August 2003 *Palm Theater Environmental Impact Report, Historical Resources Analysis*
- July 2003 *Historical Evaluation Of The First Christian Church Building, 2701 Flores  
 Street, San Mateo, CA 94403*
- June 2003 *Alameda Naval Air Station Reuse Project Historic Preservation Regulatory  
 and Policy Memorandum (Prepared for Alameda Point Community  
 Partners-Master Developer for NAS Alameda)*
- May 2003 *Historical Evaluation Of The Residence Located At 606 Dorchester Road, San  
 Mateo, CA*
- March 2003 *Ames Aeronautical Laboratory 40' x 80' Wind Tunnel National Register  
 Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Ames Aeronautical Laboratory 6' x 6' Supersonic Wind Tunnel National  
 Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Ames Aeronautical Laboratory Administration Building National Register  
 Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Historical Evaluation Of The Residence Located At 1015 South Grant Street,  
 San Mateo, CA*
- February 2003 *8<sup>th</sup> & Market, 10 United Nations Plaza, Cell Site Impact Review, San  
 Francisco, CA*
- February 2003 *Existing Conditions and Subdivision Design Alternatives For The Proposed  
 Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA*
- February 2003 *Historical Evaluation Of The Residence Located At 336 West Poplar Avenue,  
 San Mateo, CA*
- January 2003 *Historical Evaluation Of The Residence Located At 744 Occidental Avenue,  
 San Mateo, CA*
- January 2003 *Historical Evaluation Of The 131 and 141 West Third Avenue Apartment  
 Buildings, San Mateo, CA*
- December 2002 *CA State Capitol Building, Historical Resource Review, Sacramento, CA*
- November 2002 *Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness  
 Avenue, San Francisco, CA*
- October 2002 *Historical Evaluation Of The LeDucq Winery Estate, 3222 Ehlers Lane, St.  
 Helena, CA 94574 (Revised June 2003)*
- October 2002 *Historical Assessment Of The St. Patrick's Parish Community Building  
 Located At 3585 30<sup>th</sup> Street, San Diego, CA, 92104*
- September 2002 *Historical Assessment Of The Building Located At 4257 Third Street, San  
 Diego, CA,*
- April 2002 *Historical Assessment Of The Building Located At 3567 Ray Street, San  
 Diego, CA,*
- October 2001 *Historical Assessment Of The Gustafson's Furniture Building Located At 2930  
 El Cajon Boulevard, San Diego, CA, 92104*
- September 2001 *Historical Review Of Lots A, B, K & L, Block 93, Horton's Addition Lockling,  
 San Diego, CA*
- August 2011 *El Cortez Hotel Part 3 - Request for Certification of Completed Work*
- August 2001 *Core Inventory Of All Sites Appearing To Be More Than 45 Years Of Age Not  
 Previously Documented (Prepared For Centre City Development  
 Corporation)*
- August 2001 *Urbana Project Abstract Bibliography (Prepared for Dr. Roger Caves, San  
 Diego State University and San Diego State University Foundation)*
- July 2001 *Historical Assessment Of The Kirkland Apartments Building Located At 2309  
 Fifth Avenue, San Diego, CA, 92103*

- July 2001 *Historical Assessment Of The Building Located At 4230 Maryland Street, San Diego, CA, 92103 (With Kathleen A. Crawford)*
- June 2001 *Historical Assessment Of The 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103*
- May 2001 *Update Of The November 1988 Historic Site Inventory Of Centre City East For Centre City Development Corporation (with Scott Moomjian)*
- April 2001 *East Village Inventory Of All Sites Appearing To Be More Than 45 Years Of Age Not Previously Documented (Prepared For Centre City Development Corporation)*
- April 2001 *Update Of The May 1989 Historic Site Inventory Of Bayside For Centre City Development Corporation*
- January 2001 *Historic Survey Report Of The Former Teledyne-Ryan Aeronautical Complex 2701 North Harbor Drive San Diego, CA 92101 (with Scott Moomjian)*
- January 2001 *Historical Assessment Of The Fletcher-Salmons Building 602-624 Broadway, San Diego, CA 92101*
- December 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site, Alternative 1 Site, and Alternative 2 Site*
- November 2000 *Cultural Resource Report for The Edison/Hamilton/Parks Area Elementary School Preferred Site and Alternative Sites*
- November 2000 *Cultural Resource Report for The Adams/Franklin Area Elementary School Preferred Site and Alternative Site*
- October 2000 *The National Register of Historic Places Travel Itinerary; Old Town San Diego*
- August 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site and Alternative Sites*
- July 2000 *Cultural Resource Report, 52<sup>nd</sup> Street Area Elementary School Preferred & Alternative Sites, San Diego, CA*
- July 2000 *Historical Assessment Of The 3658 Warner Street Residence, San Diego, CA 92106*
- July 2000 *Historical Assessment Of The 367 Catalina Boulevard Residence, San Diego, CA 92106*
- July 2000 *Historical Assessment Of The 906 West Lewis Street Residence, San Diego, CA 92103*
- May 2000 *Historical Assessment Of The 501-503, 507 and 509 14<sup>th</sup> Street Residences, San Diego, CA*
- May 2000 *The San Diego Flume Company System Redwood Pipeline, San Diego County, CA*
- March 2000 *Historical Assessment of The Society For Crippled Children's Hydrotherapy Gymnasium Located at 851 South 35<sup>th</sup> Street, San Diego, CA 92113 (with Scott Moomjian)*

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