

Appendix C

Cultural Resources Report

PROVIDENCE SAINT JOHN'S HEALTH CENTER PHASE II PROJECT, CITY OF SANTA MONICA, CALIFORNIA

Cultural Resources Technical Report

Prepared for
City of Santa Monica
1685 Main Street, Room 212
Santa Monica, CA 90401

July 2019



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Cultural Resources Technical Report

Prepared for:

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City of Santa Monica
1685 Main Street, Room 212
Santa Monica, CA 90401

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Project Location:

Beverly Hills (CA) USGS 7.5-minute Topographic Quad
Township 2 South, Range 15 West

Acreage: Approx. 5.17 acres

Assessor Parcel Numbers: 4275-007-003, 4275-007-002, 4276-027-018, 4275-007-001, 475-008-002, 475-008-001, 475-008-017, 475-008-020, 475-025-042, 475-025-003, 475-025-041, sections of 475-025-062

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PROVIDENCE SAINT JOHN'S HEALTH CENTER PHASE II PROJECT

Cultural Resources Technical Report

Executive Summary

Environmental Science Associates (ESA) has been retained by the City of Santa Monica (City) to prepare a Cultural Resources Technical Report for the Providence Saint John's Health Center (PSJHC) Phase II Project (Project) in support of an Environmental Impact Report (EIR). The report includes a review of historic architectural resources and archaeological resources that could be affected by the proposed Project, and was prepared in compliance with the California Environmental Quality Act (CEQA). The City is the lead agency responsible for compliance with CEQA.

The Project proposes various legislative amendments, other City approvals, and the expansion of the PSJHC health care and related facilities to be implemented over a period of over 20 years, which would improve the existing health center with up to approximately 682,700 new square feet of floor area (660,150 square feet above-grade and 22,550 square feet below grade floor area), 10 replacement multifamily housing units, and enhanced vehicular and pedestrian circulation connections. As part of the Project, some existing buildings, structures, and parking lots would be demolished to make way for new construction. The Project includes the construction of both above-ground and below-ground facilities. The maximum height of new construction would be 105 feet and the maximum depth of ground disturbance would be 55 feet (with up to five levels of subterranean parking).

The Project is located in the City of Santa Monica, in the western portion of Los Angeles County. The Project is located in the Mid-City area and within the PSJHC Campus, which itself is located within the City's Healthcare Mixed Use District in an area bounded by Arizona Avenue to the north, Broadway to the south, 20th Street to the west, and 23rd Street to the east (Project Site).

A records search was conducted on March 20, 2017 at the California Historical Resources Information System – South Central Coastal Information Center, and included a review of all recorded archaeological resources and previous studies within the Project Site and a 0.5-mile radius, and historic architectural resources within a 0.25-mile radius of the Project Site. The records search results indicate that 19 cultural resources studies have been conducted within a 0.5-mile radius of the Project Site, none of which included the Project Site. The records search results also indicate that two historic-period archaeological resources (CA-LAN-3803 and -4666) have been previously recorded within a 0.5-mile radius of the Project Site, and eight historic architectural resources have been recorded within a 0.25-mile radius of the Project Site. No

archaeological or historic architectural resources have been previously recorded within the Project Site.

A Sacred Lands File (SLF) conducted by the California Native American Heritage Commission (NAHC) on May 18, 2017 indicated that Native American cultural resources are not known to be located within the Project Site.

Cultural resources surveys were conducted on April 10, 2017 and June 15, 2017 by ESA. As a result, three buildings on the Phase II Development sites have been identified as more than 45 years old, meeting the California Office of Historic Preservation's age threshold for consideration as historical resources: a 10-unit Apartment Building (Courtyard Apartment), John Wayne Cancer Institute (JWCI), and Child & Family Development Center (CFDC). ESA evaluated the Courtyard Apartment, JWCI, and CFDC for national, state, and local listing as individual resources and as contributors to a potential historic district. No archaeological resources were identified as a result of the survey.

ESA finds the Courtyard Apartment ineligible for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) under Criteria A/1, B/2, C/3 and D/4, City Landmark Criteria 1 through 6, and Structure of Merit Criteria 1, 2, and 3. It was also not identified as a contributor to a historic district.

ESA finds the JWCI eligible for listing in the National Register under Criteria A and C at the local level, and B at the national level; California Register under Criteria 1 and 3; and City Landmark Criteria 1, 3, 4, and 5. The JWCI appears eligible for its associations with the development of post-World War II medical facilities in the Mid-City neighborhood (A/1), and as an example of work by master architect Weldon J. Fulton and excellent example of a mid-20th century medical facility (C/3).

ESA finds the CFDC eligible for listing in the National Register under Criteria A, B, and C at the national level; California Register under Criteria 1, 2, and 3; City Landmark Criteria 1, 3, 4, and 5; and Structure of Merit Criterion 1. The CFDC appears eligible for its associations with the history and development of mental health facilities for the education and treatment of mentally disabled children (A/1), the productive life of Dr. Evis Coda (B/2), and as an example of work by master architect John W. Maloney and excellent example of a Mid-Century Modern style medical facility for children (C/3).

As previously indicated, the JWCI and CFDC appear eligible for national, state, and local listing, and meet the definition of historical resources outlined in CEQA Guidelines Section 15064.5(a). The Project would demolish the JWCI and CFDC, resulting in a significant direct impact to these two resources.

Indirect impacts to historical resources in the surrounding vicinity were also considered. Generally, potential indirect impacts can include alteration of the immediate surroundings of an historical resource such that the significance of an historical resource would be materially impaired (CEQA Guidelines 15064.5(b)(1), by removal of part or all of the associated setting of

an historical resource, loss of historic features or spaces surrounding an historical resource, incompatible additions to an historical resource, proximate development that alters the surroundings or detracts from the architecture or visual prominence of an historical resource, or new construction that alters or interrupts spatial relationships, or obstructs important views available since the historic period that are commonly identified with the property. Four resources are located within view of the Project Site, 2125 Arizona Avenue, 2301 Santa Monica Boulevard, 1925 Arizona Avenue, and 2401 Santa Monica Boulevard. However, the Project would not alter the historic setting of any of these resources. The Project is on a separate site and would not change the setting of any off-site historical resources. These resources are not adjacent to the Project Site and no proximate development or indirect impacts from excavation or construction vibration would occur as a result of the Project. Furthermore, the Project would not detract from the visual prominence of these resources, nor would it change spatial relationships or obstruct views that characterize these historical resources. The Project would have no indirect impact on any of these historical resources.

However, one potentially eligible historic architectural resource was identified adjacent to the Project Site, the New Medical Arts Annex building at 2208/2210 Santa Monica Boulevard, which was designed in a similar Mid-century Modern style by the same architect as the JWCI, Weldon J. Fulton, and completed in 1955, during the same time period as the JWCI (1950-1966). Because it was designed by the same architect and is similar in style as the JWCI and has similar historical associations, the New Medical Arts Annex is considered a potentially eligible historical resource under CEQA Guidelines Section 15064.5(a). Demolition of the JWCI and construction of the Project would indirectly affect the historic setting that contributes to the potential eligibility of the adjacent New Medical Arts Annex Building at 2208/2210 Santa Monica Boulevard because the adjacent JWCI would be demolished and the existing pedestrian alley would be replaced, destroying the historical and architectural associations and spatial relationships between the two buildings and altering their site plan. Additionally, the New Medical Arts Annex is adjacent to the Project Site and vibration impacts from excavation or construction could occur as a result of the Project.

To address the significant impacts of the Project on historical resources due to demolition of the JWCI and CFDC, and alteration of the historic setting of the New Medical Arts Annex, three mitigation measures are proposed. Mitigation Measures HIST-1: Recordation of the JWCI and CFDC, HIST-2: Interpretive Exhibit, and HIST-3: Construction Monitoring, provided in the *Conclusions and Recommendations* section at the close of this report, are recommended to reduce impacts. However, even after implementation of mitigation, impacts to historical resources would remain significant and unavoidable since there is no feasible mitigation to reduce demolition of historical resources to a less than significant level.

No archaeological resources were identified within or immediately adjacent to the proposed Project. However, this does not preclude the possibility that subsurface archaeological deposits underlie the Project Site. The archaeological sensitivity assessment indicates that the Project Site has low to high potential for encountering buried archaeological resources. In particular, Phase II Development Sites S1, S2, S3, S4, and S5 are considered to have moderate or high potential for subsurface prehistoric and/or historic-period archaeological resources. Such resources could

qualify as historical resources or unique archaeological resources under CEQA, and adverse impacts to any such resources would constitute a significant impact on the environment.

Mitigation Measures ARCH-1: Retention of a Qualified Archaeologist, ARCH-2: Construction Worker Cultural Resources Sensitivity Training, ARCH-3: Archaeological and Native American Monitoring, ARCH-4: Inadvertent Discoveries of Archaeological Resources, and ARCH-5: Inadvertent Discoveries of Human Remains, provided in the *Conclusions and Recommendations* section at the close of this report, are recommended to reduce impacts on archaeological resources to less than significant levels.

PROVIDENCE SAINT JOHN'S HEALTH CENTER PHASE II PROJECT

Cultural Resources Technical Report

Introduction

Environmental Science Associates (ESA) has been retained by the City of Santa Monica (City) to prepare a Cultural Resources Technical Report for the proposed Providence Saint John's Health Center (PSJHC) Phase II Project (Project) in support of an Environmental Impact Report (EIR). As further described below, the Project proposes to expand health care and related facilities over a period of over 20 years, with up to approximately 682,700 new square feet of floor area (660,150 square feet above-grade and 22,550 square feet below grade floor area), 10 replacement multifamily housing units, and enhanced vehicular and pedestrian circulation connections. As part of the Project, some existing buildings, structures, and parking lots would be demolished to make way for new construction. The City is the lead agency responsible for compliance with the California Environmental Quality Act (CEQA).

This report was conducted by ESA's Cultural Resources Division. Key personnel include: Monica Strauss, M.A., RPA, and Margarita Jerabek, Ph.D., Project Directors; Sara Dietler, B.A., and Amanda Kainer, M.S., Principal Investigators; Ashley Brown, M.A., and Max Loder, M.A., architectural historians; and Fatima Clark, B.A., archaeologist. Candace Ehringer, M.A., RPA, provided senior review of the report. Resumes of key personnel are included in **Appendix A**.

Project Location

The Project is located in the City of Santa Monica, in the western portion of Los Angeles County (**Figure 1**). More specifically, the Project Site is located in the Mid-City area within the PSJHC Campus, which itself is located within the City's Healthcare Mixed Use District. The Project Site is bounded by Arizona Avenue to the north, Broadway to the south, 20th Street to the west, and 23rd Street to the east (**Figure 2**). The Project Site is located in an unsectioned portion of Township 2S, Range 15W on the Beverly Hills, CA U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle (**Figure 3**).

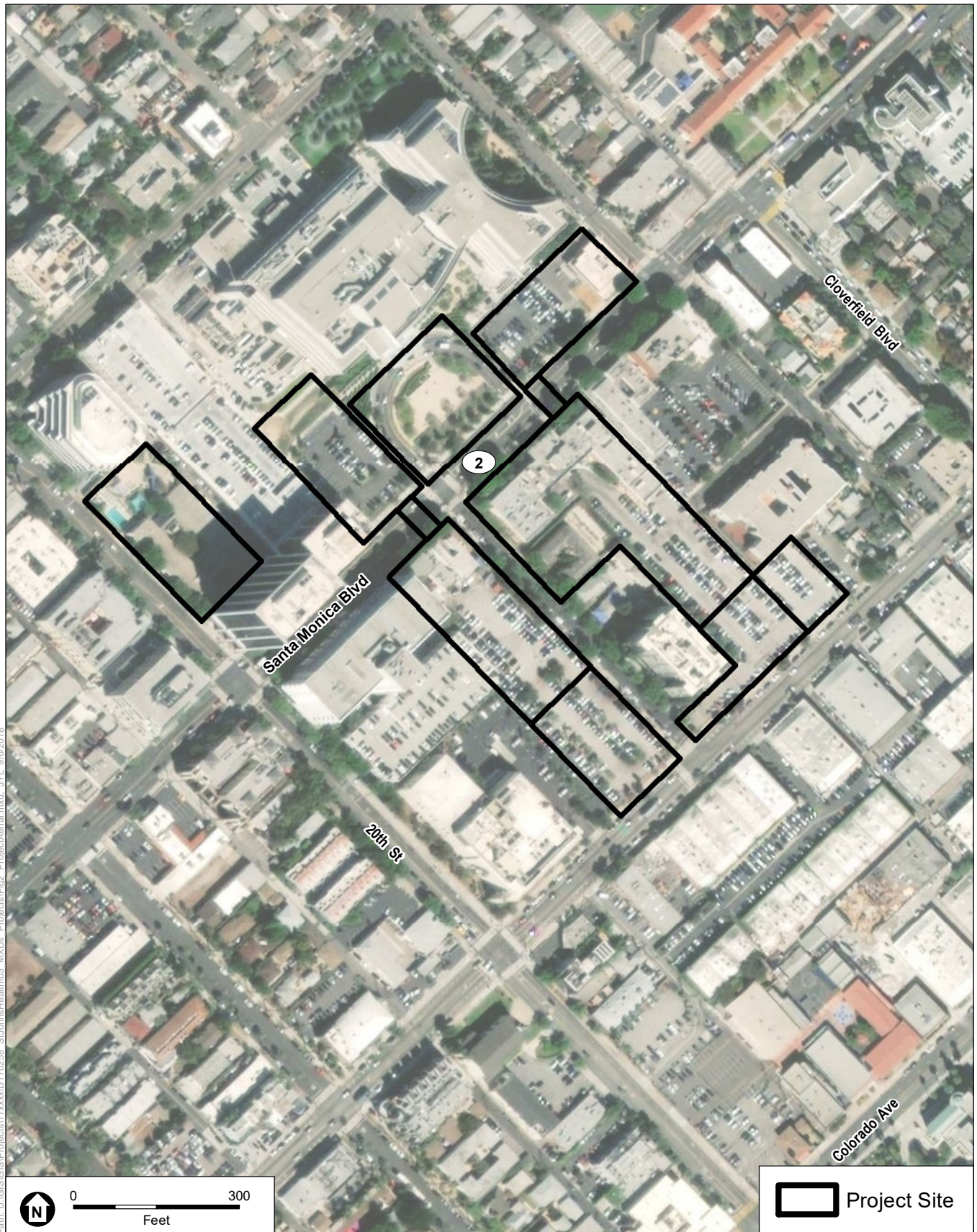
The Phase II Development Sites include 2C, 2I, 2D/E, Mullin Plaza Site, S1/S3, S2, S4 and Saint John's Square, and S5 (**Figure 4**). These sites are identified with the following Assessor Parcel Numbers (APNs): 4275-007-003, 4275-007-002, 4276-027-018, 4275-007-001, 475-008-002, 475-008-001, 475-008-017, 475-008-020, 475-025-042, 475-025-003, 475-025-041, and sections of 475-025-062.



SOURCE: ESRI

Providence Saint John's Health Center Phase II Project

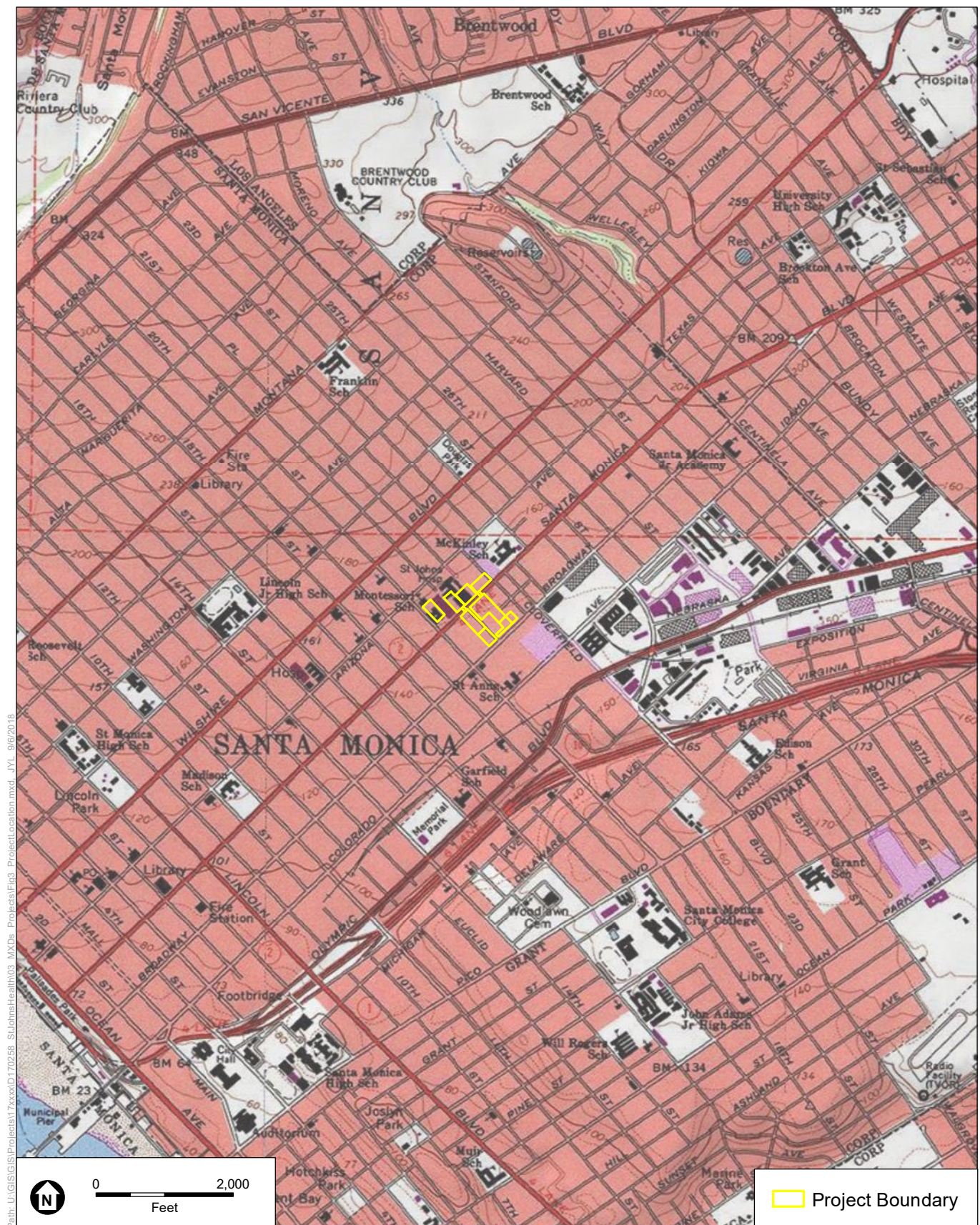
Figure 1
Regional Location



SOURCE: ESRI

Providence Saint John's Health Center Phase II Project

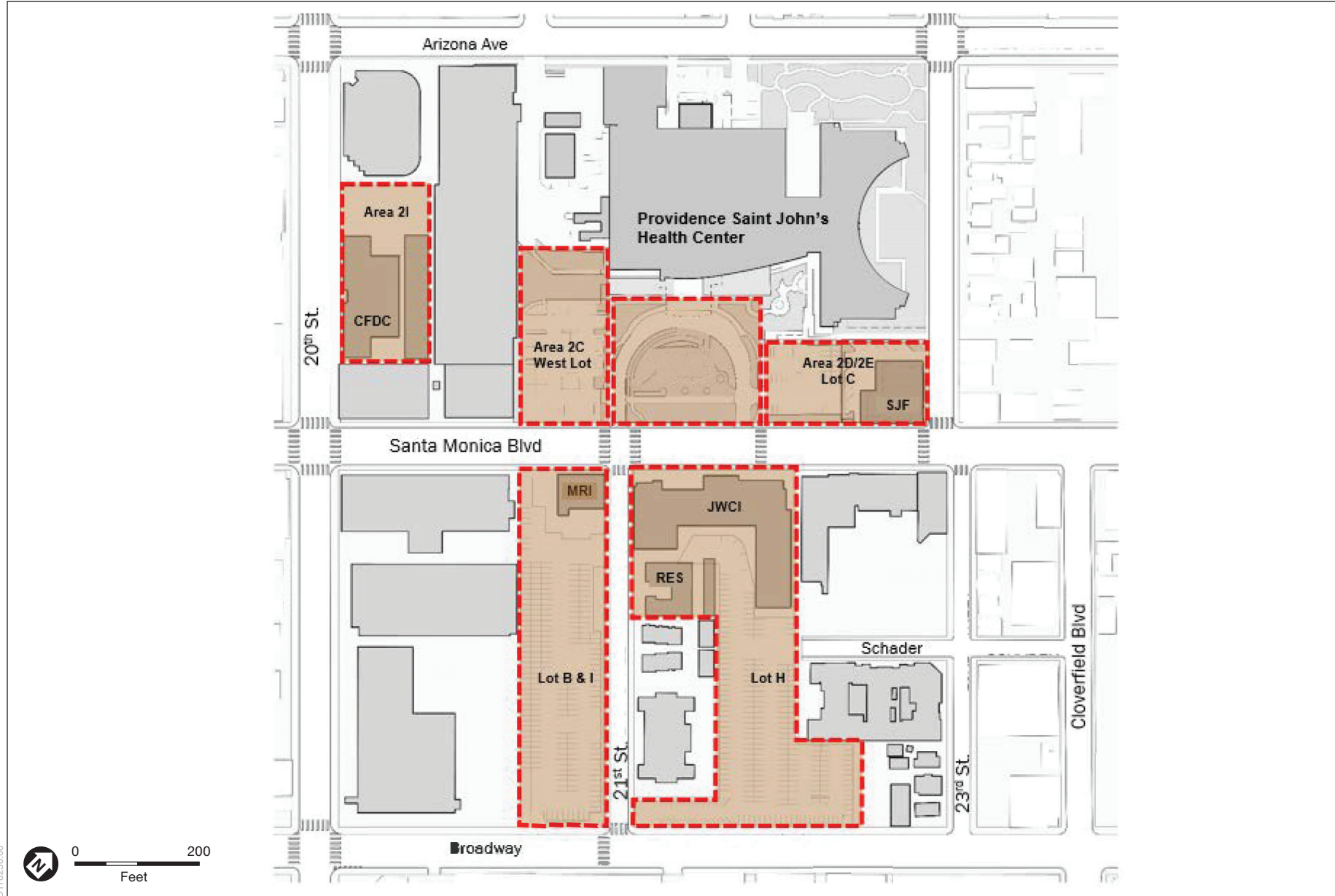
Figure 2
Project Site



SOURCE: USGS 7.5' Topo Quad Beverly Hills 1978, 1981

Providence Saint John's Health Center Phase II Project

Figure 3
Project Location



SOURCE: Perkins Eastman, 2018

Providence Saint John's Health Center Phase II Project

Figure 4
Phase II Development Sites

The PSJHC Campus is located in the City's Healthcare Mixed-Use District, which includes the City's two hospitals (PSJHC and UCLA Medical Center, Santa Monica), as well as medical office buildings. Surrounding land uses include hospital, commercial, and residential buildings of one to twelve stories in height. The Project Site vicinity includes older residential structures ranging from one to eight stories (or up to 84 feet) in height, as well as newer medical buildings (up to 92 feet in height), older commercial buildings ranging from one to twelve stories (up to 168 feet) in height, two hotels (the Best Western Plus Gateway Hotel Santa Monica at 1920 Santa Monica Boulevard and the Ambrose Hotel at 1255 20th Street), two schools (Santa Monica-Malibu Unified School District's McKinley Elementary School and Saint Anne School), and newer condominium buildings.

Existing Conditions on the Project Site

Table 1 summarizes the existing improvements on the Phase II Development Sites. The buildings shaded gray are those that are proposed for demolition as part of the Project. A discussion of the existing conditions for each site is provided following the table.

Site 2C

Site 2C is located on the PSJHC North Campus along Santa Monica Boulevard as shown in Figure 4, and is approximately 45,200 square feet of land area. This site is currently developed with a surface parking lot (the West Lot). Site 2C includes a landscaped area to the north of the West Lot, landscaping to buffer the West Lot from the sidewalk along Santa Monica Boulevard, and landscaping within the West Lot.

Site 2D/E and Mullin Plaza Site

Site 2D/E is located on the PSJHC North Campus at the northwest corner of 23rd Street and Santa Monica Boulevard, as shown in Figure 4, and has approximately 39,000 square feet of land area. Site 2D/E is developed with a surface parking lot (Lot C) and a two-story concrete office building of 10,800 square feet located at 2221 Santa Monica Boulevard with surface parking that serves the office building. Lot C is used for physician parking. The entire office building is occupied by the Saint John's Health Center Foundation.

The Mullin Plaza site is located on a portion of 2121 Santa Monica Boulevard (APN 4276-025-062) between Sites 2C and 2D/E, as shown on Figure 4, and has approximately 52,200 square feet of land area. The Mullin Plaza site includes the main vehicular access to the PSJHC Phase I development with a one-way semi-circle driveway. Within the semicircular driveway, there is an approximately 17,700-square-foot open space for use by patients, visitors, and employees. There are also landscaped areas located to the northeast and northwest and a landscaped area along Santa Monica Boulevard.

TABLE 1
EXISTING IMPROVEMENTS/DEVELOPMENT ON PHASE II SITES SUMMARY

Site	Site Area	Existing Improvement	Floor Area for Existing Buildings	Parking Capacity	Height	Principal Uses
North Campus						
2C	45,200 sf	West Parking Lot and landscape	n/a	90 vehicles	n/a	Surface parking for visitors and patients
2I	45,000 sf	Child & Family Development Center	34,670 sf ¹	n/a	2 Above-Grade Stories, 1 basement level	Day care Child & Family Development Center Use
		CFDC Pool house	585 sf ¹	n/a	1 Above-Grade Story	Maintenance and storage
2D/E	39,000 sf	Saint John's Health Center Foundation Building ("2221 Building") ¹ and related surface parking	10,800 sf ¹	24 vehicles	2 Above-Grade Stories	Office/meeting space for Saint John's Foundation
		Parking Lot C	n/a	48 vehicles	n/a	Surface parking for physicians
Mullin Plaza Site	52,200 sf	Entry plaza/vehicle drop-off/pick-up/open space	n/a	10 vehicles	n/a	Entry plaza/vehicle drop-off/pick-up/open space
South Campus - South Campus Land Area is 225,700 sf						
S1/S3		Temporary MRI Buildings	2,675 sf	n/a	1 Above-Grade Story	Imaging
		Parking Lot B	n/a	139 vehicles	n/a	Surface parking for visitors and patients
		Parking Lot I	n/a	145 vehicles	n/a	Surface parking for employees/staff
S2		Parking Lot H (portion)	n/a	304 vehicles total in Lot H	n/a	Surface parking for employees/staff
S4 and Saint John's Square		John Wayne Cancer Institute (2200 Santa Monica Boulevard)	51,055 sf ¹	n/a	2 Above-Grade Stories, 1 Subterranean Level	Medical Research, including clinics, laboratories, offices, and meeting space
		10-unit Apartment Building (1417-1423 21st Street)	10,270 sf ¹ (10 two-bedroom, one-bathroom units, per Rent Control Board records)	n/a	2 Above-Grade Stories	Multifamily dwelling units (Vacant)
		Parking Lot H (portion)	n/a	304 vehicles total in Lot H	n/a	Surface parking for employees/staff
S5		Parking Lot H (portion)	n/a	304 vehicles total in Lot H	n/a	Surface parking for employees/staff

Notes: sf = square feet; grey shading indicates existing on-site buildings.

Building floor area and height per DA, Exhibit B

Source: PSJHC, 2017.

Site 2I

Site 2I is located on the PSJHC North Campus at 1339 20th Street (APN 4276-027-018), as shown in Figure 4, and has approximately 45,000 square feet of land area. Site 2I is developed with the existing Child & Family Development Center (CFDC), which consists of a two-story commercial building with a basement totaling approximately 34,670 square feet and a one-story, approximately 585-square-foot pool house.

Sites S1 and S3

The S1 and S3 sites are located on the west side of the South Campus between Santa Monica Boulevard and Broadway, as shown in Figure 4. The S1 and S3 sites are currently improved with surface parking lots and a temporary building that was constructed during Phase I for PSJHC MRI facilities.

Site S2

Site S2 is located on the southeast portion of the PSJHC Campus on two lots with the addresses 2207 and 2213 Broadway (APNs 4275-006-026, 4275-006-025,) as shown in Figure 4. Site S2 is developed with a portion of a surface parking lot that is used by PSJHC (Lot H).

Site S4

Site S4 is located at 1417-1423 21st Street, 2200 Santa Monica Boulevard, and 2201 Broadway (APNs 4275-007-002, 4275-007-001, 4275-007-003), as shown on Figure 4. Site S4 is developed with the existing two-story John Wayne Cancer Institute Building (2200 Santa Monica Boulevard) (hereafter referred to as the JWCI), an existing vacant ten-unit multifamily apartment building (1417-1423 21st Street or Courtyard Apartment), and a paved surface parking lot (a portion of Lot H) that is used by PSJHC. The JWCI Building (2200 Santa Monica Boulevard) has approximately 51,055 square feet of floor area located within two above-grade stories and one subterranean level.

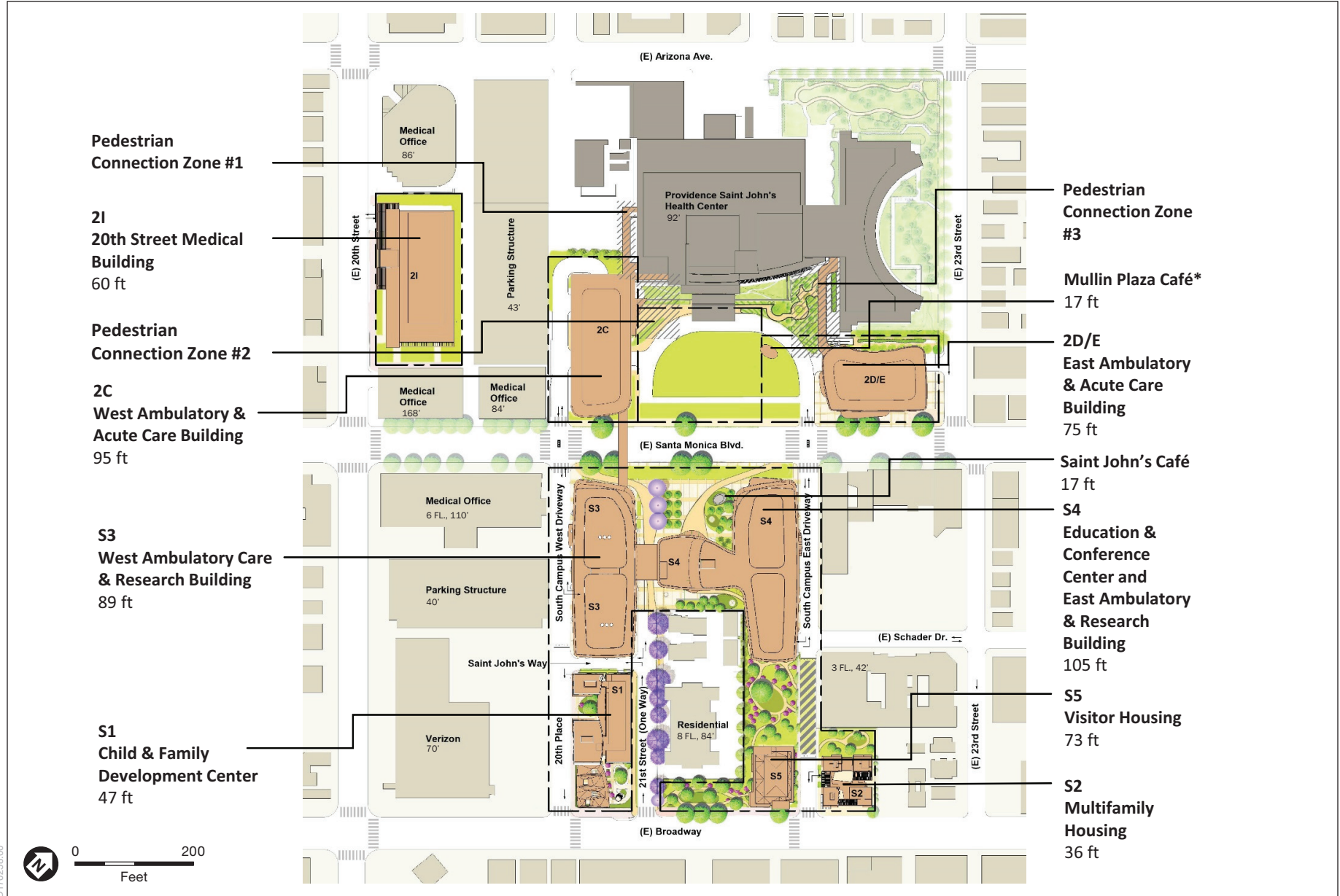
Site S5

Site S5 is located at 2201 Broadway and 1453 21st Street (APNs 4275-007-001, 4275-007-009), as shown on Figure 4. This site is developed with a surface parking (a portion of Lot H) that is used by PSJHC.

Project Description

Phase II Development Program

The Phase II Development Sites for each of the ten (10) buildings and associated infrastructure and open space improvements being proposed are shown in **Figure 5** and summarized in **Table 2**. Each development site is described in detail following the table. The maximum height of new construction would be 105 feet and the maximum depth of ground disturbance would be approximately 55 feet (up to five levels of subterranean parking).



SOURCE: Perkins Eastman, 2018

Providence Saint John's Health Center Phase II Project

Figure 5
Phase II Site Plan

TABLE 2
PHASE II DEVELOPMENT SUMMARY

Building Name		Types of DA Vested Uses in Building	Floor Area/Units per Use	Max. Building Floor Area	Max. Height
S1	Child & Family Development Center	Child & Family Development Center	25,500 sf	34,500 sf	47 feet
		Day Care	25,000 sf		
		Up to five levels of subterranean parking			
S2	Multifamily Housing	Multifamily Housing	10 units	10 units plus 800 sf commercial	36 feet
		Restaurant or Neighborhood Commercial Uses	800 sf		
		Up to two levels of subterranean parking			
S3	West Ambulatory Care & Research Building	Hospital/Health Care	65,000 sf	123,000 sf	89 feet
		Medical Research Facilities	123,000 sf		
		Health & Wellness Center	90,000 sf		
		Restaurant or Neighborhood Commercial Uses or Health Related Services	5,000 sf		
		Up to five levels of subterranean parking			
S4	Education & Conference Center and East Ambulatory Care & Research Building	Education & Conference Center	60,000 sf	199,000 sf	105 feet
		Hospital/Health Care	120,000 sf		
		Health & Wellness Center	90,000 sf		
		Medical Research Facilities	120,000 sf		
		Health-Related Services	10,000 sf		
		Restaurant or Neighborhood Commercial Uses			
		Up to five levels of subterranean parking			
S5	Visitor Housing	Visitor Housing	30-34 units	38,000 sf	73 feet
		Up to five levels of subterranean parking			
	Saint John's Café	Restaurant or Neighborhood Commercial Uses	900 sf	900 sf	17 feet
2C	West Ambulatory & Acute Care Building	Hospital/Health Care	117,500 sf	123,350 sf above-grade (including 9,350 sf of Pedestrian Connections) 6,150 sf below-grade (including 2,650 sf of Pedestrian Connections)	95 feet
		Medical Research Facilities	117,500 sf		
		Health & Wellness Center	90,000 sf		
		Health-Related Services	5,500 sf		
		Restaurant or Neighborhood Commercial Uses			
		Pedestrian Connections	12,000 sf (9,350 sf above-grade, 2,650 below-grade)		
Up to four levels of subterranean parking					

Building Name		Types of DA Vested Uses in Building	Floor Area/Units per Use	Max. Building Floor Area	Max. Height
2D/E	East Ambulatory & Acute Care Building	Hospital/Health Care	78,500 sf	65,800 sf above-grade (including 3,300 sf of Pedestrian Connections) 16,400 sf below-grade (including 400 sf of Pedestrian Connections)	75 feet
		Medical Research Facilities	78,500 sf		
		Health & Wellness Center	78,500 sf		
		Health-Related Services	3,000 sf		
		Restaurant or Neighborhood Commercial Uses			
		Pedestrian Connections	3,700 sf (3,300 sf above-grade, 400 sf below-grade)		
		Up to four levels of subterranean parking			
2I	20th Street Medical Building	Medical Office	50,000 sf	73,300 sf	60 feet
		Medical Research Facilities	50,000 sf		
		Health & Wellness Center	50,000 sf		
		Hospital/Health Care	50,000 sf		
		Child & Family Development Center	50,000 sf		
		Health-Related Services	4,500 sf		
		Restaurant or Neighborhood Commercial Uses			
		Above- Grade Parking (Vehicle and Bicycle) and Vehicle Circulation	18,800 sf		
		Up to four levels of subterranean parking			
	Mullin Plaza Café	Restaurant or Neighborhood Commercial Uses	1,500 sf	1,500 sf	17 feet

Source: PSJHC, 2017

Sites S1 and S3: Child & Family Development Center and West Ambulatory Care & Research Building

The development program for Sites S1 and S3 includes removing the existing temporary MRI Buildings (c. 2000) and existing surface parking Lots B and I, and replacing them with the Child & Family Development Center (S1), the West Ambulatory Care & Research Building (S3), subterranean parking, and open space. As part of the S1 and S3 construction, new streets 20th Place and Saint John's Way would be created. A new driveway from Santa Monica Boulevard, South Campus West Driveway, would also be created. In addition, the northern portion of 21st Street would be vacated.

The maximum floor area of the Child & Family Development Center would be 34,500 square feet with a maximum height of 47 feet. The maximum floor area of the West Ambulatory Care & Research Building would be 123,000 square feet with a maximum height of 89 feet. An above-grade pedestrian connection would be located between the West Ambulatory Care & Research Building (S3) and the Education & Conference Center and East Ambulatory Care & Research Building (S4). This connection would be developed as part of the S4 development and is described below. An up to 2,100-square-foot above-grade enclosed Pedestrian Connection over

Santa Monica Boulevard connecting the West Ambulatory Care & Research Building (S3) and the West Ambulatory & Acute Care Building (2C) is also proposed. This element (along with the tunnel connection underneath Santa Monica Boulevard described below) would either be constructed as part of the S3 development or as part of the 2C development, depending on which development proceeds first.

As part of development on Sites S1 and S3, a subterranean parking garage with up to five levels of underground parking would be provided beneath the S1 and S3 sites. Once the subterranean parking garage on Sites S4 and S5 is built, it would connect with the subterranean parking garage beneath Sites S1 and S3 and function as one parking garage. A subterranean tunnel connection beneath Santa Monica Boulevard connecting the S1/S3 parking garage and the 2C parking garage is also proposed. As with the above-grade Pedestrian Connection over Santa Monica Boulevard, this element would either be constructed as part of the S3 development or as part of the 2C development, depending on which development proceeds first.

Site S2: Multifamily Housing

The development program for Site S2 includes removal of the southeast corner of Lot H and replacing it with a multifamily residential building with subterranean parking, the Multifamily Housing, and on-site open space located north of the Multifamily Housing. As part of development on Site S2, Southeast Driveway would be created. The building would include ten (10) two-bedroom residential units and up to 800 square feet, and would have a maximum height of 36 feet. There would be up to two levels of subterranean parking beneath the Multifamily Housing.

Site S4: Education & Conference Center and East Ambulatory Care & Research Building and Saint John's Café

The development program for Site S4 includes the removal of the existing surface parking (Lot H) to allow for the construction of two buildings, the Education & Conference Center and East Ambulatory Care & Research Building and Saint John's Café. The development program also includes the creation of the new South Campus East Driveway and the creation of the new open space area called Saint John's Square.

The existing buildings located on Site S4, the 10-unit multifamily housing building (Courtyard Apartment, 1947) and the JWCI building, would be demolished after their new facilities are constructed (the Multifamily Housing (S2) and the West Ambulatory Care & Research Building (S3)). After demolition, this land area would be used for construction staging and interim parking until construction for the Site S4 development program begins.

The maximum floor area of the Education & Conference Center and East Ambulatory Care & Research Building (S4) would be 199,000 square feet and the maximum height of the building would be 105 feet. The Education & Conference Center and East Ambulatory Care & Research Building (S4) floor area includes an above-grade, two-level pedestrian connection between the West Ambulatory Care & Research Building (S3) and the Education & Conference Center and East Ambulatory Care & Research Building (S4).

As part of development on Site S4, a new open space area, Saint John's Square, would be created along Santa Monica Boulevard between the S3 and S4 buildings. This open space would have a minimum dimension of 110 feet (north/south) by 150 feet (east/west). The maximum floor area of Saint John's Café would be 900 square feet with a maximum height of 17 feet.

Also as part of development on Site S4, a subterranean parking garage with up to five levels of underground parking would be provided beneath both the S4 and S5 sites as well under the vacated/northern portion of 21st Street. This subterranean parking garage would be connected to the subterranean parking garage beneath Sites S1 and S3 and subterranean parking beneath S1, S3, S4 and S5 would function as one parking garage. Construction of the subterranean parking garage would require the removal of the remaining portion of the existing surface parking Lot H. A subterranean tunnel connection beneath Santa Monica Boulevard connecting the S4 parking garage and the 2D/E parking garage is also proposed. This element would be constructed as part of the 2D/E development.

Site S5: Visitor Housing

The development program for Site S5 includes the construction of an up to 34-unit Visitor Housing building and the creation of two new open space areas. The Visitor Housing building would include up to 34 units (maximum of 38,000 square feet of floor area) of Visitor Housing. The Visitor Housing building would have a maximum height of 73 feet. In addition, two new open space areas would be created as part of the Site S5 development: The Sun Garden and the South Garden.

Site 2C: West Ambulatory & Acute Care Building

The development program for site 2C includes removal of the existing West Lot and landscaping and construction of the West Ambulatory & Acute Care Building with subterranean parking. The 2C development also includes enclosed Pedestrian Connections between the West Ambulatory & Acute Care Building (2C) and the existing Phase I Keck Building that would be constructed on and across Phase I land area, and would require the removal of two existing one-story cinder block buildings (built c. 2008) commonly referred to as the "technology docks."

The maximum floor area of the West Ambulatory & Acute Care Building (2C) would be 123,350 square feet above-grade and 6,150 square feet below-grade. The maximum building height would be 95 feet. There would be up to four levels of subterranean parking beneath the West Ambulatory & Acute Care Building (2C). The West Ambulatory & Acute Care Building (2C) floor area includes up to 9,900 square feet of floor area for above-grade and below-grade Pedestrian Connections to the existing Phase I Keck Building. These include: (1) up to 7,250 total square feet of floor area allocated between two above-grade Pedestrian Connections in Pedestrian Zones #1 and #2 (with the total floor area in either Zone #1 or #2 not to exceed 5,850 square feet) and (2) up to 2,650 square feet of floor area for below-grade Pedestrian Connections.

The West Ambulatory & Acute Care Building also includes an up to 2,100 square feet above-grade enclosed Pedestrian Connection over Santa Monica Boulevard connecting the West Ambulatory & Acute Care Building (2C) to the West Ambulatory Care & Research Building (S3). Structural columns to support this Pedestrian Connection would be located on both Sites 2C

and S3. A subterranean tunnel connection underneath the subterranean parking garages beneath both buildings would allow for vehicular circulation between the two garages without having to utilize Santa Monica Boulevard. These elements would either be constructed as part of the 2C development or as part of the S3 development, depending on which development proceeds first.

Sites 2D/E and Mullin Plaza: The East Ambulatory & Acute Care Building

The development program for site 2D/E includes the demolition of the single-story office building located at 2221 Santa Monica Boulevard (currently used by the Saint John's Health Center Foundation, c. 1975-1980), and the existing surface parking lots, followed by the construction of the East Ambulatory & Acute Care Building and associated subterranean parking. As part of the Site 2D/E development, the existing Mullin Plaza open space would be expanded and redesigned.

The maximum floor area of the East Ambulatory & Acute Care Building (2D/E) would be 65,800 square feet above-grade and 16,400 square feet below-grade. The maximum height of the building would be 75 feet. There would be up to four levels of subterranean parking beneath the East Ambulatory & Acute Care Building (2D/E).

The East Ambulatory & Acute Care Building (2D/E) includes up to 3,700 square feet of floor area for above-grade and below-grade Pedestrian-Connections to the existing Phase I CSS Building. The above-grade Pedestrian Connection in Pedestrian Zone #3 would have a maximum width of 16 feet and a maximum height of 24 feet (excluding parapet). A subterranean tunnel connection underneath the subterranean parking garages beneath Site 2D/E and Site S4 would allow for vehicular circulation between the two garages without having to utilize Santa Monica Boulevard.

As part of development on Site 2D/E, the existing open space area within the Mullin Plaza driveways would be expanded to approximately 23,000 square feet when the existing curb cut on Santa Monica Boulevard for the Mullin Plaza ingress driveway is shifted east to align with the new South Campus East Driveway. The redesigned plaza may include a commercial kiosk, the Mullin Plaza Café, which would have a maximum floor area of 1,500 square feet with a maximum height of 17 feet.

Site 2I: 20th Street Medical Building

The development program for site 2I includes demolishing the existing CFDC and pool house (built in 1961 and 1989, respectively) and construction of the 20th Street Medical Building (2I). The maximum floor area of the 20th Street Medical Building (2I) would be 73,300 square feet. The maximum height of the building would be 60 feet and there would be up to four levels of subterranean parking. Site 2I would also be improved with ground level open space as part of construction of the 20th Street Medical Building.

Setting

Natural Setting

The City of Santa Monica (City) is located just south of the boundary between the Transverse Ranges and Peninsular Ranges geomorphic provinces. The Transverse Ranges geomorphic province to the north is characterized by east-west trending mountain ranges that include the Santa Monica Mountains. The Santa Monica, Hollywood, Raymond, Sierra Madre, and Cucamonga faults mark the southern boundary of the province. The Peninsular Range province is characterized by northwest/southeast trending alignments of mountains and hills and intervening basins, reflecting the influence of northwest trending major faults and folds controlling the general geologic structural fabric of the region. This province extends northwesterly from Baja California into the Los Angeles Basin and westerly into the offshore area, including Santa Catalina, Santa Barbara, San Clemente and San Nicolas islands. This province is bounded on the east by the San Jacinto fault zone. The Los Angeles Basin is the northernmost part of the Peninsular Ranges province.

The Los Angeles Basin, which is an alluviated lowland sometimes referred to as the coastal plain, is underlain by a structural depression that is important for its structural relief and complexity in relation to its small size and for its abundant oil production. The basin was formed about 15 million years ago during the Neogene, when the land was underwater and during a crustal disruption caused by a clockwise shift in the surrounding mountains. This weakening led to the formation of a large bowl of the basin and sediment from the sea and rivers accumulated in thick layers in the undersea bowl. Then, about 5 million years ago, the crustal stretching collapsed and the basin was forced to the surface (Yerkes et al., 1965).

Prehistoric Setting

The chronology of Southern California is typically divided into three general time periods: the Early Holocene (9,600 cal B.C. to 5,600 cal B.C.), the Middle Holocene (5,600 cal B.C. to 1,650 cal B.C.), and the Late Holocene (1,650 cal B.C. to cal A.D. 1769). This chronology is manifested in the archaeological record by particular artifacts and burial practices that indicate specific technologies, economic systems, trade networks, and other aspects of culture.

While it is not certain when humans first came to California, their presence in Southern California by about 9,600 cal B.C. has been well documented. At Daisy Cave, on San Miguel Island, cultural remains have been radiocarbon dated to between 9,150 and 9,000 cal B.C. (Byrd and Raab, 2007). During the Early Holocene (9,600 cal B.C. to 5,600 cal B.C.), the climate of Southern California became warmer and more arid and the human populations, who were represented by small hunter gathers until this point and resided mainly in coastal or inland desert areas, began exploiting a wider range of plant and animal resources (Byrd and Raab, 2007).

During the Late Holocene (1,650 cal B.C. to cal A.D. 1769), many aspects of Millingstone culture persisted, but a number of socioeconomic changes occurred (Erlandson, 1994; Wallace 1955; Warren, 1968). The native populations of Southern California were becoming less mobile and populations began to gather in small sedentary villages with satellite resource-gathering

camp. Increasing population size necessitated the intensified use of existing terrestrial and marine resources (Erlandson, 1994). Evidence indicates that the overexploitation of larger, high-ranked food resources may have led to a shift in subsistence, towards a focus on acquiring greater amounts of smaller resources, such as shellfish and small-seeded plants (Byrd and Raab, 2007). Between about A.D. 800 and A.D. 1350, there was an episode of sustained drought, known as the Medieval Climatic Anomaly (MCA) (Jones et al., 1999). While this climatic event did not appear to reduce the human population, it did lead to a change in subsistence strategies in order to deal with the substantial stress on resources.

Given the increasing sedentism and growing populations during the Late Holocene, territorial conscription and competition became acute. Primary settlements or village sites were typically established in areas with available freshwater, and where two or more ecological zones intersected (McCawley, 1996). This strategic placement of living space provided a degree of security in that when subsistence resources associated with one ecological zone failed, the resources of another could be exploited (McCawley, 1996). Villages typically claimed and carefully defended fixed territories that may have averaged 30-square miles in size encompassing a variety of ecological zones that could be exploited for subsistence resources (McCawley, 1996).

The Late Holocene marks a period in which specialization in labor emerged, trading networks became an increasingly important means by which both utilitarian and non-utilitarian materials were acquired, and travel routes were extended. Trade during this period reached its zenith as asphaltum (tar), seashells, and steatite were traded from Catalina Island (*Pimu* or *Pimugna*) and coastal Southern California to the Great Basin. Major technological changes appeared as well, particularly with the advent of the bow and arrow sometime after cal A.D. 500, which largely replaced the use of the dart and atlatl (Byrd and Raab, 2007).

Ethnographic Setting

The Project is located in the heart of Gabrielino¹ tribal territory which, at the start of the Spanish Period, included the Los Angeles Basin and adjacent areas, and San Clemente, Santa Catalina, and San Nicolas islands. Their mainland territory extended from the San Fernando Valley and the San Gabriel Mountains in the north to Aliso Creek and the Santa Ana Mountains in the south, and from Mount Rubidoux in the east to Topanga Canyon in the west. This territory included mountain, foothill, prairie, coastal zones, and the islands, which offered a variety of resources to Gabrielino foragers.

The Gabrielino relied on gathered wild plants and trapped or hunted animals² for food. Acorns and piñon nuts were food staples found only in the mountains and foothills. On the islands and coast, marine resources, especially shellfish, fish, and sea mammals, greatly supplemented terrestrial resources. Plants also provided building material and raw material for craft

¹ The Gabrielino (alternatively spelled Gabrieleño) are so called for their aggregation at the Mission San Gabriel Arcángel during the early Spanish Period. Currently, many Gabrielinos prefer the term Gabrielino-Tongva, or simply Tongva, or Kizh.

² Plants were not domesticated and domesticated animals were limited to dogs. Archaeological data collected to date does not suggest that dogs were used for food.

manufacturing such as basket making. Animal bone, skin, fur, and feathers were also used as raw material for craft manufacturing. Whale bones were sometimes used in building windbreaks and houses. Certain types of stone were quarried and asphaltum³ was gathered for tool and container manufacturing, and for water-proofing boats. Santa Catalina Island provided abundant steatite⁴ which was valued as a raw material for bowls and an array of other items, notably body ornaments.

The Gabrielino interaction sphere was considerably larger than their tribal territory *per se* (Bean and Smith 1978):

With the possible exception of the Chumash [their westward neighbors], the Gabrielino were the wealthiest, most populous, and most powerful ethnic nationality in aboriginal southern California, their influence spreading as far north as the San Joaquin Valley Yokuts, as far east as the Colorado River, and south into Baja California.

The Gabrielino spoke several dialects of a Cupan language in the Takic family, and neighboring tribes to the north, east, and south also spoke languages in the Takic family (Shipley 1978).

Spain established two Franciscan missions in Gabrielino tribal territory: Mission San Gabriel Arcángel, founded in 1771 in the north-central Los Angeles Basin, and Mission San Fernando Rey de España, founded 1797 in the north-central San Fernando Valley. Prior to aggregation at the missions, the Gabrielino settlement pattern included primary villages and secondary camps; both villages and camps were situated alongside fresh waterways or springs.

CA-LAN-382

CA-LAN-382 is a prehistoric site located within and around a large portion of the University High School campus (located in the general vicinity of the Project Site) that was originally recorded in 1969 by T. King. The record was updated in 1980 by C. A. Singer. The site is described as the remains of a village containing midden soils, various shell fragments, burned animal bones, numerous projectile points, andesite flakes, flaked scrapers, Monterey chert flakes, a chalcedony flake, pottery, one adult post-cranial skeleton and two Catalina steatite cups (Singer 1980).

There is also a natural springs located within the boundaries of CA-LAN-382 which is known by multiple names: Serra Springs after Father Junipero Serra, who reportedly said mass on the site in 1770 (Arbuckle 1980), Tongva Sacred Springs after the Gabrielino Tongva peoples who resided at the site, and the name that the Gabrielino Tongva people gave to both springs and the village site, *Kuruvungna Springs*, meaning "a place where we are in the sun" (Fisher 1998). The springs are a designated California State Historical Landmark (No. 522). According to information about the springs on the City of Los Angeles website, in the 1800s the spring served as the water supply for the City.

³ Asphaltum is a tar-like substance that washes ashore from natural, undersea oil seepages.

⁴ A soft rock consisting largely of talc and also known as steatite.

Historic Setting

The first European exploration of the area began in 1542 when Spanish explorer Juan Rodriguez Cabrillo arrived by sea during his navigation of the California coast. Sebastian Vizcaino arrived in 1602 during his expedition to explore and map the western coast that Cabrillo visited 60 years earlier. In 1769, the Gaspar de Portolá expedition passed through the region on its way from San Diego to the San Francisco Bay area (McCawley, 1996). When Portolá's expedition passed through the Los Angeles area, they reached the San Gabriel Valley on August 2 and traveled west through a pass between two hills where they encountered the Los Angeles River and camped on its east bank near the present-day North Broadway Bridge and the entrance to Elysian Park.

In an effort to promote Spanish settlement of Alta California, Spain granted several large land concessions from 1784 to 1821. At this time, unless certain requirements were met, Spain retained title to the land (State Lands Commission, 1982).

Mexico won its independence from Spain in 1821. Mexico continued to promote settlement of California with the issuance of land grants. In 1833, Mexico began the process of secularizing the missions, reclaiming the majority of mission lands and redistributing them as land grants. According to the terms of the Secularization Law of 1833 and Regulations of 1834, at least a portion of the lands would be returned to the Native populations, but this did not always occur (Milliken et al., 2009).

Many ranchos continued to be used for cattle grazing by settlers during the Mexican Period. Hides and tallow from cattle became a major export for Californios, many of whom became wealthy and prominent members of society. The Californios led generally easy lives, leaving the hard work to vaqueros and Indian laborers (Pitt, 1994; Starr, 2007).

In 1846, the Mexican-American War broke out. Mexican forces were eventually defeated in 1847 and Mexico ceded California to the United States as part of the Treaty of Guadalupe Hidalgo in 1848. California officially became one of the United States in 1850. While the treaty recognized right of Mexican citizens to retain ownership of land granted to them by Spanish or Mexican authorities, the claimant was required to prove their right to the land before a patent was given. The process was lengthy and generally resulted in the claimant losing at least a portion of their land to attorney's fees and other costs associated with proving ownership (Starr, 2007).

When the discovery of gold in northern California was announced in 1848, a huge influx of people from other parts of North America flooded into California. The increased population provided an additional outlet for the Californios' cattle. As demand increased, the price of beef skyrocketed and Californios reaped the benefits. However, a devastating flood in 1861, followed by droughts in 1862 and 1864, led to a rapid decline of the cattle industry; over 70 percent of cattle perished during these droughts (McWilliams, 1946; Dinkelspiel, 2008). This event, coupled with the burden of proving ownership of their lands, caused many Californios to lose their lands during this period (McWilliams, 1946). Former ranchos were subsequently subdivided and sold for agriculture and residential settlement.

Santa Monica

The Santa Monica area encompassed portions of the 6,656-acre Rancho Boca de Santa Monica. In 1875, the original townsite of Santa Monica was surveyed, including all the land extending from Colorado Street on the south to Montana on the north, and from 26th Street on the east to the Pacific Ocean on the west. Between 1893 and the 1920s, the community operated as a tourist attraction, visited mostly by wealthy patrons. Those areas located just outside of the incorporated city limits were semi-rural in setting and populated with scattered residences. Following the widespread acceptance of the automobile in the 1920s, Santa Monica experienced a significant building boom, with homes being constructed in the tracts north of Montana and east of Seventh Street for year-round residents.

In the 1920s, Santa Monica saw the arrival of large companies, such as Merle Norman Cosmetics and Douglas Aircraft. In the years immediately prior to America's entry into World War II, Santa Monica's development escalated as Douglas Aircraft received increasing numbers of government contracts. After the war, when Southern California was flooded with returning veterans and their families seeking homes, the demand for housing continued to be high in Santa Monica, and apartment construction in particular escalated.

History of the Project Site

The following historic context presents the background necessary to evaluate the historical and architectural significance of the improvements on the Project Site, including the history of their construction and occupancy and development of the surrounding area. The Project Site is associated with the following historic context themes, property types, and architectural styles: Medical Facilities in Santa Monica; Medical Office Building property type; Mid-Century Modern Architecture (1945-1970); Courtyard Apartments (1920-1960); Minimal Traditional Style; American Colonial Revival Style; Weldon J. Fulton, architect; and John W. Maloney, architect.

Mid-City Neighborhood Development (1899-1977)

Development of the Orchard Tract and Golden State Tract

According to the 1918 Sanborn Fire Insurance Map (Sanborn map) of Santa Monica, the Orchard and Golden State Tracts were largely unimproved until the post-World War I era (Sanborn maps are included in **Appendix B**). The Mid-City Neighborhood included some of the earliest twentieth century residential development in the City. This area experienced a boom during World War I and the Great Depression (Architectural Resources Group and Historic Resources Group, 2017: 39). Tracts of land in the area including the Orchard and Golden State Tracts were subdivided in 1906 and 1904, respectively (Tract Maps are included in **Appendix C**). Block 128 of the Orchard Tract, the future site of Providence Saint John's Health Center, was occupied by the Golden State Plant & Floral Company with a dwelling for the nursery manager, Victor E. Hatheway.

Victor Hatheway arrived in Santa Monica sometime in the 1880s, and worked as a green grocer for several years; his occupation is listed in the 1900 U.S. Census Record as "fruit dealer." He married Dora Emma Elliott in 1888, and had four children, Blanche (died at age 10), Edith,

Victor N., and Clarence (U.S. Census, 1900, 1920). In 1903, Hatheway founded the Golden State Plant & Floral Company with Dora's brother-in-law, Carl Shader (husband of Dora's sister, Nellie). The nursery was reportedly used as a jungle set during filming of early motion pictures. Hatheway died in 1927, not long after the sale of his company (findagrave.com, 2018). The hospital grounds still hold some of the palm trees that were part of the nursery's stock (Imagine Santa Monica, 2018).

In 1918, Block 129, the future site of 1329 20th Street, was occupied by four dwellings and the McKinley Public School. The site of the Courtyard Apartment and the JWCI were occupied by a dwelling and a nursery (plant) on block 153 of the Golden State Tract. The 1950 Sanborn map illustrates the increase in building density after World War II; Saint John's Hospital (precursor to PSJHC), constructed in 1942, occupied block 128; the Courtyard Apartment, constructed in 1947, occupied a parcel on block 153 where part of the nursery once stood; the JWCI would occupy four parcels on block 153, replacing the earlier dwelling; and the CFDC would occupy a vacant part of block 129, where a small building related to McKinley Public School once stood. By 1950, the McKinley Public School had moved to block 125 near the intersection of Santa Monica Boulevard and Chelsea Street, and the Ramsey Military School occupied the former school building. Baseball fields related to the military school were later located where the CFDC would be constructed. The Ramsey Military School closed its doors in 1961, selling the property to the Archdiocese of Los Angeles. As illustrated on the 1950 Sanborn map, very few parcels in the area were undeveloped (Santa Monica Evening Outlook, 1961). Large sections of block 129 and 153 were some of the only remaining open spaces in 1950. Many of the multi-family, institutional and mixed-use buildings originally constructed in the vicinity of the Project Site remain today.

Saint John's Hospital (precursor to PSJHC) was opened in November 1942 by the Sisters of Charity of Leavenworth (Warren, 1953: 93) (**Figure 6**). The Archbishop of Los Angeles, John J. Cantwell, proposed to the Sisters of Charity of Leavenworth to construct a five-story reinforced concrete hospital and auxiliary structure. The hospital was designed by I.E. Loveless and constructed by Pozzo Construction Company for \$800,000. The hospital organization donated a 40-foot strip of their property on Arizona Avenue to the City for use in widening the street to its current 80-foot width. As the population of Santa Monica grew, the demand for healthcare facilities also increased, and in June 1949 Saint John's began the construction of a new seven story \$2,300,000 North Wing addition (Warren, 1953: 94).



SOURCE: Santa Monica Public Library

Providence Saint John's Health Center Phase II

Figure 6
PSJHC Original Building, 22nd Street Santa Monica,
1942

The hospital served the growing community during the 1950s population boom and also responded to the rapid advancements in healthcare in the years that followed. Over the course of 45 years, the hospital grew with the addition of three wings and an ambulatory care facility by the 1970s. As the hospital expanded, it absorbed the surrounding residential properties. In 1994, the North Wing addition was severely damaged by the Northridge Earthquake. It was demolished and reconstructed in 1997. The original hospital building was demolished in the early 2000s and redeveloped by 2010 (PEC, 2017).

In the following years, the Sisters of Charity of Leavenworth Health System found it increasingly difficult to continue operating a stand-alone healthcare ministry in Southern California and urged Providence Health & Services, with five hospitals in the region, to assume Saint John's sponsorship and the sponsorship was finalized March 2014 (Providence Health and Services, 2018).

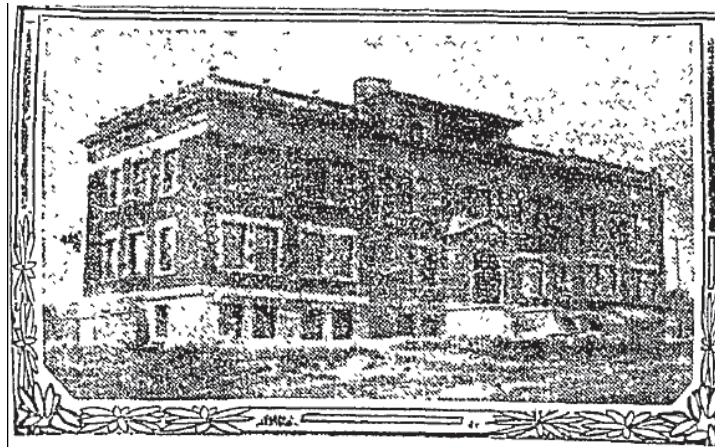
Historic Context

Civic & Institutional Development (1875-1977)

Medical Facilities in Santa Monica

In the late nineteenth century, the City did not have public medical facilities. Articles in the *Los Angeles Times* from 1896 to 1897 described the City's urgency to construct a receiving hospital to care for injured patients (Los Angeles Times, 1896, 1897). The sick and injured were often

nursed at private residences where doctors would make house calls. As the City began to develop, accidents related to construction and transportation increased, subsequently medical facilities for the injured were desperately needed. Finally, on June 16, 1904 the *Los Angeles Times* reported the City had collected enough funds to construct a hospital (Los Angeles Times, 1904). Three years later the first hospital, the Santa Monica Bay Hospital, was constructed in 1907 (Los Angeles Times, 1907). The brick Santa Monica Bay Hospital was located at 4th Street and Pacific in Ocean Park and contained 25 modern rooms (**Figure 7**). After financial failure in 1910, the hospital was reopened as Saint Catherine's in 1911 by three nurses known as the Lowry sisters (Architectural Resources Group & Historic Resources Group, 2017: 196). The 1918 Sanborn map indicates this name change. Saint Catherine's closed in 1940 and it was razed for apartment buildings in 1958 (Santa Monica Evening Outlook, 1958).

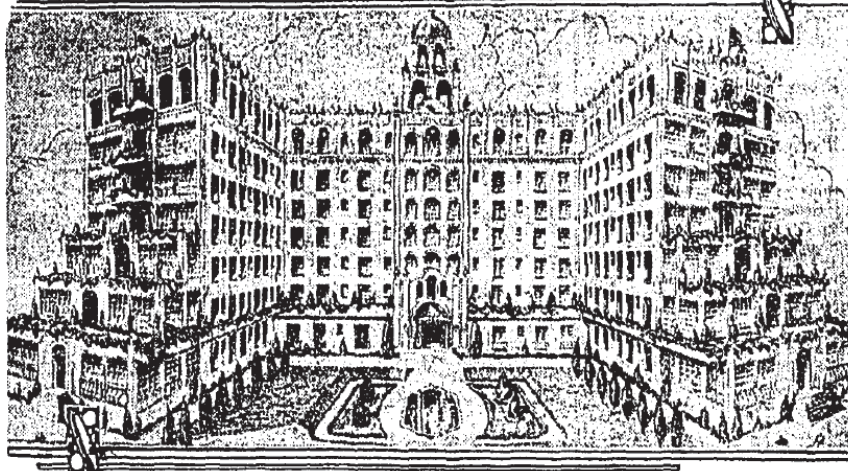


SOURCE: Santa Monica Public Library/Santa Monica Outlook

Providence Saint John's Health Center Phase II

Figure 7
Santa Monica Bay Hospital, 4th Street and Pacific, Circa 1907

During the early twentieth century, the *Los Angeles Times* featured many stories about the construction of proposed new hospitals in Santa Monica. In 1907 there was a plan to build a modern 200-bed hospital, to be named Saint Luke's Hospital, on Pico Boulevard across the street from Santa Monica High School (Los Angeles Times, 1921). However, Saint Luke's Hospital was never constructed. Nineteen years later, there was a proposal to expand Saint Catherine's hospital in 1926 to include a seven-story Spanish Colonial Revival-style structure by W. H. Shaw Jr., but the plans were never conceived (**Figure 8**) (Architectural Resources Group & Historic Resources Group, 2017: 195).



\$1,000,000 Project Proposed

Santa Monica interests are fostering a new medical institution to take over the site of the St. Catherine's Hospital in the beach city, according to W. H. Shaw, Jr., who designed the proposed structure. The total investment involved is placed at \$1,000,000.

SOURCE: Santa Monica Public Library/Santa Monica Outlook

Providence Saint John's Health Center Phase II

Figure 8

Proposed Saint Catherine Hospital, 4th Street and Pacific, Circa 1926

On July 26, 1926, the brick Renaissance Revival style Santa Monica Hospital was opened by doctors August Hromadka and William Mortensen at 16th Street and Wilshire Boulevard (**Figure 9**). Originally, the hospital was a 60-bed facility with three floors, a basement, and a rooftop patio (Gray, 1991: 100). Two 33-bed wings were added in 1928 and 1936. After the death of Dr. Hromadka in 1942, the hospital was bequeathed to the Lutheran Hospital Society, and they renamed it the Santa Monica Medical Center. In 1971, a nine-story tower hospital addition was constructed on 16th Street (Architectural Resources Group & Historic Resources Group, 2017: 195).

Another feature on the Santa Monica landscape was the Santa Monica Sanitarium, which served the City and surrounding community in the early twentieth century. This Victorian-style building located at Arizona Avenue and 5th Street served a variety of patients afflicted with nervousness and respiratory illnesses, such as tuberculosis (Architectural Resources Group & Historic Resources Group, 2017: 195-196). The Sanitarium was operated by Mrs. Clemintia Campiglia according to a 1926 *Santa Monica Outlook* advertisement (Santa Monica Outlook, 1926). Due to Southern California's temperate climate, the Sanitarium movement spread throughout the region with sanitariums in Glendale, Pasadena, and Santa Monica, but tapered off in the 1940s after a cure for tuberculosis was developed.



SOURCE: Santa Monica Museum

Providence Saint John's Health Center Phase II

Figure 9
 Santa Monica Hospital, 16th Street and Wilshire
 Boulevard, Circa 1926

As hospitals were planned and constructed during the 1920s, the construction of medical office buildings also occurred. One of the earliest medical office buildings was constructed in 1924. The Wilshire Medical Building, located at 317-335 Wilshire Boulevard, was designed in the Spanish Colonial Revival style by Paul R. Williams (**Figure 10**) (City of Santa Monica, 1998). In subsequent years during the 1920s, the County of Los Angeles began to decentralize healthcare by constructing small, permanent healthcare facilities in outlying communities (Los Angeles Times, 1925). One of these facilities, Santa Monica Health and Wellness Center located at 1525 Euclid Street, opened its doors in 1928. The cornerstone of this Mission Revival style building was laid at a ceremony held on March 28, 1928 by the Los Angeles County Board of Supervisors (**Figure 11**) (Los Angeles Times, 1927) and Dr. J. L. Pomeroy, county health officer, proclaimed:

A few dollars expended in health protection is cheaper than hundreds that funerals cost. Money is appropriated for fire prevention, better roads, and other construction work. The most constructive work of all is that of health protection. That is the chief function of the health center (Los Angeles Times, 1927).

By constructing smaller-scale medical office buildings, the County was able to make healthcare accessible to all of Los Angeles. The Los Angeles County Hospital was 20 miles away from Santa Monica. The Santa Monica Health and Wellness Center was the fourth medical office building constructed in the County of Los Angeles. The Santa Monica Health and Wellness Center housed an emergency hospital and rooms for extended overnight stays.



SOURCE: Santa Monica Public Library

Providence Saint John's Health Center Phase II

Figure 10
Wilshire Medical Building, 317–335 Wilshire Boulevard, Circa 1924



SOURCE: Santa Monica Public Library

Providence Saint John's Health Center Phase II

Figure 11
Santa Monica Health Center, 1525 Euclid Street, Circa 1928

Post-World War II, many soldiers returning home chose to settle in Southern California cities due to the region's temperate climate, and the postwar population boom created a hospital shortage in Santa Monica. PSJHC, opened in November 1942, was expanded to meet this increasing demand. A new seven-story addition was added to the building in 1949, and shortly thereafter the adjacent Santa Monica Doctors Building was constructed circa 1950 (Los Angeles Times, 1940). In 1952, a *Los Angeles Times* article reported on the hospital bed shortage stating: "There should be 1,200 beds for the 300,000 persons served by the two local hospitals (Santa Monica and Saint John's); but there are actually only 450 beds, a shortage of 750" (Los Angeles Times, 1952).

To fulfill the hospital bed shortage, other post-World War II medical facilities and hospitals were constructed in Santa Monica and West Los Angeles, including the UCLA Medical School (1951), the West Los Angeles Medical Center addition (1959), the Santa Monica Hospital Medical Center addition (1954), and the Brentwood Division Administration Building for the Department of Veterans Affairs Medical Center addition (1946) (Gray, 1991: 99-105; Los Angeles Times, 1958). The Santa Monica Community Book stated in 1953: “The Santa Monica Bay Area rapidly is becoming one of the best medically equipped areas in the country” (Warren, 1953: 92).

As hospitals expanded, so did the need for supporting offsite medical facilities and offices, and the construction of medical office buildings boomed during the 1940s and 1950s. The number of medical office buildings constructed outweighed the construction of hospitals at this time. Medical office buildings were cost effective and easier to construct, and were often constructed adjacent to hospitals and commercial districts. They were designed in the latest architectural style with modern medical technology and automobile convenience. Medical office buildings at 1148 4th Street (1936-1942) and the Santa Monica Medical Center at 1137 2nd Street (1941) were constructed near commercial districts. The medical office building at 1530 Arizona (1942) was constructed near the Santa Monica Hospital.

The Santa Monica Doctors Building at 2125 Arizona Avenue (1950-1952) and Medical Arts Building (now the JWCI) (within the Project Site) at 2200 Santa Monica Boulevard (1950) were built near PSJHC in the 1950s. Another growth spurt of medical facilities happened in the 1960s when two more modern medical buildings were built near PSJHC in 1961: Santa Monica Convalesarium, and CFDC. Santa Monica Convalesarium, at 1320 20th Street, was part of the larger group of “Convalesariums of California,” which provided care for convalescents, post-operative, cardiac, orthopedic, and chronic patients (Los Angeles Times, 1962). Opened in February 1962, it was advertised as “Santa Monica’s most MODERN convalescent facility” (Los Angeles Times, 1962). Both the CFDC and the Santa Monica Convalesarium were honored in April 1962 by the City Beautiful committee of the Chamber of Commerce for buildings that had been beautified or modernized (Los Angeles Times, 1962).

JWCI

The history of the building that currently houses the JWCI on the Project Site is documented in a newspaper article from 1950 when the *Los Angeles Times* reported that Santa Monica was to get a Medical Arts Building. The article stated:

A two-story medical arts building, representing an investment of more than \$750,000, will be constructed on Santa Monica Blvd. near Providence Saint John’s Health Center...Shoff & Co., developers of Santa Monica business property, said they have 300-ft frontage on Santa Monica Blvd. First unit of the building containing 35,000 square feet has been completely assigned. The masonry building will be of a contemporary design and adequate parking facilities will be provided, with entrances from four streets, according to the announcement. Weldon J. Fulton of Santa Monica is the architect (Los Angeles Times, 1950).

The intention of Shoff & Co. was for the building to grow and additions to be built as demand for medical facilities and offices grew in the postwar years. After the completion of the first phase of the building, another wing was added in 1952. The two-story addition was once again designed by Weldon J. Fulton. Fulton stated in a *Los Angeles Times* article on August 24, 1952 that the building would contain an additional 15,000 square feet. The addition's interior would include doors and woodwork in natural mahogany finish, corridors would have cork floors, acoustical tile ceilings, with mahogany wainscoting. The exterior would include aluminum projecting and sliding sash windows; concrete, stucco, and brick planting boxes surrounding the building. In addition, the construction of a basement area provided for "storage, heating ventilating and incinerator rooms." A final addition designed again by Weldon J. Fulton and was added to the northeast corner of the southeast elevation in 1966. The building provided office and business space for a variety of medical doctors and businesses until 1991 when the JWCI moved from UCLA to its current location on Santa Monica Boulevard.

CFDC

In 1959, the Sisters of Charity of Leavenworth received a loan of \$70,000 from Archbishop Cantwell to purchase the Ramsey Military School located at 1315 20th Street, which was adjacent to PSJHC (Sherins, et al., 2014). That same year seed funding for the construction from Ethel Kennedy and the Kennedy Foundation was received for the "Lt. Joseph P. Kennedy Memorial Child Care Center" (present-day CFDC), named in memory for Lt. Joseph P. Kennedy, son of Senator Joseph P. Kennedy, Sr., who died in World War II. Seattle-based architect John W. Maloney was chosen to design the new medical facility.

The CFDC is historically associated with the history of mental health facilities and treatment of mentally disabled children, which is a sub-theme of Civic and Institutional Development (1875-1977) as applied to the history of Medical Facilities in Santa Monica, as discussed below.

Prior to the development of child study centers, many developmentally disabled children were either abandoned and orphaned, or isolated from other family members, due in part to family shame (Shorter, 2000). However, in the 1950s the Kennedy Family made developmentally disabled children one of their primary causes, due in large part to Senator Kennedy's daughter's condition, Rose Marie (Rosemary), who experienced mental and behavioral disabilities and was later institutionalized after a prefrontal lobotomy left her permanently incapacitated.

With the development of the Kennedy Family's Joseph P. Kennedy Jr. Foundation, Senator Joseph P. Kennedy, Sr., put his daughter Eunice in charge of awarding appropriate recipients. Eunice, on behalf of the family's foundation, assisted many organizations that aided developmentally disabled children. However, according to a *Saturday Evening Post* article in 1962, the Kennedy Foundation said it became apparent in 1956, that no matter how much they donated to these other facilities, "fundamental problems of the field were still there...so we decided to concentrate on research to meet the problem at its source" (Shriver, 1952: 71-74). And with this new approach, the first Kennedy Children's Center was established in New York in 1958, and soon after a west coast location, Santa Monica, was identified a year later. On March 19, 1962, the *Los Angeles Times* reported that Cardinal McIntyre blessed the "new \$914,000 Kennedy Child Study Center." The article also reported:

The facility will be used to provide out-patient services for mentally retarded, brain-damaged and emotionally disturbed children...About 100 persons attended the ceremonies...among the guests were two of President Kennedy's sisters Mrs. R. Sargent Shriver Jr. and Mrs. Pat Lawford, who was accompanied by her actor-husband, Peter Lawford (Los Angeles Times, 1962).

The classrooms within the CFDC were state-of-the art, and allowed for the observation of children without the child's knowledge. Each classroom was fixed with a one-way mirror, which allowed for behavioral studies of children. Shortly after the opening, the *Los Angeles Times* reported that The Hope Guild Clinic would join the CFDC in their new building.

Concurrently, when the CFDC opened in 1962, Eunice urged her brother, President John F. Kennedy, to make this topic one of his priorities in the new administration. As such, John F. Kennedy created the "President's Panel on Mental Retardation," which affirmed that mental retardation was not a hopeless condition and created a blueprint to address those living with developmental disabilities. A year later, John F. Kennedy signed the Maternal and Child Health and Mental Retardation Planning Amendment to the Social Security Act, the first major legislation to combat mental illness (JFK Library, 2018). Also in 1963, President Kennedy passed the "Mental Retardation Facilities and Community Mental Health Centers Construction Act," which fostered the establishment of University of Affiliated Facilities to provide care to people with disabilities. President Lyndon Johnson continued the cause of mental health awareness after President Kennedy's assassination, and created a permanent presidential committee on mental retardation in 1965.

As national awareness grew on this topic, so did Saint John's Community Mental Health Center and overall psychiatric services under the direction of Dr. Evis Coda. By 1967, California adopted the Laterman-Petris-Short Act, which limited forced hospitalization and involuntary medication of patients, and in turn the deinstitutionalization of developmentally disabled persons. Under Dr. Coda's direction, the CFDC provided a variety of services for psychiatric, psychological, educational, and parenting services for more than 20,000 families. Dr. Coda, also garnished attention within the field giving talks throughout Southern California to families about the changing field and studies. Within a few short years, the CFDC was recognized for its various achievements in the study of child development, including in 1968 when Dr. Coda was invited to the White House by President Lyndon Johnson to witness the signing of the "Mental Health and Mental Retardation Construction and Facilities Act" (Sherins, 2013). The CFDC went on to garner further recognition when then Governor Ronald Reagan designated the CFDC as a regional center for the developmentally disabled, one of the State's first centers. At this time, Reagan promised \$500,000 annually from the state to finance the CFDC's activities, while \$250,000 would come from Saint John's (Los Angeles Times, 1974). The CFDC has been nationally recognized for its influence of the study of developmentally disabled children since it opened in February 1962.

Property Types

Multi-Family Residential Development (1899-1977)

Courtyard Apartments (1920-1960)

The origin of the Courtyard style apartment reaches back to the period of the Santa Monica region's rapid growth in the early decades of the twentieth century when an earlier form of multi-family housing, the bungalow court, first emerged as a building type. From its origins as tourist accommodations to its prevalence as high-density housing, the bungalow court became a common Southern California building type prior to World War II. Many of the earliest bungalow courts were located in popular tourist areas such as Pasadena and Santa Monica (Byers, 1912). Bungalow courts integrated the automobile without allowing it to dominate the building environment. Typically, parking garages were located at the rear of the property with alleys or side service driveways providing access. This incorporation of the car into the complex was a major departure in the history of residential building and reflects the importance of the automobile in the region's culture (Chase, 1981: 29-36).

The California climate profoundly influenced the architecture of the region, and the bungalow courts were no exception. Single-family houses had capitalized on the use of exterior space before the courts and provided a tradition on which the courts were built. Porches, patios, and balconies all became various ways to amplify interior spaces. Planting in both semi-public and private spaces became a developed art and helped create the overall ambiance of the court. The effect of landscaping was often to heighten the oasis-like quality of the court, further differentiating it from surrounding development.

As a building type, the bungalow court quickly became accessible to small developers. Inexpensive land and typically small units made the bungalow court affordable to build and rent. The impact of the growing number of real estate developers and speculators grew as more profits led to more bungalow courts, particularly in the 1920s. The Depression brought about a virtual halt in the construction of bungalow courts in much of the Los Angeles region and elsewhere. A few were built in the mid to late 1930s, but most lacked the characteristics and style that distinguished the earlier courts.

Multi-family housing became more popular and a prevalent choice for wealthy clients, which morphed into a new prototype of apartments: courtyard apartments. Courtyard apartments were arranged in U-, L-, C-, and O-shaped configurations. Hallways and corridors were purposely designed to be outdoors to encourage resident interaction with one another (Architectural Resources Group, 2009: 4). Bungalow courts were restrained in design, while courtyard apartments often tended to be high-style architecture. Architects were inspired by the courtyards in the Mediterranean region, including patio houses, palaces, markets, and inns. Architects incorporated patios, verandas, and balconies that opened into the central courtyard. Courtyard were almost contained a lushly landscaped space with pedestrian circulation (Architectural Resources Group, 2009: 15-16). With their "U"-shaped plans, the apartment building provided a large central landscaped court area for the enjoyment of the property's tenants, while allowing privacy in the tenants' unit. Additionally, during the 1930s, apartments, which had more parcel coverage and provided rear and eventually underground parking, gradually supplanted bungalow

courts as the favored multi-family building type. After World War II many courtyard apartments abandoned elaborate designs, giving way to more stripped-down versions of the housing style due to the increase in population and housing demands.

Within the City of Santa Monica, courtyard housing began in the 1930s and continued past the 1950s. Excellent examples of the typology can be found in the San Vicente Courtyard Apartments Historic District, which contains 26 contributing courtyard apartments built between 1937 and 1956.

Medical Office Building Property Type

The medical office building is a building type that developed in the twentieth century. As the population in Los Angeles and Santa Monica grew and the medical profession became more specialized, the construction of medical office buildings increased. Medical office buildings gained prominence during the 1920s and were often located adjacent to hospitals or commercial districts. The peak of medical office buildings construction was during the 1950s; with the popularity of medical office building construction, *Architectural Record* profiled the basic requirements for a modern physician office in 1950 (*Architectural Record*, 1950: 118-119). Similar to commercial architecture, medical office buildings were designed in the prevailing architectural style popular during their era of construction.

In addition to the Santa Monica Doctors Building (**Figure 12**), there are other extant examples of medical office buildings in Santa Monica. Two of the earliest examples of medical office buildings are the Spanish Colonial Revival style Wilshire Medical Building located at 317-335 Wilshire Boulevard (1924) and the Mission Revival style Santa Monica Health and Wellness Center at 1525 Euclid Street (1928).



SOURCE: PCR Services Corporation, 2009

Providence Saint John's Health Center Phase II

Figure 12
Santa Monica Doctors Building, 2125 Arizona Avenue,
Built Circa 1950–1952

In the 1940s and 1950s, Santa Monica saw an increase in medical facilities. The small Art Deco/Moderne medical office building located at 1148 4th Street was constructed circa 1936-1942 (**Figure 13**). In 1941, a two-story Santa Monica Medical Center was designed by W. D. Coffey, engineer, at 1137 2nd Street (**Figure 14**). The Santa Monica Medical Center is a Streamline medical office building with architectural elements of the Regency style, such as fluted columns, pediments above the entrances, and classical window surrounds. During the 1980s the stucco was removed from the façade lessening impact of the Streamline style. In 1942, a Georgian Revival style medical office building was constructed at 1530 Arizona, one block away from the Santa Monica Hospital (**Figure 15**).



SOURCE: PCR Services Corporation, 2009

Providence Saint John's Health Center Phase II

Figure 13
Medical Office Building, 1148 4th Street, Built Circa
1936–1942



SOURCE: Santa Monica Public Library

Providence Saint John's Health Center Phase II

Figure 14
Santa Monica Medical Center, 1137 2nd Street, Built 1941



SOURCE: PCR Services Corporation, 2009

Providence Saint John's Health Center Phase II

Figure 15
Medical Office Building, 1530 Arizona Avenue, Built 1942

Starting in 1950, a row of medical office buildings was built across from PSJHC on Santa Monica Boulevard. The first was the Medical Arts Building (now called the JWCI) in 1950, designed by local Santa Monica architect Weldon J. Fulton (**Figure 16**). The Medical Arts Building was one of the largest medical office buildings at 37,618 square feet when it was first constructed. The second was built in 1954 at 2216 Santa Monica Boulevard, and the third was the “New Medical Arts Annex Building,” at 2210 Santa Monica Boulevard, designed by Weldon J. Fulton and built

in 1955 next to the JWCI (**Figure 17**). All three buildings incorporated stacked brick cladding and the Mid-Century Modern style to create a unified design.



SOURCE: Santa Monica Public Library, A119

Providence Saint John's Health Center Phase II

Figure 16
Medical Arts Building (JWCI) on the Project Site, circa
1952



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 17
New Medical Arts Annex Building (2210 Santa Monica
Boulevard), built in 1955

Architectural Styles

Minimal Traditional Style

The Minimal Traditional style was popular for both single and multi-family residences built during the prewar and postwar periods. Incorporating a restrained use of ornamentation that reflected the popular traditional styles, Minimal Traditional residences allowed developers to build affordable, yet stylish, homes that would attract homebuyers. Minimal Traditional residences were constructed on a budget, which is reflected in their limited ornamentation and use of materials, such as wood-frame construction and stucco siding. What little ornamentation that may be present generally consists of mass produced materials styled with Colonial flair. Minimal Traditional architecture emphasized simple Colonial style focal points: straight, molded, or scrolled belt-courses; small porticos with simplified porch elements or scrolled metal posts; single pane hexagonal or round windows; windows may be decorated with louvered or paneled shutters; and scalloped edging on both wood and metal elements (Architectural Resources Group for the City of Glendale, 2006: 109-116). Identified and documented extant examples of the Minimal Traditional style multi-family properties include: 129 San Vicente Boulevard, 201 San Vicente Boulevard, 211 San Vicente Boulevard, 304 San Vicente Boulevard, 445 San Vicente Boulevard, 515 San Vicente Boulevard, and 614 San Vicente Boulevard.

American Colonial Revival Style

The American Colonial Revival style resulted from the desire of architects and builders to evoke America's own past. The name Colonial actually encompasses several styles, all loosely associated with the revival of American and Old World building traditions, especially those associated with early English and Dutch houses of the Atlantic seaboard. Common characteristics of the American Colonial Revival style include a simple rectangular volume covered by gabled or hip roofs; symmetrical, balanced dispensing of windows and doors; surfacing of clapboard or brick; classical, colonial detailing such as columns, engaged piers, cornices, pilasters, pediments, and porticos; canted bay windows; and double-hung, multi-paned windows flanked by decorative wood shutters. Identified and documented extant examples of the American Colonial Revival style applied to multi-family properties include: 445-449 San Vicente Boulevard, Monica Manor at 415 San Vicente Boulevard, and 960 10th Street.

Mid-Century Modern Architecture (1945-1970)

Mid-Century Modern style architecture is a regional derivative of the International style and was widely constructed in post-World War II Los Angeles County and its environs, and was used for both residential and commercial buildings. Mid-Century Modernism (1945-1970) is prevalent in suburban communities and developed as a result of post-war population growth (Survey LA, 2014: 472). Mid-Century Modernism has its roots in the International Style. The concept of the International style was brought into mainstream consciousness by Henry-Russell Hitchcock and Philip Johnson's exhibition "Modern Architecture: An International Exhibition," displayed at the Museum of Modern Art in New York City in 1932. The exhibition featured the work of European and American Modernists, including Le Corbusier, Ludwig Mies van der Rohe, Walter Gropius, Frank Lloyd Wright, and Richard Neutra (Hopkins, 2014: 162). The International style was defined by its use of concrete, glass, and steel as its primary materials. Superfluous decoration

was eschewed in favor of displaying the structure of the building, which became part of the aesthetic expression of the architectural style. The International style tenets were popularized and diffused in local culture developing into what we now know as Mid-Century Modernism. In 1945, John Entenza initiated the Case Study program in Los Angeles through his magazine, *Arts & Architecture*, in an effort to bring high-style modernist design to the masses through affordable and functional housing. Peaking as a style from the 1940s-1960s, the mid-century aesthetic was the organic offspring of modernism that was accessible to the general public in *Sunset Magazine* and other popular magazines. In addition, modernist architectural design was suitable to the Southern California climate through its use of glass to emulate an ideal of indoor/outdoor living. Local and vernacular interpretations of the International style allowed for less formality through the use of materials, forms, and spatial arrangements. Mid-Century Modern architecture is more modest than the International style and emphasis is often placed on stylized architectural focal points and features.

Mid-Century Modern design used sleek, simplified geometry and asymmetrical, intersecting angular planes of masonry volumes and glass curtain walls, locked together by a flat planar roof. Designers embraced the optimistic spirit of the time, experimenting with the newest technologies and materials in building, such as concrete and aluminum, and incorporating futuristic elements. The features of the Mid-Century Modern style are simple geometric forms, post-and-beam construction, flat or low-pitched gabled roofs often with overhanging eaves, flush mounted steel framed windows or large single-paned wood-framed windows, and brick or stone often used as primary accent material.

Identified and documented extant examples of Mid-Century Modern non-residential buildings in Santa Monica include: Fairview Library (1956) located at 2101 Ocean Boulevard, designed by Weldon J. Fulton; Senior Recreation Center/Camera Obscura at 1450 Ocean (Weldon J. Fulton); 1150 18th Street (Witherly & Novikoff), 1950; 1131 Olympic Boulevard (Frank Lehnen Smith), 1956; Pacific Sands Motel at 1515 Ocean Avenue (Vack A. Charney), 1956; 1542 15th Street (C.A. Kuegck), 1961; 1545 17th Street (Matlin and Dvoretzky), 1964; Santa Monica Civic Auditorium (Welton Becket & Associates), 1958. Each of these examples of Mid-Century Modernism express flat or gable roofs, horizontal massing, and large glazing, with some vernacular variations of the style.

Architects and Contractors

Weldon J. Fulton

Weldon J. Fulton designed the JWCI in 1950 in the Mid-Century Modern style. Weldon J. Fulton, a Santa Monica architect who owned Weldon J. Fulton & Associates at 1010 Wilshire Boulevard, was known for his Mid-Century Modern style designs. He graduated from Pacific Coast University in 1938 with a degree in architecture, with a thesis on the “Lien Laws and Concrete Supervision” (The American Institute of Architects, 1956). Prior to opening his own firm in 1946, he worked for H.G. Thursby, Arthur Forelich, Lyle Barcume, Claude Beelman, Bowen & Rowe Lippingcott, Heitschmidt & Matcham, Gene Verge Sr., and George Postle.

Fulton's designs included "bank branches, office buildings, and restaurants in Santa Monica, Torrance, Burbank, Cerritos, Alhambra, Bellflower, El Segundo, Redlands, Covina, Escondido and Fountain Valley" (Los Angeles Times, 1996). Two of his best known designs are "Camera Obscura" Senior Recreation Center in Santa Monica's Palisades Park and Zucky's Restaurant in downtown Santa Monica. In 1970 he won an award for the Inglewood Community Center and Santa Monica Fire Station. Five years later he received an award for his Pardee Sea Scout Base in Marina del Rey. Later in his career Fulton served as the President of the Southern California chapter of the Society of American Registered Architects.

In 1950, Fulton was commissioned to design the Medical Arts Building. The announcement in the Los Angeles Times said that the "masonry building will be of contemporary design" (Los Angeles Times, 1950). In 1952, he was commissioned once again to design the addition to the northwest elevation of the Medical Arts Building. Weldon continued to make improvements to the building and in 1966 was commissioned to design another wing on the southeast elevation. After the commission of the Medical Arts Building, Fulton's career began to flourish, and in 1954 he was commissioned to design the space-age Googie-style Zucky's Restaurant in downtown Santa Monica on Wilshire Boulevard and the Mid-Century Modern style Camera Obscura/Senior Recreation Center in Palisades Park.⁵

Weldon J. Fulton's other Santa Monica designs include: the New Medical Arts Annex Building at 2208/2210 Santa Monica Boulevard; Fairview Library (1956) at 2101 Ocean Boulevard in the Modern style; Professional Arts Building (1957) at 1414 21st Street (demolished); Montana Branch Library (1959) at 1704 Montana Avenue in the Modern style; Ernie White Insurance Building (1965) at 1255 Lincoln Boulevard in the New Formalist style; and County Health Center (Venice Family Clinic) at 2509 West Pico Boulevard (1966) (Santa Monica Historic Resources Inventory, 2017).

Pozzo Construction Company

The Pozzo Construction Company constructed the JWCI building (formerly the Medical Arts Building) and many of its subsequent alterations and additions. The Pozzo Construction Company was an Italian American, four generations, family-run business responsible for constructing many significant buildings in Southern California. The company was founded by Pietro Eusebio Pozzo who left his home country of Italy and arrived at Ellis Island in 1880 where he would establish P. E. Pozzo & Sons in New York. In the beginning, he constructed small post office and train station structures. In 1898, Pietro Pozzo, along with his three sons, moved to California, where they would again establish their own construction firm. Over the next 15 years, they constructed 314 buildings in Los Angeles, the most notable of which are the French Hospital and Italian Hall (Garibaldi Hall). The firm would continue to build and work with such famous architects as Claude Beelman, Charles Luckman, A. C. Martin, William Pereira, George G. Adams, Gene Verge Sr., Douglas Honnold, Morgan, Walls & Clements, as well as John W. Maloney of Seattle. The more notable buildings amongst their collection include: Shriners Hospital for Crippled Children in Los Angeles, the major addition to Hollywood Presbyterian

⁵ In 1962 the signage for Zucky's was declared a city landmark.

Medical Center, the later construction stages of Saint Mary's Medical Center, the majority of the California Federal Savings & Loan buildings, Lockheed Corporate headquarters in Calabasas, Avery International World Headquarters in Pasadena, the Braille Institute of America in Los Angeles, and the Union Oil Research Center in Brea (Los Angeles Times, 1987).

John W. Maloney

John W. Maloney was a Sacramento-born, Seattle-based architect. He was commissioned to design the CFDC in 1961. Maloney predominately worked in the Pacific Northwest and Alaska and is best known for the National Register listed Art Deco style A.E. Larson Building in Yakima, Washington (1931). Maloney's designs evolved throughout his career, beginning with the Art Deco style in his early career, and by the late 1950s designing more buildings in the Mid-Century Modern style. A majority of his works were medical facilities, university campus buildings, and civic buildings. Maloney designed many buildings for the Catholic Church, including one of his first commissions in Southern California, the wing of the PSJHC in 1953 (later demolished after the Northridge Earthquake in 1994). Other Southern California projects included Burbank's Saint Joseph's Hospital East Wing (International style), Saint Mary's Hospital's North Wing in Long Beach, and Fullerton's Saint Jude's Hospital, (Saint Joseph's and Saint Jude's were both designed in 1953 in the Mid-Century Modern style).

Regulatory Framework

Numerous laws and regulations require federal, state, and local agencies to consider the effects a project may have on cultural resources. These laws and regulations stipulate a process for compliance, define the responsibilities of the various agencies proposing the action, and prescribe the relationship among other involved agencies.

Federal

National Register of Historic Places

The National Register of Historic Places (National Register) was established by the NHPA of 1966, as "an authoritative guide to be used by federal, State, and local governments, private groups and citizens to identify the Nation's historic resources and to indicate what properties should be considered for protection from destruction or impairment" (36 CFR 60.2) (National Park Service, 1995). The National Register recognizes a broad range of cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes. As noted above, a resource that is listed in or eligible for listing in the National Register is considered "historic property" under Section 106 of the NHPA.

To be eligible for listing in the National Register, a property must be significant in American history, architecture, archaeology, engineering, or culture. Properties of potential significance must meet one or more of the following four established criteria:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history;

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

To be considered for listing under Criterion A, a resource must be associated with one or more events important in history. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends. The events or trends, however, must clearly be important within the associated context. Moreover, the resource must have an important association with the event or historic trends – mere association with historic events or trends is not enough, in and of itself to qualify under Criterion A (National Park Service, 1995).

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons “significant in our past” refers to individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person’s important achievements and productive life, and must be the resource that is most closely associated with that person. Each resource associated with an important individual should be compared to other associated properties to identify those that best represent the person’s historic contributions (National Park Service, 1995).

Criterion C applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork. To be eligible under Criterion C, a resource must meet at least one of the following requirements: embody distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity whose components may lack individual distinction. The first requirement, that properties “embody the distinctive characteristics of a type, period, or method of construction,” refers to the way in which a resource was conceived, designed, or fabricated by a people or culture in past periods of history. “The work of a master” refers to the technical or aesthetic achievements of an architect or craftsman. “High artistic values” concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history (National Park Service, 1995).

Criterion D asks whether a resource has the potential to yield information important to prehistory or history. The most common type of resource eligible under this criterion is archaeological resources. An archaeological resource is eligible under Criterion D if it has the potential to answer important research questions. Criterion D can also apply to buildings, structures, and objects that contain important information. In order for these types of resources to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information (National Park Service, 1995).

Historic districts will possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Historic districts derive their importance from being unified entities, even though they are often composed of a wide variety of resources. A district's identity results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. Districts must also meet one of the four National Register criteria (A-D), and will typically be eligible under Criterion C as significant and distinguishable entities whose components may lack individual distinction plus Criterion A, Criterion B, other parts of Criterion C, and/or Criterion D. A district can include features that lack individual distinction and individually distinctive features that serve as focal points. Even if all of the components lack individual distinction, the district may still be eligible provided that the grouping achieves significance as a whole within its historic context (National Park Service, 1995).

Ordinarily religious properties, moved properties, birthplaces or graves, cemeteries, reconstructed properties, commemorative properties, and properties that have achieved significance within the past 50 years are not considered eligible for the National Register unless they meet one of the Criteria Considerations (A-G), in addition to meeting at least one of the four significance criteria and possessing integrity (National Park Service, 1995).

In addition to meeting one or more of the criteria of significance, a property must have integrity. Integrity is defined as "the ability of a property to convey its significance" (U.S. Department of the Interior 2002). The National Register recognizes seven qualities that, in various combinations, define integrity:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.
- *Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in

constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
- *Association* is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant. For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (National Register Bulletin 15)* explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)." In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, "a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique" (National Park Service, 1995).

For historic districts, the majority of the components that add to the district's historic character must possess integrity, as must the district as a whole. In addition, the district can contain non-contributing properties provided they do not detract from the overall integrity (National Park Service, 1995).

State

California Register of Historical Resources

The California Register of Historical Resources (California Register) is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1[a]). The criteria for eligibility for the California Register are based upon National Register criteria (PRC Section 5024.1[b]). Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.

To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

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

A resource eligible for the California Register must meet one of the criteria of significance described above, and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance.

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

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

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the California Office of Historic Preservation (OHP) and have been recommended to the State Historical Commission for inclusion on the California Register.

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

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);

- Individual historical resources;
- Historical resources contributing to historic districts; and,
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

California Environmental Quality Act

CEQA is the principal statute governing environmental review of projects occurring in the state and is codified at *Public Resources Code (PRC) Section 21000 et seq.* CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA (Section 21084.1), a 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.

The *CEQA Guidelines* (Title 14 California Code of Regulations [CCR] Section 15064.5) recognize that historical resources include: (1) a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register; (2) a resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record. The fact that a resource does not meet the three criteria outlined above does not preclude the lead agency from determining that the resource may be an historical resource as defined in PRC Sections 5020.1(j) or 5024.1.

If a lead agency determines that an archaeological site is a historical resource, the provisions of Section 21084.1 of CEQA and Section 15064.5 of the *CEQA Guidelines* apply. If an archaeological site does not meet the criteria for a historical resource contained in the *CEQA Guidelines*, then the site may be treated in accordance with the provisions of Section 21083, which is as a unique archaeological resource. As defined in Section 21083.2 of CEQA a "unique" archaeological resource is an archaeological artifact, object, or site, about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

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

If an archaeological site meets the criteria for a unique archaeological resource as defined in Section 21083.2, then the site is to be treated in accordance with the provisions of Section

21083.2, which state that if the lead agency determines that a project would have a significant effect on unique archaeological resources, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place (Section 21083.1(a)). If preservation in place is not feasible, mitigation measures shall be required. The *CEQA Guidelines* note that if an archaeological resource is neither a unique archaeological nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment (*CEQA Guidelines* Section 15064.5(c)(4)).

A significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in *CEQA Guidelines* Section 15064.5(a). Substantial adverse change is defined as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired” (*CEQA Guidelines* Section 15064.5(b)(1)). According to *CEQA Guidelines* Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

- A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- B. Account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

In general, a project that complies with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Standards) (Grimmer, 2017) is considered to have mitigated its impacts to historical resources to a less-than-significant level (*CEQA Guidelines* Section 15064.5(b)(3)).

California Health and Safety Code Section 7050.5

California Health and Safety Code Section 7050.5 requires that in the event human remains are discovered, the County Coroner be contacted to determine the nature of the remains. In the event the remains are determined to be Native American in origin, the Coroner is required to contact the NAHC within 24 hours to relinquish jurisdiction.

California Public Resources Code Section 5097.98

California PRC Section 5097.98, as amended by Assembly Bill 2641, provides procedures in the event human remains of Native American origin are discovered during project implementation. PRC Section 5097.98 requires that no further disturbances occur in the immediate vicinity of the discovery, that the discovery is adequately protected according to generally accepted cultural and

archaeological standards, and that further activities take into account the possibility of multiple burials. PRC Section 5097.98 further requires the NAHC, upon notification by a County Coroner, designate and notify a Most Likely Descendant (MLD) regarding the discovery of Native American human remains. Once the MLD has been granted access to the site by the landowner and inspected the discovery, the MLD then has 48 hours to provide recommendations to the landowner for the treatment of the human remains and any associated grave goods.

In the event that no descendant is identified, or the descendant fails to make a recommendation for disposition, or if the land owner rejects the recommendation of the descendant, the landowner may, with appropriate dignity, reinter the remains and burial items on the property in a location that will not be subject to further disturbance.

Assembly Bill 52 and Related Public Resources Code Sections

Assembly Bill (AB) 52 was approved by California State Governor Edmund Gerry “Jerry” Brown, Jr. on September 25, 2014. The act amended California PRC Section 5097.94, and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 applies specifically to projects for which a Notice of Preparation (NOP) or a Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration (MND) will be filed on or after July 1, 2015. The primary intent of AB 52 was to include California Native American Tribes early in the environmental review process and to establish a new category of resources related to Native Americans that require consideration under CEQA, known as tribal cultural resources. PRC Section 21074(a)(1) and (2) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe” that are either included or determined to be eligible for inclusion in the California Register or included in a local register of historical resources, or a resource that is determined to be a tribal cultural resource by a lead agency, in its discretion and supported by substantial evidence. On July 30, 2016, the California Natural Resources Agency adopted the final text for tribal cultural resources update to Appendix G of the CEQA Guidelines, which was approved by the Office of Administrative Law on September 27, 2016.

PRC Section 21080.3.1 requires that within 14 days of a lead agency determining that an application for a project is complete, or a decision by a public agency to undertake a project, the lead agency provide formal notification to the designated contact, or a tribal representative, of California Native American Tribes that are traditionally and culturally affiliated with the geographic area of the project (as defined in PRC Section 21073) and who have requested in writing to be informed by the lead agency (PRC Section 21080.3.1(b)). Tribes interested in consultation must respond in writing within 30 days from receipt of the lead agency’s formal notification and the lead agency must begin consultation within 30 days of receiving the tribe’s request for consultation (PRC Sections 21080.3.1(d) and 21080.3.1(e)).

PRC Section 21080.3.2(a) identifies the following as potential consultation discussion topics: the type of environmental review necessary; the significance of tribal cultural resources; the significance of the project’s impacts on the tribal cultural resources; project alternatives or appropriate measures for preservation; and mitigation measures. Consultation is considered

concluded when either: (1) the parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or (2) a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached (PRC Section 21080.3.2(b)).

If a California Native American tribe has requested consultation pursuant to Section 21080.3.1 and has failed to provide comments to the lead agency, or otherwise failed to engage in the consultation process, or if the lead agency has complied with Section 21080.3.1(d) and the California Native American tribe has failed to request consultation within 30 days, the lead agency may certify an EIR or adopt an MND (PRC Section 21082.3(d)(2) and (3)).

PRC Section 21082.3(c)(1) states that any information, including, but not limited to, the location, description, and use of the tribal cultural resources, that is submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public without the prior consent of the tribe that provided the information. If the lead agency publishes any information submitted by a California Native American tribe during the consultation or environmental review process, that information shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.

Local

City of Santa Monica

The City of Santa Monica formally initiated a historic preservation program with its 1976 adoption of the Landmark and Historic Preservation Ordinance. Santa Monica Landmarks and Historic Districts Ordinance was amended in 1987 and again in 1991 to create a more comprehensive preservation program. This ordinance established the Landmarks Commission, whose powers include designation of City Landmarks and Structures of Merit s, and providing recommendations to the City Council for the designation of historic districts. Furthermore, the ordinance identified the obligations required of historic property ownership and a broad range of incentives available to owners of historic properties.

In 2002, the City adopted the Historic Preservation Element of the General Plan. This element includes information about the history and historical development of Santa Monica, establishes a long-range vision for the protection of historic resources in the City, and provides implementation strategies to achieve that vision. In 2010, the City adopted the updated General Plan Land Use and Circulation Element (LUCE), which includes a chapter on Historic Preservation (Chapter 2.3). The LUCE supplements the City's existing Historic Preservation Element by actively integrating the preservation of historic resources into planning efforts throughout the City. Chapter 2.3 of the LUCE includes policies to ensure that the City continues to protect what is unique and valued on citywide and neighborhood levels, including Palisades Park and the bluffs; Santa Monica Pier; and neighborhood streetscapes, architecture, and building scale.

a. Individual Landmarks

Section 9.56.100 of the City of Santa Monica Landmark and Historic District Ordinance authorizes the Landmarks Commission to designate City Landmarks or historic districts. An individually significant property may be designated a City Landmark and such designations may be made provided that the subject properties meet one or more of the following criteria [§9.56.100(a)]:

1. It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.
2. It has aesthetic or artistic interest or value, or other noteworthy interest or value.
3. It is identified with historic personages or with important events in local, state or national history.
4. It embodies distinguishing architectural characteristics valuable to study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.
5. It is a significant or a representative example of the work or product of a notable builder, designer or architect.
6. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

b. Historic Districts

An historic district is defined by the City of Santa Monica as “any geographic area or noncontiguous grouping of thematically related properties that the City Council has designated as and determined to be appropriate for historical preservation pursuant to the provisions of this [ordinance].”

In order to be designated an historic district, an area must meet one of the following criteria, outlined in the Santa Monica Municipal Code [§9.56.100(b)]:

1. Any of the criteria for a Landmark designation 9.56.100(A)(1) through (6).
2. It is a noncontiguous grouping of thematically related properties or a definable area possessing a concentration of historic, scenic, or thematic sites, which contribute to each other and are unified aesthetically by plan, physical development, or architectural quality.
3. It reflects significant geographic patterns, including those associated with different areas of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.
4. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community, or the City.

c. Structures of Merit

Section 9.56.080 of the City of Santa Monica Landmark and Historic Districts Ordinance recognizes the significance of Structures of Merit. A building, structure or object may be

designated as a Structure of Merit if it meets the following criteria at the discretion of the Landmarks Commission or City Council, on appeal.

A. Identified in the City's Historic Resources Inventory.

B. 50 years of age and meets one of the following criteria:

1. A unique or rare example of an architectural design, detail or historical type.
2. Representative of a style in the City that is no longer prevalent.
3. Contributes to a potential Historic District. (Prior code §9607; added by Ord. No.2486, §§ 1, 2, adopted June 23, 15)

Section 9.56.080 of the Ordinance recognizes the significance of Structures of Merit and empowers the City Landmarks Commission to designate such structures.

d. Historic Resources Inventories

The City first initiated a comprehensive historic resources survey and inventory of historically and architecturally significant properties within the City's boundaries in 1983 to support the first historic preservation element of the City's General Plan. Phase I of the inventory identified 2,775 resources of potential significance and formally documented 555 resources, which were mostly located in a strip along City's western boundary. Phase II was conducted in 1985-86 and documented the sections of the City north of Montana Avenue that had not been previously inventoried. An additional 162 inventory forms were prepared. Phase III was conducted in 1993-94 and encompassed the remaining 75 percent of the City. Inventory updates were conducted in 1994, 1997, 2002, 2004, and 2006. In 2008, the City updated its Historic Resources Inventory (HRI) and publically released the results in 2011. As a result of the inventories, approximately 1,600 individual properties and 53 historic districts were included in the City's HRI. In 2016, the City initiated development of a Citywide Historic Context Statement, building upon previous context statements, as well an update its HRI to identify all properties built through 1977. The HRI update was completed and released online in 2018. As a result, 855 individual properties, 20 historic districts, and 12 non-building resources are currently on the City's HRI.

Archival Research

SCCIC Records Search

A records search for the Project was conducted on March 20, 2017 at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton. The records search included a review of all recorded archaeological resources and studies within 0.5-mile of the Project Site, and architectural resources within 0.25 mile of the Project Site. In addition, the National Register and its annual updates, California Register, and California HRI database maintained by the OHP were reviewed.

Previous Cultural Resources Investigations

The records search results indicate that 19 cultural resources studies have been conducted within a 0.5-mile radius of the Project Site (**Table 3**). Approximately 84 percent of the 0.5-mile records search radius has been included in previous cultural resources surveys. Of the 19 previous studies, none overlap the Project Site and the Project Site does not appear to have been previously surveyed.

TABLE 3
PREVIOUS CULTURAL RESOURCES INVESTIGATIONS

SCCIC# (LA-)	Author	Title	Year
LA-01975	Peak & Associates, Inc.	<i>Cultural Resource Survey and Clearance Report for the Proposed American Telephone and Telegraph Los Angeles Airport Central Office to the Santa Monica Central Office Fiberoptic Communication Route (Field Study, Archaeological)</i>	1989
LA-03857	Bonner, Wayne H.	<i>Cultural Resources Monitoring LA Cellular Site C5552.2, Venice, California</i>	1998
LA-03872	McLean, Deborah K.	<i>Archaeological Assessment for Pacific Bell Mobile Services, Telecommunications Facility La-268-02, 2419 Michigan Ave., City of Santa Monica, Los Angeles County, Ca. (Archaeological, Field Study)</i>	1998
LA-04550	Duke, Curt	<i>Cultural Resource Assessment for Pacific Bell Mobile Services Facility La 416-03, in the County of Los Angeles, California</i>	1999
LA-06126	Maki, Mary K.	<i>Acquisition of Two Parcels for the Future Demolition of Two Commercial Structures Located at 2601-2615 Santa Monica Boulevard Santa Monica (Archaeological, Field Study)</i>	2002
LA-06498	McKenna, Jeanette A.	<i>Highway Project Involving Upgrading of Intersection Within the City of Santa Monica Located Between San Vicente Blvd. (north; Ocean Park (south); 9th Street (west); and 30th Street (east) (Archaeological, Field Study)</i>	2002
LA-06503	Bissell, Ronald M.	<i>Environmental Assessment for Federal Emergency Management Agency (FEMA) Funding Under the Seismic Hazard Mitigation Program for Hospitals (SHMP) of the Santa Monica-UCLA Medical Center Facilities Reconstruction Project 1250 16th St. Santa Monica, Ca 90404</i>	1999
LA-06505	Smith, Philomene C.	<i>Highway Project of Replacing the Existing Overhead Reflective Sign Panels In-kind with Retro-reflective Panels</i>	2000
LA-06714	Maki, Mary K.	<i>Relocation of Access Center & Daybreak Shelter and Creation of Westside Safe Haven Project, City of Santa Monica</i>	2003
LA-06804	McKenna, Jeanette A.	<i>Completion of an Archaeological Monitoring Program at the Pacific Building Group Site in San Gabriel, Los Angeles County, California</i>	2003
LA-07248	McKenna, Jeanette A.	<i>A Cultural Resources Investigation and Architectural Evaluation of the Property Located at 1253 18th St., Santa Monica, Los Angeles County, California</i>	2005
LA-09453	Ehringer, Candace and Strauss, Monica	<i>Exposition Corridor Transit Project Phase 2 Archaeological Survey Report</i>	2009

SCCIC# (LA-)	Author	Title	Year
LA-09677	Loftus, Shannon and Robin D. Turner	<i>Cultural Resource Feasibility Study, Water Infrastructure-Santa Monica Reliability Improvement Project, XP-96945401-0. Memorial Park, City of Santa Monica, Los Angeles County, California</i>	2008
LA-11005	Cogstone	<i>Westside Subway Extension Historic Property Survey Report and Cultural Resources Technical Report (Other Report)</i>	2010
LA-11184	Born, Monica	<i>Exposition Corridor Project Phase 2 (FTA 070320A), Request for Concurrence--Detailed Reconnaissance Survey</i>	2008
LA-11305	Meiser, M.K.	<i>Historical Resources Evaluation Report for the Exposition Corridor Transit Project Phase 2, Los Angeles County, California</i>	2009
LA-11793	Meiser, M.K.	<i>Addendum to the Historical Resources Evaluation Report and Archeological Survey Report for Project Changes and Design Options the Exposition Corridor Transit Project Phase 2, Los Angeles County, California</i>	2009
LA-11908	McKenna, Jeanette	<i>A Phase I Cultural Resources Investigation and Architectural Evaluation of the 1802 Santa Monica Boulevard Mixed Use Project Area in the City of Santa Monica, Los Angeles County, California</i>	2012
LA-5038	Lapin, Philippe	<i>Cultural Resource Assessment for AT&T Wireless Services Facility Number R325, County of Los Angeles, Ca</i>	2000

Previously Recorded Cultural Resources

The SCCIC records search results indicate that two historic-period archaeological resources (CA-LAN-3803 and -4666) have been previously recorded within a 0.5-mile radius of the Project Site, and eight historic architectural resources have been recorded within a 0.25-mile radius of the Project Site (**Table 4**). According to the SCCIC records search, no archaeological or historic architectural resources have been previously recorded within the Project Site.

TABLE 4
PREVIOUSLY RECORDED CULTURAL RESOURCES ON FILE AT SCCIC

P-Number (P-19-)	Permanent Trinomial (CA-LAN-)	Other Designation	Description	Date Recorded	Eligibility Status
003803	-3803	Santa Monica Air Line Segment	Historic-period archaeological resource: segment of historic Southern Pacific Railroad Right-of-Way	2008	Unknown
004666	-4666H	-	Historic-period archaeological resource: refuse deposit comprised of bricks, brick wall, concrete rubble, glass fragments, etc.	2012	Unknown
180893	-	1311 16th Street	Historic architectural resource: 1920, Craftsman Bungalow, Single-family Residence (Demolished)	1999	5S3
188708 c	-	-	Historic architectural resource: Santa Monica Public Schools: Potential Thematic District	1993	5D1 (A/C)

P-Number (P-19-)	Permanent Trinomial (CA-LAN-)	Other Designation	Description	Date Recorded	Eligibility Status
188709 c	-	McKinley Grammar School/2401 Santa Monica Boulevard	Historic architectural resource: 1922/1935, Spanish Colonial Style, Education Property	1993	5D1 (A/C)
189751 d	-	1921 Olympic Boulevard	Historic architectural resource: 1940, Modern, Commercial Building	2008	6Z
189754 d	-	1804 Colorado Avenue	Historic architectural resource: 1947, Commercial/Industrial Property	2008	6Z
189755 d	-	1706 21st Street	Historic architectural resource: 1914, Craftsman Bungalow , Single-family Residence	2008	6Z
189756 d	-	1625 20th Street	Historic architectural resource: 1927 (moved 1954), Spanish Eclectic, Single-family Residence	2008	6Z
190894 d	-	Ls Kelley Clinic/1255 15th Street	Historic architectural resource: 1957, Modern Diagnostic/Treatment Center	1999	5S3
^a in Project Site ^b direct view ^c indirect view ^d no view		5D1: Contributor to a district that is listed or designated locally 5S3: Appears to be individually eligible for local listing or designation through survey evaluation 6Z: found ineligible for NR, CR, or Local designation through survey evaluation			

Other Resources Consulted

In addition to a review of files held at the SCCIC, the City's HRI was also reviewed to identify any previously recorded properties within or near the Project Site. Ten (10) additional historic architectural resources were identified in the City's HRI (**Table 5**). None are located within the Project Site.

TABLE 5
OTHER HISTORIC ARCHITECTURAL RESOURCES WITHIN A 0.25-MILE RADIUS OF PROJECT SITE

Address	Building Name	Description	Date Recorded	Eligibility Status
1247 19th Street ^d	None	1941 Streamline Moderne Apartment Building	1996	6Y
1253 19th Street ^d	None	1956 Vernacular style Apartment Building	1996	6Y
1254 19th Street ^d	Santa Monica Seventh Day Adventist Church	1939/1993 Spanish Colonial Revival Style Religious Building	1996	6Y
1257 19th Street ^d	None	1921 and 1922 Craftsman Style Single-family Residences	1996	6Y
1527 19th Street ^d	None	1926 French Norman Revival Style Single-family Residence	1996	6Y
1220 20th Street ^d	Foursquare Gospel Church and Lighthouse School	1934 Vernacular Tudor Revival Religious Building	Unknown	6L
1925 Arizona Avenue ^c	Kingsley Gates Mortuary	1933, Tudor Revival style Mortuary	Unknown	5S1

Address	Building Name	Description	Date Recorded	Eligibility Status
2125 Arizona Avenue ^b	Santa Monica Doctors Office	1950-1952 Streamline Modern Medical Office (Structural Engineer: A. Irvin, Builder: I.E. Loveless)	2009	5S1 (A/C) Local landmark
2015 Colorado Avenue ^d	Saint Anne's Elementary School	1925, 1954, 1964, and 1974, Spanish Colonial Revival and Modern styles Education Building	1994	6Y
2301 Santa Monica Boulevard ^b	None	1923 Corner Commercial Building	Unknown	5S3
^a in Project Site ^b direct view ^c indirect view ^d no view		5S1: Individual property that is listed or designated locally. 5S3: Appears to be individually eligible for local listing or designation through survey evaluation. 6L: Determined negligee for local listing or designation through local government review process; may warrant special consideration in local planning 6Y: determined ineligible for NR by consensus through Section 106 process –not evaluated for CR or Local Listing		

Previous Evaluations of the Project Site

The Project Site has been previously surveyed and evaluated for historic architectural resources. In May of 2019, Jenna Snow, Historic Preservation Consulting, completed a Historic Resource Assessment of three historic architectural resources (Courtyard Apartment, JWCI, and CFDC). The three properties were evaluated for their historical and architectural significance for eligibility for listing in the National Register, California Register, and as City Landmarks of Structures of Merit. The report concluded that none of the properties appeared to be eligible for listing at the federal, state, or local levels. Prior to that report, the three properties were evaluated in 1998 as local Landmarks and were found ineligible (Snow 2019: 1). While 1339 20th Street and 2200 Santa Monica Boulevard were mentioned in the Historic Context Statement for the 2018 HRI update, none of the properties were identified as potentially eligible for designation as part of that survey effort (Snow 2019: 1).

Sacred Lands File Search

The NAHC maintains a confidential Sacred Lands File (SLF) which contains sites of traditional, cultural, or religious value to the Native American community. The NAHC was contacted on May 18, 2017 to request a search of the SLF. The NAHC responded to the request in a letter dated May 19, 2017. The results of the SLF search conducted by the NAHC indicate that Native American cultural resources are not known (negative results) to be located within the Project Site (**Appendix D**).

On September 5, 2018, the City received a letter via email from Mr. Andrew Salas, Chairperson, of the Gabrieleño Band of Mission Indians – Kizh Nation (Kizh Nation) in response to AB 52 notification letters that were sent on August 27, 2018. In the letter, the Kizh Nation indicated that the Project Site “is located within a sensitive area” and requested formal AB 52 consultation with the City for the Project. The results of this consultation will be summarized in the EIR.

Additional Research

Additional research included a review of online newspaper databases; photo collections of the Los Angeles Public Library and Santa Monica Public Libraries, Calisphere, University of Southern California Digital Collections, University of California Santa Barbara Library, and Santa Monica History Museum, and historical society archives. In addition, research was also conducted at the Santa Monica Public Library and Santa Monica History Museum. The results of this research have been incorporated into the *Historic Setting* section of this report. A review of environmental assessments, geotechnical reports, historic maps, aerial photographs, building permits, U.S. Census Records, and Santa Monica and Los Angeles city directories was also conducted, and the results of this research are provided in the following section.

Phase I Environmental Site Assessment Review

A Phase I Environmental Site Assessment (Phase I ESA) was conducted by Pacific Environmental Company (PEC) in July of 2017 for the properties within the Project Site. PEC reviewed historical records of the Project Site including historic aerial images and Sanborn maps, historic phone directory records, historic building permits on file at the City of Santa Monica, and historic topographic maps. PEC stated that the properties within the Project Site were historically developed with dwellings, a floral and nursery company, and retail uses along Santa Monica Boulevard in the early 1900s (PEC, 2017). The original hospital was developed in 1942 and over the course of 45 years grew with the addition of the three wings and ambulatory care facility by the 1970s. As the hospital expanded, it absorbed the surrounding residential properties (PEC, 2017). The hospital was damaged due the Northridge Earthquake in 1994. As a result, the hospital tower was demolished and reconstructed in 1997. The original hospital building was demolished in the early 2000s and redeveloped by 2010.

Review of Geotechnical Report

ESA reviewed the *Report of Preliminary Geotechnical Consultation* prepared for the Project (Wood Environment & Infrastructure Solutions, Inc., 2014). The geotechnical report indicates that fill soils were found up to 5 feet thick (during their current and prior borings) within or near the development sites north of Santa Monica Boulevard. Fill soils were encountered up to 6 feet thick, within or near the development sites located south of Santa Monica Boulevard. The fill soils consist of clayey silt, sandy silt, silty clay, silty sand, and sand with some gravel, concrete and brick fragments. Report Figure 3, Local Geology Map, indicates that the southeastern half of the Project Site is comprised of young alluvium deposits (*Qya*) (Holocene to late Pleistocene, approx. 11,700 years ago to present). The northwestern half of the Project Site is comprised of Old Alluvial fan deposits (*Qof*) (late to middle Pleistocene, approx. 126,000 to 11,700 years ago). Pleistocene alluvial fan deposits are found from approximately 40 to 90 feet below surface and consist of sandy silt, clayey silt and silty sand (Wood Environment & Infrastructure Solutions, Inc., 2014).

Historic Maps and Aerial Photographs

Historic maps and aerial photographs were examined to provide historical information about land uses of the Project Site and to contribute to an assessment of the Project Site's archaeological and sensitivity and to inform the historic resources assessment. Available historic topographic maps include the 1896 and 1902 Santa Monica 15-minute quadrangles, the 1925 and 1934 Sawtelle 7.5-minute quadrangles, and the 1966 Beverly Hills 7.5-minute quadrangle. Sanborn maps were available for the years 1918 and 1950. Historic aerial photographs were available for the years 1947, 1952, 1964, 1967, 1972, 1980, 1989, 1994, 2003, 2004, 2005, 2009, 2010, 2012, and 2014 (Historic Aerials, 2017).

Review of the 1896 and 1902 historic maps indicate that the closest historical water source (an unnamed drainage) was located approximately 0.20 miles northeast of the Project Site. The available historic maps and aerial photographs indicate that the Project vicinity was largely undeveloped in the late nineteenth century with only the Pasadena and Pacific Railroad, Southern Pacific Railroad, and a few roads present (Wilshire Boulevard) in the future Mid-City Area. By 1902, the development from the townsite of Santa Monica near the Pacific Ocean began creeping northeast and developing around either side of the railroads. This trend continued until the World War I when Santa Monica experienced a population boom and development of the area was expedited. By 1925, a majority of Santa Monica and area was developed and grid system was in place. However, the location of the Project Site remained mostly undeveloped with large parcels still intact in 1934 with some of the properties to the northeast (Westgate, the future site of the Brentwood Country Club) dedicated to oil wells and oil production. After World War II, the majority of Santa Monica was developed with residences, leaving very few parcels available. In the mid-twentieth century much of the area was redeveloped to fulfill the needs of the growing City, including the development of state highways (Olympic and Santa Monica Boulevards), interstates, multi-family housing, and commercial, industrial, and public facilities (hospitals, schools, libraries).

The Project Site included the Orchard and Golden State Tracts, which were subdivided in 1904 and 1906, respectively. Block 128 of the Orchard Tract, the future site of PSJHC, was partially occupied by the Golden State Plant & Floral Co. and a residence for the manager, Victor E. Hatheway and his family. A portion of block 129, the future site of CFDC, was largely vacant. There was a small school building, as shown on the 1918 Sanborn map. It was later used as baseball fields for the adjacent Ramsey Military School (formerly McKinley Public School). The future CFDC playground and pool area were located on the site of an L-shaped building that was built between 1950 and 1952. The future site of the Courtyard Apartment and the JWCI were occupied by a dwelling and a plant nursery on block 153 of the Orchard and Golden State Tracts (Sanborn map, 1918).

Historical Development of the Project Site

The following paragraphs provide an overview of the historical development of the Project Site, broken down by development site, as illustrated in **Table 6**.

Site S1 was occupied by residential dwellings from at least 1918 until the 1960s, when the dwellings were removed and the area converted into a surface parking lot. Site S2 was undeveloped until a surface parking lot was constructed sometime between 1952 and 1964.

Site S3 was occupied by a variety of uses, including commercial uses (shops, gas station, restaurant) in the northern portion along Santa Monica Boulevard and residential dwellings in the central and southern portions. The area just south of the commercial uses was redeveloped sometime between 1952 and 1964 with an L-shaped building and surface parking lot. The residences in the southern portion were demolished and surface parking lots created in stages between 1952 and 1980. The L-shaped building was removed and converted to surface parking sometime between 1980 and 1989. The commercial uses in the north were removed and the MRI facility constructed sometime between 1994 and 2003.

The northwest and southeast portions of Site S4 were largely undeveloped until 1950, when the JWCI and surface parking were constructed. Previous development within these areas include a plant nursery with an office and auto garage, located in the northwest section in 1918, and a small shop, located on the northwest corner in 1950. The northeast section was occupied with a residential dwelling and the central portion was occupied with a shed from at least 1918 to 1950. The Courtyard Apartment and associated auto garage was constructed onsite in 1947. The apartment building is still standing, although the garage has been demolished.

The majority of Site S5 was undeveloped prior to construction of surface parking lots in the 1950s-1970s. The southwest portion was developed with a residential dwelling as early as 1918, which was removed sometime between 1967 and 1972, and the area converted to surface parking.

Site 2C was developed as early as 1918 with the Golden State Plant & Floral Co. and an associated residential dwelling. The site was later developed with buildings related to Providence St. John's Health Center. The area was converted to surface parking between 2010 and 2012.

The eastern portion of Site 2D/E was undeveloped until ca. 1952 when an L-shaped building appears. This building was later removed and a larger building constructed in this area sometime between 1967 and 1972. The larger building was demolished in 2010 and the current building constructed at this location. The western portion of 2D/E was developed with commercial (shops) and residential uses by the late 1940s and early 1950s. These uses were removed and a multi-story building related to the medical facility was constructed between 1967 and 1972. The multi-story building was demolished in 2010 and the area converted to surface parking.

TABLE 6
HISTORICAL DEVELOPMENT OF THE PROJECT SITE

Phase II Development Site	Land Uses	Years Shown	Sources
S1	Residential	1918-1964	Sanborn maps (1918, 1950)
	Parking lot (N)	1964-present	Historic aerials (1947-1967)
	Parking lot (s)	1967-present	Google Earth imagery (2018)
S2	Undeveloped	1918-1952	Sanborn maps (1918, 1950)
	Parking lot	1964-present	Historic aerials (1947-2014)
			Google Earth imagery (2018)
S3	Commercial (shops/gas station/restaurant)	1918-1994	Sanborn maps (1918, 1950)
	Residential	1918-1964	Historic aerials (1947-2014)
	L-shaped building w/parking	1964-1980	Google Earth imagery (2018)
	Parking lot (S)	1980-present	PEC, 2017
	Parking lot (N)	1989-present	
	MRI facility	2003-present	
S4	Undeveloped (portions)	1918-1947	Sanborn maps (1918, 1950)
	Residential (NE)	1918-1950	Historic aerials (1947-2014)
	Courtyard Apartment	1947-present	Google Earth imagery (2018)
	Commercial (shop) (NW corner)	1950	
	Parking lot	1952-present	
	JWCI	1950, 1952, 1966-present	
S5	Undeveloped	1918-1947	Sanborn maps (1918, 1950)
	Residential (SW)	1918-1967	Historic aerials (1947-2014)
	Parking lot (NE)	1952-present	Google Earth imagery (2018)
	Parking lot (SW)	1972-present	
2C	Golden State Plant & Floral Co. w/dwelling	1918-1927	Sanborn maps (1918, 1950)
	St. John's service bldg./boiler room and portions of original hospital building	1947-1972	Historic aerials (1927-2014)
		1980-2010	Google Earth imagery (2018)
	Multi-story medical facilities	2012-present	
	Parking lot		

Phase II Development Site	Land Uses	Years Shown	Sources
2D/E	Undeveloped	1918	Sanborn maps (1918, 1950)
	Undeveloped (E)	1947-1950	Historic aerials (1947-2014)
	Commercial (shops) (W)	1947-1964	Google Earth imagery (2018)
	Residential (W)	1950-1967	
	L-shaped building (E)	1952-1967	
	Multi-story medical facilities (W)	1972	
	Multi-story medical facilities (E)	1972-2010	
	Parking lot (W)	1980-present	
	Current building (E)	2012-present	
2I	Undeveloped (majority)	1918-1962	Sanborn maps (1918, 1950)
	Sm. school room	1918	Historic aerials (1947-2014)
	L-shaped building (N)	1952-1980	Google Earth imagery (2018)
	CFDC (S)	1964-present	
	Pool and playground (N)	1989-present	
Mullin Plaza Café	Undeveloped or landscaped	1918-1952	Sanborn maps (1918, 1950)
	Multi-story medical facilities	1964-2010	Historic aerials (1947-2014)
	Hardscape/landscape	2014-present	Google Earth imagery (2018)

The majority of Site 2I was undeveloped until construction of the CFDC in 1961, although a small school room was present in 1918. An L-shaped building was constructed in the northern portion of 2I in the early 1950s, but was demolished between 1980 and 1989, when the pool and playground were constructed.

Mullin Plaza Café was undeveloped until sometime between 1952 and 1964, when multi-story medical facilities were constructed. These facilities were demolished in 2010 and the area had been hardscaped/landscaped by 2014.

Construction History

Building permits obtained from the City of Sana Monica Planning and Community Development Department (SMPCD) provide a history of ownership and construction within the Project Site since date of construction (**Tables 7 through 9**). This section also draws on other research, such as online newspaper databases, historic map review, and historic aerials.

TABLE 7
SMPCD BUILDING PERMITS FOR THE COURTYARD APARTMENT

Date	Permit #	Owner	Architect/Contractor	Valuation	Description
9/29/1947	2517	Albert Erickson (2721 3rd St, Santa Monica) & J.A. St. Jean (111 Pier Ave, Santa Monica)	Erickson & St. Jean	\$63,000.00	Application for Building Permit: "residential income" 55 rooms, 82' x 72', 9,000 sq ft, wood frame
9/29/1947	2518	Erickson & St. Jean	Erickson & St. Jean	\$4,400.00	Application for Building Permit: garages
11/3/1947	D5201	Erickson	Sampson Electric	-	Electrical permit
2/25/1948	D6085	Erickson	Sampson Electric	-	Electrical permit
8/26/1955	18296	Robert Foresrer (Cenent Cont)	Oral K. Schmel & W[illegible] K. Kilgore (1421 21st St, SM)	\$300.00	Application for Building Permit: stucco refinish and cement footings to mudsill, 10 unit apartment bldg & garages
8/26/1955	18297	-	-	-	Application for Building Permit: Barricade around outside of exposed foundations
2/1/1982	E8926	-	Franklin Security	-	Electrical permit
2/17/1982	E08824	-	-	-	Electrical permit
3/1/1982	E08926	-	-	-	Electrical permit
2/16/1994		-	-	-	Rapid Evaluation Safety Assessment Form: "feels like Bldg is slanted walls"
6/29/2015	15BLD-2487	-	-	\$7,000.00	Demo of existing car port.

Courtyard Apartment: 1417-1423 21st Street (1947)

The Courtyard Apartment is located on block 153 (APN: 4275-007-003) of the 1950 Sanborn map and was constructed by owners Albert Erickson and J.A. St. Jean as a “55 room, 82 foot by 72 foot, residential income” courtyard apartment building with garages in the rear. The first permit for the construction of the Courtyard Apartment and garages was taken out on September 29, 1947. The Courtyard Apartment witnessed few alterations over its 70-year existence. Updates to the Courtyard Apartment were minor, including the application for barricading around the outside of exposed foundation and the stucco refinish of the cement footings in 1955. Various electrical work was completed in 1947, 1948, and 1982. In 1994, after the Northridge Earthquake, the property was condemned and has remained vacant ever since, and in 2015 the carport was demolished.

JWCI: 2200 Santa Monica Boulevard (1950, 1952, 1966)

The first building permit was issued on July 3, 1950 for a new medical building with brick exterior walls. It was to be designed by architect W.J. Fulton and constructed by Pozzo Construction Company. In 1952, after the JWCI was at capacity, a new medical dental suite was added at a valuation of \$150,000, also designed by Fulton. In 1958, a small alteration was made, when a 5-foot by 5-foot opening was cut in the brick wall to install a sliding aluminum sash window. A final addition designed again by Weldon J. Fulton and was added to the northeast corner of the southeast elevation in 1966. A majority of the alterations to the building from its original construction in 1950 until 1976 were completed by Fulton including many interior alterations to individual doctor’s offices. After 1976, architects included Leo Daly; Charles S. Nisbet design; Scott Bulumer & Associates; and Richard Dillreck.

TABLE 8
SMPCD BUILDING PERMITS FOR THE JWCI

Date	Permit #	Owner	Architect/Contractor	Valuation	Description
7/3/1950	B7888	Santa Monica Development Co	Architect: W. J. Fulton (1010 Wilshire Blvd, SM); Pozzo Construction Company		Application for Building Permit: Medical Arts the Construction Fence
7/3/1950	B7889	Santa Monica Development Co (1271 Westwood Blvd, LA)	Architect: W. J. Fulton (1010 Wilshire Blvd, SM); Pozzo Construction Company	\$325,000.00	Application for Building Permit: new medical building, exterior walls, reinforced brick, 174'x188', 34,890 sq ft
3/12/1951	B9017	Santa Monica Development Co	Santa Monica Neon Co (2227 Main St, SM)	\$165.00	Application for Building Permit: Neon sign
5/20/1952	11308	Santa Monica Development Co	Weldon J. Fulton (1010 Wilshire Blvd, SM)	\$150,000.00	Application for Building Permit: enlargement of medical and dental suites, 71' x 109', 14,200 sq ft
6/30/1952	11593	Santa Monica Development Co	Weldon Fulton; Pozzo Construction Co	-	Application for Building Permit: Barricade 175 linear ft

Date	Permit #	Owner	Architect/Contractor	Valuation	Description
11/3/1952	12424	Santa Monica Development Co	Joseph E. Young (2325 California Ave, SM)	-	Application for Building Permit: Maintain 4' pedestrian walkway; barricade
6/1/1954	15744	Dr. Charles Kruse	Oltmans Construction Co (1560 W. Monterey Pass Rd, Monterey Park)	\$970.00	Application for Building Permit: interior alteration of medical offices, Surgery room on first floor
7/2/1954	15941	Santa Monica Development Co	Al Hiss (3272 Inglewood Blvd)	\$1,900.00	Application for Building Permit: install toilet room, suite #105
8/11/1955	18212	illegible	Weldon Fulton; Hess Boybs Construction Co (2809 Santa Monica Blvd, SM)	\$3,000.00	Application for Building Permit: interior alteration
11/17/1955	18766	Shoff & Co (1271 Westwood Blvd)	Weldon Fulton; Hess Boybs Construction Co (2809 Santa Monica Blvd, SM)	\$1,700.00	Application for Building Permit: interior alterations to room 105
11/30/1955	18816	Shoff & Co/Medical Art Building	Dr. B.H. Edwards, MD (1047 Gayley Ave)	\$1,000.00	Application for Building Permit: interior alterations to suite 102
6/16/1958	24056	Santa Monica Development Co	Owner	\$400.00	Application for Building Permit: remove partitions and relocating cabinet
11/7/1958	24943	Santa Monica Development Co	Owner	\$400.00	cut opening in brick wall 5'0x5'0, install sliding aluminum sash
8/13/1959	26564	Shoff Co.	S. O'Donnell (2201 Calif. Ave, SM)	\$1,100.00	add toilet & lav. Relocate doors, cut in window
6/28/1961	30021	Shoff Co.	W.J. Fulton; S. O'Donnell (2201 Calif. Ave, SM)	\$2,200.00	convert existing restroom to laboratory. Add non-bearing walls
8/21/1961	30260	Santa Monica Development Co	Weldon Fulton; Steve O'Donnell	\$2,000.00	relocate partitions and door openings, add cab's
1/4/1962	34866 [illegible]	S.M. Development Co	Weldon Fulton; S. O'Donnell	\$1,800.00	remove nonbearing walls add cab's & new partitions, suite #219
3/13/1962	31225	S.M. Development Co	W.J. Fulton, S. O'Donnell	\$1,000.00	add partitions, one sink and elec. Outlets, suite #204
1/4/1962	31865	Santa Monica Development Co	Weldon Fulton; S. O'Donnell	\$1,600.00	Remove nonbearing walls and add new partitions, suite #102
10/26/1962	32528	Santa Monica Development Co	W.J. Fulton; S. O'Donnell	\$8,800.00	Alter & relocate partitions, add elect & plumbing, suite 104
2/14/1963	33009	Santa Monica Development Co	W.J. Fulton; S. O'Donnell	\$950.00	Relocate 1 wall, add cabinets, suite #108
2/3/1964	34659	Dr. S. W. Brummett (301 Swarthmore Ave)	Claude B. Lapsley (761 Hartzell St, Pacific Palisades)	\$10,000.00	remold ex ray lab

Date	Permit #	Owner	Architect/Contractor	Valuation	Description
2/15/1965	36296	Santa Monica Development Co	W.J. Fulton; S. O'Donnell	\$950.00	remodel lobby, new hand rails. Suspended ceiling
6/15/1966	38176	Dr. Wallace Bradley-Shulman (2200 Santa Monica Blvd)	Weldon J. Fulton (506 Santa Monica Blvd)	\$3,800.00	2 story addition to south elevation of east wing
10/6/1966	38527	Santa Monica Development Co (406 Wilshire Blvd)	Weldon J. Fulton & Assoc.	\$4,500.00	interior suite remodel for Doctor Howard
10/6/1966	38528	Santa Monica Development Co (406 Wilshire Blvd)	Weldon J. Fulton & Assoc.	\$5,700.00	suite for Doctor Huddleston, interior remodel, first floor
12/5/1966	38708	Santa Monica Development Co (406 Wilshire Blvd)	Weldon J. Fulton; Steve O'Donnell	\$800.00	reuse existing suite, second floor
1/4/1967	38766	Santa Monica Development Co (406 Wilshire Blvd)	Weldon J. Fulton; Steve O'Donnell	\$4,800.00	interior suite remodel, suite #108
1/13/1967	38797	Santa Monica Development Co (406 Wilshire Blvd)	Weldon J. Fulton; Steve O'Donnell	\$12,000.00	remodel interior suite #101
3/16/1967	39005	Santa Monica Development Co	Weldon J. Fulton; Stephen O'Donnell	\$4,000.00	interior suite remodel, suite #207
5/22/1967	39234	Santa Monica Development Co	Weldon J. Fulton; Stephen O'Donnell	\$3,000.00	interior suite remodel for Dr. Rankin, Suite #203
5/22/1967	39235	Santa Monica Development Co	Weldon J. Fulton; Stephen O'Donnell	\$4,500.00	interior suite remodel for Dr. Shuooer, suite #114
6/14/1967	39309	Santa Monica Development Co	Weldon J. Fulton; Stephen O'Donnell	\$2,000.00	guard enclosure
4/15/1970	B42422	Santa Monica Development Co	Weldon J. Fulton; Stephen O'Donnell	\$5,000.00	relocate existing inside partitions, suite 222
4/8/1971	B43456	Santa Monica Development Co	Weldon J. Fulton (1425 5th St); Steve O'Donnell (2201 Calif Av, SM)	\$5,500.00	alterations to existing office suite 202
7/13/1971	B43730	S.M. Develop Co.	S. O'Donnell (2201 Calif. Ave, SM)	\$850.00	add partition as per plan, suite 105-C
2/6/1973	B45522	Santa Monica Development Co	Weldon Fulton; Steve O'Donnell	\$800.00	relocate doors, alter electrical & plumbing
4/16/1973	B45699	S.M. Dev Co.	Weldon Fulton; Steve O'Donnell	\$1,800.00	add nonbearing walls, relocate door openings, suite 200-R
11/3/1976	B49126	Robert Bobic	Weldon Fulton	\$500.00	remove wall between two small rooms to make one large room (9' x 15'), dental office, suite 217

Date	Permit #	Owner	Architect/Contractor	Valuation	Description
10/9/1978	B51340	Superior Optical (2200 Santa Monica Blvd)	QRS Corp (1120 Towne Ave, LA)	\$750.00	Application for sign permit, monument sign
12/5/1983	B5635	Santa Monica Development, 406 Wilshire	Har-Bro Inc. 2736 Gundry, Signal Hill	\$15,000.00	Repair water damage
9/25/1991	B62373	Providence Saint John's Health Center & Health Center	Leo Daly, 3333 Wilshire Blvd, LA (architect); Dillingham Construction, 135 W. Victoria St, Long Beach (contractor)	\$500,000.00	Tenant improvements, remodel 7,000 sf on 2nd floor
3/4/1992	B62586	Providence Saint John's Health Center	Leo Daly (architect); Dillingham Construction (contractor)	\$200,000.00	Tenant improvements (offices, labs, conference room)
8/2/1993	C3744	John Wayne Cancer Institute	Comnen Inc. (contractor)	\$5,000.00	T.I Suites 249 + 262
10/12/1993	C3823	John Wayne Cancer Institute	Charles S. Nisbet Design (architect); Excel & Associates (contractor)	\$5,000.00	Renovation at entry doors to labs
1/20/1994	-	-	-	-	Red tagged, "Hazardous material of damage glass, etc of front lobby. No Demo issue or barricade issue - SMFD to decide Hazardous Materials Issue"
6/28/1994	CO4263	John Wayne Cancer Institute	Excel & Assoc.	\$5,000.00	Drywall repair and renovation with electrical replacement
9/16/1997	B64630	John Wayne Cancer Institute	Scott Bulumer & Associates (architect); Excel + Assoc. (contractor)	\$25,000.00	Enclose an existing grade level open area and adding a singly story extension use - freezer storage room
10/13/1998	B65646	John Wayne Cancer Institute	Richard Dillreck Architect; JMV Construction DBA Excel & Associates	\$130,000.00	Interior remodel of approx. 3680 sq. ft. including toilet room remodel, change front entry doors to accessible change public telephone
9/6/2001	B67626	Providence Saint John's Health Center	Coast Roof Co Inc.	\$306,441.00	Reroof
8/13/2008	08CBP0 630	-	S. C. Contractor, Inc.	\$160,000.00	Replace existing natural gas generator with diesel with upgraded electrical services
2/5/2014	14CBP0 091	-	Barden Electric Inc.	\$11,000	Provide (4) Condensing units (7) fan coil units for cooling MDF and IDF

CFDC: 1339 20th Street (1961)

In February 1961, the first building permit was issued for a new two-story, reinforced concrete building. The second floor of the building was not completed until 1967 when a permit was issued to finish the second floor for \$40,000. In 1989, The Ahmanson Foundation provided a gift to improve facility with a swimming pool, dressing rooms, and recreational equipment (Craig, 1992: 81). Very few alterations were made to the building until 1999 when the classrooms were extensively remodeled at a valuation of \$200,000.

TABLE 9
SMPCD BUILDING PERMITS FOR THE CFDC

Date	Permit	Owner	Architect/Contractor	Valuation	Description
2/10/1961	29483	Sisters of Charity	John W. Maloney (754 Central Building, Seattle, WA), architect, Pozzo Construction Co, Contractor	\$450,000	"Application for Building Permit" "Construction of a new structure- 2 story" use of building: child study center, materials: reinforced concrete
4/20/1961	29646	Sisters of Charity	Pozzo Construction Co, Contractor	-	"Application for Sandblasting Barricade" 261' fence & Railing
5/2/1961	E49165	Kennedy Child Study Center	C. Herb Berger	-	Plumbing permit
6/2/1961	D27303	Kennedy Foundation	[illegible]	-	Electrical permit
6/16/1961	D27425	Providence Saint John's Health Center	[illegible]	-	Plumbing permit
10/18/1961	E51153	Kennedy Child Center	C. Herb Berger	-	Electrical permit
11/17/1961	30689	Kennedy Foundation	Pozzo Construction Co, Contractor	-	Plumbing permit
2/1/1967	38848	Sisters of Charity	-	-	Electrical permit
2/1/1967	38848	Sisters of Charity	Maloney, Herrington, Freesz, and Lund (754 Central Building, Seattle, WA); Pozzo Const Co	\$40,000	Application for Building Permit, "Develop 2nd Fl" "Finish 2nd floor interior only - no additional floor area" use as child study center, 6000 sq. ft.
3/1/1967	E71063	Sisters of Charity	James Hopkins	-	Plumbing permit-2 drinking fountains
3/2/1967	D38662	Kennedy Child Study	Dynamic Elec Co	-	Electrical permit
2/13/1976	E13898	Kennedy Child Care	Hile & Sons, Inc.	-	Plumbing permit
6/9/1986	B58402	Providence Saint John's Health Center	-	\$5,000	Install A/c on roof
7/22/1986	M05353	Saint Johns	Graycon Inc.	-	Mechanical permit

Date	Permit	Owner	Architect/Contractor	Valuation	Description
11/18/1999	M12021	Saint John's	Paul Mejia	-	Mechanical permit - 1st fl child & family center, Mech. Alterations/add a/c unit
10/21/1999	C07635	Sisters of Charity	Doelling Brennan Peschl, Inc. (1750 14th St, suite E, Santa Monica); Parr Construction Co (3701 W Rosecranz, Hawthorne)	\$200,000	"Child and family development center- classroom remodel and minor site resurfacing, 2,200 sq. ft."
1/26/2012	12STP0154	-	Rudy's Mechanical Plumbing	\$5,000	Plumbing permit
2/5/2014	14CBP0090	-	Barden Electric Inc.	\$13,000	"install (1) 100a panel to (1) Ups (2) CU's at main electrical room in basement"
-	16BLD-1112	-	Brett Buchmann	-	"2/restrooms on the first floor will be remodeled to become ADA compliant, doorway and removal of some interior partitions to create an accessible area, combining 2/restroom stalls into 1 to create a larger stall, and lowering of sinks and urinals."

Occupancy History

City directories, U.S. Census Records, and SMPCD building permits were reviewed to determine if the Courtyard Apartment, JWCI, and the CFDC have associations with the productive lives of historic personages. The known occupancy history of 1417-1423 21st Street (Courtyard Apartment), 2200 Santa Monica Boulevard (JWCI), and 1339 20th Street (CFDC) is summarized in **Tables 10, 11, and 12** below, respectively.

Courtyard Apartment: 1417-1423 21st Street

The Courtyard Apartment at 1417-1423 21st Street is a 10-unit, 55-room property first owned by Albert Erickson and Joseph A. St. Jean. Albert Erikson was born in 1901 in Massachusetts to Swedish parents. He had moved with his family to Santa Monica by 1920, and in 1930 he was an owner of a restaurant (U.S. Federal Census, 1930). He was a World War II veteran. Erickson passed away in 1962 and was buried at Woodlawn Cemetery in Santa Monica. Joseph St. Jean was born in Canada in 1898 and emigrated to the United States in 1899. He later moved to California, marrying Emma M. Labelle, who was only 16 at the time (State of California, 1924). When World War II broke out, he enlisted in the United States Army in 1942, listing his civil occupation as carpenter (U.S. World War II Army Enlistment Records, 1938-1947). When Erickson and St. Jean returned from World War II, they bought the parcel of land at 1417-1423 21st and built the Courtyard Apartment.

Due to the use of the Courtyard Apartment as a rental property, the property experienced a high rate of turnover after its construction. Many residents only occupied the Courtyard Apartment for one or two years. City directories for Santa Monica are available starting in 1952. In a Historic

Resources Assessment completed by Historic Preservation Consulting, the following occupants and their history were identified (Snow, 2016):

- Irene Kilgore resided at the Courtyard Apartment from at least 1954 until her death in 1976 at the age of 77. Born in Nebraska, she married Otto Kilgore in Chicago, Illinois. Otto died in 1951, after which time Irene moved to Santa Monica.
- Oral K. Schnebly moved to the Courtyard Apartment by 1954 with her husband, Farrell C. Schnebly, president of the Automotive Improvement Inc. Oral Kilgore Schnebly was the older sister of Otto Kilgore, who's widow, Irene Kilgore, also lived at the Courtyard Apartment. Oral Schnebly resided at the Courtyard Apartment until her death in 1979. Additional information found through U.S. Census Records indicated that Farrell C. Schnebly was born in 1894, and was living at 1326 Pacific Street in Santa Monica in 1930. The 1930 U.S. Census notes that he was working as an automobile mechanic, before later becoming president of Automotive Improvement Inc. No additional information was found on the Automotive Improvement Inc.
- Born in Wisconsin, Ada Hensler worked as a cashier for General Telephone. Two of her three children also worked for General Telephone in 1940. She lived at the Courtyard Apartment from at least 1958 until her death in 1989. Ada Hensler was divorced from Leopold Hensler, a farmer from Montana. The couple moved to California by 1927, at which time they were living in Long Beach. After their separation, Ada Hensler moved to Santa Monica with her children by 1928.
- Dorothy Hensler (1914-2003) resided at the Courtyard Apartment with her mother Ada Hensler, until she moved into her own unit around 1970 and resided there until about 1997. Like her mother, she also worked for General Telephone.
- Born in England in 1901, Ann Knox Daniell was married to actor Henry Daniell, who has been described as "one of Hollywood's greatest screen villains." After Henry's death from a heart attack in 1963, Ann Daniell moved to the Courtyard Apartment by 1965 and resided there until at least 1975. While it was noted that Ann Daniell worked as a writer, there are no records of any published work.

Additional research did not yield any information about the other occupants of the Courtyard Apartment listed in Table 10, due in part to their brief residency.

TABLE 10
OCCUPANCY HISTORY OF THE COURTYARD APARTMENT

Year	Occupant/Business	Occupation
1952-1953	1417a: Joseph L. Raymond	-
1952-1953	1417b: David Brown	-
1952-1953	1417b: Harry Harrison	-
1952-1953	1417c: Vacant	-
1952-1953	1417d: Kay Cox	-
1952-1953	1419: Mrs. Ruth L. Marshal	-
1952-1953	1421: Farrell C. Schnebly	-
1952-1953	1423f: Mrs. Mae Elleby	-
1952-1953	1423: Herbert A. Lewis	-

Year	Occupant/Business	Occupation
1952-1953	1423h: Floyd J. Kline	-
1954-1976	1419: Mrs. Irene Kilgore	-
1960-1961	1417: Myrtle Jeske	Typist for General Telephone
1960-1961	Mary Sexton	Bookkeeper and cashier for Jack Joseph & Co.
1960-1961	Jack Webb	-
1960-1990	1423: Mrs. Ada Hensler	"Tech" for General Telephone
1960-1961	Jas (Eda) Bate	Retired
1960-1961	Douglas Messick	-
1960-1965	Stassi Bennomski	Nurse
1965	1417A: D.S. Green	-
1965	1417B: S.M. Cline	-
1965-1975	1417-1423 C: Ann Daniell	-
1965	1419: I.K. Kilgore	-
1965-1975	1421: O.K. Schnebly	-
1965	1423E: A.D. Hensler	-
1965	1423F: Max H. Pointel	-
1965	1423G: Anna B. Wandmaker	-
1965	1423H: S. Bembnowski	-
1970-1975	1417A: Evea P. Scrivner	-
1970	1417B: Mrs E.M. Cline	-
1970	1417C: Ann Daniell	-
1970	1417D: Harry E. Lewis	-
1970	1419: I.K. Kilgore	-
1970	1421: O.K. Schnebly	-
1970-1990	1423E: D.L. Hensler	-
1970-1985	1423G: Julia Lawrence	-
1975	1417: Ann Daniell	-
1975-1985	1417: Veryl E Lewis	-
1975	1417: G.L. Lollar	-
1975	1417-1423 Evea P. Scrivner	-
1975	1419: I.K. Kilgore	-
1975	1421: Oral K. Schnebly	-
1975	1423: A.D. Hensler	-
1975	1423: D.L. Hensler	-
1975	1423: Julia Lawrence	-
1980	1417: Veryl E. Lewis	-
1980	1417: Ann Schulkin	-
1980	1417: Marion Steinborn	-
1980	1419: vacant	-
1980	1421: Raul L. Zimmerman	-

Year	Occupant/Business	Occupation
1980	1423: Cheryl Brown	-
1980	1423: A.D. Hensler	-
1980	1423: D.L. Hensler	-
1980	1423: Julia Lawrence	-
1985	1417: Veryl E. Lewis	-
1985	1419: vacant	-
1985	1421: N. Belda	-
1985	1421: Southern California Legal	Business
1985	1423: A.D. Hensler	-
1985	1423: D.L. Hensler	-
1985	1423: Julia Lawrence	-
1990	1417: Action Legal Services	Business
1990	1417: Action Santa Monica	Business
1990	1417: Foundation Defense	Business
1990	1417: Harold E Griffin	-
1990	1419: H.P. Henry	-
1990	1421: Jeannette Campbell	-
1990	1421: Judith Chapman	-
1990	1423: Kersten Anderson	-
1990	1423: Dr. Hauschka Cosmetics	-
1990	1423: Craig Funabasho	-
1990	1423: A.D. Hensler	-
1990	1423: D.L. Hensler	-

Sources:
Santa Monica City Directories

JWCI

The Medical Arts Building (JWCI) was owned by the Santa Monica Development Company or Shoff & Company from 1950 to 1983 when PSJHC purchased the building. The building provided office and business space for a variety of medical doctors and businesses. Two businesses occupied the space from the opening of the building until 1985: the Medical Arts Pharmacy and the Superior Optical Company. The prior Historic Resource Assessment (Snow, 2016) found that only five doctors maintained offices for the full 33-year period according to city directories (1952-1985). These included:

- Dr. Ralph M. Dorne (1914-2010) attended Northwestern University and the University of Illinois College of Medicine. He practiced Otorhinolaryngologist (ear, nose, and throat) and plastic surgery in Santa Monica from 1946 until 2007.
- Dr. Harold Howard (1921-2012) was born in Bakersfield, California and attended Stanford University for both his undergraduate and medical degrees. He served as a medical officer in

the United States Navy from 1946 to 1948, spending one year in Beijing, China. Dr. Howard practiced internal medicine for over 40 years.

- Born in Grand Rapids, Michigan, Dr. Thomas Reed (1918-2002) graduated from the University of Michigan in Ann Arbor in 1938 with a Bachelor of Sciences and received his medical school diploma, also from the University of Michigan, in January 1943. Dr. Reed practiced surgery, serving as Chief of Surgery at both Saint John's and Santa Monica Hospitals. He was described as a "doctor's doctor," treating many of his colleagues and/or their families. He served as Treasurer, Vice President, and President of the PSJHC Medical Staff.
- Born in China, Paul J. Reinsch (1916-2007) moved to Wisconsin with his mother and sister after the death of his father. He attended University of Wisconsin Medical School, graduating in 1941. At some point between 1947 and 1953, Dr. Reinsch moved to Los Angeles with his wife and two small children. No information on Dr. Reinsch's medical career could be located.
- Dr. Keith Wallace (1920-2002) grew up in Santa Monica and attended Santa Monica High School. He received his medical training at the Long Island College of Medicine in New York, graduating in 1946. After completing his medical training at postgraduate courses at the Karolinska Institute in Stockholm, Sweden, Oxford University, Great Britain, and Harvard Massachusetts General Hospital, he served as a Captain in the U.S. Army Medical Corps in Nurnberg, Germany at the 16th Field Hospital from 1954-1956. Dr. Wallace maintained a private practice in obstetrics and gynecology, famously delivering Mickey Rooney's daughter. He also taught at Loma Linda Medical School.

In addition to the five doctors mentioned above, Evelyn Troup, who occupied the building when it first opened, was an accomplished psychologist. Troup earned her doctorate in clinical psychology from Columbia University, and worked with gifted children and children with disabilities. She perused post-doctoral work at Harvard, Stanford, and Western Reserve University. In the 1940s she moved to Southern California with her husband William Hobson, a well-known Santa Monica developer. She was known for her work with public schools, colleges, and universities. She taught or consulted at: California State University, Los Angeles; State of New York at Buffalo; and Claremont College. After her death, her husband made donations to institutions setting up endowments in her memory at the University of Virginia, university library at UCLA, and Buckley School in Sherman Oaks (Desert News, 1994; Los Angeles Times, 1986).

Additionally, from 1952 until his death in 1975, Dr. Jerome Kummer had an office at the property. Jerome Melvin Kummer, MD, was born on January 16, 1921, in New York City to Hungarian Jewish parents Edward and Margaret Kummer. Intending to pursue a career in medicine, he graduated from Wesleyan University in 1941 with a major in biochemistry. While at Wesleyan he was in the Pre-Medical Club, the Serenaders band, the Christian Association (though he was Jewish), and the John Wesley Club (Wesleyan University Yearbook, 1941: 48). After graduation from New York Medical School he began to practice medicine in Manhattan and married Sylvia B. Weickman (born in Manhattan on July 10, 1922) on December 27, 1943 (New York City Marriage License, 1942). After his time in the military, Jerome and Sylvia moved to Santa Monica in 1946 and purchased a property in the Pacific Palisades in 1946. They had four children: Neil (Israel), Darleen, Sharon, and Roberta.

In 1948, Dr. Kummer helped found the Southern California Psychiatric Society and subsequently served as its first Secretary (Ross, 2017). Dr. Kummer attained prominence in the psychiatric field, serving as a professor at UCLA Medical School and becoming an expert on abortion law and the psychological effects of abortions on women who had received them. He wrote widely on the subject and in 1962 co-authored, along with attorney Zad Leavy, the Southern California Law Review article “Criminal Abortion: Human Hardship and Unyielding Laws,” which primarily argued that the outlawing of abortion endangered women by driving them to seek abortion from unqualified practitioners. Dr. Kummer’s research helped spur state action on abortion, with Assemblyman Anthony C. Bielensohn introducing the Therapeutic Abortion Act in 1965. Then Governor Ronald Reagan would sign the bill into law in 1967, legalizing abortion in cases where a pregnancy was found to harm a women’s physical or mental health, and/or if the pregnancy resulted from rape or incest (Hamilton, 2017). Relatedly, Dr. Kummer was the American Medical Association’s international speaker about abortion. He also studied the psychological aspects of safety more generally, notably when it came to driver safety (San Bernardino County Sun, March 26, 1959.)

In 1968, he and Sylvia founded the Los Angeles Doctors Symphony Orchestra Society to support the Orchestra after which it was named, of which Dr. Kummer was a past president (Pamphlet, 1969). They also helped found the Reconstruction Synagogue of Kehallit Israel. Dr. Kummer died on March 20, 1975 and is buried at Mount Sinai Memorial Park in Burbank.

Research on the other occupants of the JWCI did not yield any information on the remaining doctors, dentists, and businesses.

TABLE 11
OCCUPANCY HISTORY OF THE JWCI

Year	Occupant/Business
1952–1953	Allan E. Bayless Mary E. Collins Carl A. Davis Ralph M. Dome Richard M. Ferguson Burnell G. Fogerty Cameron H. Hall Paul H. Harmon Leon A. Harris Mertin D. Hatch HV Platt Herman H Ogle Horner Merle M. Horner Harold G. Howard Eugene L. Ireland Fredrick G. Kirby
	Medical Arts Laboratories Leonard Montag Gordon Morey R.B.S. Myers Louis R. Prucher Thomas G. Reed Paul J. Reinsch Elmer Rigby J. Philip Sampson Andrew J. Smatko B.G. Smith T. Burton Smith E. John Sorenson Superior Optical Co. Vincent F. Swanson J. Roy Theriot Jr.

Year	Occupant/Business	
	Charles A. Kruse	Gilbert J. Thomas
	Jerome M. Kummer	Evelyn Troup
	E.E. Langdon	John Vaughn
	Raymond L. LaScola	Keith H. Wallace
	Kurt Lindstrom	Armstrong William J.
	Charles H. Lewis	Willoughby R. Wright
	Leo J. Madsen	Kenneth K. Wright
	R. Urist Marshall	Herman A. Zampetti
1960–1961	Ruth Appleby	R.L. LaScola
	Dana N. Badly	Kurt Lundstrom
	M.S. Beckenbach	Leo J. Madsen
	Carl A. Davis	Medical Arts Pharmacy
	Ralph M. Dorne	Leonard Montag
	B.F. Edwards	R.B.S. Myers
	M. Richard Ferguson	Mervin B. O'Neil
	Hall A. Fletcher	Daniel J. Perry
	James H. Follette	Thomas G. Reed
	Robert P. Hearn	Paul J. Reinisch
	John A. Hosmer	Santa Monica Physical Therapy
	Merle M. Horner	Burton T. Smith
	George J. Hummer	H.D. Spickerman
	Tove K. Jorgensen	J. Roy Jr. Theriot
	Wendell S. Keate	William E. Trumbull
	Charles A. Krause	Richard M. Ulery
	E.E. Langdon	Kenneth Wright
1965	R. Appleby	E.E. Langdon
	J.J. Catalino	R.L. LaScola
	J.G., MD Champion	M.F. Orfirer, MD
	MD Colbert	D.J. Perry
	M.B. Colter, DDS	T.G. Reed
	James S. Devine, MD	E. C. Rigby, MD
	G.P. Eardley	A.J. Smatko
	J. H. MD Follette	H.D. Spickerman
	Henry Hasserjian	Mauel Tawatao
	G.J. Hummer	John R. VaVerka, MD
	Hummer Lab Inc.	K.H. Wallace, MD
	N.R. Kaplan, MD	W. Wright
	Charles Krause, MD	K.D. Wright
	J.M. Kummer	

Year	Occupant/Business	
1970	John Adams Jr. MD	M.F. Orfirer, MD
	J.M. Alcabes	M.B. Perkins, MD
	J.J. Catalino	J.H. Rankin, MD
	Carl A. Davis	Paul J. Reinsch
	James S. Devine, MD	E.C. Rigby, MD
	R.M. Dorne	Robert S. Sherins, MD
	Constance Dubois	J.H. Shumaker
	Gene P Eardley.	SM Radlgcl/Med Grou
	James H. Folette, MD	SM Physical Therapy
	Leon Harris, MD, Inc.	B. Smith
	J.A. Hosmer, MD	H.D. Spickerman
	H.G. Howard, MD	Superior Optical Co
	O.L. Huddleston	V.F. Swanson
	G.J. Hummer	J.R. Theriot Jr..
	W.S. Keate	K.H. Wallace, MD
	J.M. Kummer	K.D. Wright
	C.H. Lenell	
1975	John M. Adams Jr., MD	J. O'Hara Lawrence, MD
	R.G., Allison MD	Carl H. Lenell
	Dana M. Badley, MD	Jose Leopold MD
	S.W. Brummett	Medical Arts Pharmacy
	J.J. Catalino, MD	James J.M. Moran, MD
	Kathleen Craig, DDS	Mark F. Orfirer, MD
	Damon Medical Lab	William F. Pollock, MD
	Carl A. Davis	J.H. Rankin, MD
	Ralph M. Dorne, MD	Thomas G. Reed, MD
	C. Dubois, PhD	Paul J. Reinsch, MD
	John F. Duge, MD	Robert E. Richter, MD
	James H. Folette, MD	Elmer C. Rigby, MD
	C.B. Frydenlund, MD	Louis E. Scaduto, MD
	Donald W. Gaylor, MD	Phyllis Schmidt, MD
	Denise Godard, MD	Victor M. Schultz, MD
	Ronald J. Gowey, MD	Joshua Shere, MD
	Leon A. Harris, MD	Robert S. Sherins, MD
	Henry Hasserjian, MD	Harvey Shipper, MD
	Thomas E. Havel, MD	D. Shollenbarger, MD
	John A. Hosmer, MD	Leon J. Shulman, MD
	Harold G. Howard	James H. Shumaker, MD
	George J. Hummer, MD	Burton Smith, MD
	William K. Hummer, MD	H.D. Spickerman, MD

Year	Occupant/Business	
	Internal Medicine Group	Superior Optical Co
	G.J. Kavanagh, MD	Surgical Medical Group
	Sheldon Klausner, MD	Vincent Swanson
	Jerome M. Kummer, MD	Edward E Szmit, MD
	Joseph E. Landau, MD	J. Roy Theriot, Jr., MD
	Charles W. Landon, MD	Keith H. Wallace, MD
	Reed Pollok Landon	B.J. Whelan, MD
	Raymond Lascola, MD	Kenneth D. Wright
	G. Lawlor Jr. MD	
1980	Arthritis & Back Pain	Medical Clinical Labs
	Dana N. Badley, MD	Mark F. Orfirer, MD
	Richard Beaghler, MD	William F. Pollock, MD
	Robert A. Bobic, DDS	Thomas G. Reed, MD
	Stanley Brummett, MD	Paul J. Reinsch, MD
	J.J. Catalino, MD	Robert E. Richter, MD
	James G. Conti. Jr.	Elmer C. Rigby, MD
	J. Crittenden, MD	Santa Monica Pulmonary
	Ralph M. Dorne, MD	Max O. Schmid, DDS
	Rodey D. Francis, MD	Eric D Schmitter., MD
	Bernard Ginsberg	Victor M. Schultz, MD
	Harry A. Goodman, MD	Robert S. Sherins, MD
	Leon A. Harris, MD	Harvey Shipper, MD
	Henry Hasserjian, MD	Reed Shollenbarger
	John A. Hosmer, MD	Leon J. Shulman, MD
	Harold G. Howard, MD	James H. Shumaker, MD
	Philip M. Hudson, DDS	SM Radiology Medical Group
	William K. Hummer, MD	Superior Optical Co.
	William Jr. Hutchinson, MD	Surgical Medical Group
	Z. Klitenic, MD Inc.	Swanson Vincent
	George E. Labrot, MD	Robert L. Swezey, MD
	Joseph W. Landau, MD	Keith H. Wallace
	Charles W. Landon, MD	Bernard J. Whelan, MD
	Medical Arts Pharmacy	
1985	Armbruster Medical Group	Mark R. Orfirer, MD
	Arthritis & Back Pain	William F. Pollock, MD
	Dana N. Badley, MD	Robert L. Portillo
	Peter A. Bardwick, MD	Thomas G. Reed, MD
	Stanley Brummett, MD	Paul J. Reinsch, MD
	Philip Clements, MD	Laurie B. Reynard, MD
	Cox Lucien	Michael Reynard, MD

Year	Occupant/Business
	Jas O. Crittenden, MD
	Ralph M. Dorne, MD
	Rodney Francis, MD
	Bernard Ginsberg, MD
	Harry A. Goodman, MD
	Henry Hasserjian, MD
	John A. Hosmer, MD
	Harold G. Howard, MD
	William H. Hummer, MD
	Adriana Kenney, DDS
	Joseph W. Landau, MD
	Gary S. Lazar, MD
	Richard J. Lewis, MD
	Daniel J. Lieber, MD
	Medical Arts Pharmacy
	Medical Clinical Labs
	M.H. Rosove, MD, FACP
	Victor M. Schultz, MD
	Anna Shapell, MD
	Robert S. Sherins, MD
	Harvey Shipper, MD
	D. Shollenbarger, MD
	James H. Shumaker, MD
	Santa Monica GYN OB
	Santa Monica Radiological
	Superior Optical Co.
	Surgical Medical Group
	Robert L. Swezey, MD
	Jeremy Thompson, MD
	Keith H. Wallace, MD
	Bernard J. Whelan, MD

Occupancy sources:
Santa Monica City Directories

CFDC

In February 1962, the CFDC opened its doors to the public, serving children who were developmentally disabled and emotionally troubled. The first director of the CFDC was child psychiatrist Dr. Evis Coda. Other staff from 1961 to 1966 included: Dr. Jean Krag Ritvo, child psychiatrist; Sister Stanislaus, education supervisor; Dr. Stewart G. Kinsey, senior psychologist; Dr. Anna Kulka, psychiatrist; Dr. Robert Simonds; Benedict Sister Mary; consultant in special education; and Barbara Bielefield, occupational therapist.

In 2008, Dr. Evis Coda, who served as the first director of the CFDC, was acknowledged at the Los Angeles Child Guidance Clinic's Annual Awards Luncheon as:

An award-winning child psychiatrist whose professional career included Medical Director at Saint John's Kennedy Child Study Center in Santa Monica, Medical Director at Los Angeles Child Guidance Clinic and teaching appointments at UCLA School of Medicine and USC School of Medicine. He has published articles on mental health and has served on various national committees and boards in support of children's health services (Los Angeles Child Guidance Clinic, 2008).

Dr. Anna M. Kulka was born in 1896 in Vienna, Austria. She earned her Ph.D. and MD from the University of Vienna before moving to the United States. She later moved to Los Angeles, and worked at Los Angeles Child Guidance Clinic, Children's Clinic, White Memorial Hospital, and

the CFDC. Later in her career she was served as an Associate Professor at the University of California at Los Angeles (Los Angeles Times, 1994).

Record searches for the other permanent staff listed in Table 12 proved unsuccessful. However, the CFDC did allow for visiting doctors performing studies, and in 1967, Dr. Sylvia Farnham-Diggory, published her results from a study of “Symbol and Synthesis in Experimental ‘Reading’” with 30 of the children (Farnham-Diggory, 1967: 221-231). Born in Roanoke, Virginia in 1926, she earned her Ph.D. at the University of Pennsylvania in 1959. She later joined the faculty at Carnegie-Mellon University, where she was the first woman to earn tenure in the Department of Psychology. In 1976, she was the first female chaired professor at the University of Delaware, where she taught educational psychology. She was a pioneer in the field of cognitive psychology and author of several monographs in the field (UDaily, 2006).

TABLE 12
OCCUPANCY HISTORY OF THE CFDC

Year	Occupant/Business	Occupation
1961	Evis, Coda MD	Child Psychiatrist, Director of Children's Services
1962	Jean Krag Ritvo, MD	Child Psychiatrist
1962	Sister Stanislaus	Educational Supervisor
1962	Stewart G. Kinsey, MD	Senior Psychologist
1963	Anna Kulka, MD	Psychiatrist
1966	Robert Simonds, MD	-
1966	Benedict Sister Mary	Consultant in Special Education
1966	Barbara Bielefeld	Occupational Therapist

Sources:
Los Angeles Times
Santa Monica Evening Outlook

Cultural Resources Survey

Methods

A historic architectural resources survey of the Project Site was conducted on April 10, 2017 by ESA architectural historians Amanda Kainer, M.S., and Ashley Brown, M.A. This survey was aimed at identifying historic architectural resources within or immediately adjacent to the Project Site. Existing on-site buildings and structures, as well as the immediate surroundings, were photographed. In addition, a windshield survey of the surrounding Project Site was conducted to identify unevaluated potential resources and assist in the assessment of indirect impacts. All resources within the Project Site meeting the OHP's 45-year age threshold for consideration as historical resources (OHP, 1995) were documented on California Department of Parks and Recreation (DPR) 523 forms (**Appendix E**).

An archaeological resources survey of the Project Site was conducted on June 15, 2017 by ESA archaeologist Henry Chodsky, B.A. This survey was aimed at identifying archaeological

resources within the Project Site. The developed areas of the Project Site were subject to a reconnaissance-level survey and the landscaped areas were intensively inspected for the presence of archaeological materials.

Results

The Project Site is largely developed with buildings, parking structures, paved surface parking lots, and landscaping (**Figure 18**). Ground visibility in landscaped areas was approximately 50-100 percent (**Figure 19**). A total of three historic architectural resources meeting the OHP's 45-year age threshold (Courtyard Apartment, JWCI, and CFDC) were documented within the Project Site as a result of the survey (the remaining buildings within the Project Site are less than 45 years old and were not documented). Each of these resources is described in the following section. No archaeological resources were identified as a result of the survey.



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 18
Overview of Project Site, view north



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 19
Landscaped Area within Project Site, view northwest

Resource Descriptions

Courtyard Apartment

The Courtyard Apartment (1714-1723 21st Street; APN: 4275-007-003), located on the north side of 21st street, is a 10-unit apartment building (**Figure 20**). The Courtyard Apartment has a U-shaped plan arranged around a central landscaped courtyard, which is typical of the many courtyard style apartment complexes that appeared in Santa Monica and throughout Southern California from the 1920s through the 1950s. The Courtyard Apartment was designed in the Minimal Traditional style with American Colonial Revival style architectural details popular among builders and developers during the 1930s, 1940s, and 1950s. As it relates to the Courtyard Apartment, the architectural features characteristic of the American Colonial Revival style represented in the southwest façade include their form and massing; hipped roofs; belt-course, and porch configurations (broken pediments, porticos, fluted pilasters). The Courtyard Apartment is set back from the street and fronted by a lawn. A single walkway runs through the central courtyard has a prominent conifer tree in the middle, lawn hedges, and shrubs.



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 20
Courtyard Apartment's Primary Elevation (southwest), view north

Primary Elevation (southwest)

The southwest façade (primary) faces 21st Street and has a symmetrical three-bay wide façade with tri-part fenestration consisting of a fixed twelve-pane sash with flanking six-over-six double hung wood sash fenestration on each story (**Figure 21**). Centrally located is a two-story portico with double columns, balustrade, and two symmetrical fixed eight-pane wood-sash window. The entry way which is partially covered has a broken pediment with pilaster. Each end and floor of the northwest and southeast wings that face the southwest have the same symmetrical tri-part fenestration with three-over-three double-hung wood sash in the middle.

The two wings facing in to the courtyard (interior northeast and southwest elevations) are identical and have projecting entrances with balustrade, a wood-paneled door with a broken pediment and pilasters (**Figure 22**). Directly above each entrance is a fixed twelve-pane sash fenestration. On each side of the entrance there are identical symmetrical tri-part windows as mentioned before. The wings protrude at the beginning of the courtyard and feature six-over-six double hung wood sash fenestration.



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 21
Courtyard Apartment's Primary Entrance (southwest elevation), view northeast



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 22
Courtyard Apartment's Northwest Elevation of the Interior Wing, view southeast

Side Elevation (southeast and northwest)

The southeast and northwest elevations have identical fenestration. Each floor has five six-over-six double-hung wood sash windows, four three-over-three double-hung wood sash windows, and one four-over-four double hung wood sash window. On the first level there are concrete steps

with metal railing leading to an entrance with a metal canopy (**Figure 23**). Above the first floor entrance there is a six-over-six double-hung wood sash window (**Figure 24**).



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 23
Courtyard Apartment's Northwest Elevation, view northeast



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 24
Courtyard Apartment's Southeast Elevation, view northeast

Rear Elevation (northeast)

The northeast elevation (rear) features pairings of six-over-six double-hung wood sash windows (**Figure 25**). These windows are in groups of two on each floor, separated by the centrally located overhang on the second floor. The overhang has two four-over-four double-hung wood sash windows. Directly beneath the overhang on the first floor there are two three-over-three double-hung wood sash windows. On the outer side of each three-over-three window there are entrances with concrete steps and railings. These two entrances are boarded up.

There is a concrete driveway that runs the length of the building on the northwest elevation. The rear of the building features a concrete parking lot with a metal chain-link fence running the length of the property line (addition).



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 25
Courtyard Apartment's Rear Elevation (northeast), view southwest

JWCI

The JWCI (2202 Santa Monica Boulevard; APN: 4275-007-011), located on the south side of Santa Monica Boulevard, is designed in the Mid-Century Modern style and features horizontal massing, geometric elements, large glazing, and a flat roof. It was built in three phases and has a U-shaped plan with a longer northwest wing (**Figure 26**). The main building and the two wings were all designed by Weldon J. Fulton. The entire building is two-stories, except a small portion of the northeast wing, which is one-story. The fenestration on a majority of the building consists of horizontal sliding aluminum-sash windows or fixed aluminum-sash windows on the northeast elevation. The other three elevations feature metal-sash windows, organized with paired casement windows over a hopper window. Landscape features on the property of the JWCI include planters

constructed with brick and concrete. The landscape features appear contemporaneous with the JWCI.



SOURCE: ESA 2017

Providence Saint John's Health Center Phase II

Figure 26
JWCI 's Primary Elevation (northwest), view southeast

Primary Elevation (northwest)

The main entrance on Santa Monica Boulevard projects out from the main façade (northwest elevation). The flat roofline extends out over the main entrance, which features large fixed metal-sash glazing that span the height of the building. The entrance, a single glass and metal door is accessible from a set of concrete steps with metal railings on the west side of the projecting center section. The other two-thirds of the projecting center has stacked brick bond cladding. On each side of the projecting entrance is brick work with a running bond continues under the fenestration. Above the fenestration on both stories are concrete bulkheads that span the length of the elevation. A 1952 southwest addition that faces the northwest also incorporates angled brick sunshades between each fenestration on the first-story and ribbon windows on the second-story, whereas the original building façade has brick piers separating the fenestration on the first-story, and ribbon windows on the second-story. Between the original building and the 1952 addition is a recessed entrance and courtyard with a single metal and glass door. The sidewalk up to the entrance is lined with a brick running bond planter. The first-story ribbon windows continue around the corner to the entrance (**Figure 27**).



SOURCE: ESA 2017

Providence Saint John's Health Center Phase II

Figure 27
JWCI's Primary Elevation (northwest) and Entrance,
view southwest

Rear Elevation (southeast elevation)

The southeast elevation (rear) of the original building includes a secondary main entrance from a paved parking lot. The entrance has a two-story portico with a flat roof, supported by cylindrical metal columns. The entrance consists double glass and metal doors with transom and full length sidelights. Above the entrance is a patio that is accessed from the second-story interior. On each side of the entrance are geometric reliefs that run the height of the building (**Figure 28**).

The fenestration on the rear of the northwest elevation, southwest addition, and the northeast addition have the same design arrangements. The windows are separated by wide brick piers with a running bond. Above the first-story fenestration are framed stucco finished concrete panels. Above the second-story fenestration is a concrete bulkhead runs the length of each elevation (**Figure 29**).



SOURCE: ESA 2017

Providence Saint John's Health Center Phase II

Figure 28
JWCI's Rear Elevation (southeast), view northwest



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 29
JWCI's Rear Entrance (southeast elevation), view northwest

Additions and Alterations

A 1952 southwest addition is attached to the original construction at the primary façade (**Figures 30 through 32**). This façade incorporates angled brick sunshades between each fenestration on the first-story and ribbon windows on the second-story. Also, the 1952 southwest addition has a secondary entrance on the southwest elevation. To the north of the entrance is stacked brick bond cladding on the first-story. The second-story features stuccoed concrete with a cornice. The inset entrance is accessed from concrete stairs and a metal railing. The entrance is glass and metal double doors. Another entrance/exit is located on the southeast elevation of the wing. Concrete steps lead to a single metal and glass door. Above the door is a small porch with a vertical ribbed design.



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 30
JWCI's 1952 Addition (right), view southeast



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 31
JWCI's Sunshades on the West Corner of the 1952
Addition, view east



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 32
JWCI's Southwest and Southeast Elevations of the 1952
Addition, view north

In 1966, a new-two-story addition was built on the southeast elevation on the northeast corner of the original building. This wing is almost twice as long as the southwest wing and has a first-story addition (**Figure 33**). This wing mimics the same design as the southwest wing. On the northeast elevation of the wing is an entrance (**Figure 34**).



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 33
JWCI's 1966 Addition (northwest elevation), view
northeast



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 34
JWCI's 1966 Addition (northeast elevation), view
southeast

Alterations to the property include the two additions designed by the original architect, within the building's period of significance. There is one small one-story addition northeast wing that was constructed in 1997; this space is an enclosed freezer storage room. A majority of the alterations were to the interior of the building where hall corridors and offices have been remodeled and

updated to fit the growing needs of the medical staff. The interior lobby of the original building features elements of the modern design with a multi-pyramid mirror on the ceiling that reflects the natural sunlight from the entrance. A grand staircase wraps up to the second floor on the northeast side of the lobby (**Figure 35**). From the main lobby, hallways run the length of the building, and lead to access of the other two additions. A majority of the interior rooms and hallways have been altered, few elements of the original interior remain.



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 35
JWCI's 1966 Addition, North Corner, view south

CFDC

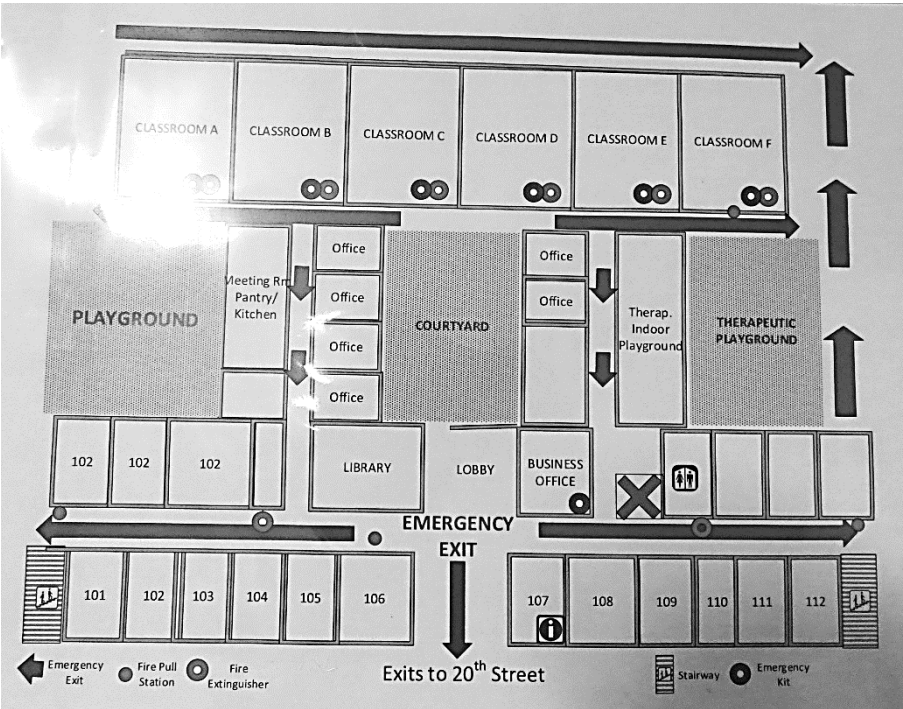
The CFDC (1339 20th Street; APN:4276-027-018), located on the west side of 21st Street, was designed by architect John W. Maloney, constructed in 1961, and opened in 1962. The CFDC is designed in the Mid-Century Modern style and features horizontal massing, large glazing at the entrance, a flat roof and a smooth brick finish with alternating sun shades above the fenestration (**Figure 36**). It consists of two long rectangular wings that parallel 20th Street and are connected by two short hyphens, which appear to look like a modified H (**Figure 37**). Between the two wings and hyphens is a centrally located enclosed courtyard. The courtyard features brick pavement, a memorial bench, flowers, hedges, and trees.



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 36
CFDC's Primary Elevation (southwest), view northeast



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 37
CFDC First Floor Plan

Primary Elevation (southwest)

The southwest elevation (façade) faces 20th Street and is two stories with a flat roof (**Figure 38**). The exterior walls are of reinforced concrete with a beige stucco finish. The two ends (northwest and southeast elevations) of the “main wing” are finished with a buff brick. The façade features a central entrance with concrete steps, a ramp, metal railings and double glass doors. Above the entrance is a flat concrete canopy (**Figure 39**). The side-lights on each side of the doors extend the full height of the first floor and feature an alternating geometric pattern with two different pane sizes and a variety of colors (blue, yellow, green, and clear – several original window panes have been replaced) (**Figure 40**). The first-story fenestrations are metal sash awning windows arranged in groups of four. The second-story fenestrations are one-over-one metal-sash top pane awning windows that are arranged in groups of four. The groups of windows are separated with simple piers. Above all the windows are vacillated green metal sunshades.



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 38
CFDC's Façade (southwest elevation), view north



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 39
CFDC's Central Entrance (southwest elevation), view north



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 40
CFDC's Front Entrance (interior view), view southwest

Interior Elevations (Courtyard)

There is a centrally located secondary entrance. The northeast elevation of the southwest wing (main wing) faces the courtyard. The same four-group fenestration pattern of one-over-one metal-sash awning windows continues. The entrance to the courtyard is an off-centered single metal and glass door with a cantilevered canopy with linear tile work. On each side of the entrance are full length fixed panel windows, with a large clear panel at the top and a smaller blue texturized pane at the bottom (**Figure 41**).



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 41
CFDC's Courtyard (northeast elevation), view southwest

The two hyphens (northwest and southeast elevations of the building), which connect the two wings, are one story in height, have a flat roof, and have finished buff brick walls. The walls facing the courtyard have pairs of metal-sash awning windows that are separated by simple concrete piers. Above the windows are flat concrete sunshades (**Figure 42**). There is a buff brick fence with gate that runs the length of the courtyard closest to the interior wing. A path runs from the main wing's courtyard entrance to the interior wing sidewalk, which spans the length of the wing. The outward facing northwest and southeast elevations feature the same one-over-one metal-sash awning windows that are on the main wing's southwest elevation second-story (**Figure 43**). Also located within the courtyard is a memorial bench (**Figure 44**).



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

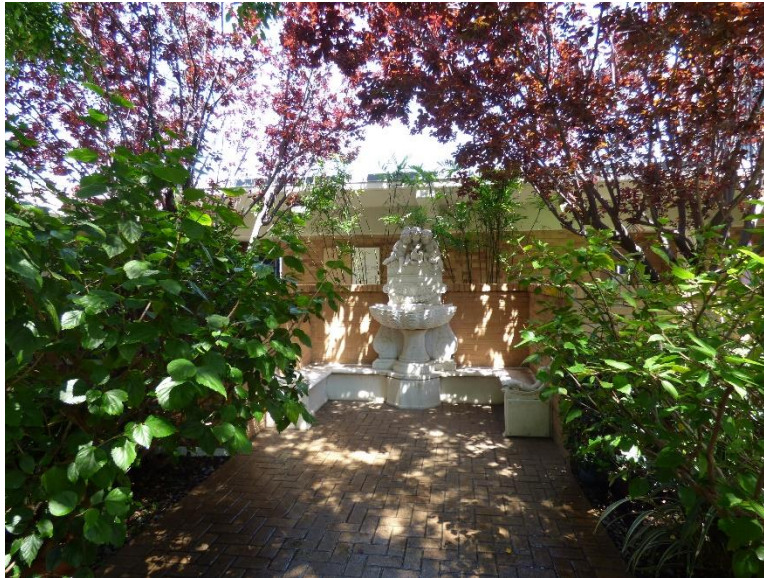
Figure 42
CFDC's Southeast Elevation of the Northwest Interior
Wing, view northwest



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 43
CFDC's Northwest Elevation of the Southeast Interior
Wing, view southeast

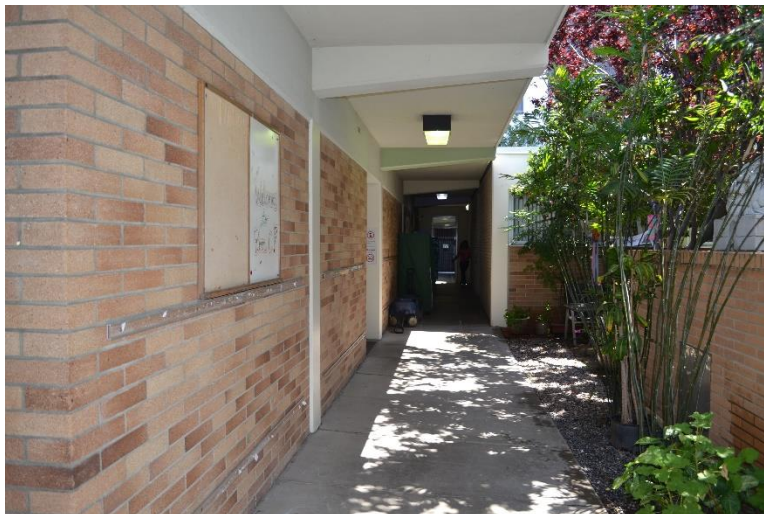


SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 44
CFDC's Courtyard with Memorial Bench, view northeast

The interior wing is a one-story rectangular building with a flat roof and buff brick walls (**Figure 45**). The roof of the building overhangs and covers the sidewalk on the southwest elevation. The sidewalk that runs the length of the building leads to the entrance of the classrooms. The northeast elevation of this wing has metal-sash awning windows that are separated by simple concrete piers.



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 45
CFDC's Interior Wing (classrooms), view southeast

Exterior Elevations

The southeast elevation of the southwest wing has a concrete walkway that separates the property to the southeast. There is a centrally located secondary entrance with concrete stairs, and concrete canopy leading to a door. Above the door is one window with metal sash (**Figure 46**).



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 46
CFDC's Southeast Elevation of the Southwest Wing,
view north

The southeast elevation features a therapeutic playground (**Figure 47**). This area is where the southwest wing southeast wing, and northeast wing connect.

The rear elevation (northeast elevation) features a playground area for the classrooms, which is enclosed by a painted cinderblock fence. The roof for the northeast wing extends, creating elongated eaves. Typical window fenestration is fixed aluminum windows, with one over one aluminum-sashed hopper windows (**Figure 48**).

From the northwest elevation the access to pool and playground are gained from a concrete walkway of the interior northeast wing (**Figure 49**).



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 47
CFDC's Southeast Elevation of the Interior Wing, view
northeast



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 48
CFDC's Northeast Elevation, view north



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 49
CFDC's Northwest Elevation, view southeast

Playgrounds and Pool

On the northwest side of the CFDC are three additions, a pool (1989), pool house (1989), and playground for the children (**Figure 50** through **52**).



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 50
CFDC's Playground Area, view southeast



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 51
CFDC's Pool, view southwest



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 52
CFDC's Pool house and Changing Rooms, view northwest

On the northeast side of the property are portioned off play areas for each class room. A concrete block wall runs the length of the play area and property line (**Figure 53**).



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 53
CFDC's Playground Area for One Classroom, (northeast elevation), view south

Interior

The interior of the main wing (southwest elevation) has a lobby at the central entrance with hallways running either direction of the building with staircases at each end. The second-story hallway runs the length of the building and features small offices for the medical staff (**Figure 54**). Hallways run the length of each of the hyphens off the main wing.



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 54
CFDC's First Floor Hallway, view southeast

The interior of the interior wing has six classrooms. Each classroom has an exit to the rear of the building, a bathroom, and an observation room with a one-way mirror (**Figure 55 and 56**).



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 55
CFDC, One-way Mirror for Classroom Observation



SOURCE: ESA, 2017

Providence Saint John's Health Center Phase II

Figure 56
CFDC, Interior of Classroom

Significance Evaluations

As a result of historic architectural resources research and survey, three historic architectural resources meeting the OHP's 45-year-old age threshold for consideration as historical resources were identified and documented (Courtyard Apartment, JWCI, and CFDC). These three resources are evaluated in this section for their eligibility for listing in the National Register, California

Register, and as City Landmarks or Structures of Merit. The criteria for listing in the National Register, California Register, and City Landmark and Structures of Merit are provided in the *Regulatory Framework* section of this report.

Courtyard Apartment

The Courtyard Apartment (1417-1423 21st Street; APN: 4275-007-003) is a 10-unit apartment building designed in the Minimal Traditional style with American Colonial Revival style architectural details. It was evaluated under the following historical and architectural theme: Courtyard Apartments (1920-1960). The preliminary period of significance is 1947, the year the Courtyard Apartment was built.

National Register and California Register

Criterion A/1: Events

The Courtyard Apartment, constructed in 1947, is located on the Golden State Tract within parcel APN: 4275-007-003, and is improved with a multi-family residence. The Mid-City Neighborhood was developed over several decades, with development beginning in the early part of the twentieth century. The neighborhood was predominately developed with single-family residences, with some commercial development along Santa Monica Boulevard according to the 1918 Sanborn map. As Santa Monica grew after the World War I, more residential and commercial development occurred within the neighborhood, leaving very little open land according to the 1927 aerial imagery. By the time the Courtyard Apartment was built within the Golden State Tract, much of the surrounding area had already been developed. The Courtyard Apartment was not significant in development of the Golden State Tract, or within the Mid-City Neighborhood. Furthermore, the Courtyard Apartment did not influence the trends of development of multi-family residences within the neighborhood, as garden apartments, bungalow courts, and courtyard housing were all predominate building types within the City at the time of its construction. In addition, no known significant events are known to have occurred at the Courtyard Apartment. As such, the Courtyard Apartment does not appear to be associated with any significant development patterns or specific events that are significant in national, state, or local history. **Therefore, the Courtyard Apartment appears ineligible under National Register Criterion A and California Register Criterion 1.**

Criterion B/2: Significant Persons

Based upon City directory research and U.S. Census Records, the Courtyard Apartment does not appear to be associated with the productive lives of historic personages (see Table 10 for occupancy history). Albert Erickson and Joseph St. Jean built the Courtyard Apartment as an income property in 1947 after returning from World War II. Research did not indicate that these two men were significant within the City, state, or nation. Since the Courtyard Apartment was a rental property, there was a high turnover of residents. Only a few residents lived at the property for more than one or two years. These included: Irene Kilgore, Otto Kilgore, Oral K. Schnebly, Farrell C. Schnebly, Ada Hensler, Dorothy Hensler, and Ann Knox Daniell. Of the longtime residents, Anne Knox is the only somewhat notable person. Ann Knox Daniell married

Hollywood Screen villain Henry Daniell after World War II. In 1963, after his death, Ann moved to the Courtyard Apartment and began working as a writer until her death in 1978. Though she was noted as working as a writer, no known works of Ann's are published. She does not appear to be significant in national or state literary history. In addition, none of the other individuals were found to be significant in national, state, or local history. **Therefore, the Courtyard Apartment appears ineligible under National Register Criterion B or California Register Criterion 2.**

Criterion C/3: Design/Construction

The Courtyard Apartment was built in 1947 by owners Albert Erickson and Joseph St. Jean. Erickson. St. Jean was a carpenter during World War II, while his business partner was a restaurant owner. St. Jean was most likely responsible for the design and construction of the Courtyard Apartment. Research did not indicate that St. Jean was a master builder, or held a license as an architect. Therefore, the Courtyard Apartment does not represent the work of a master.

The Courtyard Apartment was designed in the Minimal Traditional style with Colonial Revival characteristics. The Minimal Traditional style became popular in the 1930s because it allowed developers to build affordable homes due in part to the restrained use of ornamentation that was popular in higher-end revival styles, and allowed owners to build an income property that was devoid of a lot of extra detail for a reasonable price. Minimal Traditional residences were constructed on a budget, and utilized mass-produced materials. Typical character-defining features of the Minimal Traditional style include: straight, molded, or scrolled belt-courses; small porticos with simplified porch elements or scrolled metal posts; single pane hexagonal or round windows; windows decorated with louvered or paneled shutters; and scalloped edging on both wood and metal elements. Common characteristics of the American Colonial Revival style include: a simple rectangular volume covered by gabled or hip roofs; symmetrical, balanced dispensing of windows and doors; surfacing of clapboard or brick; classical, colonial detailing such as columns, engaged piers, cornices, pilasters, pediments, and porticos; canted bay windows; and double-hung, multi-paned windows flanked by decorative wood shutters. The Courtyard Apartment features several character-defining features of the Minimal Traditional style, including a low roof pitch, stucco siding, multi-pane windows, and belt-course. The Courtyard Apartment also has Colonial Revival characteristics at the entries on the primary façade, including columns and a balustrade at the main entry, and broken pediments above the three entry doors. However, it lacks many of the key character-defining features of these styles, such as asymmetrical entrance, gable roof, and paneled door/doors flanked by sidelights. Therefore, the Courtyard Apartment does not embody the distinctive characteristics of a type, period, or method of construction, nor does it possess high artistic values, as it is a simplified version of the style.

Typical elements of the courtyard style prevalent in Santa Monica and Southern California from the 1920s through the 1950s include: U-, L-, C-, and O-shaped configurations; hallways and corridors purposely designed to be outdoors to encourage resident interaction with one another; and elaborate designs that incorporated a landscaped central courtyard with patios, verandas, and balconies. The Courtyard Apartment has a U-shaped plan arranged around a central landscaped courtyard. However, it does not follow the traditional property type as the hallways and corridors

are inside, and the courtyard lacks lush landscaping and a designed pedestrian circulation. Therefore, the Courtyard Apartment is not an excellent example of the property type. There are many better, excellent examples of Courtyard Apartments within the City, including the San Vicente Courtyard Apartments Historic District, which features 26 contributing courtyard apartments built between 1937 and 1956 (see list of contributors below under City of Santa Monica Structure of Merit Significance Criterion 9.36.080(b)(2)). Furthermore, 445-449 San Vicente Boulevard and Monica Manor at 415 San Vicente are excellent examples of the Minimal Traditional style with Colonial Revival details as applied to the property type. Other better examples of the Minimal Traditional style include 129 San Vicente Boulevard, 201 San Vicente Boulevard, 211 San Vicente Boulevard, 304 San Vicente Boulevard, 445 San Vicente Boulevard, 515 San Vicente Boulevard, and 614 San Vicente Boulevard. In addition, the Courtyard Apartment did not influence the larger architectural trends within the City, state, or nation as the typology was prevalent within the City prior to the construction of the building in 1947.

Therefore, the Courtyard Apartment appears ineligible under National Register Criterion C and California Register Criterion 3.

Criterion D/4: Data Potential

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The Courtyard Apartment does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. **Therefore, the Courtyard Apartment appears ineligible under National Register Criterion D and California Register Criterion 4.**

City of Santa Monica Landmark Significance

9.36.100(a) (1)

The Courtyard Apartment does not exemplify, symbolize, or manifest elements of the cultural, social, economic, political, and architectural history of the City. As described in greater detail above under National Register/California Register Criterion A/1, the Mid-City Neighborhood was developed over several decades, with development beginning in the early part of the twentieth Century, and the neighborhood includes some of the earliest twentieth century residential development in Santa Monica. The Courtyard Apartment was a late addition to the neighborhood, which was largely developed prior to 1947. Following World War II, the population of the City continued to grow and this led to the need of higher density, multi-family development within the City. **Therefore, the Courtyard Apartment appears ineligible for Landmark designation under this criterion.**

9.36.100(a) (2)

The Courtyard Apartment, although Minimal Traditional style, does not appear to have aesthetic or artistic interest or value, or other noteworthy interest or value, as detailed in the discussion above under National Register/California Register Criterion C/3. **Therefore, the Courtyard Apartment appears ineligible for Landmark designation under this criterion.**

9.36.100(a) (3)

Based upon archival research, the Courtyard Apartment does not appear to be associated with the productive lives of historic personages or with important events in local, state or national history, as detailed in the discussion above under National Register/California Register Criteria A/1 (events) and B/2 (important persons). **Therefore, the Courtyard Apartment appears ineligible for Landmark designation under this criterion.**

9.36.100(a) (4)

The Courtyard Apartment does not embody distinguishing architectural characteristics valuable to the study of a period and style, and is not a unique or locally rare example of an architectural design and a historical type valuable to such a study. The Courtyard Apartment is an example of a very popular movement of bungalow courts, garden apartments, and courtyard apartments that were popular within Southern California and the City in the 1930s-1950s. It does not rise to level of significance of Courtyard Apartments in the City, as there are more distinguished courtyard apartments within the City, as detailed in the discussion above under National Register/California Register Criterion C/3. **Therefore, the Courtyard Apartment appears ineligible for Landmark designation under this criterion.**

9.36.100(a) (5)

The Courtyard Apartment is not a significant or a representative example of the work or product of a notable builder, designer, or architect. As detailed in the discussion above under National Register/California Register Criterion C/3, research did not indicate that either Albert Erickson or Joseph St. Jean (owners/builders) were notable builders, designers, or architects within the City or larger area. **Therefore, the Courtyard Apartment appears ineligible or Landmark designation under this criterion.**

9.36.100(a) (6)

The Courtyard Apartment does not have a unique location or singular physical characteristic, nor is it an established and familiar visual feature of a neighborhood, community, or the City. It is located on the Golden State Tract on 21st Street and is surrounded by larger medical facilities and apartment buildings. It is not visually prominent as it is setback from the street and overshadowed by the JWCI. Additionally, it is located on a section of 21st Street that is not well traveled and not visually iconic within the neighborhood or City. **Therefore, the Courtyard Apartment appears ineligible or Landmark designation under this criterion.**

City of Santa Monica Structure of Merit Significance

9.36.080(a)

The Courtyard Apartment has not been identified in the City's HRI.

9.36.080(b)

Construction of the Courtyard Apartment was completed in 1947 and it is 71 years old. Accordingly, it meets the 50-year requirement and was assessed under the following criteria:

9.36.080(b)(1)

The Courtyard Apartment is not a unique and rare example of a two-story Minimal Traditional Courtyard Apartment, as discussed above. Furthermore, the property type was prevalent within the City and Southern California since the 1930s. The first of its type was the Shoreham apartment and hotel that was built in 1924 at the corner of Ocean Avenue and San Vicente Boulevard. Following that along San Vicente Boulevard many courtyard apartments were constructed. Presently, the San Vicente Courtyard Apartments Historic District contains 26 contributing properties, of which several (129 San Vicente Boulevard, 201 San Vicente Boulevard, 211 San Vicente Boulevard, 304 San Vicente Boulevard, 415 San Vicente Boulevard, 445 San Vicente Boulevard, 515 San Vicente Boulevard, and 614 San Vicente Boulevard) are articulated in the Minimal Traditional style. As such the Courtyard Apartment is not a unique or rare example of the type or style. **Therefore, the Courtyard Apartment appears ineligible under this criterion.**

9.36.080(b)(2)

The Courtyard Apartment is not representative of a style that is no longer prevalent in the City. At least 26 courtyard apartments are located in Santa Monica and were constructed between 1937 and 1953 and are contributors to a designated historic district. The San Vicente Courtyard Apartments Historic District consists of the following 26 contributors: 123-133 San Vicente Boulevard, 130-142 San Vicente Boulevard, 135 San Vicente Boulevard, 150-156 San Vicente Boulevard, 201 San Vicente Boulevard, 212 San Vicente Boulevard, 229 San Vicente Boulevard, 234 San Vicente Boulevard, 302-312 San Vicente Boulevard, 315 San Vicente Boulevard, 326 San Vicente Boulevard, 401-409 San Vicente Boulevard, 415 San Vicente Boulevard, 416 San Vicente Boulevard, 421-427 San Vicente Boulevard, 435 San Vicente Boulevard, 437-441 San Vicente Boulevard, 445-449 San Vicente Boulevard, 451 San Vicente Boulevard, 515-521 San Vicente Boulevard, 522 San Vicente Boulevard, 540 San Vicente Boulevard, 608 San Vicente Boulevard, 614-618 San Vicente Boulevard, and 630 San Vicente Boulevard. In addition, there are many other undesignated examples of this property type in the City. As such, the Courtyard Apartment represents a style that is still prevalent in the City. **Therefore, the Courtyard Apartment appears ineligible under this criterion.**

9.36.080(b)(3)

The Courtyard Apartment does not contribute to a potential historic district. The buildings in the area immediately surrounding the Courtyard Apartment date from 1947 to 1984, although most date to the 1940s and 1950s. There are no unifying features uniting these buildings allowing for the organization of a historic district. **Therefore, the Courtyard Apartment appears ineligible under this criterion.**

Integrity

In order to be eligible for listing in the National Register or California Register, a property must have both significance and integrity. As explained above, the Courtyard Apartment lacks historical and architectural significance. As such, the integrity analysis presented below is for informational purposes only.

The National Register and California Register have specific language regarding integrity. Both require that a resource retain sufficient integrity to convey its significance (National Park Service, 1995: 44; Office of Historic Preservation, 2001). In accordance with the guidelines of the National Register, integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The property must retain, however, the essential physical features that enable it to convey its historic identity. The California Register requires that a resource retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance, with the same aspects of integrity as the national register (location, design, setting, materials, workmanship, feeling, and association. Additional information regarding integrity can be found in the *Regulatory Framework* section of this report.

Location

The Courtyard Apartment has not been moved. **Therefore, the Courtyard Apartment is found to retain integrity of location.**

Design

The original design of the Courtyard Apartment was as a U-shaped courtyard apartment articulated in the Minimal Traditional style with Colonial Revival detailing. The Courtyard Apartment retains the integrity of its original design; only minor alterations have been made, such as the removal of the garage and alterations to original courtyard landscaping. **Therefore, the Courtyard Apartment is found to retain integrity of design.**

Setting

The landscape of the Courtyard Apartment is unmaintained and is overgrown. The only vestiges of its former appearance are the concrete sidewalks, remnants of hedges, and a few mature trees. The historical character of the area surrounding the Courtyard Apartment has also been eroded due to the removal of neighboring buildings to the northeast and southeast, which were constructed during the early-to-mid twentieth century. At the time of the Courtyard Apartment's construction, 21st Street was primarily developed with single-family dwellings, with only one

multi-family dwelling on the street. Additionally, the adjacent lot to the northeast of the Courtyard Apartment remained undeveloped until 1950, when the JWCI was constructed. The present setting consists of the JWCI, paved parking lot with temporary mobile buildings, and an eight-story apartment building built in 1979, all introduced after the construction of the Courtyard Apartment. **Therefore, the Courtyard Apartment is found to lack integrity of setting.**

Materials

The Courtyard Apartment still retains some of its original materials, such as original columns, windows, and pediments; however, in some areas, original features (doors, windows, pediments, stucco) have been removed or are missing since the Courtyard Apartment was condemned after the 1994 Northridge Earthquake and has been subjected to vandalism and lack of maintenance. **Therefore, the Courtyard Apartment is found to lack integrity of materials.**

Workmanship

Some of the original materials and their evidence of workmanship were removed or destroyed by vandals or looters after the Courtyard was condemned. The workmanship of much of the Colonial Revival detailing is missing or is in poor condition. **Therefore, the Courtyard Apartment is found to lack integrity of workmanship.**

Feeling

The Courtyard Apartment does not retain enough of its original materials, workmanship, and setting to convey the cohesive, unified feeling of a Minimal Traditional Style Courtyard Apartment. **Therefore, the Courtyard Apartment is found to lack integrity of feeling.**

Association

Due to deferred maintenance and vandalism, and the extensive changes to its setting, the Courtyard Apartment does not convey an association with Mid-City Neighborhood development, nor as a multi-family Minimal Traditional style courtyard apartment architecture. **Therefore, the Courtyard Apartment is found to lack integrity of association.**

Summary

The Courtyard Apartment **appears ineligible** for listing in the National Register and California Register under Criteria A/1-D/4, City Landmark Criteria 1 through 6, and Structure of Merit Criteria 1, 2, and 3. It was also not identified as a contributor to a historic district. The Courtyard Apartment retains integrity of location and design; however, it lacks integrity of setting, materials, workmanship, feeling, and association.

JWCI

The JWCI (2200 Santa Monica Boulevard; APN: 4275-007-011) is a Mid-Century Modern style medical facility. It was evaluated under the following historical and architectural themes: Post-World War II Civic and Institutional Development (1945-1977), Hospitals and Medical Facilities, in Santa Monica, Medical Office Building property type, Mid-Century Modern Architecture (1945-1970), and Weldon J. Fulton, architect. The period of significance is 1950 to 1966, which

encompasses its original date of construction (1950) and the dates of construction of the two additions (1952 and 1966), all of which were designed by the original architect, Weldon J. Fulton.

Criterion A/1: Events

The JWCI is located on the Golden State and Orchard Tracts, which were both subdivided in 1906, and is within the Mid-City Neighborhood. The JWCI, formally known as the “Medical Arts Building,” was constructed in 1950 and was intended to grow as demand for medical facilities and offices grew in the postwar years, with planned additions completed by the original architect in 1952 and 1966. Its original design and additions were all designed by notable Santa Monica Architect Weldon J. Fulton. The adjacent New Medical Arts Annex at 2208/2210 Santa Monica Boulevard, also designed by Fulton, is similar in style, design, features and materials to the JWCI and appears to have been purposefully designed to relate architecturally to the JWCI as part of a medical facilities complex that developed along Santa Monica Boulevard. This phased development of medical facilities represents a significant pattern of development in the Mid-City Neighborhood in response to the need for medical services after World War II.

The Mid-City Neighborhood was one of the earliest developed areas of Santa Monica, featuring a population and development boom after World War I due in part to the opening of the Douglas Aircraft facility in 1921, which spurred continued development of residential and commercial properties through World War II. The increase in population after World War I also added to the demand for medical facilities and medical offices in the City. Prior to World War I, the City had only one hospital to serve its needs. The City’s first hospital, Santa Monica Bay Hospital opened in 1907, later closed in 1910, and then reopened in 1911 as Saint Catherine’s. Saint Catherine’s served the people of Santa Monica until 1940. The City received an additional hospital to take care of its booming population in 1928, known as the Santa Monica Hospital. In 1942, PSJHC opened in the Mid-City Neighborhood to serve the community’s increasing medical needs.

Santa Monica experienced another population boom after World War II as soldiers returned home, many choosing to settle in the temperate climate of Southern California. Civic and institutional development, including medical facilities, grew to meet the population’s increasing demands. As hospitals expanded, so did the need for supporting offsite medical facilities and offices. PSJHC expanded during this period, with the addition of an emergency ward and clinic in 1947. The north wing was added in 1953 and the south wing in 1967.

In response, a flurry of medical facilities and offices opened in the immediate area. One of the first post-World War II medical facilities constructed in the Mid-City neighborhood was JWCI (formerly the Medical Arts Building). The JWIC was constructed in 1950 and was expanded twice (1952 and 1966) as demand for doctors’ offices and associated hospital businesses grew in the Mid-City Neighborhood and Santa Monica. Other postwar medical facilities were also constructed around PSJHC to meet this need, including 2125 Arizona Avenue (1950-1952, City Landmark); New Medical Arts Annex Building at 2208/2210 Santa Monica Boulevard, designed by Weldon J. Fulton (1955); Medical Office Building at 2216 Santa Monica Boulevard (1954); Medical Office Facility at 2222 Santa Monica Boulevard, designed by Rochlin & Baran, AIA (1961); Santa Monica Convalescent (1962); and the CFDC at 1339 20th Street (1962). However,

along with 2125 Arizona Avenue, the JWIC building was one of the first medical office buildings constructed to meet this new need, which initiated an important trend of the development of world class medical facilities in Santa Monica. In 1953, *The Santa Monica Community Book* stated that “The Santa Monica Bay Area rapidly is becoming one of the best medically equipped areas in the country.” The JWIC building provided office and business space for a variety of medical doctors and businesses until 1991 when the “John Wayne Cancer Institute” moved to the building from UCLA, and the focus shifted to cancer research and treatment. The JWIC (formerly the Medical Arts Building), including the original building and the 1952 and 1966 additions, appears to be significant for its association with the important pattern of the rise of medical offices and facilities within the context of the post-World War II civic and institutional development in Santa Monica and the Mid-City Neighborhood. **Therefore, the JWCI appears eligible under National Register Criterion A at the local level of significance and under California Register Criterion 1 for its significant associations with the history and development of post-World War II medical facilities in Santa Monica.**

Criterion B/2: Significant Persons

Based upon City directory and newspaper research, the JWCI does not appear to be associated with the productive life of any individuals significant in our past. The building provided medical office and commercial space for a variety of medical doctors and businesses including the Medical Arts Pharmacy and Superior Optical Company, and five doctors maintained offices there for 33 years including Dr. Ralph M. Dorne, Dr. Harold Howard, Dr. Thomas Reed, Dr. Paul J. Reinsch, and Dr. Keith Wallace. Many other accomplished medical professionals occupied the building as well, including psychologist Dr. Evelyn Troup, Dr. Jerome Melvin Kummer and many others (see Table 11 for occupancy history). As a medical office building, the JWCI is associated with a large group of accomplished medical professionals and businesses who occupied the building and contributed to the development of medical services in the Mid-City Neighborhood, however, it is not identified with the lives of any persons important in our past. **Therefore, the JWCI does not appear to be eligible under National Register Criterion B at the national level of significance and California Register Criterion 2.**

Criterion C/3: Design/Construction

The JWCI is a good representative example of local Santa Monica master architect Weldon J. Fulton. He graduated from Pacific Coast University in 1938 with a degree in architecture, with a thesis on the “Lien Laws and Concrete Supervision.” Prior to opening his own firm in 1946, he worked for H.G Thorsby, Arthur Forelich, Lyle Barcume, Claude Beelman, Bowen & Rowe Lippingcott, Heitschmidt & MAtcham, Gene Verge Sr., and George Postle. In 1950, Fulton was commissioned to design the Medical Arts Building (JWCI). After the commission of the Medical Arts Building, Fulton’s career began to flourish, and in 1954 he was commissioned to design the space-age, Googie-style Zucky’s Restaurant in downtown Santa Monica on Wilshire Boulevard and the Mid-Century Modern style Camera Obscura/Senior Recreation Center in Palisades Park. Weldon J. Fulton was a well-known Santa Monica architect responsible for many Mid-Century Modern style buildings across Santa Monica, including the New Medical Arts Annex Building (1954) at 2208/2210 Santa Monica Boulevard in the Mid-Century Modern style; Fairview Library

(1956) at 2101 Ocean Boulevard in the Modern style; Professional Arts Building (1957) at 1414 21st Street (demolished); Montana Branch Library (1959) at 1704 Montana Avenue in the Modern style; Ernie White Insurance Building (1965) at 1255 Lincoln Boulevard in the New Formalist style; County Health Center (Venice Family Clinic) at 2509 West Pico Boulevard in the Mid-Century Modern style (1966).

The JWCI is the best example of a Mid-Century Modern style medical office building designed by Fulton, as it one of his most complex designs and it was meant to be built in phases, with planned additions completed in 1952 and 1966. Fulton incorporated several aspects of the style, including horizontal massing with a large central volume, geometrical elements, large glazing, flat roof, smooth brick finish with alternating sunshades. **Therefore, the JWCI, including the original building completed in 1950 and the 1952 and 1966 additions, appears eligible under National Register Criterion C at the local level of significance and under California Register Criterion 3 as a work of local master architect Weldon J. Fulton and as an excellent example of a Mid-Century Modern style medical office building.**

Criterion D/4: Data Potential

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The JWCI does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. **Therefore, the JWCI appears ineligible under National Register Criterion D and California Register Criterion 4.**

City of Santa Monica Landmark Significance

9.36.100(a) (1)

The JWCI exemplifies, symbolizes, and manifests elements of the social, economic and architectural history of the City, but not the cultural or political elements of the history of the City. As described in detail above under Criterion A/1, the JWCI, formerly known as the “Medical Arts Building,” was constructed in 1950, and improved upon in 1952 and 1966. It appears to be significant to the development of post-World War II medical facilities and office buildings in the Mid-City Neighborhood. The JWCI is a prominent medical facility located across from the PSJHC. It was one of the earliest and largest Mid-Century postwar medical facilities in the area. The Medical Arts Building (JWCI) flourished between 1950 and its last addition by Fulton in 1966, meeting the demands of the growing City. The original building completed in 1950 and its 1952 and 1966 additions provided office and business space for a variety of medical doctors and businesses until 1991 when the “John Wayne Cancer Institute” moved to the building from UCLA, and the focus shifted to cancer research and treatment. **Therefore, the JWCI appears eligible for Landmark designation under this criterion.**

9.36.100(a) (2)

Although the JWCI is an excellent example of local Santa Monica master architect Weldon J. Fulton's work and is a good representative example of a Mid-Century Modern style medical office building, there is no public art or anything of particular aesthetic or artistic interest or value, or other noteworthy interest or value associated with the property. **Therefore, the JWCI appears ineligible for Landmark designation under this criterion.**

9.36.100(a) (3)

As identified under National Register/California Register Criterion A/1, the JWCI is associated with the important post-World War II development patterns of medical offices and facilities in Santa Monica and Mid-City Neighborhood. The Medical Arts Building (JWCI) was one of the earliest postwar medical offices built in the neighborhood, as it was constructed in 1950.

Therefore, the JWCI appears eligible for Landmark designation under this criterion for its association with the development of medical offices in the Mid-City Neighborhood.

9.36.100(a) (4)

As mentioned under Criterion C/3, the JWCI is a good representative example of local Santa Monica master architect Weldon J. Fulton. Weldon J. Fulton was a well-known Santa Monica architect responsible for many Mid-Century Modern style buildings across Santa Monica. The JWCI is the best example of a Mid-Century Modern style medical office building designed by Fulton, as it one of his most complex designed building. Fulton incorporated several aspects of the style, including horizontal massing with a large central volume, geometrical elements, large glazing, flat roof, smooth brick finish with alternating sunshades. **Therefore, the JWCI appears eligible for Landmark designation under this criterion.**

9.36.100(a) (5)

As described in detail in the evaluation under National Register/California Register Criterion C/3, the JWCI is a good representative example of notable local Santa Monica architect Weldon J. Fulton. The JWCI is the best example a Mid-Century Modern style medical office building designed by Fulton, and one of his most complex designs and it was meant to be built in phases, with planned additions completed in 1952 and 1966. Fulton incorporated several aspects of the style, including horizontal massing with a large central volume, geometrical elements, large glazing, flat roof, smooth brick finish with alternating sunshades. **Therefore, the JWCI, including the original 1950 building and the 1952 and 1966 additions, appears eligible for Landmark designation under this criterion.**

9.36.100(a) (6)

The JWCI does not appear to meet this criterion. At the time of construction, there was a visual relationship between the JWCI and PSJHC, but as a result of infill development and changes to the setting the visual relationship has dissolved. Currently, the JWCI does not have a unique location and is not an established and familiar visual feature of the neighborhood, community, or

City. Therefore, the JWCI appears ineligible for Landmark designation under this criterion.

City of Santa Monica Structure of Merit Significance

9.36.080(a)

The JWCI has not been identified in the City's HRI.

9.36.080(b)

Construction of the Medical Arts Building (JWCI) was completed in 1950 with additions in 1952 and 1966 and it is 69 years old, with additions that are 67 and 53 years old, respectively. Accordingly, it meets the 50-year requirement and was assessed under the following criteria:

9.36.080(b)(1)

As a historical type, the JWCI is part of the post-World War II developmental pattern in the history of medical facilities in Santa Monica. From the late nineteenth century to the early twentieth century, Santa Monica's residents received medical care in their private homes or other cities. The City desperately needed medical facilities for the sick and injured, and by 1904, the City had collected enough funds to build the City's first hospital. The Santa Monica Bay Hospital opened in 1907, later closed in 1910, and then reopened in 1911 as Saint Catherine's. Saint Catherine's served the people of Santa Monica until 1940. The City received an additional hospital to take care of the City's booming population in 1928, known as the Santa Monica Hospital. It was not until 1942 that an additional hospital was constructed in the Mid-City Neighborhood. After World War II, a flurry of medical facilities and medical offices opened to serve the growing postwar population. In 1953, *The Santa Monica Community Book* stated that "The Santa Monica Bay Area rapidly is becoming one of the best medically equipped areas in the country." The Medical Arts Building (JWCI) was one of the earliest Mid-Century Modern style medical office buildings constructed in close proximity to PSJHC. Once constructed in 1950, the JWCI was one of the most modern doctor's offices in the Mid-City Neighborhood. It is representative of the Mid-Century Modern medical facilities in Santa Monica, but it is not a unique or rare example of a historical type within in the City, as there are many Mid-Century Modern medical facilities in Santa Monica. Several Mid-Century Modern medical facilities examples do survive in the City, including New Medical Arts Annex Building at 2208/2210 Santa Monica Boulevard, designed by Weldon J. Fulton (1955); Medical Office Building at 2216 Santa Monica Boulevard (1954); Medical Office Facility at 2222 Santa Monica Boulevard, designed by Rochlin & Baran, AIA (1961); Santa Monica Convallarium (1962); and the CFDC at 1339 20th Street (1961). Other examples of Mid-Century Modern style buildings in Santa Monica include: Los Angeles County Fire Department Lifeguard HQ located at 1640 Ocean Front Walk, designed by Welton Becket & Associates (1958); Santa Monica Civic Auditorium designed by Welton Becket & Associates (1958), First United Methodist Church School at 1008 11th Street, designed by Kenneth N. Lind (1954), and a cluster of buildings at Santa Monica College. **Therefore, the JWCI appears ineligible under this criterion.**

9.36.080(b)(2)

The JWCI is not representative of a style that is no longer prevalent in the City. Documented extant examples of Mid-Century Modern non-residential buildings in Santa Monica include: Fairview Library (1956) located at 2101 Ocean Boulevard, designed by Weldon J. Fulton; Senior Recreation Center/Camera Obscura at 1450 Ocean (Weldon J. Fulton); 1150 18th Street (Witherly & Novikoff), 1950; 1131 Olympic Boulevard (Frank Lehnen Smith), 1956; Pacific Sands Motel at 1515 Ocean Avenue (Vack A. Charney), 1956; 1542 15th Street (C.A. Kuegck), 1961; 1545 17th Street (Matlin and Dvoretzky), 1964; Santa Monica Civic Auditorium (Welton Becket & Associates), 1958. Each of these examples of Mid-Century Modernism express flat or gable roofs, horizontal massing, and large glazing, with some vernacular variations of the style. As such, the JWCI represents a style that is still prevalent in the City. **Therefore, the JWCI appears ineligible under this criterion.**

9.36.080(b)(3)

The JWCI does not appear to contribute to a historic district. **Therefore, the JWCI appears ineligible under this criterion.**

Integrity

As detailed in the Regulatory Framework Section, in order to be eligible for listing in the National Register or California Register, or for local designation as a City Landmark or Structure of Merit, a property must have both significance and integrity. As explained above, the JWCI is historically significant under the themes of Medical Facilities in Santa Monica; Medical Office Building property type; and Weldon J. Fulton, architect. It appears eligible for the National Register and California Register under Criteria A/1 and C/3, and City Landmark under Criteria 1, 3, 4 and 5. The period of significance assigned to the JWCI is 1950 to 1966, which encompasses the JWCI's original period of construction, with its two additions. Based upon the SMPCD building permits and conditions observed during the survey, the JWCI appears to retain a high level of integrity. As such, the following analysis is provided to assess the property's integrity.

Location

The JWCI has not been moved. **Therefore, the JWCI is found to retain integrity of location.**

Design

The original design of the JWCI has been not been altered since its original conception. A wing was added to the southwest in 1952, with another wing built in 1966. Both additions were designed by the original architect, Weldon J. Fulton. Though these wings were added to the building, the building was originally designed to have additions as services of the building grew. The 1952 addition expanded on the original design with the continuation of sun shades, horizontal massing, similar fenestration and materials found on the façade. The 1966 addition has a utilitarian design and departs somewhat from the original Mid-Century Modern design, due to the change in architectural style from Mid-Century Modernism to Late Modernism. Although the

1966 addition departs somewhat from the original Mid-Century Modern design, it was originally conceived and planned as part of the JWCI. The JWCI including the original 1950 building and the 1952 and 1966 additions retain their integrity of design including two-story configuration, horizontal massing, large glazing, flat roof, brick exterior, and aluminum sash windows.

Therefore, the JWCI is found to retain integrity of design.

Setting

The historical character of the area surrounding the JWCI has been partially eroded due to the demolition of the original PSJHC after the 1994 Northridge Earthquake. A new medical center was constructed and its design, massing, and scale is not compatible with the JWCI. However, many of the buildings from the same era remain to the north, south, and west, in addition to the immediate setting of the JWCI, and a majority of the setting is intact. **Therefore, the JWCI is found to retain integrity of setting.**

Materials

The majority of the JWCI 's original materials remain intact, including its brick cladding, original windows and doors, mullions, large overhanging concrete eaves. **Therefore, the JWCI is found to retain integrity of materials.**

Workmanship

The JWCI retains the majority of its original materials, along with evidence of their workmanship. **Therefore, the JWCI is found to retain integrity of workmanship.**

Feeling

Despite having undergone several expansions, the JWCI continues to convey the feeling of a Mid-Century Modern style medical building. **Therefore, the JWCI is found to retain integrity of feeling.**

Association

The JWCI retains sufficient integrity to convey its historical associations as a post-World War II medical facility within the City of Santa Monica and with the work of local architect Weldon J. Fulton. **Therefore, the JWCI is found to retain integrity of association.**

Summary

The JWCI possesses both significance and integrity and is therefore appears **eligible** for listing in the National Register under Criteria A and C at the local level; California Register under Criteria 1 and 3; and City Landmark Criteria 1, 3, 4, and 5. The JWCI retains all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association).

CFDC

The CFDC (1339 20th Street; APN:4276-027-018) is a Mid-Century Modern style building. It was evaluated under the following historical and architectural themes and sub-themes: Civic and Institutional Development (1875-1977) including Medical Facilities in Santa Monica, particularly the history of mental health facilities and the education and treatment of mentally disabled children; Mid-Century Modern Architecture (1945-1970); and John W. Maloney, architect. The period of significance is 1961 to 1970, which encompasses its original date of construction (1961) and its period as a nationally recognized child study center (1962-1970).

Criterion A/1: Events

The CFDC is located in block 129 of the Orchard Tract, which was subdivided in 1906. Block 129 was improved with the McKinley Public School in 1918 (later occupied by Ramsey Military School in 1932). The vacant land adjacent to the Ramsey Military School was used as recreational baseball field, until 1961 when the parcel was improved upon with the CFDC (Lt. Joseph P. Kennedy Jr. Memorial Child Study Center), designed by master architect John W. Maloney.

The CFDC was constructed in 1961 and opened in 1962 as the “Lt. Joseph P. Kennedy Jr. Memorial Child Study Center” to study and aid developmentally disabled children, which at the time was an underserved segment of the Nation’s population. Only the second of its kind in the Nation, the CFDC was an innovative facility for its era, and was one of the earliest facilities in the Nation to research developmentally disabled children. Prior to the development of child study centers, many developmentally disabled children were either abandoned and orphaned, or isolated from other family members, due in part to family shame. However, in the 1950s and ‘60s, the Kennedy Family chose to make developmentally disabled children one of their primary causes, due in large part to their first-hand experience of Rosemary Kennedy’s struggles with mental and behavioral disabilities.

The CFDC was concurrently opened at the same time when Eunice Kennedy urged her brother, President John F. Kennedy, to make this topic one of his priorities in the new administration. As such, John F. Kennedy created the “President’s Panel on Mental Retardation,” which created a blueprint to address those living with developmental disabilities. A year later, John F. Kennedy signed the Maternal and Child Health and Mental Retardation Planning Amendment to the Social Security Act, the first major legislation to combat mental illness. Due to President Kennedy’s agenda and the work of the family’s foundation, national awareness grew on the topic, and within a few short years, the CFDC was recognized for its various achievements in the study of child development, including in 1968 when Dr. Coda was invited to the White House by President Lyndon Johnson to witness the signing of the “Mental Health and Mental Retardation Construction and Facilities Act.”

The CFDC would later be designated as a regional center for the developmentally disabled, one of the State’s first such centers. The CFDC was also innovative as it featured classrooms with

one-way mirrors, which enabled doctors to study children who were developmentally disabled or emotionally troubled, without the child's knowledge.

The CFDC was a significant addition to the Santa Monica Community, the Mid-City Neighborhood, the State, and the Nation, as it was one of the first developmental child study centers of its kind. As one of the earliest and most innovative developmental child study centers within the Nation, the CFDC appears to be significant in its contributions to and associations with the important nationwide health care trend of changing attitudes toward and the treatment of the developmentally disabled. **Therefore, the CFDC appears eligible under National Register Criterion A at the national level and California Register Criterion 1 for its significant associations with the history and development of medical facilities in Santa Monica as applied to mental health facilities for the education and treatment of mentally disabled children.**

Criterion B/2: Significant Persons

Based upon archival research, the CFDC does appear to be associated with the productive lives of individuals significant in our past, Dr. Sylvia Farnham-Diggory and Dr. Evis Coda. None of the other occupants, however, appear to be significant persons in our past (see Table 12 for occupancy history). The Kennedy Family Foundation and Lt. Joseph P. Kennedy are also associated with the CFDC, but are not significantly associated with the CFDC due to their larger role within the United States. Lt. Joseph P. Kennedy, son of Senator Lt. Joseph P. Kennedy, Sr., died in World War II and the Kennedy Family set up a family foundation under his name. The Lt. Joseph P. Kennedy Child Study Center in New York would have a more significant tie to the Kennedy Family Foundation and Lt. Joseph P. Kennedy, as it was the first child study center setup by the family. Therefore, the CFDC is not significant for its association with any members of the Kennedy Family.

Dr. Sylvia Farnham-Diggory is also a person of importance associated with the CFDC. She joined the faculty at Carnegie-Mellon University, where she was the first woman to earn tenure in the Department of Psychology. In 1976, she was the first female chaired professor at the University of Delaware, where she taught educational psychology. She was a pioneer in the field of cognitive psychology and author of several monographs in the field. However, she was only a visiting scholar to the CFDC and her association with the facility was brief. Her productive life is more significantly tied to other locations, such as the University of Delaware or Carnegie-Mellon University. Therefore, the CFDC is not is not significant for its association with Dr. Sylvia Farnham-Diggory.

Dr. Coda served as the first director of the CFDC and was an award-winning child psychiatrist. Under his direction, Saint John's Community Mental Health Center's overall psychiatric services grew. The CFDC became nationally recognized for its various achievements in the study of child development, including in 1968 when Dr. Coda was invited to the White House by President Lyndon Johnson to witness the signing of the "Mental Health and Mental Retardation Construction and Facilities Act." His professional career included Medical Director at the CFDC, Medical Director at Los Angeles Child Guidance Clinic, and teaching appointments at UCLA

School of Medicine, and USC School of Medicine. The CFDC was where Dr. Coda's primary office and is where he achieved significance within the medical field as the head of the CFC. As such, the CFDC is associated with the productive life of Dr. Coda, and reflects the time period within which he achieved significance. **Therefore, the CFDC appears eligible under National Register Criterion B at the national level and California Register Criterion 2 for its association with Dr. Evis Coda.**

Criterion C/3: Design/Construction

The CFDC is an example of Mid-Century Modern style, and designed by Seattle-based master architect John W. Maloney. Maloney's designs evolved with his career, from mastering Art Deco style in his earlier career, to mastering the Mid-Century Modern style by the 1950s. Many of his designs in the Pacific Northwest and Alaska still remain. He is best known for the A.E. Larson Building in Yakima, Washington, built in 1931 and added to the National Register in 1984. While there are other excellent examples of Mid-Century Modern style medical facilities within the City of Santa Monica and Los Angeles County, none were designed by John W. Maloney. Maloney was responsible for the design of one wing of the PSJHC in 1953, which was later demolished in 1994. He is also responsible for Burbank's Saint Joseph's Hospital East Wing (1953) in the International style (altered), Saint Mary's Hospital North Wing (1953) in Long Beach in the Mid-Century Modern style (altered), and Fullerton's Saint Jude's Hospital (1953) in the Mid-Century Modern style (altered). CFDC is the last known remaining intact medical facility accredited to Maloney in Santa Monica and Los Angeles County region. His design for the classrooms also incorporated some of the first "hidden observation rooms" in the area.

The Mid-Century Modern style is characterized by simple geometric forms, post-and-beam construction, flat or low-pitched gabled roofs often with overhanging eaves, flush mounted steel framed windows or large single-paned wood-framed windows, and brick or stone often used as primary accent material. The CFDC features the following character-defining features of the style: horizontal massing, central entrance with large glazing, flat roof, aluminum ribbon windows, flat concrete entrance canopy, and alternating sun shades. As such, the CFDC has sufficient architectural merit as a Mid-Century Modern style by master architect John W. Maloney to be eligible under this criterion for national and state designation. **Therefore, the CFDC appears eligible under National Register Criterion C at the national level and California Register Criterion 3 as an example of work by a master architect and as an excellent example of a Mid-Century Modern style medical office building.**

Criterion D/4: Data Potential

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The CFDC does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. **Therefore, the CFDC appears ineligible under National Register Criterion D and California Register Criterion 4.**

City of Santa Monica Landmark Significance

9.36.100(a) (1)

The CFDC exemplifies, symbolizes, and manifests elements of the social, political, and architectural history of the City, but not the cultural and economic elements of the history of the City. As described in detail under Criterion A/1, the CFDC was an innovative facility for its era, and it was one of the earliest facilities in the Nation to be created for the research developmentally disabled children. The CFDC was concurrently opened during the larger historic and political movement for national changes to the care and advancement of developmentally disabled children under the presidencies of Kennedy and Johnson in the 1960s. The CFDC would later be designated as a regional center for the developmentally disabled, one of the State's first centers. In addition, it is also manifests architectural history, as it is the only remaining example Mid-Century Modern style medical facility designed by master architect John Maloney in Santa Monica. **Therefore, the CFDC appears eligible for Landmark designation under this criterion.**

9.36.100(a) (2)

The CFDC, although designed by master architect John W. Maloney, does not appear to have aesthetic or artistic interest or value, or other noteworthy interest or value. There is no public art or anything of particular aesthetic or artistic interest or value, or other noteworthy interest or value associated with the property. **Therefore, the CFDC appears ineligible for Landmark designation under this criterion.**

9.36.100(a) (3)

As identified under National Register/California Register Criterion A/1, the CFDC is associated with the important nationwide health care trend of changing attitudes toward and the education and treatment of the developmentally disabled. The CFDC was an innovative mental health facility for its era, and it was one of the earliest facilities in the Nation to research developmentally disabled children. The CFDC was concurrently opened at the same time when Eunice Kennedy urged her brother, President John F. Kennedy, to make this topic one of his priorities in the new administration. As such, John F. Kennedy created the "President's Panel on Mental Retardation," which created a blueprint to address those living with developmental disabilities. The CFDC would later be designated as a regional center for the developmentally disabled, one of the State's first centers. Additionally, as identified in the evaluation of the CFDC under National Register/California Register Criterion B/2, the CFDC is associated with an important historic personage, Dr. Evis Coda. None of the other occupants, however, appear to be important historic personages (see Table 12 for occupancy history). Dr. Evis Coda is a well-known Santa Monica doctor, who served as the first director of the CFDC and was an award-winning child psychiatrist. His professional career included Medical Director at Saint John's CFDC, Medical Director at Los Angeles Child Guidance Clinic and teaching appointments at UCLA School of Medicine and USC School of Medicine. A majority of his career he worked at

the CFDC helping advance the field of child psychiatry. **Therefore, the CFDC appears eligible for Landmark designation under this criterion.**

9.36.100(a) (4)

The CFDC embodies distinguishing architectural characteristics valuable to a study, period, style, method of construction, and is a unique or rare example of a historical type valuable to such a study. However, it does not embody the use of indigenous materials or craftsmanship, nor is it a unique or rare example of an architectural design or detail valuable to such a study. The CFDC is an example of Mid-Century Modern style architecture, designed by master architect John W. Maloney. While there are other excellent examples of Mid-Century Modern style medical facilities within the City of Santa Monica and Los Angeles County, none were designed by prominent Seattle-based architect John W. Maloney. Maloney was responsible for the design of one wing of Santa Monica's PSJHC in 1953, which was later demolished in 1994. He is also responsible for Burbank's Saint Joseph's Hospital East Wing (altered), Saint Mary's Hospital North Wing in Long Beach (altered), and Fullerton's Saint Jude's Hospital (altered), all of which were designed in 1953. CFDC is the last known remaining intact medical facility accredited to Maloney in Santa Monica and the Los Angeles region. His design features low horizontal massing, a central entrance with glazing, a smooth simplistic finish with alternating sun shades above the fenestration. The design also incorporates some of the area's first "hidden observation rooms" located in a classroom. The hidden observation room with a one-way mirror was designed to allow doctors to study children in their natural classroom environment. This design helped to advance the field of child psychology for the developmentally disabled. The study of the CFDC and its mental health facility property type could prove valuable to Santa Monica's architectural history. **Therefore, the CFDC appears eligible for Landmark designation under this criterion.**

9.36.100(a) (5)

The CFDC is a significant example of the work of a notable architect. As described in detail under Criterion C/3, the CFDC was designed by master architect John W. Maloney, a prominent Seattle-based architect. Maloney was responsible for designing the wing of Santa Monica's PSJHC in 1953, which was later demolished in 1994. He is also responsible for Burbank's Saint Joseph's Hospital East Wing (altered), Saint Mary's Hospital North Wing in Long Beach (altered), and Fullerton's Saint Jude's Hospital (altered), all of which were designed in 1953. The CFDC is the last known remaining intact medical facility accredited to Maloney in Santa Monica. His other prominent works in Southern California have been altered or demolished. **Therefore, the CFDC appears eligible for Landmark designation under this criterion.**

9.36.100(a) (6)

The CFDC does not appear to meet this criterion. At the time of construction, there was a visual relationship between the CFDC and PSJHC, but as a result of infill development and changes to the setting the visual relationship has dissolved. Currently, the CFDC does not have a unique location and is not an established and familiar visual feature of a neighborhood, community or the

City. Therefore, the CFDC appears ineligible for Landmark designation under this criterion.

City of Santa Monica Structure of Merit Significance

9.36.080(a)

The CFDC has not been identified in the City's HRI.

9.36.080(b)

The construction on the CFDC was completed in 1961 and is 57 years old. Accordingly, it meets the 50-year requirement and was assessed under the following criteria:

9.36.080(b)(1)

As a historical type, the CFDC is part of the important nationwide health care trend of changing attitudes toward and the education and treatment of the developmentally disabled, as mentioned under Criterion A./1. Although the CFDC is one of many new medical facilities in the Mid-City Neighborhood area in the mid-twentieth century, it is particularly unique in the field of study of developmentally disabled children, as the design incorporates some of the first "hidden observation" classrooms in the area. The hidden observation room located in each classroom allowed doctors to study children in their natural environment. **Therefore, the CFDC appears eligible under this criterion.**

9.36.080(b)(2)

The CFDC is not representative of a style that is no longer prevalent in the City. Documented extant examples of Mid-Century Modern non-residential buildings in Santa Monica include: Fairview Library (1956) located at 2101 Ocean Boulevard, designed by Weldon J. Fulton; Senior Recreation Center/Camera Obscura at 1450 Ocean (Weldon J. Fulton); 1150 18th Street (Witherly & Novikoff), 1950; 1131 Olympic Boulevard (Frank Lehnen Smith), 1956; Pacific Sands Motel at 1515 Ocean Avenue (Vack A. Charney), 1956; 1542 15th Street (C.A. Kuegck), 1961; 1545 17th Street (Matlin and Dvoretzky), 1964; Santa Monica Civic Auditorium (Welton Becket & Associates), 1958. Each of these examples of Mid-Century Modernism express flat or gable roofs, horizontal massing, and large glazing, with some vernacular variations of the style. **Therefore, the CFDC appears ineligible under this criterion.**

9.36.080(b)(3)

The CFDC does not appear to contribute to a historic district. **Therefore, the CFDC appears ineligible under this criterion.**

Integrity

In order to be eligible for listing in the National Register or California Register, or for local designation as a Landmark or Structure of Merit, a property must have both significance and integrity. As explained above, the CFDC has historical and architectural significance under the themes of Medical Facilities in Santa Monica as applied to mental health facilities for the education and treatment of children; Medical Office Building property type; and John. W. Maloney, architect, and its association with Dr. Evis Coda. It appears eligible for the National Register and California Register under Criteria A/1, B/2, and C/3, City Landmark under Criteria 1, 3, 4, and 5, and Structure of Merit Criteriaon1. Based upon the SMPCD building permits and conditions observed during the site inspection, the CFDC appears to retain a high level of integrity. As such, the following analysis is provided to assess the property's integrity.

Location

The CFDC is situated at its original location. **Therefore, the CFDC is found to retain integrity of location.**

Design

The original design of the CFDC has been slightly altered with the installation and updating of a pool, pool house, playground, outdoor classroom areas, and wood fence. However, although the addition of a pool, pool house, playground, and outdoor classroom areas are present, the overall original design of the H-layout with the central courtyard, and innovate classrooms remain unchanged. Although the classrooms were extensively remodeled in 1999, the designed relationship to the observation rooms with one-way mirrors remains intact. **Therefore, the CFDC is found to retain integrity of design.**

Setting

The historical character of the area surrounding the CFDC has been partially eroded due to the demolition of the original PSJHC after the 1994 Northridge Earthquake. A new medical center was constructed and its design, massing, and scale is not compatible with the CFDC. However, many of the buildings from the same era remain to the east, south, and west. The only other changes to the setting have been the introduction of the pool, pool house, and playground in the immediate vicinity; however, these new additions do not detract from the original setting of the CFDC. **Therefore, the CFDC is found to retain integrity of setting.**

Materials

The CFDC's original materials, including its original brick cladding, fenestration, and sunshades, largely remain original. Some of the colored panes of glass at the front entrance and entrance to the courtyard have been replaced, but the original mullions remain. Despite these minor replacements, the CFDC retains the majority of its original materials found on the exterior. In addition, the classrooms that were remodeled in 1999 still retain their original materials and

fenestration to observe the children. **Therefore, the CFDC is found to retain integrity of materials.**

Workmanship

The CFDC retains the majority of its original materials along with the evidence of their workmanship, including many of the original windows and fenestration, doors, brick cladding, and landscaping. **Therefore, the CFDC is found to retain integrity of workmanship.**

Feeling

Despite having undergone alterations with the addition of the pool, pool house, playground, and classroom renovations, the CFDC continues to convey the feeling of a Mid-Century Modern style medical building constructed during the mid-twentieth century. **Therefore, the CFDC is found to retain integrity of feeling.**

Association

The CFDC retains sufficient integrity to convey its historical associations as a medical facility in Santa Monica and its associations with Dr. Evis Coda and architect John Maloney. The interior office space has remained unaltered since Dr. Coda worked at the CFDC. **Therefore, the CFDC is found to retain integrity of association.**

Summary

The CFDC appears **eligible** for listing in the National Register under Criteria A, B, and C at the national level; California Register under Criteria 1, 2, and 3; City Landmark Criteria 1, 3, 4, and 5; and Structure of Merit Criterion 1. The CFDC retains all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association).

Impacts Analysis

The JWCI and CFDC appear eligible for federal, state, and local listing as individual properties. As such the JWCI and the CFDC meet the definition of historical resources as outlined in CEQA Guidelines Section 15064.5(a).

Additionally, ESA identified 13 extant historic architectural resources within a 0.25-mile radius of the Project Site (see Tables 4 and 5 in the *Archival Research* section of the report). Of these 13 resources, only four are in the immediate proximity of the Project Site: The Santa Monica Doctors Office at 2125 Arizona Avenue; a corner commercial building at 2301 Santa Monica Boulevard; Kingsley Gates Mortuary at 1925 Arizona Avenue; and McKinley Grammar School at 2401 Santa Monica Boulevard. All four of these buildings are eligible at the local level and meet the definition of historical resources as outlined in CEQA Guidelines Section 15064.5(a).

One potentially eligible historic architectural resource was identified adjacent to the Project Site, the New Medical Arts Annex building at 2208/2210 Santa Monica Boulevard, which was designed in a similar Mid-century Modern style by the same architect as the JWCI, Weldon J.

Fulton, and completed in 1955, during the same time period as the JWCI (1950-1966). Because it was designed by the same architect and is similar in style, the New Medical Arts Annex is considered a potentially eligible historical resource under CEQA Guidelines Section 15064.5(a).

According to the CEQA Guidelines, a project that results in a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Substantial adverse change is defined as the “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.” The significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that convey its historical significance that justify its inclusion in, or eligibility for, inclusion in the California Register or a local register. Accordingly, a significant impact on historical resources would occur if the Project would materially impair the eligibility of a resource such that it would no longer be eligible for inclusion in the California Register or local register. Direct and indirect Project-related impacts to historical resources are considered in the following section.

Historical Resources within the Project Site

Two historical resources (JWCI and CFDC) were identified within the Project Site. Significant direct impacts to the JWCI and CFDC would result from the proposed demolition of these two resources. The JWCI, located on Site S4, would require demolition to make way for construction of the Education & Conference Center and East Ambulatory Care and Research Building. The CFDC, located on Site 2I, would require demolition to make way for the 20th Street Medical Building. As a result, they would no longer convey their historical significance, and would no longer be eligible for national, state, or local listing.

Historical Resources within the Vicinity of the Project Site



Indirect impacts to historical resources within the vicinity of the Project Site were analyzed to determine if the Project would result in a substantial material change to the integrity of historical resources and their immediate surroundings within the Project vicinity such that they would no longer be eligible for inclusion in the National Register, California Register or local register. For the purpose of analyzing potential indirect impacts, archival research was conducted to identify all known historic architectural resources within a 0.25-mile radius of the Project Site. A 0.25-mile radius was determined to be appropriate for analyzing indirect impacts since the Project Site is located within a dense, urban setting where resources in the vicinity would have limited views of the Project Site and since the new construction would have a maximum height of 105 feet, whereas the tallest buildings within the vicinity are currently 168 feet. A 50-foot radius was used for analyzing indirect effects from ground-borne vibration, since damage to historic buildings is typically caused by construction activities fewer than 50 feet from the building. This resulted in the identification of four resources in the immediate proximity of the Project Site: The Santa Monica Doctors Office at 2125 Arizona Avenue; a corner commercial building at 2301 Santa Monica Boulevard; Kingsley Gates Mortuary at 1925 Arizona Avenue; and McKinley Grammar School at 2401 Santa Monica Boulevard. **Table 13** provides a description of each building’s architectural style, significance, and potential for indirect impacts from the proposed Project.



However, the Project would not alter the immediate surroundings or historic setting that contributes to the eligibility of any of these resources. The Project is on a separate Project Site and would not physically impact the historic settings of any off-site historical resources. The project would not result in incompatible adjacent development. The Project Site is not adjacent to any of these resources. Furthermore, the Project would not result in proximate development that would obstruct the architectural or visual prominence of any of these historical resources, nor would it change established historic spatial relationships between any of these historical resources, or obstruct historically important views of any of these properties. The historic setting of these resources would remain unchanged and these buildings would all remain prominently visible after project completion. Therefore, the Project would have no indirect impact on any of these resources and they would continue to qualify as historical resources upon Project completion.

Demolition of the JWCI would, however, indirectly affect the adjacent New Medical Arts Annex Building at 2208/2210 Santa Monica Boulevard which was designed in a similar Mid-century Modern style by the same architect as the JWCI, Weldon J. Fulton, and completed in 1955, around the same time period as the JWCI (1950, 1952 and 1966). Because it was designed by the same architect and is similar in style and has similar historical associations, the New Medical Arts Annex is considered a potentially eligible historical resource. It is important to note that there is an existing pedestrian alley between the JWCI and the New Medical Arts Annex that appears to have been intentionally designed as an original part of the site plan which provides access from the existing parking lot behind the building to Santa Monica Boulevard and the two medical office buildings. Furthermore, the New Medical Arts Annex is similar in style, design, features and materials to the JWCI and appears to have been purposefully designed to relate architecturally to the JWCI. The Project would remove the existing pedestrian alley and replace it with the South Campus East Driveway. The Education & Conference Center and East Ambulatory & Research Building (105 feet high) would be located adjacent to the South Campus East Driveway on the southwest and separated from the New Medical Arts Annex by the new 30-foot South Campus East Driveway. Because visual and physical separation between the new Education & Conference Center and East Ambulatory & Research Building and the New Medical Arts Annex would be provided by the new 30-foot driveway, the New Medical Arts Annex would remain visually prominent along Santa Monica Boulevard. While the Project would remove the existing pedestrian alley, it would be replaced with a new driveway along a similar alignment. Furthermore, the Project would not demolish or alter the existing New Medical Arts Annex Building which is located outside of the Project Site.

However, the Project would change the immediate surroundings and historic setting of the New Medical Arts Building through demolition of the JWCI and replacement of the existing pedestrian alley with a new driveway. These Project related changes would have an adverse indirect impact on the contributing historic setting of the New Medical Arts Building by destroying the historical and architectural associations, spatial relationships between the building and the JWCI. Although this impact on the historic setting of the New Medical Arts Annex Building would be adverse, because the resource would still retain the basic physical characteristics that convey its historical significance, the impact would be less than significant.

TABLE 13
HISTORICAL RESOURCES WITH VIEWS OF THE PROJECT SITE

Address	Date Built	View	Current Status and Potential Impact after Project Completion	Photograph (City of Santa Monica HRI)
2125 Arizona Avenue (Santa Monica Doctors Office Building)	1952	Direct view from building to south across Arizona Ave to north facade of existing PSJHC. This building would remain prominently visible after Project completion.	<p>Identified as Historical Resource in Santa Monica Citywide Historic Resources Inventory.</p> <p>Current CHR Status Codes: 3S, 5S3</p> <p>No indirect impact. 2125 Arizona Avenue would retain its eligibility for the National Register and California Register and as City Landmark or Structure of Merit after Project completion. The eligibility of 2125 Arizona Avenue is not tied to its neighborhood setting; rather, the property is eligible for its architectural style as an example of the Streamline Moderne style as applied to a professional business. The Project would not demolish or materially alter any of the character-defining features that contribute to the eligibility of 2125 Arizona Avenue as a historical resource.</p>	
2301 Santa Monica Boulevard, NE corner of 23 rd St. and Santa Monica Blvd.	1923	Direct view from building to west across 23 rd Street toward Project Site. This building would remain prominently visible after Project completion.	<p>Identified as Historical Resource in Santa Monica Citywide Historic Resources Inventory.</p> <p>Current CHR Status: 5S3</p> <p>No indirect impact. 2301 Santa Monica Boulevard would retain its eligibility as a City Landmark or Structure of Merit after Project completion. The eligibility of 2301 Santa Monica Boulevard is not tied to its neighborhood setting; rather, the property is eligible for its architectural style as an example of a Vernacular Commercial style. The Project would not hinder the current primary setting of this property as the Project would be on the opposite side of the primary views of the resource.</p> <p>Furthermore the Project would not alter any character-defining features that contribute to the eligibility of 2301 Santa Monica Boulevard as a historical resource.</p>	

Address	Date Built	View	Current Status and Potential Impact after Project Completion	Photograph (City of Santa Monica HRI)
1925 Arizona Avenue (Kingsley Gates Mortuary)	1925	Indirect distant view from building southeast to Project Site across Arizona Ave and 20 th Street intersection. This building would remain prominently visible after Project completion.	Identified as Historical Resource in Santa Monica Citywide Historic Resources Inventory. Current CHR Status Codes: 5S1 No indirect impact. 1925 Arizona Avenue would retain its eligibility as a City Landmark or Structure of Merit after Project completion. The eligibility of 1925 Arizona Avenue is not tied to its neighborhood setting; rather, the property is eligible for its architectural style as an example of the Tudor Revival style. The Project would not demolish or materially alter any of the character-defining features that contribute to the eligibility of 1925 Arizona Avenue as a historical resource.	
2401 Santa Monica Boulevard (McKinley Elementary School)	1922/1935	Distant indirect view over intervening buildings to west to Project Site. This school would remain prominently visible after Project completion.	Identified as Historical Resource in the California Historical Resources Information System. Current CHR Status Codes: 5D1 No indirect impact. 2401 Santa Monica Boulevard would retain its eligibility as a City Landmark or Structure of Merit and contributor to the Santa Monica Public Schools Thematic District after Project completion. The eligibility of 2401 Santa Monica Boulevard is not tied to its neighborhood setting; rather, the property is eligible for its architectural style as an example of the Spanish Colonial Revival style and for its historical significance to the Santa Monica Public School history. The Project would not demolish or materially alter any of the character-defining features that contribute to the eligibility of 2401 Santa Monica Boulevard as a historical resource.	 (Photo courtesy of Google Earth Street View)

Archaeological Sensitivity

The following section provides an assessment of the potential to encounter prehistoric and historic-period archaeological resources within the Project Site. **Table 14** summarizes the archaeological sensitivity for each development site, with supporting factors, and provides recommendations regarding whether archaeological monitoring is warranted for each development site.

Prehistoric Archaeological Resources

ESA considers the Project Site to have a low to moderate potential to contain buried prehistoric archaeological resources, based on ethnographic information, distance to historical water sources, age of underlying geological units, and degree of previous ground disturbance.

The closest Native American village site (CA-LAN-382) is located approximately 2 miles from the Project Site. This village site was associated with a natural springs known as the *Kuruvungna Springs* by the Gabrielino. The Project Site is within the sphere of influence of this village, and it indicates that the general area was inhabited by Native American groups in prehistoric and ethnographic times. In addition, a review of historic maps indicates that a historical water source (an unnamed drainage) was located approximately 0.20 miles northeast of the Project Site. It is possible that this water source provided subsistence resources to Native American groups in prehistoric and ethnographic times. Meyer et al. (2010:141-151) have previously demonstrated elsewhere in California that the presence of buried archaeological sites is positively correlated with proximity to water, as well as gently sloped landforms.

Also, portions of the Project Site are underlain by young alluvium (approx. 11,700 years ago to present), which has potential to contain prehistoric archaeological resources since it is contemporaneous with human habitation of Southern California. However, much of the Project Site has been previously developed and subject to extensive ground disturbance, which is likely to have destroyed or highly disturbed any prehistoric resources, if they once existed. Those portions of the Project Site underlain by old alluvium are less likely to contain prehistoric resources since it largely pre-dates the commonly accepted date range for human habitation of Southern California.

Taking these factors into consideration, ESA considers Sites 2C, 2D/E, 2I, and Mullin Plaza Café to have a low potential for buried prehistoric archaeological resources. Sites S3 and S4 are considered to have a low to moderate potential for buried prehistoric archaeological resources. Sites S1, S2, and S5 are considered to have a moderate potential for buried prehistoric archaeological resources. None of the development sites are considered to have a high potential for buried prehistoric archaeological resources.

Historic-Period Archaeological Resources

Based on a review of historic maps and aerial photographs, much of the Project Site was subject to some level of historical land uses, including those related to commercial and residential uses, plant nurseries, education facilities, and original hospital facilities, and overall the Project Site has potential to contain buried historic-period archaeological resources. However, much of the Project Site has been previously developed and subject to extensive ground disturbance, which is likely to have destroyed or highly disturbed historic-period archaeological resources in some development sites. Taking these factors into consideration, ESA considers Sites S2, S4, 2C, 2D/E, 2I, and Mullin Plaza Café to have a low potential for buried historic-period archaeological resources. Site S5 is considered to have a moderate potential for buried historic-period archaeological resources. Sites S1 and S3 are considered to have high potential for buried historic-period archaeological resources.

TABLE 14
ARCHAEOLOGICAL SENSITIVITY

Phase II Development Site		Existing Conditions	Historical Land Uses	Nearest Known Historical Water Source	Geological Unit	Proposed Ground Disturbance	Archaeological Sensitivity	Supporting Factors	Archaeological Monitoring Recommended
S1	Child & Family Development Center	Surface parking	Residential	0.20 miles NE	Young alluvium	Up to five levels of subterranean parking	Moderate for prehistoric	Holocene-aged soil Limited previous ground disturbance Close proximity to historical water source	Yes
							High for historic	Historical land uses Limited previous ground disturbance	
S2	Multifamily Housing	Surface parking	Undeveloped	0.20 miles NE	Young alluvium	Up to two levels of subterranean parking	Moderate for prehistoric	Holocene-aged soil Limited previous ground disturbance Close proximity to historical water source	Yes
							Low for historic	No historical land uses	
S3	West Ambulatory Care & Research Building	Surface parking MRI facility	Commercial Residential	0.20 miles NE	Young and Old alluvium	Up to five levels of subterranean parking	Low to moderate for prehistoric	Pleistocene and Holocene-aged soils Limited previous ground disturbance Close proximity to historical water source	Yes
							High for historic	Historical land uses Limited previous ground disturbance	
S4	Education & Conference Center; East Ambulatory Care & Research Building	JWCI Courtyard Apartment w/ basement Surface parking	Commercial Residential Plant nursery	0.20 miles NE	Young and Old alluvium	Up to five levels of subterranean parking	Low to moderate for prehistoric	Pleistocene and Holocene-aged soils Limited to extensive previous ground disturbance in portions Close proximity to historical water source	Yes
							Low for historic	Previous ground disturbance overlaps historical land uses	
S5	Visitor Housing; Saint John's café	Surface parking	Undeveloped Residential (SW)	0.20 miles NE	Young alluvium	Up to five levels of subterranean parking.	Moderate for prehistoric	Holocene-aged soil Limited previous ground disturbance Close proximity to historical water source	Yes
							Moderate for historic	Limited historical land uses Limited previous ground disturbance	
2C	West Ambulatory & Acute Care Building	Surface parking	Plant Co. Residential Medical facilities	0.20 miles NE	Old alluvium	Up to four levels of subterranean parking.	Low for prehistoric	Pleistocene-aged soil Extensive previous ground disturbance	No
							Low for historic	Previous ground disturbance overlaps historical land uses	
2D/E	East Ambulatory & Acute Care Building	Surface parking Office/meeting space	Commercial Residential Medical facilities	0.20 miles NE	Old alluvium	Up to four levels of subterranean parking	Low for prehistoric	Pleistocene-aged soil Extensive previous ground disturbance	No
							Low for historic	Previous ground disturbance overlaps historical land uses	
2I	20th Street Medical Building	CFDC w/ pool and basement	Undeveloped Educational facilities CFDC	0.20 miles NE	Old alluvium	Up to four levels of subterranean parking	Low for prehistoric	Pleistocene-aged soil Extensive previous ground disturbance	No
							Low for historic	Previous ground disturbance overlaps historical land uses	
Mullin Plaza Café		Hardscape/ landscape	Undeveloped Medical facilities	0.20 miles NE	Old alluvium	Restaurant or Neighborhood Commercial Uses	Low for prehistoric	Pleistocene-aged soil Extensive previous ground disturbance	No
							Low for historic	Extensive previous ground disturbance	

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Conclusions and Recommendations

Historic Architectural Resources

Conclusions

ESA identified three historic architectural resources within the Project Site: Courtyard Apartment (1947); JWCI (1950-1966); and CFDC (1961).

The Courtyard Apartment appears ineligible for national, state, and local listing, and therefore does not meet the definition of historical resources in CEQA Guidelines Section 15064.5(a), and warrants no further consideration under CEQA.

The JWCI and CFDC appear eligible for national, state, and local listing, and therefore meet the definition of historical resources in CEQA Guidelines Section 15064.5(a).

One potentially eligible historic architectural resource was identified adjacent to the Project Site, the New Medical Arts Annex building at 2208/2210 Santa Monica Boulevard, which was designed in a similar Mid-century Modern style by the same architect as the JWCI, Weldon J. Fulton, and completed in 1955, during the same time period as the JWCI (1950-1966). Because it was designed by the same architect and is similar in style and has similar historical associations, the New Medical Arts Annex is considered a potentially eligible historical resource under CEQA Guidelines Section 15064.5(a).

ESA also identified four historical resources in proximity of the Project Site (2125 Arizona Avenue, 2301 Santa Monica Boulevard, 1925 Arizona Avenue, and 2401 Santa Monica Boulevard), none of which would be directly or indirectly adversely affected by the proposed Project.

Recommendations

The Project would have a significant direct impact on historical resources due to demolition of the JWCI and CFDC. The Project would also have adverse but less than significant indirect impacts to the historic setting of the adjacent New Medical Arts Annex Building due to demolition of the JWCI and replacement of the pedestrian alley with a new driveway. And, the Project would have a potentially significant impact on the adjacent New Medical Arts Annex Building due to proximate construction and potential damage to historic materials due to vibration effects. The following mitigation measures are recommended to reduce impacts, however, even after their implementation, impacts to historical resources would remain significant and unavoidable since there is no feasible mitigation to reduce the effects of demolition of the JWCI and CFDC to a less than significant level. Research, documentation, and interpretation are feasible mitigation measures that would ensure that the important history and significance of these two medical institutions would be retained and preserved for future generations. Relocation would likely be infeasible due to cost and lack of available building sites; to ensure that their eligibility would be retained, the JWCI and CFDC would need to be relocated within the Mid-City neighborhood and rehabilitated for continued medical use or

adapted for a compatible use in conformance with the Standards. Mitigation Measure HIST-3 provided below to address construction vibration effects on the New Medical Arts Annex Building, would reduce this potential impact to a less than significant level.

Mitigation Measures

Mitigation Measure HIST-1: Recordation of the JWCI and CFDC. Prior to any demolition or ground disturbing activity on these properties, the Applicant shall retain a Qualified Preservation Professional (defined as an architectural historian, historic architect, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61) to prepare a Historic American Buildings Survey (HABS) Short Format Report. The HABS shall record the history of each property, as well as important events or other significant contributions to the patterns and trends of history with which each property is associated, as appropriate. Each property's physical condition, both historic and current, shall be documented through site plans; historic maps and photographs; available original and/or current as-built drawings; large format photographs; and written data and text. Each building's exteriors, representative interior spaces, character-defining features, as well as its setting and contextual views, shall be documented. Field photographs and notes shall also be included. All documentation components shall be completed in accordance with the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation (HABS standards) to the satisfaction of the City of Santa Monica and the HABS administrator. The HABS documentation shall be submitted to the National Park Service for transmittal to the Library of Congress, and archival copies shall be sent to the Santa Monica Public Library.

Mitigation Measure HIST-2: Interpretive Exhibit. The Applicant shall retain a Qualified Preservation Professional (defined as an architectural historian, historic architect, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Architecture, pursuant to 36 CFR 61) to develop and implement a publically accessible interpretive exhibit (Exhibit), in consultation with the Applicant, that captures and incorporates the important history, associations, and significance of the JWCI and CFDC, within the larger context of medical history, so that it is retained for future generations. The Exhibit's requirements shall be outlined in a technical memorandum, including the requirements for maintenance and operation of the Exhibit's elements. The interpretive Exhibit shall be aimed at actively illustrating the following:

- The growth and development of the JWCI and CFDC within the larger context of local, state and national medical history.
- The Exhibit should also document the construction history and architectural significance pertaining to the respected architects, Weldon J. Fulton (JWCI) and John Maloney (CFDC), for each property.
- The historical associations and significance of Dr. Evis Coda (CFDC).

The Exhibit shall include each of the following:

- A permanent on-site exhibit, maintained by the Applicant.

- A professionally conducted oral history program documenting the personal experiences of patients and staff members, which will be utilized within the Exhibit and later archived at the Santa Monica History Museum.

The Applicant shall commission a Qualified Preservation Professional to prepare a technical memorandum detailing the Exhibits' requirements and implementation schedule and this memorandum shall be reviewed by interested parties, such as the Santa Monica History Museum and the Santa Monica Conservancy, and shall be prepared to the satisfaction of the City of Santa Monica. The Applicant shall submit quarterly reports (i.e., January, April, July, and October) prepared by a Qualified Preservation Professional documenting the progress of the Exhibit's implementation, and the Applicant shall submit documentation illustrating full implementation of the Exhibit to the City within 3 years of completion of construction.

Mitigation Measure HIST-3: Construction Monitoring. Due to the potential for damage from excavation and construction activities, as well as vibration, to 2208/2210 Santa Monica Boulevard, and in association with implementation of Mitigation Measure MM NOISE-1, the Qualified Preservation Professional shall monitor construction activities associated with the Project at regular intervals to address any unanticipated damage that may require preservation treatment, and minimize potential damage to historic materials. The Qualified Preservation Professional shall document the construction monitoring process in digital photography, as well as monitoring logs, and prepare a final monitoring report to be submitted to the City's planning department.

Archaeological Resources

Conclusions

No archaeological resources were identified within or immediately adjacent to the proposed Project. However, this does not preclude the possibility that subsurface archaeological deposits underlie the Project Site. The archaeological sensitivity assessment indicates that the Sites have a low to high potential for encountering buried archaeological resources. Such resources could qualify as historical resources or unique archaeological resources under CEQA, and adverse impacts to any such resources would constitute a significant impact on the environment.

Recommendations

The following mitigation measures are recommended and would reduce impacts to archaeological resources and human remains to a less than significant level:

MM-ARCH-1: Prior to the issuance of a demolition permit, the Applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards (Qualified Archaeologist) and a Native American monitor from a tribe that is culturally and geographically affiliated with the Project site (according to the Native American Heritage Commission contact list for this project) to provide construction monitoring services for the Project. The Qualified Archaeologist, or an archaeological monitor working under their direct supervision, and the Native American monitor shall monitor all ground disturbance, such as clearing/grubbing, grading, trenching, or any other construction excavation activity, associated with Sites S1, S2, S3, S4, and S5 to a maximum depth of 6 feet (depth at which archaeological sensitivity decreases). The

archaeological monitor shall be familiar with the types of resources (prehistoric and historic) that could be encountered. The frequency of archaeological and Native American monitoring shall be determined by the Qualified Archaeologist and shall be based on the rate of excavation and grading activities, the materials being excavated (younger sediments vs. older sediments), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Full-time archaeological and Native American monitoring may be reduced to part-time inspections, or ceased entirely, at any depth above 6 feet if determined adequate by the Qualified Archaeologist. Prior to commencement of excavation activities, an Archaeological Sensitivity Training shall be given for construction personnel. The training session shall be carried out by the Qualified Archaeologist and Native American monitor, and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.

MM-ARCH-2: In the event that historic (e.g., bottles, foundations, refuse dumps/privies, etc.) or prehistoric (e.g., hearths, burials, stone tools, shell and faunal bone remains, etc.) archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. An appropriate buffer area shall be established by the qualified Archaeologist around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by the qualified Archaeologist. If the resources are prehistoric or Native American in origin, the Applicant shall coordinate with the City, Qualified Archaeologist, and Native American representatives regarding the treatment and curation of any prehistoric archaeological resources. Additionally, if a discovery is outside of Sites S1, S2, S3, S4, or S5, the Qualified Archaeologist shall determine the level of archaeological monitoring that is warranted during future ground disturbance in other portions of the Project Site. If a resource is determined by the qualified Archaeologist to constitute a “historical resource” pursuant to CEQA Guidelines Section 15064.5(a) or a “unique archaeological resource” pursuant to PRC Section 21083.2(g), the qualified Archaeologist shall coordinate with the Applicant and the City (and Native American representatives for prehistoric resources) to develop a formal treatment plan that would serve to reduce impacts to the resource. The treatment plan established for the resource shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any archaeological material collected shall be curated at a repository that meets the standards outlined in 36 Code of Federal Regulations (CFR) 79.9., if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes, or to an affiliated tribe for prehistoric materials, to be determined by the qualified Archaeologist in consultation with the City, and with Native American representatives for materials that are prehistoric in nature. Disposition of human remains and associated funerary objects shall be determined through consultation with the Most Likely Descendant (MLD) and landowner (see MM-ARCH-4).

MM-ARCH-3: Prior to the release of the grading bond that is required for a grading permit to guarantee that grading will be completed in conformity with the approved

building plans and terms of the grading permit, the Qualified Archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of archaeological monitoring. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources and CEQA. The report and the Site Forms shall be submitted by the Project applicant to the City, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the development and required mitigation measures.

MM-ARCH-4: If human remains are encountered unexpectedly during implementation of the Project, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the land owner, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the land owner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

Whenever the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

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Appendix A

Personnel



Monica Strauss, RPA

Director, Southern California
Cultural Resources Group

EDUCATION

M.A., Archaeology,
California State
University, Northridge

B.A., Anthropology,
California State
University, Northridge

AA, Humanities, Los
Angeles Pierce College

19 YEARS EXPERIENCE

SPECIALIZED EXPERIENCE

Treatment of Historic
and Prehistoric Human
Remains

Archaeological
Monitoring

Complex Shell Midden
Sites

Groundstone Analysis

PROFESSIONAL AFFILIATIONS

Register of Professional
Archaeologists (RPA),
#12805

Society for California
Archaeology (SCA)

Society for American
Archaeology (SAA)

QUALIFICATIONS

Exceeds Secretary of
Interior Standards

CA State BLM Permitted

Monica has successfully completed dozens of cultural resources projects throughout California and the greater southwest, where she assists clients in navigating cultural resources compliance issues in the context of CEQA, NEPA, and Section 106. Monica has extensive experience with archaeological resources, historic buildings and infrastructure, landscapes, and Tribal resources, including Traditional Cultural Properties. Monica manages a staff of cultural resources specialists throughout the region who conduct Phase 1 archaeological/paleontological and historic architectural surveys, construction monitoring, Native American consultation, archaeological testing and treatment, historic resource significance evaluations, and large-scale data recovery programs. She maintains excellent relationships with agency staff and Tribal representatives. Additionally, Monica manages a general compliance monitoring team who support clients and agencies in ensuring the daily in-field compliance of overall project mitigation measures.

Relevant Experience

County of Los Angeles, Department of Public Works, Rancho Los Amigos South Campus EIR, Downey. CA. *Project Manager.* The County of Los Angeles (County) proposes redevelopment of a portion of the Rancho Los Amigos (RLA) South Campus which is located in the City of Downey. The 74-acre RLA South Campus was the home of the “Los Angeles County Poor Farm” that was established in 1880s to provide room and board to indigent citizens in exchange for agricultural labor, then served as an infirmary and later evolved into a hospital facility in 1932. The RLA South Campus functioned as a major hospital complex from 1956 to the 1990s, when it was abandoned. The RLA South Campus is currently unoccupied and has been designated as the RLA Historic District in the National Register of Historic Places. The County is proposing redevelopment of a 21-acre portion of the RLA South Campus with County uses, including a Sheriff’s Station Crime Laboratory, Internal Services Department Headquarters, and Probation Department Headquarters. The project will include supporting parking and installation of utilities and other features on a site that has been abandoned for nearly 30 years. Building demolition and/or repurposing or relocation of existing buildings will be required. ESA is leading the CEQA process on behalf of the County, including preparation of all technical studies in support of a full-scope EIR for the RLA South Campus Project. This includes a Historic District Evaluation, archaeological surveys, traffic, water supply, arborist services, and all other CEQA-required topics. ESA is also serving in an Executive Consultant role to the County, to advise on other potential future projects at the RLA Campus.

County of Los Angeles, Department of Public Works, Arroyo Seco Bike Path Phase I Cultural Resources Evaluation, Los Angeles, CA. *Project Director.* Working for the County of Los Angeles, Department of Public Works in connection with a project to make improvements to the Arroyo Seco Channel, Monica

managed all aspects of Section 106 review in accordance with Caltrans Cultural Resources Environmental guidelines. Monica and her team evaluated the Arroyo Seco Channel, identified character-defining features, informed the design of channel improvements to retain such features, and addressed the channels' potential for eligibility as part of a larger Los Angeles County water management district. She developed the research strategy, directed the field teams, and prepared cultural resources assessment documentation for approval by Caltrans and FHWA, as well as the cultural resources section for a Mitigated Negative Declaration.

Los Angeles Department of Water and Power La Kretz Innovation Campus, Los Angeles County, CA. *Project Director.* The project involved the rehabilitation of the 61,000-square-foot building located at 518-524 Colyton Street, demolition of the building located at 537-551 Hewitt Street, and construction of an open space public plaza and surface parking lot, and involved compliance with Section 106 of the National Historic Preservation Act and consultation with the California State Historic Preservation Officer. ESA is providing archaeological monitoring and data recovery services and is assisting LADWP with meeting their requirements for Section 106 of the National Historic Preservation Act. Monica is providing oversight to archaeological monitors and crew conducting resource data recovery and laboratory analysis, and is providing guidance to LADWP on meeting Section 106 requirements.

Los Angeles Unified School District (LAUSD) Florence Nightingale Middle School Historic Architectural Review, Los Angeles County, CA. *Cultural Resources Project Director.* Monica managed the historical analysis of the LAUSD Florence Nightingale Middle School. The analysis included a cultural resources survey that photo-documented buildings that would be affected by the project. The project includes HVAC replacement to a 1967 Classroom Buildings, kitchen upgrades within the 1937 Domestic Science/Cafeteria Building, and improvements to the 1965 chiller yard. Florence Nightingale Middle School was previously recommended eligible for listing in the California Register.

Viewpoint School, Tennis Courts and Park, Calabasas, CA. *Cultural Resources Project Director.* ESA is working with the City of Calabasas to prepare an IS/MND to support the development of the proposed Viewpoint School Tennis Courts and Parking Lots project, which includes the development of three sites (Peters, Brown, and Castle Oak) that would become part of the school campus property. Improvements entail installation of six tennis courts (including an accessory building), additional campus parking in three areas, and the renovation of two existing residential structures, one to accommodate offices for school administration and the second to provide a primary residence to the school principal. The project would remove the Peter's property building and appurtenant structures, redevelop the interior of the Castle Oaks property to accommodate the administrative offices, and update the Brown residence to accommodate the principal's primary residence. ESA is preparing three technical studies to support the IS/MND, including air quality, cultural resources, greenhouse gas emissions, and noise. ESA peer reviewed the biological resource reports and traffic study that were prepared to support the document. Monica provided technical and compliance oversight to the cultural resources staff.



Margarita Jerabek, PhD

Historic Resources Director

EDUCATION

Ph.D., Art History,
University of California,
Los Angeles

M.A., Architectural
History, School of
Architecture, University
of Virginia

Certificate of Historic
Preservation, School of
Architecture, University
of Virginia

B.A., Art History, Oberlin
College

30 YEARS EXPERIENCE

AWARDS

2014 Preservation
Award, The Dunbar
Hotel, L.A. Conservancy

2014 Westside Prize, The
Dunbar Hotel, Westside
Urban Forum

2014 Design Award:
Tongva Park & Ken
Genser Square, Westside
Urban Forum

2012 California
Preservation Foundation
Award, RMS Queen Mary
Conservation Management
Plan, California
Preservation Foundation

PROFESSIONAL AFFILIATIONS

California Preservation
Foundation

Santa Monica Conservancy

Los Angeles Conservancy

Society of Architectural
Historians

National Trust for
Historic Preservation
Leadership Forum

American Institute of
Architects (AIA), National
Allied Member

Margarita Jerabek has 30 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Archaeology, and Architectural History. Margarita has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

Relevant Experience

Margarita has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Margarita regularly performs assessments to ensure conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Margarita is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, she is a highly experienced project manager with broad national experience throughout the United States. She currently manages PCR's on-call preservation services with the City of Santa Monica, County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District, and Long Beach Unified School District.



Sara Dietler

Senior Archaeologist

EDUCATION

BA. Anthropology,
San Diego State
University

20 YEARS OF EXPERIENCE

CERTIFICATIONS/ REGISTRATION

California BLM Permit,
Principal Investigator,
Statewide

Nevada BLM Permit,
Paleontology, Field
Agent, Statewide

PROFESSIONAL AFFILIATIONS

Society for American
Archaeology (SAA)

Society for California
Archaeology (SCA)

Sara is a senior archaeology and paleontology lead with 20 years of experience in cultural resources management in Southern California. As a senior project manager, she manages technical studies including archaeological and paleontological assessments and surveys, as well as monitoring and fossil salvage for many clients, including public agencies and private developers. She is a cross-trained paleontological monitor and supervisor, familiar with regulations and guidelines implementing the National Historic Preservation Act (NHPA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and the Society of Vertebrate Paleontology guidelines. She has extensive experience providing oversight for long-term monitoring projects throughout the Los Angeles Basin for archaeological, Native American, and paleontological monitoring compliance projects and provides streamlined management for these disciplines.

Relevant Experience

San Pedro Plaza Park, San Pedro, Los Angeles, CA. Senior Cultural Resources Project Manager. Provided archaeological and paleontological monitoring support for the San Pedro Plaza Park Project. The project area is located in the City of Los Angeles port district of San Pedro, approximately 26 miles south of downtown Los Angeles for the City of Los Angeles, Bureau of Engineering, Environmental Management Group. Sara provided quality control oversight for the archaeological and paleontological mitigation. During monitoring on the project, archaeological materials were recovered include refuse associated with park use since it opened in 1889, and historic building debris likely associated with the Carnegie Library which formerly stood on site. Provided recommendations for commemoration and protection of the find.

City of Los Angeles Department of Public Works BOE, Gaffey Street Pool Construction Monitoring, San Pedro, Los Angeles, CA. Project Manager. Sara oversaw the data recovery of a World War I slit trench discovered during project excavation for an ADA compliant sidewalk. Provided mitigation recommendations and immediate response to the find. Served as project manager and senior archaeologist on the project.

Warner Grand Theatre, Historic Resources Technical Report and Conditions Assessment, San Pedro, Los Angeles, CA. Project Manager, Report Co-Author. The City of Los Angeles Bureau of Engineering, Environmental Management Group requested a Cultural Resources Surveys to inform and guide future rehabilitation or redevelopment efforts of the Warner Grand Theatre. The Warner Grand Theatre designed in the Art Deco-Modern style by master architect B. Marcus Priteca in 1931, and is listed on the National Register of Historic Places, and is designated a Los Angeles Historic-Cultural Monument. ESA prepared a historical resources technical report and conditions assessment report, which provided a comprehensive table of character-defining features along with a conditions

assessment of each feature located within the interior and exterior of the Warner Grand Theatre.

City of Los Angeles Department of Public Works BOE, Alameda Street Widening Between Harry Bridges Boulevard and Anaheim Street Project, Los Angeles, CA. *Project Manager.* The project included upgrades to Alameda Street and adjoining streets with improved infrastructure to accept increased traffic from existing and proposed projects located primarily within the Port of Los Angeles and the Wilmington Industrial Park and to adequately deal with storm flows. Conducted a CHRIS record search of the project area for archaeological and paleontological resources and produced technical documents regarding the findings and recommendations for construction activities during the proposed project. In addition, provided archaeological/paleontological monitoring for geotechnical testing and further recommendations based on the results of the testing. Sara provided senior oversight of the reporting and survey and served as project manager.

670 Mesquit Street and Seventh Street Bridge Evaluation, Los Angeles, CA. *Project Manager and Report Co-author.* ESA prepared an EIR for the 670 Mesquit Street project in Los Angeles. As part of the EIR, a Cultural Resources Technical Report was prepared to determine if the project site was eligible for listing as a historical resource. The project site, originally occupied by the Los Angeles Ice and Cold Storage Company, was determined to lack integrity and therefore, ineligible for listing. Although the core of the building on the project site retained elements of the historic cold storage building, the facility was seismically upgraded resulting in significant alterations to its exterior. In its current condition, the facility does not convey its historical associations. The project was also evaluated to determine if it would result in any potential impacts to nearby historic resources, including the Seventh Street Bridge and adjacent railroad tracts. Located south of the project site is the Seventh Street Bridge, which is listed on the California Register of Historical Resources, and eligible for the National Register of Historic Places. Sara provided oversight and analysis for the preparation of Cultural Resources Technical Report.

Long Beach Courthouse Project; Long Beach, CA. *Senior Project Archaeologist and Project Manager.* Under contract to Clark Construction Sara directed the paleontological and archaeological monitoring for the construction of the New Long Beach Courthouse. She supervised monitors inspecting excavations up to 25 feet in depth. Nine archaeological features were recovered. Sara completed an assessment of the artifacts and fossil localities in a technical report at the completion of the project.

Venice Dual Force Main Project, Venice, CA. *Cultural Resources Lead.* The Venice Dual Force Main Project is an \$88 million sewer force main construction project spanning 2 miles within Venice, Marina del Rey, and Playa del Rey. Contracted to Vadnais Trenchless Services and reporting to the City of Los Angeles, Bureau of Engineering, Environmental Management Group, ESA is serving as the project's environmental resource manager. Sara provides quality control oversight for the archaeological and paleontological mitigation.

Advanced Water Treatment Facility Project Groundwater Reliability Improvement Project, Pico Rivera, CA. *Project Manager.* ESA is providing environmental compliance monitoring for the Water Replenishment District to

ensure compliance with the conditions contained in the Mitigation and Monitoring Reporting Programs associated with three environmental documents, including the Final EIR, a Mitigated Negative Declaration, and a Supplemental EIR, pertaining to three infrastructure components associated with the project. ESA provides general compliance monitoring at varying rates of frequency depending on the nature of the activities and is sometimes on-site for 4-hour spot checks and other times for full 24-hour rotations. The project is located near a residential neighborhood and adjacent the San Gabriel River. Issues of concern include noise, vibration, night lighting, biological resources, cultural resources, and air quality. Sara provides quality assurance and oversight of the field monitoring, and day-to-day response to issues. She oversees archaeological and Native American monitoring for ground disturbance and coordinates all sub-consultants for the project. She provides daily, weekly, and quarterly reporting on project compliance to support permitting and agency oversight.

Southern California Edison On-Call Master Services Agreement for Natural and Cultural Resources Services; *Cultural Resources Task Manager.* Sara provides project management and senior archaeological support for an on-call Master Services Agreement with Southern California Edison for cultural and natural resources consulting services. This contract has included numerous surveys and monitoring projects for pole replacements and small- to mid-size reconductoring projects, substation maintenance, and construction projects. Sara has served as project manager for more than 25 projects under this contract. She is the go-to person for all water, gas, and power projects occurring in the city of Avalon on Santa Catalina Island. Sara is responsible for oversight of archaeological and paleontological monitors, serving as report author and report manager.

Los Angeles Unified School District (LAUSD) Central Los Angeles High School #9; Los Angeles, CA. *Senior Project Archaeologist & Project Manager.* Sara conducted on-site monitoring and investigation of archaeological sites exposed as a result of construction activities. During the data recovery phase in connection with a 19th century cemetery located on-site, she participated in locating of features, feature excavation, mapping, and client coordination. She organized background research on the cemetery, including genealogical, local libraries, city and county archives, other local cemetery records, internet, and local fraternal organizations. Sara advised on the lab methodology and setup and served as project manager. Sara was a contributing author and editor for the published monograph, which was published as part of a technical series, "Not Dead but Gone Before: The Archaeology of Los Angeles City Cemetery."

Scattergood Olympic Transmission Line, Los Angeles, CA. *Report Author.* The Los Angeles Department of Water and Power is proposing to construct and operate approximately 11.4 miles of new 230 kilovolt (kv) underground transmission line that would connect the Scattergood Generation Station and Olympic Receiving Station. The project includes monitoring of construction activities occurring in street rights-of-way. Sara is providing final reporting for the long-term monitoring and QA/QC of the field data.

Veterans Administration Long Beach, Long Beach, CA. *Senior Project Manager.* Sara managed a long term monitoring project which also includes implementation of a Memorandum of Agreement, a Plan of Action, and Historic Properties Treatment plan for the mitigation of disturbance to a prehistoric site on the campus.

Downtown Cesar Chavez Median Project, City of Los Angeles, CA. *Project Manager.* Sara assisted the City of Los Angeles Department of Public Works Bureau of Engineering with a Local Assistance Project requiring consultations with Caltrans cultural resources. Sara was responsible for Caltrans coordination, serving as contributing author and report manager for the required Archaeological Survey Report, Historic Properties Survey Report, and Historical Resources Evaluation Report prepared for the project.

Hellman Ranch Project, Orange County, CA. *Lab Director.* Sara served as the lab director for the final monitoring phase of the John Laing Homes development project, cataloging and analyzing artifacts recovered from salvage monitoring and test units placed in relation to recovered intact burials. She conducted microscopic analysis of small items such as bone tools and shell and stone beads, directed lab assistants, and oversaw special studies, including the photo-documentation of the entire collection. Sara completed a section reporting on the results of the bead and ornament analysis in the final report, which was published as part of a technical series.

Hansen Dam Golf Course Water Recycling Project, Los Angeles, CA. *Senior Archaeologist and Project Manager.* Sara directed a phase I historical assessment for the Hansen Dam Golf Course Water Recycling Project located in the San Fernando Valley, City of Los Angeles, California. The project included the construction of an outdoor pumping station adjacent to the existing Hansen Tank located at the Los Angeles Department of Water and Power's (LADWP's) Valley Generating Station. In addition, a pipeline or distribution line was planned to be installed from the pumping station to the Hansen Dam Golf Course along the Tujunga Wash. The phase I study of this project included mitigation for the effects of the project on the portion of the golf course falling within the area of potential effects, which was potentially sensitive for buried cultural resources as the result of a complex of World War II housing units placed on the site between the 1940s and the 1960s. Sara conducted consultation with the USACE regarding the project.



Amanda Kainer

Senior Architectural Historian

EDUCATION

M.S., Historic Preservation (Emphasis: Conservation Science), Columbia University, New York, New York

B.S., Design (Emphasis: Interior Architecture), University of California, Davis

B.A., Art History, University of California, Davis, 2002

9 YEARS EXPERIENCE

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Los Angeles Conservancy

Santa Monica Conservancy

Docomomo SoCal

Association of Preservation Technology Western Chapter

Society of Architectural Historians

AWARDS

Joel Polsky Academic Achievement Award, American Society of Interior Designers

Amanda Kainer has more than eight years of professional and academic experience in the practice of historic preservation and architectural history. Amanda has conducted extensive archival research, field observation, recordation, and prepared survey documentation and assisted in database management for numerous historic resources projects. She has training and substantial experience in the evaluation and conservation of art and architecture and passion for interior design.

Relevant Experience

Amanda has completed and co-authored a wide range of architectural investigations including historic resources assessment and impacts analysis reports for compliance with CEQA, character-defining features reports, plan reviews, investment tax credit applications, Section 106 significance evaluations, and HABS documentations. She has also performed extensive research, survey work, and prepared numerous landmark and preliminary assessment reports as a part of ESA's On-Call Historic Preservation Contract with the City of Santa Monica.

She is involved a diverse set of projects and analyses. These include anything from a California Register nomination for the UCLA Faculty Center to a paint analysis for a Churrigueresque style 1920s commercial building in Santa Monica. She has co-authored Section 106 reports for the residential development in Thousand Oaks, Santa Monica Pier, Avalon Fuel Dock on Catalina Island, and a Mid-Century roadside motel in Bakersfield. For LAUSD, Amanda authored a character-defining features analysis for seven historic schools, provided historic analysis for an MND, and preliminary resource evaluations and plan reviews for various historic schools.

Historic Resources Assessments: Amanda has contributed to the research, site inspections, and report preparation of a number of historic resources assessments in the Los Angeles metropolitan area for compliance with CEQA. Amanda has evaluated a number of different types of potential historical resources, including single-family and multi-family residences, banks, commercial buildings, schools, hotels, and cultural landscapes in Beverly Hills, Venice, Los Angeles, and Santa Monica.

Large Scale Survey Experience: She was a contributing author for three major Community Redevelopment Agency of the City of Los Angeles— Adelante Eastside, Wilshire Center/Koreatown, and Normandie 5 Redevelopment Areas. Amanda also served as Survey Team Leader and co-author for the comprehensive survey of over 4,000 objects of fine and decorative arts aboard the RMS Queen Mary in Long Beach. Additionally, Amanda helped complete the district-wide survey and evaluation of the Long Beach Unified School District and a windshield survey of Hermosa Beach for the Historic Resources Chapter of the Hermosa Beach General Plan Update.



Candace R. Ehringer, RPA

Senior Cultural Resources Specialist

EDUCATION

M.A., Anthropology,
California State
University, Northridge

B.A., Anthropology, East
Carolina University

19 YEARS EXPERIENCE

PROFESSIONAL AFFILIATIONS

Register of Professional
Archaeologists, No.
15146

Society for California
Archaeology

Society for Historical
Archaeology

CONTINUING EDUCATION

AEP Advanced CEQA
Workshop, 2011

Candace is a cultural resources project manager with 19 years of experience working across California. She provides technical and compliance oversight for projects involving archaeological survey, evaluation, and treatment; built environment studies, including the documentation and evaluation of buildings, structures, and districts; and paleontological resources survey and sensitivity assessments. She is proficient in the areas of California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), and Section 106 compliance and routinely provides planning and strategic guidance to clients within the larger scope of state and federal regulations. Candace manages multi-disciplinary cultural resources projects that include archaeological, historic architectural, and paleontological resources components. She is adept at building teams of specialists from these resource areas that are uniquely qualified for the particular project at hand and has brought hundreds of projects to successful completion for both public agency and private development clients.

Relevant Experience

County of Los Angeles, Department of Public Works, Rancho Los Amigos South Campus EIR, Downey. CA. *Project Manager.* The County of Los Angeles (County) proposes redevelopment of a portion of the Rancho Los Amigos (RLA) South Campus which is located in the City of Downey. The 74-acre RLA South Campus was the home of the “Los Angeles County Poor Farm” that was established in 1880s to provide room and board to indigent citizens in exchange for agricultural labor, then served as an infirmary and later evolved into a hospital facility in 1932. The RLA South Campus functioned as a major hospital complex from 1956 to the 1990s, when it was abandoned. The RLA South Campus is currently unoccupied and has been designated as the RLA Historic District in the National Register of Historic Places. The County is proposing redevelopment of a 21-acre portion of the RLA South Campus with County uses, including a Sheriff’s Station Crime Laboratory, Internal Services Department Headquarters, and Probation Department Headquarters. The project will include supporting parking and installation of utilities and other features on a site that has been abandoned for nearly 30 years. Building demolition and/or repurposing or relocation of existing buildings will be required. ESA is leading the CEQA process on behalf of the County, including preparation of all technical studies in support of a full-scope EIR for the RLA South Campus Project. This includes a Historic District Evaluation, archaeological surveys, traffic, water supply, arborist services, and all other CEQA-required topics. ESA is also serving in an Executive Consultant role to the County, to advise on other potential future projects at the RLA Campus.

California Department of Water Resources, Serrano Beach Project, Los Angeles County, CA. *Project Manager.* Candace managed a Phase I cultural resources study, including archival research, survey, and report. DWR proposes to

repair culverts along the Serrano Beach access road near the Pyramid Lake Vista Del Lago Visitors Center, replacement of a fence surrounding an existing water tank, and installation of a new water pipeline near the Warne Powerplant. The project is located within the Angeles National Forest, requiring compliance with Section 106 of the National Historic Preservation Act. The study concluded that the area is sensitive for archaeological resources and monitoring was recommended.

Metropolitan Water District of Southern California (MWD), F.E. Weymouth Treatment Plant Improvement Program, Los Angeles County, CA. *Senior Reviewer.* MWD is proposing to implement the F.E. Weymouth Treatment Plant Improvement Program. The proposed project consists of the following elements: Chlorine Transloading Project, Filter Rehabilitation Project, Solar Power Generation Project, Weymouth Improvement Projects, and Miscellaneous Studies and Investigations. The proposed project would upgrade and/or construct new facilities at the existing Weymouth Plant to accommodate the plant's maximum operating capacity and update the overall facility. Candace provided senior review of the cultural resources section of the EIR.

Cultural Resources Services for 16371 Matilija Drive, Los Gatos, Santa Clara County, California. *Project Manager.* The Loma Prieta Holdings LLC retained ESA to prepare a cultural resources assessment in support of the permitting process for an extensive remodel/addition to the residence at 16371 Matilija Drive. The project included demolition of the existing aboveground building and construction of a new residence, installation of a new driveway on the north side of the property and a pool on the northwest portion of the property, and new landscaping. Candace managed the assessment, which included archival research, historic architectural and archaeological surveys, evaluation of the property for its significance, and preparation of a report and in compliance with CEQA and County regulations.

Port of Los Angeles, Marine Oil Terminal Engineering Maintenance Standards Historic Resources Evaluation, Los Angeles County, CA. *Archival Researcher.* Candace conducted historic research in support of the evaluation of approximately 16 timber wharves and co-authored the historical context. The wharves date to circa 1925 and would be subject to alterations, including new piling, decking, and fendering systems, in order to accommodate greater shipping loads, as well as seismic and life/safety improvements. Two sets of timber wharves at Berths 150-151 and 163-164 were identified as eligible for listing in the National Register and California Register as contributors to two marine oil terminal districts.

Los Angeles Unified School District, Florence Nightingale Middle School Historic Architectural Review, Los Angeles, CA. *Surveyor.* Candace conducted the cultural resources survey and photo-documented buildings that would be affected by the project. The project includes HVAC replacement to a 1967 Classroom Buildings, kitchen upgrades within the 1937 Domestic Science/Cafeteria Building, and improvements to the 1965 chiller yard. Florence Nightingale Middle School was previously recommended eligible for listing in the California Register.



Fatima Clark

Archaeologist

EDUCATION

B.A., Anthropology,
California State
University, Fullerton

10 YEARS EXPERIENCE

PROFESSIONAL AFFILIATIONS

Society for California
Archaeology

SPECIALIZED TRAINING

Workshop: The Art and
Science of Flintknapping,
California Desert Studies
Center, 2013

Successful CEQA,
Compliance-Southern
California Edison,
Environmental Training,
2011

Cultural Resources
Protection under CEQA
and Other Legislative
Mandates, UCLA
Extension, 2010

PROFESSIONAL AFFILIATIONS

Society for California
Archaeology

Fatima Clark has 10 years of hands-on archaeological experience and is practiced in project management and client and agency coordination. Her field experience is complimented by the course study and participation in numerous archaeological excavations in California, Arizona, and Peru. Fatima has written California Environmental Quality Act (CEQA)-level technical reports, Environmental Impact Report (EIR) sections, Initial Study sections, archaeological peer reviews, archaeological monitoring reports, and reports pursuant to Caltrans requirements. She is also experienced in performing archaeological testing, site recordation, laboratory analysis, pedestrian surveys, records searches through several California Historical Resources Information Systems-Information Centers, and monitoring for a wide variety of projects, including mixed-use, residential, and energy, water, and road infrastructure projects. In addition to her archaeology background, Fatima has been cross-trained in conducting paleontological surveys and monitoring and has co-authored and managed associated reports.

Representative Experience

Real Estate Development. Fatima has provided a full range of archaeological services to numerous projects throughout Southern California. Her role in these projects have consisted of conducting coordination management between construction personnel managers and archaeological monitors, writing Phase I and monitoring reports, conducting pedestrian surveys, monitoring, and performing records searches and laboratory work of recovered artifacts during monitoring and Phase II archaeological testing. Recent project experience includes the Uptown Newport Village Project in Newport Beach, the Shriners Hospital for Children in Pasadena, the San Juan Medical Office Building in San Juan Capistrano, the Isla Verde Residential Project in Moreno Valley, the Frontier Chino Project, and the 220-acre Aidlin Property Residential Project in the Stevenson Ranch community of unincorporated Los Angeles County.

Infrastructure. Fatima has served a number of clients and lead agencies in the provision of a variety of archaeological services, including municipalities, water agencies, Caltrans, large engineering firms, and energy providers. She served as an in-house consultant to Southern California Edison (SCE) for nearly six years, during which time she worked on a wide variety of environmental compliance projects. Fatima also served as the Project Manager for the I-10 Freeway/Pepper Avenue Interchange Project in Colton, and is currently the La Costa Chevron Drainage Improvements Project in Encinitas. Other projects include the Badlands Landfill stockpile project for Riverside County, the Palos Verdes pipeline project and Crenshaw Reservoir project for the California Water Service Company, and the San Clemente Recycled Water project.

Paleontology. Fatima's experience in paleontological resources has included projects throughout Southern California. Because of her cross-training, she is often called to perform monitoring and surveys on a variety of project types. Her monitoring projects are diverse in nature and include everything from residential to petroleum-related projects. Fatima's paleontology projects include the 7.5 acre Highgrove community library site in Riverside County and the proposed San Clemente Recycled Water Project study areas associated with the installation, transmission, distribution of pipelines, and expansion of facilities at water treatment plants.

Construction Monitoring. Fatima's monitoring projects are diverse in nature and encompass everything from residential to petroleum-related projects. Her archaeological monitoring includes a number of projects for the City of San Juan Capistrano, Burbank Water & Power, as well as work at the Orange County Great Park (on the former El Toro MCAS), with the city of Mission Viejo, for the Cascade Solar Project, the Willow Heights project in Diamond Bar, and various Lennar Homes and John Laing Homes Housing development projects.

Her paleontological monitoring projects include monitoring and fossil salvage at a proposed school site off of Mulholland that dated back to the Miocene era. She also performed construction monitoring for paleontological resources during the grading of three large basins for the installation of storm drains at the Lytle Creek North Water Quality Basin Relocation project site. Additional experience includes monitoring at the Brio Residential Development in La Habra, monitoring for resources in contaminated soils at the Orange County Great Park (Heritage Fields) project site (formerly the El Toro Marine Corps Air Station), and at the Arroyo Grande Oil Field Project in San Luis Obispo, where she also performed sediment sampling.



Ashley Brown

Senior Architectural Historian

EDUCATION

M.A. Public History:
Historic Preservation,
Middle Tennessee State
University

B.A. History, California
University of
Pennsylvania

6 YEARS EXPERIENCE

RECOGNITIONS

Minong, Traditional
Cultural Property
National Register
Nomination – Agency:
Grand Portage Band of
Lake Superior Chippewa

Grand Portage CCC
Indian Division Bridge –
Agency: National Park
Service and Grand
Portage Band of Lake
Superior Chippewa

Ashley Brown is a senior architectural historian with more than five years of academic and professional experience preparing documentation to address the restoration, rehabilitation, and adaptive reuse of historic properties—including historic structures reports, preservation and interpretation plans, and National Register of Historic Places nominations. Ashley also has experience contributing to California Environmental Quality Act CEQA-level documents. She is adept at developing and implementing historic resources surveys to address architectural, building, and cemetery condition assessments utilizing such programs ArcGIS and Survey123. She has worked closely with individuals, preservation groups, Native American tribes, small and large communities, and state legislators to preserve their heritage. Ashley continues to expand her knowledge of Southern California history by conducting primary source research and developing historic contexts.

Relevant Experience

City of Santa Monica

401 Ocean Avenue Secretary of Interior's Standards Plan Review and CEQA Impacts Analysis Letter, City of Santa Monica, CA. *Project Manager. ESA*

Prepared a CEQA Impacts Analysis and Plan Review to analysis a proposed project to rehabilitate the Henry Weyse/Charles Morris House, a City landmark, and construct an addition on the property. The proposed addition/new construction includes the construction of a four level condominium building at the rear (eastern end) with the first floor consisting of enclosed, at-grade parking. Ms. Brown managed the project and co-authored the Plan Review and CEQA Impacts Letter for the City of Santa Monica.

211 17th Street Preliminary Findings Assessment Memorandum, City of Santa Monica, CA. *Project Manager and Memo Co-author.*

Ms. Brown assisted in preparing a memorandum for the City of Santa Monica, which provided information regarding the summarized the property's historic uses, owners, and residents, and whether the 1931 Spanish Colonial single-family residence was potentially eligible as a historical resource.

401 Montana Avenue Preliminary Findings Assessment Memorandum City of Santa Monica, CA. *Project Manager and Memo Co-author.*

Ms. Brown assisted in preparing a memorandum for the City of Santa Monica, which provided information regarding the summarized the property's historic uses, owners, and residents, and whether the 1947 Spanish Colonial multi-family residence was potentially eligible as a historical resource.

Cultural Resources Technical Reports

City of Los Angeles

Warner Center Cultural Resources Technical Report, City of Los Angeles.

Report Co-author and Architectural Historian. Ms. Brown co-authored the Cultural Resources Technical Report. She wrote site-specific historic context, and provided support for the impacts analysis. This report is in support of a MND.

Los Angeles Department of Water and Power (LADWP), East Hollywood District Yard Cultural Resources Technical Report, Los Angeles, CA.

Architectural Historian and Report Author. ESA prepared a Cultural Resources Assessment for the Los Angeles Department of Water and Power (LADWP) Distribution Yard No. 2, which was built by the Bureau of Power and Light in 1926. Ms. Brown evaluated the District Yard for architectural and historic significance at the local, state, and federal levels.

755 Figueroa Street Cultural Resources Technical Report, Los Angeles, CA.

Cultural Resources Specialist. Ms. Brown authored project specific historic context for the 755 Figueroa Street Cultural Resources Report and identified archaeological potential for Project site. The Report was used in a MND for two new residential tower units in downtown Los Angeles.

670 Mesquit Street, Los Angeles, CA. *Architectural Historian and Report Co-author.* ESA prepared an EIR for the 670 Mesquit Street project in Los Angeles. As part of the EIR, a Cultural Resources Technical Report was prepared to determine if the project site was eligible for listing as a historical resource. The project site, originally occupied by the Los Angeles Ice and Cold Storage Company, was determined to lack integrity and therefore, ineligible for listing. Although the core of the building on the project site retained elements of the historic cold storage building, the facility was seismically upgraded resulting in significant alterations to its exterior. In its current condition, the facility does not convey its historical associations. The project was also evaluated to determine if it would result in any potential impacts to nearby historic resources, including the Seventh Street Bridge and adjacent railroad tracts. Located south of the project site is the Seventh Street Bridge, which is listed on the California Register of Historical Resources, and eligible for the National Register of Historic Places. Ashley assisted in the preparation of Cultural Resources Technical Report.

Seal Beach

Los Cerritos Wetland Restoration and Oil Consolidation Project Cultural Resources Report, Long Beach, CA.

Researcher. Researched the Seal Beach/Synergy Oil Field located in Long Beach, California for its historic significance to the City of Long Beach and Southern California oil production. This report was completed in preparation of a project-level EIR.



Max Loder

Architectural Historian

EDUCATION

M.A., Public History
with a concentration in
Historic Preservation,
University of
California, Riverside

B.A., History,
University of
California, Los
Angeles

4 YEARS EXPERIENCE

RECOGNITIONS

2014 Recipient of the
Chancellor's
Distinguished
Fellowship award, UC
Riverside.

2015 Recipient of
Preservation/Planning
Fellowship award, UC
Riverside.

Max Loder is an architectural historian with more than four years of academic and professional experience performing field surveys and preparing DPR forms; preparing statements of significance; conducting historical analysis; composing architectural descriptions; contributing to California Environmental Quality Act (CEQA)-level documents and conducting necessary project research. He also has a year of public sector planning experience in design review. He has worked closely with private individuals, public officials, and large and small organizations to help work toward solutions to their historic and planning needs.

Relevant Experience (Excerpt)

Historic Resources Assessments

City of Jurupa Valley (Riverside County)

Gresham Savage Nolan & Tilden, Riverside Cement-Crestmore Plant Cultural Resources Assessment, Jurupa Valley, CA. *Contributing Author, Surveyor, and Researcher.* Max assisted in researching and preparing an extensive cultural resources assessment for the Riverside Cement Plant site for its possible redevelopment of the site for 3.6 million square feet of industrial warehouse. This included exploring mitigation options for impacts to potential historic resources located on the site.

City of Los Angeles

Sportsmen's Lodge Hotel Historic Resources Assessment, Los Angeles, CA. *Deputy Project Manager, Contributing Author, and Researcher.* Max evaluated the Sportsmen's Lodge Hotel, which was identified by SurveyLA as part of the Sportsmen's Lodge Historic District for historic and architectural significance at the local, state, federal levels. The hotel was designed in the Mid-Century Modern style by James D. Barrington and was identified for its historical associations with the Sportsmen's Lodge.

City of West Hollywood

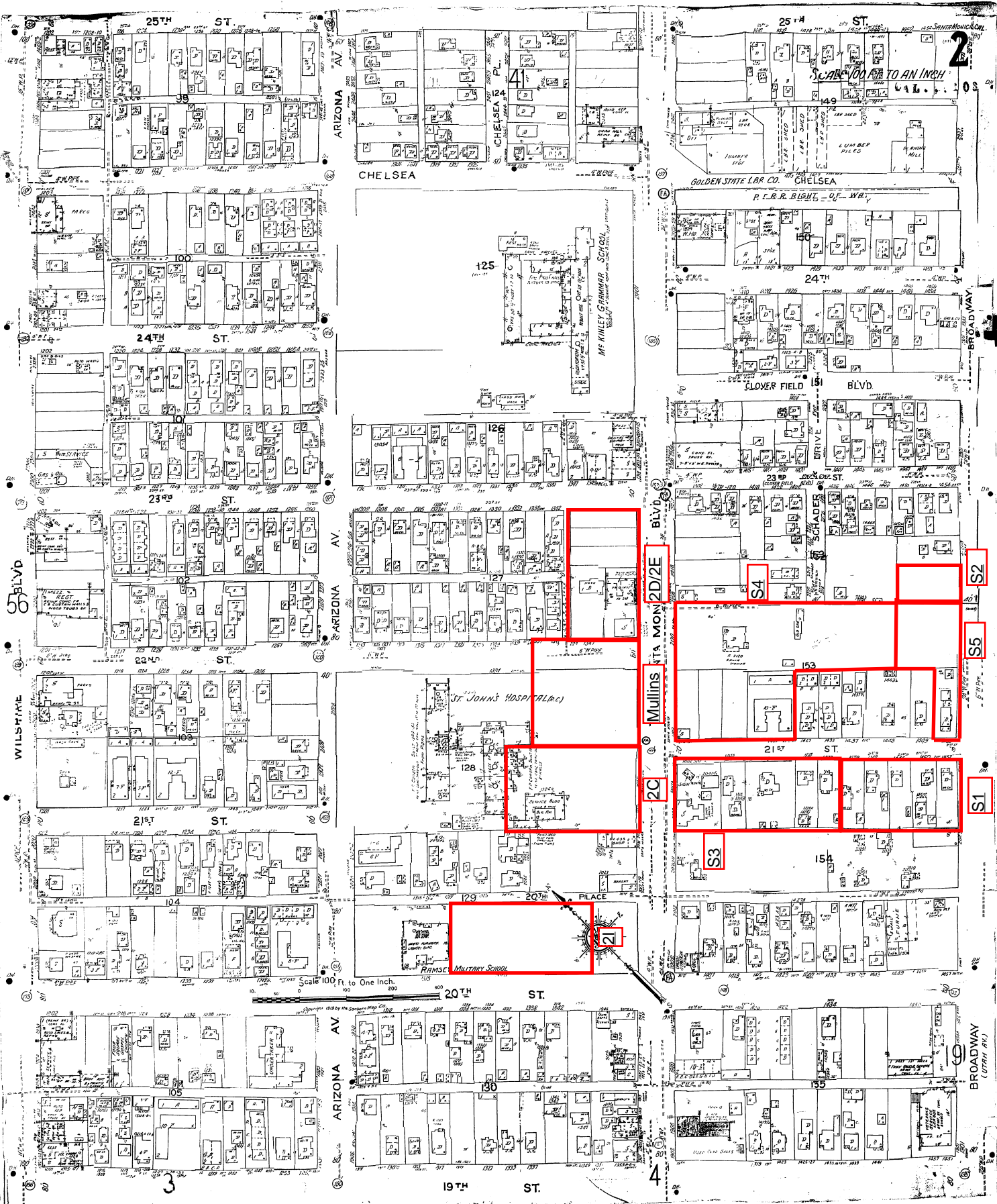
852 North West Knoll Drive Preliminary Historic Resources Assessment Report, West Hollywood, CA. *Primary Author, Researcher, Surveyor.* Max was the primary author of a preliminary historic resources assessment report for a West Hollywood property improved in 1924. Max also performed an intensive pedestrian survey of the property and conducted research in support of this project.

1011 North Sierra Bonita Drive Historic Resources Assessment Report, West Hollywood, CA. *Contributing Author, Researcher, and Surveyor.* The purpose of the report was to identify and evaluate potential historic resources located at the property. ESA assessed the property for its architectural and historic significance at the local, state, and federal levels. Max surveyed, performed research, and contributing to the historic resources assessment.

Appendix B

Sanborn Maps



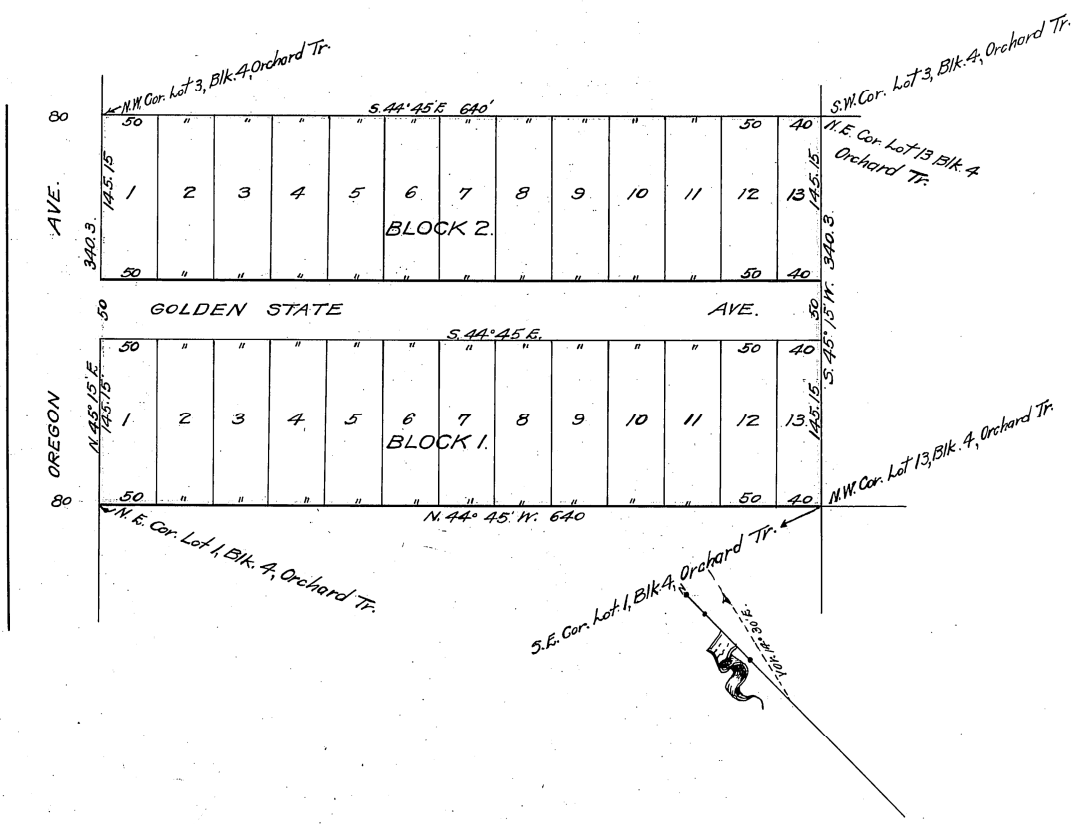


Appendix C

Tract Maps

Sht 21
25
-140
5

Map of the
GOLDEN STATE TRACT.
Being a Subdivision of Lot 2, Block 4, Orchard Tract,
as per record in Book 60, Pages 15-16, Miscellaneous Records,
Los Angeles Co., Cal.
Oct. 24-1904. Thos. H. James, C.E.
Scale 1 in. = 50 ff.
In the City of Santa Monica.

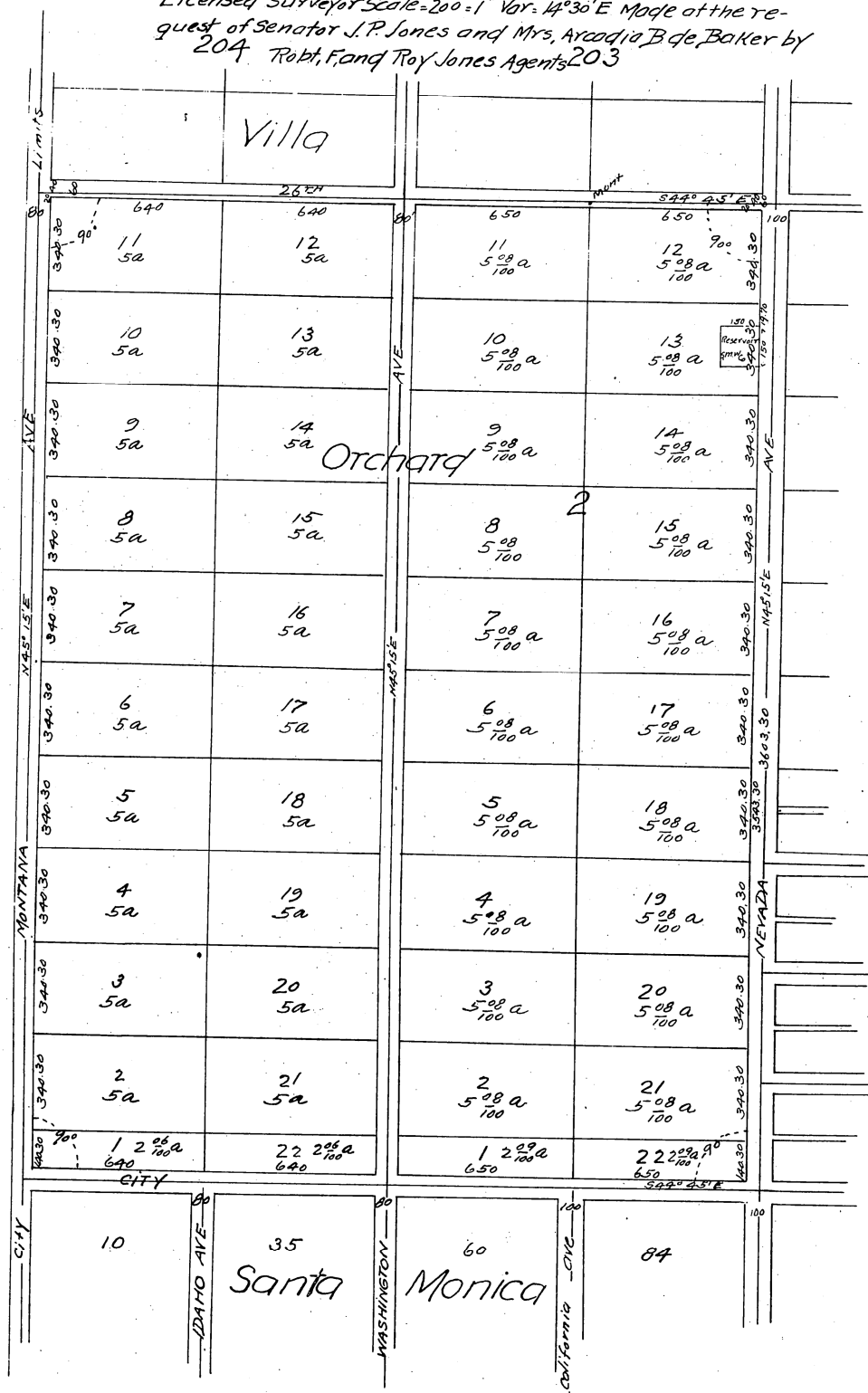


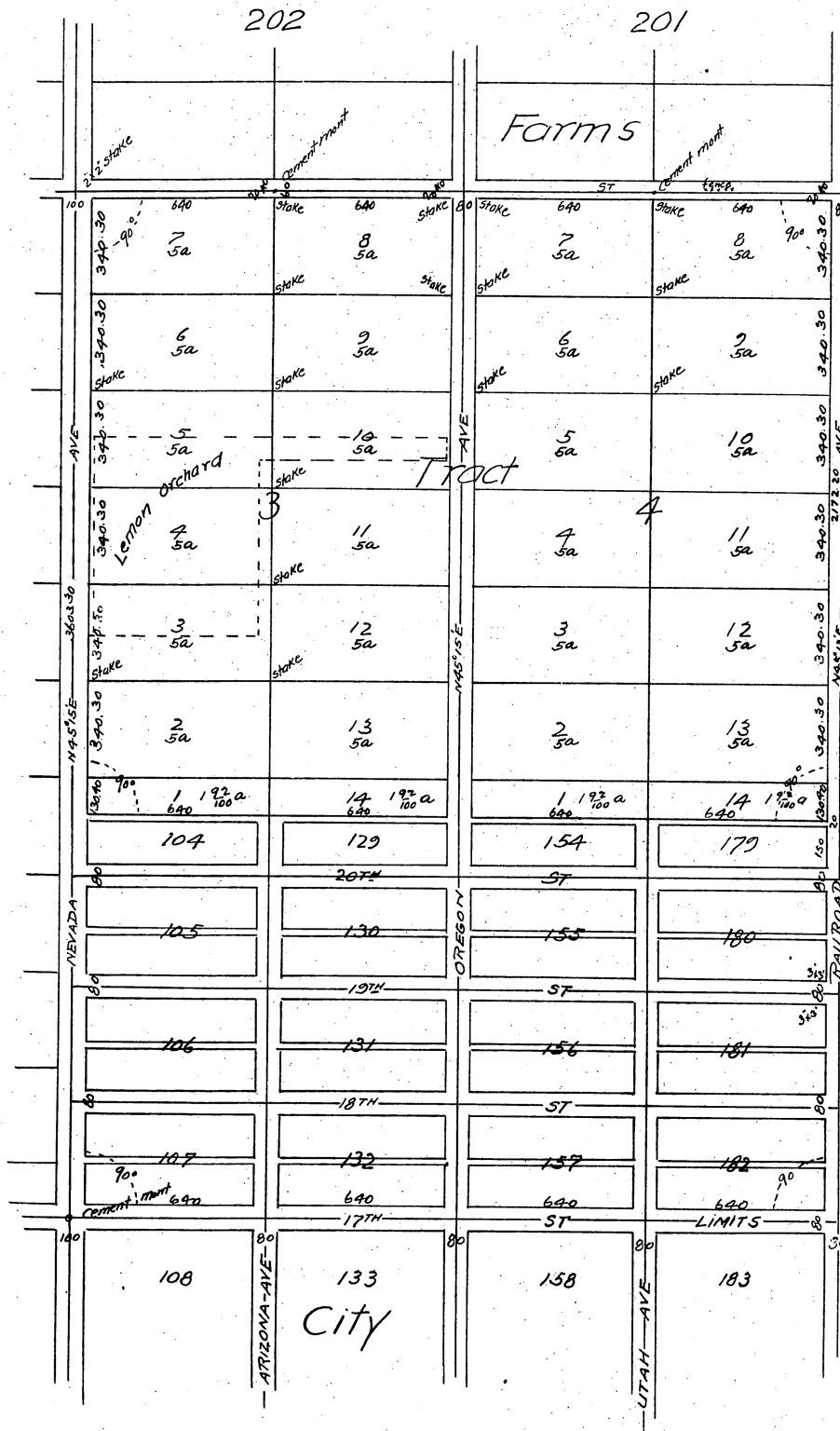
Proprietors.
Annie G. Williams.
Carl F. Schrader.

~~Oregon Ave. changed to Santa Monica Blvd. Ord. 330 D-15-185~~
~~Golden State Ave. " " 21st St. D-25-273 Sp Ord. 85~~
Lots 13 in Blks 1 & 2 for Street C.F. 1708.

Recorded Nov. 9, 1904.
(Scale reduced to 100'=1")

A resubdivision of Blocks 1, 2, 3, 4, 5, 6, 7, 8, and 9, also Blocks 26, 27, 28, 29, 30, 31, 32, 33, 34, 51, 52, 53, 54, 55, 56, 57, 58, 59, 76, 77, 78, 79, 80, 81, 82, 83 - 99, 100, 101, 102, 103 - 124, 125, 126, 127, 128 - 149, 150, 151, 152, 153, 174, 175, 176, 177, and 178, also a portion of Blocks 104, 129, 154 and, 179 of the map and amended map of the Town of Santa Monica as recorded in Vol 39, Pages 45-51 also in Vol 3, pages 80, 81, surveyed Dec 14 1894 and May 25/95 Thos. H. James C.E. Licensed Surveyor Scale = 200' = 1" Var. = 14° 30' E Made at the request of Senator J. P. Jones and Mrs. Arcadia B. de Baker by
204 Robt. F. and Roy Jones Agents 203





Owners:
 J. P. Jones
 Georgina L. Jones
 Robert H. Jones
 Roy Jones

A full, true and correct copy of the original
 (Scale reduced to 400 feet to one inch)
 Recorded Jan. 29 1896 at 3 P.M.
 at request of Roy Jones
 E.C. Hodgman County Recorder
 By E.T. Wright Co. Surveyor.

Appendix D

Sacred Land File Search



626 Wilshire Boulevard
Suite 1100
Los Angeles, CA 90017
213.599.4300 phone
213.599.4301 fax

www.esassoc.com

May 18, 2017

Gayle Totton
Native American Heritage Commission
1550 Harbor Boulevard, Suite 100
West Sacramento, CA 95691
FAX- 916-373-5471

Subject: SLF Search Request for St John's Health Center Phase II Master Plan Project, Los Angeles County, California (D170258.00)

Dear Ms. Totton:

Environmental Science Associates (ESA) is preparing an Environmental Impact Report (EIR) for the St John's Health Center Phase II Master Plan (Project). The Project is located in the City of Santa Monica, within Los Angeles County. The Project establishes the development parameters for new buildings and physical changes to the St. John's Campus that will address the facility and healthcare needs of the community. The Project includes infrastructure improvements and new open spaces.

The Project provides for the development of ten new buildings totaling 740,000² square feet (sf) of above-grade floor area and 26,000² sf of below-grade floor area on approximately 398,000² sf of land area on the St. John's Campus.

The enclosed map shows the Project area located in:

- An unsectioned area of the Beverly Hills USGS 7.5' Quadrangle, Township 2 South, Range 15 West

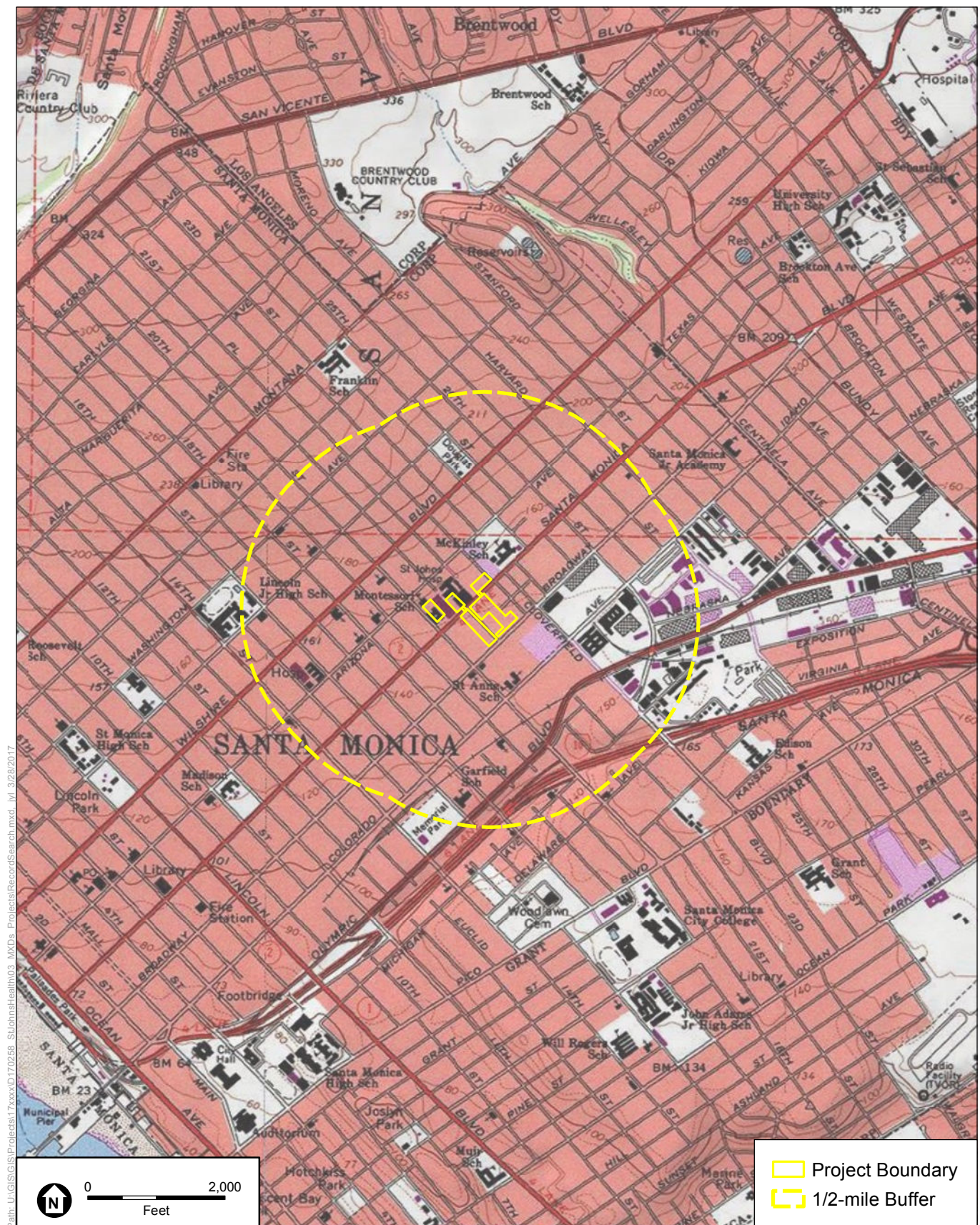
In an effort to provide an adequate appraisal of all potential impacts to cultural resources that may result from the Project, ESA is requesting that a records search be conducted for sacred lands or traditional cultural properties that may exist within the Project area.

Thank you for your time and cooperation regarding this matter. To expedite the delivery of search results, please fax them to 213.599.4301. Please contact me at 323.246.6289 or vortiz@esassoc.com if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Vanessa Ortiz". The signature is fluid and cursive, with the first name "Vanessa" being more prominent than the last name "Ortiz".

Vanessa Ortiz, M.A., RPA
Cultural Resources



SOURCE: USGS 7.5' Topo Quad Beverly Hills 1978, 1981

Providence St. John's Health Center

Figure X
Record Search Map

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710



May 19, 2017

Vanessa Ortiz
ESA

Sent by E-mail: vortiz@esassoc.com

RE: Proposed St. John's Health Center Phase II Master Plan Project, City of Santa Monica; Beverly Hills USGS Quadrangle, Los Angeles County, California

Dear Ms. Ortiz:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties. Please note that the intent of the reference codes below is to avoid or mitigate impacts to tribal cultural resources, as defined, for California Environmental Quality Act (CEQA) projects under AB-52.

As of July 1, 2015, Public Resources Code Sections 21080.3.1 and 21080.3.2 **require public agencies** to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose mitigating impacts to tribal cultural resources:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.3.1(d))

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

In accordance with Public Resources Code Section 21080.3.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC believes that agencies should also include with their notification letters information regarding any cultural resources assessment that has been completed on the APE, such as:

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

2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.

3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission. A search of the SFL was completed for the project with negative results.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

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

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

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

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

Sincerely,



Gayle Totton, M.A., PhD.

Associate Governmental Program Analyst

Native American Heritage Commission
Native American Contact List
Los Angeles County
5/19/2017

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

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

Gabrieleno

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

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

Gabrieleno

Gabrielino /Tongva Nation

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

Gabrielino

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

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

Gabrielino

Gabrielino-Tongva Tribe

Linda Candelaria, Co-Chairperson
23453 Vanowen Street
West Hills, CA, 91307
Phone: (626) 676 - 1184
palmsprings9@yahoo.com

Gabrielino

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed St. John's Health Center Phase II Master Plan Project, Los Angeles County.

Appendix E

DPR 523 Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 14 *Resource Name or #: (Assigned by recorder) Lt. Joseph P. Kennedy Jr. Building

P1. Other Identifier: Saint John's Health Center: Child and Family Development Center

*P2. Location: ☐ Not for Publication ☐ Unrestricted

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

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

c. Address 1339 20th Street City Santa Monica Zip 90404

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

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

APN: 4276-027-018

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
1339 20th Street, Lt. Joseph P. Kennedy Building is a Mid-Century Modern Style medical facility designed by John W. Maloney, a Seattle-based architect. The building was constructed in 1961 and is located at 1339 20th Street in the Mid-City neighborhood of Santa Monica. The property façade is located along 20th Street and bounded by 1301 20th Street to the northwest, 2001 Santa Monica Boulevard to the southeast, and 2021 Santa Monica Boulevard to the northeast. In addition, the building is located between Arizona Avenue to the northeast and Santa Monica Boulevard to the southeast. (see continuation sheet.)

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



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

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

P5b. Description of Photo: (view, date, accession #) northeast elevation (façade) of the building. April 2017.

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric

☐ Both

1961

*P7. Owner and Address:

Saint John's Health Center

2121 Santa Monica Boulevard

Santa Monica, CA 90404

*P8. Recorded by: (Name, affiliation, and address) Ashley Brown, architectural historian 80 South Lake Ave. Suite 570 Pasadena, CA 91101

*P9. Date Recorded: 5/10/2017

*P9. Date Recorded: 5/10/2017

*P10. Survey Type: (Describe)

Historic Resources Assessment/EIR

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") 1417 21st Street, 2200 Santa Monica Boulevard
Historic Resource Assessment

*Attachments: ☐ NONE ☐ Location Map

☒ Continuation Sheet ☒ Building, Structure, and Object Record

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

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Lt. Joseph P. Kennedy Building *NRHP Status Code 3S and 3CS

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B1. Historic Name: Lt. Joseph P. Kennedy Jr. Child Study Center

B2. Common Name: 1339 20th Street, Saint John's Health Center: Child and Family Center

B3. Original Use: Medical Office Building/Facility B4. Present Use: Medical Office Building/Facility

*B5. Architectural Style: Modern

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

The building was designed by John W. Maloney and constructed in 1961 by the Pozzo Construction Company.
(see continuation sheet).

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

*B8. Related Features: N/A

B9a. Architect: John W. Maloney b. Builder: Pozzo Construction Company

*B10. Significance: Theme Medical Facilities, Medical Office Buildings, John W. Maloney Area Santa Monica

Period of Significance 1961-1970 Property Type Medical Facility Applicable Criteria A/1, B/2, /C3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The CFDC (1339 20th Street; APN:4276-027-018) is a Mid-Century Modern style building. It was evaluated under the following historical and architectural themes: Medical Facilities in Santa Monica; Mid-Century Modern Architecture (1945-1970); John W. Maloney, architect. The period of significance is 1961 to 1970, which encompasses its original date of construction (1961) and its period as a nationally recognized child study center (1961-1970). (See continuation sheet)

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

*B12. References:

See continuation sheet

B13. Remarks:

*B14. Evaluator: A. Brown, ESA

*Date of Evaluation: 5/10/2017

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: Medical Arts Building

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*Resource Name or # Lt. Joseph P. Kennedy Jr. Building

*Recorded by: Ashley Brown, ESA *Date 5/10/17 ☒ Continuation ☐ Update

P3a Description (Cont.):

Architectural Description:

The CFDC (1339 20th Street; APN:4276-027-018), located on the west side of 21st Street, was designed by architect John W. Maloney, constructed in 1961, and opened in 1962. The CFDC is designed in the Mid-Century Modern style and features horizontal massing, large glazing at the entrance, a flat roof and a smooth brick finish with alternating sun shades above the fenestration. It consists of two long rectangular wings that parallel 20th Street and are connected by two short hyphens, which appear to look like a modified H. Between the two wings and hyphens is a centrally located enclosed courtyard. The courtyard features brick pavement, a memorial bench, flowers, hedges, and trees.

The southwest elevation (façade) faces 20th Street and is two stories with a flat roof. The exterior walls are of reinforced concrete with a beige stucco finish. The two ends (northwest and southeast elevations) of the "main wing" are finished with a buff brick. The façade features a central entrance with concrete steps, a ramp, metal railings and double glass doors. Above the entrance is a flat concrete canopy. The side-lights on each side of the doors extend the full height of the first floor and feature an alternating geometric pattern with two different pane sizes and a variety of colors (blue, yellow, green, and clear – several original window panes have been replaced). The first-story fenestrations are metal sash awning windows arranged in groups of four. The second-story fenestrations are one-over-one metal-sash top pane awning windows that are arranged in groups of four. The groups of windows are separated with simple piers. Above all the windows are vacillated green metal sunshades.

There is a centrally located secondary entrance. The northeast elevation of the southwest wing (main wing) faces the courtyard. The same four-group fenestration pattern of one-over-one metal-sash awning windows continues. The entrance to the courtyard is an off-centered single metal and glass door with a cantilevered canopy with linear tile work. On each side of the entrance are full length fixed panel windows, with a large clear panel at the top and a smaller blue textured pane at the bottom.

The two hyphens (northwest and southeast elevations of the building), which connect the two wings, are one story in height, have a flat roof, and have finished buff brick walls. The walls facing the courtyard have pairs of metal-sash awning windows that are separated by simple concrete piers. Above the windows are flat concrete sunshades. There is a buff brick fence with gate that runs the length of the courtyard closest to the interior wing. A path runs from the main wing's courtyard entrance to the interior wing sidewalk, which spans the length of the wing. The outward facing northwest and southeast elevations feature the same one-over-one metal-sash awning windows that are on the main wing's southwest elevation second-story. Also located within the courtyard is a memorial bench.

The interior wing is a one-story rectangular building with a flat roof and buff brick walls. The roof of the building overhangs and covers the sidewalk on the southwest elevation. The sidewalk that runs the length of the building leads to the entrance of the classrooms. The northeast elevation of this wing has metal-sash awning windows that are separated by simple concrete piers.

The southeast elevation of the southwest wing has a concrete walkway that separates the property to the southeast. There is a centrally located secondary entrance with concrete stairs, and concrete canopy leading to a door. Above the door is one window with metal sash. The southeast elevation features a therapeutic playground. This area is where the southwest wing southeast wing, and northeast wing connect.

The rear elevation (northeast elevation) features a playground area for the classrooms, which is enclosed by a painted cinderblock fence. The roof for the northeast wing extends, creating elongated eaves. Typical window fenestration is fixed aluminum windows, with one over one aluminum-sashed hopper windows. From the northwest elevation the access to pool and playground are gained from a concrete walkway of the interior northeast wing.

On the northwest side of the CFDC are three additions, a pool (1989), pool house (1989), and playground for the children. On the northeast side of the property are portioned off play areas for each class room. A concrete block wall runs the length of the play area and property line.

CONTINUATION SHEET

Property Name: Medical Arts Building

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*Resource Name or # Lt. Joseph P. Kennedy Jr. Building

*Recorded by: Ashley Brown, ESA *Date 5/10/17 ☒ Continuation ☐ Update

The interior of the main wing (southwest elevation) has a lobby at the central entrance with hallways running either direction of the building with staircases at each end. The second-story hallway runs the length of the building and features small offices for the medical staff. Hallways run the length of each of the hyphens off the main wing. The interior of the interior wing has six classrooms. Each classroom has an exit to the rear of the building, a bathroom, and an observation room with a one-way mirror.

B5a Photographs (cont.)



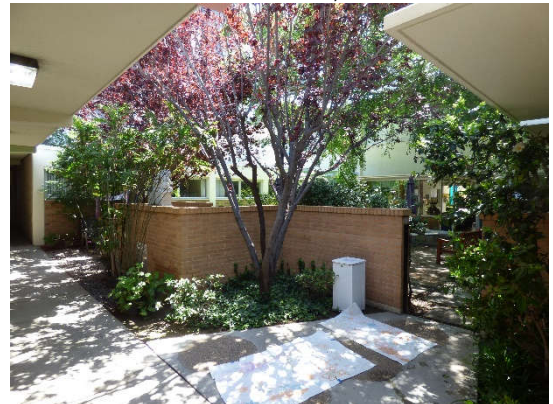
Southwest elevation



Rear classroom entrance, northeast elevation



Northwest elevation



Courtyard

CONTINUATION SHEET

Property Name: Medical Arts Building

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*Resource Name or # Lt. Joseph P. Kennedy Jr. Building

*Recorded by: Ashley Brown, ESA

*Date 5/10/17

☒ Continuation ☐ Update



Interior-exterior hallway on second wing



Southeast elevation

B6 Description (Cont.):

In 1959, the Sisters of Charity of Leavenworth received a loan of \$70,000 from Archbishop Cantwell to purchase the Ramsey Military School located at 1315 20th Street, which was adjacent to the Providence Saint John's Health Center (Sherins, et al., 2014). That same year seed funding for the construction from Ethel Kennedy and the Kennedy Foundation was received for the "Lt. Joseph P. Kennedy Memorial Child Care Center" [CFDC], named in memory for Lt. Joseph P. Kennedy, son of Senator Joseph P. Kennedy, Sr. who died in World War II. Seattle-based architect John W. Maloney was chosen to design the new medical facility. Prior to the development of child study centers, many developmentally disabled children were either abandoned and orphaned, or isolated from other family members, due in part to family shame (Shorter, 2000). However, in the 1950s the Kennedy family made developmentally disabled children its single cause, due in large part to Senator Kennedy's daughter's condition; Rose Marie (Rosemary) experienced mental and behavioral disabilities and was later institutionalized after a prefrontal lobotomy left her permanently incapacitated.

With the development of the Kennedy Family's Joseph P. Kennedy Jr. Foundation, Senator Joseph P. Kennedy put his daughter Eunice in charge of awarding appropriate recipients. Eunice, on behalf of the family's foundation, assisted many organizations that aided developmentally disabled children. However, according to a *Saturday Evening Post* article in 1962, the Kennedy Foundation said it became apparent in 1956, that no matter how much they donated to these other facilities, "fundamental problems of the field were still there...so we decided to concentrate on research to meet the problem at its source" (Shriver, 1952: 71-74). And with this new approach, the first Kennedy Children's Center was established in New York in 1958, and soon after a west coast location, Santa Monica, was identified a year later. On March 19, 1962, the *Los Angeles Times* reported that Cardinal McIntyre blessed the "new \$914,000 Kennedy Child Study Center." The article also reported:

The facility will be used to provide out-patient services for mentally retarded, brain-damaged and emotionally disturbed children...About 100 persons attended the ceremonies...among the guests were two of President Kennedy's sisters Mrs. R. Sargent Shriver Jr. and Mrs. Pat Lawford, who was accompanied by her actor-husband, Peter Lawford (Los Angeles Times, 1962).

The classrooms within the CFDC were state-of-the art, and allowed for the observation of children without the child's knowledge. Each classroom was fixed with a one-way mirror, which allowed for behavioral studies of children. Shortly after the opening, the *Los Angeles Times* reported that The Hope Guild Clinic would join the CFDC in their new building.

Concurrently, when the CFDC opened, Eunice urged her brother, President John F. Kennedy, to make this topic one of his priorities in the new administration. As such, John F. Kennedy created the "President's Panel on Mental

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Property Name: Medical Arts Building

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*Resource Name or # Lt. Joseph P. Kennedy Jr. Building

*Recorded by: Ashley Brown, ESA *Date 5/10/17 ☒ Continuation ☐ Update

Retardation," which created a blueprint to address those living with developmental disabilities. A year later, John F. Kennedy signed the Maternal and Child Health and Mental Retardation Planning Amendment to the Social Security Act, the first major legislation to combat mental illness (JFK Library, 2018).

As national awareness grew on this topic, so did Saint John's Community Mental Health Center and overall psychiatric services under the direction of Dr. Evis Coda. By 1967, California adopted the Laternan-Petris-Short Act, which limited forced hospitalization and involuntary medication of patients, and in turn the deinstitutionalization of developmentally disabled persons. Under Coda's direction, the CFDC provided a variety of services for psychiatric, psychological, educational, and parenting services for more than 20,000 families. Coda, also garnished attention within the field giving talks throughout Southern California to families about the changing field and studies. Within a few short years, the CFDC was recognized for its various achievements in the study of child development, including in 1968 when Dr. Coda was invited to the White House by President Lyndon Johnson to witness the signing of the "Mental Health and Mental Retardation Construction and Facilities Act" (Sherins, 2013). The CFDC went on to garner further recognition when Governor Ronald Reagan designated the CFDC as a regional center for the developmentally disabled, one of the state's first centers. At this time, Reagan promised \$500,000 annually from the state to finance the CFDC's activities, while \$250,000 would come from Saint John's (Los Angeles Times, 1974). The CFDC has been nationally recognized for its influence of the study of developmentally disabled children since its creation in 1961.

B10 Significance (cont.)

Development of the Orchard Tract and Golden State Tract

According to the 1918 Sanborn Fire Insurance Map (Sanborn map) of Santa Monica, the Orchard and Golden State Tracts were largely unimproved until the post-World War I era. The Mid-City Neighborhood included some of the earliest twentieth century residential development in the City. This area experienced a boom during World War I and the Great Depression (Architectural Resources Group and Historic Resources Group, 2017: 39). Tracts of land in the area including the Orchard and Golden State Tracts were subdivided in 1906 and 1904, respectively. Block 128 of the Orchard Tract, the future site of Providence Saint John's Health Center, was occupied by the Golden State Plant & Floral Company with a dwelling for the nursery manager, Victor E. Hatheway.

Victor Hatheway arrived in Santa Monica sometime in the 1880s, and worked as a green grocer for several years; his occupation is listed in the 1900 U.S. Census Record as "fruit dealer." He married Dora Emma Elliott in 1888, and had four children, Blanche (died at age 10), Edith, Victor N., and Clarence (U.S. Census, 1900, 1920). In 1903, Hatheway founded the Golden State Plant & Floral Company with Dora's brother-in-law, Carl Shader (husband of Dora's sister, Nellie). The nursery was reportedly used as a jungle set during filming of early motion pictures. Hatheway died in 1927, not long after the sale of his company (findagrave.com, 2018). The hospital grounds still hold some of the palm trees that were part of the nursery's stock (Imagine Santa Monica, 2018).

Block 129, the future site of 1329 20th Street, was occupied by four dwellings and the McKinley Public School. The future site of the Courtyard Apartment and the Cancer Institute were occupied by a dwelling and a nursery (plant) on block 153 of the Golden State Tract.

The 1950 Sanborn map illustrates the increase in building density after World War II; Providence Saint John's Health Center, constructed in 1942, occupied block 128; the Courtyard Apartment, constructed in 1947, occupied a parcel on block 153 where part of the nursery once stood; the Cancer Institute would occupy four parcels on block 153, replacing the earlier dwelling; and the CFDC would occupy part of block 129, where the Ramsey Military School's baseball fields were located. The Ramsey Military School, which occupied the old McKinley Public School, closed its doors in 1961, selling the property to the Archdiocese of Los Angeles. By 1950, very few parcels in the area were undeveloped (Santa Monica Evening Outlook, 1961). Large sections of block 129 and 153 were some of the only remaining open spaces in 1950.

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Property Name: Medical Arts Building

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*Resource Name or # Lt. Joseph P. Kennedy Jr. Building

*Recorded by: Ashley Brown, ESA *Date 5/10/17 ☒ Continuation ☐ Update

The Cancer Institute and Lt. Joseph P. Kennedy Jr. Memorial Child Care Center (CFDC) are located in close proximity to Providence Saint John's Health Center, a prominent medical facility in the City. Providence Saint John's Health Center was opened in November 1942 by the Sisters of Charity of Leavenworth (Warren, 1953: 93). The Archbishop of Los Angeles, John J. Cantwell, proposed to the Sisters of Charity of Leavenworth to construct a five-story reinforced concrete hospital and auxiliary structure. The hospital was designed by I.E. Loveless and constructed by Pozzo Construction Company for \$800,000. The hospital organization donated a 40-foot strip of their property on Arizona Avenue to the City for use in widening the street to its current 80-foot width. As the population of Santa Monica grew, the demand for healthcare facilities also increased, and in June of 1949 Saint John's began the construction of a new seven story \$2,300,000 North Wing addition (Warren, 1953: 94). The hospital served the growing community during the 1950s population boom and also responded to the rapid advancements in healthcare in the years that followed. However, in 1994, the hospital was severely damaged by the Northridge Earthquake. Funded by donors in the community, a newly rebuilt wing opened in 2009. In the following years, the Sisters of Charity of Leavenworth Health System found it increasingly difficult to continue operating a stand-alone healthcare ministry in Southern California and urged Providence Health & Services, with five hospitals in the region, to assume Saint John's sponsorship and the sponsorship was finalized March 2014 (Providence Health and Services, 2018).

Providence Saint John's Health Center was constructed in 1942, and occupied block 128 and is adjacent to the Project Site. The McKinley Public School, west of Providence Saint John's Health Center, moved to block 125 near the intersection of Santa Monica Boulevard and Chelsea Street. Ramsey Military School moved into the old McKinley Public School building. Many of the multi-family, institutional and mixed-use buildings originally constructed in the vicinity of the Project Site remain today.

Significance

The CFDC (1339 20th Street; APN:4276-027-018) is a Mid-Century Modern style building. It was evaluated under the following historical and architectural themes: Medical Facilities in Santa Monica; Mid-Century Modern Architecture (1945-1970); John W. Maloney, architect. The period of significance is 1961 to 1970, which encompasses its original date of construction (1961) and its period as a nationally recognized child study center (1961-1970).

National Register and California Register Significance

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

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

The CFDC is located in block 129 of the Orchard Tract, which was subdivided in 1906. Block 129 was improved with the McKinley Public School in 1918 (later occupied by Ramsey Military School in 1932). The vacant land adjacent to the Ramsey Military School was used as recreational baseball field, until 1961 when the parcel was improved upon with the CFDC [Lt. Joseph P. Kennedy Jr. Memorial Child Study Center], designed by master architect John W. Maloney. The Mid-City Neighborhood was one of the earliest developed areas of Santa Monica, experiencing a population and development boom after World War I due in part to the opening of the Douglas Aircraft facility in 1921, which spurred continued development of residential and commercial properties through World War II. The increase in population after World War I also added to the demand for medical facilities and medical offices in the City. Prior to World War I, the City had only one hospital to serve its needs. The City's first hospital, Santa Monica Bay Hospital opened in 1907, later closed in 1910, and then reopened in 1911 as Saint Catherine's. Saint Catherine's served the people of Santa Monica until 1940. The City received an additional hospital to take care of its booming population in

CONTINUATION SHEET

Property Name: Medical Arts Building

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*Resource Name or # Lt. Joseph P. Kennedy Jr. Building

*Recorded by: Ashley Brown, ESA *Date 5/10/17 ☒ Continuation ☐ Update

1928, known as the Santa Monica Hospital. It was not until 1942 that Providence Saint John's Health Center was constructed in the Mid-City Neighborhood.

With the opening of Providence Saint John's Health Center in the Mid-City Neighborhood, a flurry of medical facilities and medical offices opened in the immediate area. In 1953, *The Santa Monica Community Book* stated that "The Santa Monica Bay Area rapidly is becoming one of the best medically equipped areas in the country." Around Providence Saint John's Health Center, the following facilities and offices were built: 2125 Arizona Avenue (1950-1952, City Landmark); Cancer Institute at 2200 Santa Monica Boulevard designed by Weldon J. Fulton (1950), New Medical Arts Annex Building at 2208/2210 Santa Monica Boulevard, designed by Weldon J. Fulton (1955); Medical Office Building at 2216 Santa Monica Boulevard (1954); Medical Office Facility at 2222 Santa Monica Boulevard, designed by Rochlin & Baran, AIA (1961); Santa Monica Convalescent (1962).

The CFDC was an innovative facility for its era, and it was one of the earliest facilities in the nation to research developmentally disabled children. Prior to the development of child study centers, many developmentally disabled children were either abandoned and orphaned, or isolated from other family members, due in part to family shame. The CFDC was concurrently opened at the same time when Eunice Kennedy urged her brother, President John F. Kennedy, to make this topic one of his priorities in the new administration. As such, John F. Kennedy created the "President's Panel on Mental Retardation," which created a blueprint to address those living with developmental disabilities. A year later, John F. Kennedy signed the Maternal and Child Health and Mental Retardation Planning Amendment to the Social Security Act, the first major legislation to combat mental illness. Due to President Kennedy's agenda and the work of the family's foundation national awareness grew on the topic, and within a few short years, the CFDC was recognized for its various achievements in the study of child development, including in 1968 when Dr. Coda was invited to the White House by President Lyndon Johnson to witness the signing of the "Mental Health and Mental Retardation Construction and Facilities Act." The CFDC would later be designated as a regional center for the developmentally disabled, one of the state's first centers. The CFDC was also innovative as it featured classroom with one-way mirrors, which enabled doctors to study children who are developmentally disabled or emotionally troubled, without the child's knowledge.

The CFDC was a significant addition to the Santa Monica Community, the Mid-City Neighborhood, the state, and nation, as it was one of the first developmental child study centers within the nation and as it is one of several medical facilities constructed in the Mid-City Neighborhood and that remains intact and is historically significant to the broader patterns of medical facilities in Santa Monica, California, and the Nation. **Therefore, the CFDC is recommended eligible under National Register Criterion A at the national level and California Register Criterion 1.**

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Based upon archival research, the CFDC does appear to be associated with the productive lives of individuals significant in our past, Dr. Sylvia Farnham-Diggory and Dr. Evis Coda. None of the other occupants, however, appear to be significant persons in our past (see Table 12 for occupancy history). The Kennedy Family Foundation and Lt. Joseph P. Kennedy are also associated with the CFDC, but are not significantly associated with the CFDC due to their larger role within the United States. Lt. Joseph P. Kennedy, son of Senator Lt. Joseph P. Kennedy, Sr., died in World War II and the Kennedy Family set up a family foundation under his name. The Lt. Joseph P. Kennedy Child Study Center in New York would have a more significant tie to the Kennedy Family Foundation and Lt. Joseph P. Kennedy, as it was the first child study center setup by the family. Therefore, the CFDC is not significant for its association with any members of the Kennedy Family.

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*Resource Name or # Lt. Joseph P. Kennedy Jr. Building

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Dr. Sylvia Farnham-Diggory is also a person of importance associated with the CFDC. She joined the faculty at Carnegie-Mellon University, where she was the first woman to earn tenure in the Department of Psychology. In 1976, she was the first female chaired professor at the University of Delaware, where she taught educational psychology. She was a pioneer in the field of cognitive psychology and author of several monographs in the field. However, she was only a visiting scholar to the CFDC and her association with the facility was brief. Her productive life is more significantly tied to other locations, such as the University of Delaware or Carnegie-Mellon University. Therefore, the CFDC is not is not significant for its association with Dr. Sylvia Farnham-Diggory.

Dr. Coda served as the first director of the CFDC and was an award-winning child psychiatrist. Under his direction, Saint John's Community Mental Health Center's overall psychiatric services grew. The CFDC became nationally recognized for its various achievements in the study of child development, including in 1968 when Dr. Coda was invited to the White House by President Lyndon Johnson to witness the signing of the "Mental Health and Mental Retardation Construction and Facilities Act." His professional career included Medical Director at the CFDC, Medical Director at Los Angeles Child Guidance Clinic, and teaching appointments at UCLA School of Medicine, and USC School of Medicine. The CFDC was where Dr. Coda's primary office and is where he achieved significance within the medical field as the head of the CDfC. As such, the CFDC is associated with the productive life of Dr. Coda, and reflects the time period within which he achieved significance.

Therefore, the CFDC is recommended eligible under National Register Criterion B at the national level and California Register Criterion 2 for its association with Dr. Evis Coda.

Architecture

With regard to architecture, design or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

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

The CFDC is an example of Mid-Century Modern style, and designed by Seattle-based master architect John W. Maloney. Maloney's designs evolved with his career, from mastering Art Deco style in his earlier career, to mastering the Mid-Century Modern style by the 1950s. Many of his designs in the Pacific Northwest and Alaska still remain. He is best known for the A.E. Larson Building in Yakima, Washington, built in 1931 and added to the National Register in 1984. While there are other excellent examples of Mid-Century Modern style medical facilities within the City of Santa Monica and Los Angeles County, none were designed by John W. Maloney. Maloney was responsible for the design of one wing of the Providence Saint John's Health Center in 1953, which was later demolished in 1994. He is also responsible for Burbank's Saint Joseph's Hospital East Wing (1953) in the International style (altered), Saint Mary's Hospital North Wing (1953) in Long Beach in the Mid-Century Modern style (altered), and Fullerton's Saint Jude's Hospital (1953) in the Mid-Century Modern style (altered). CFDC is the last known remaining intact medical facility accredited to Maloney in Santa Monica and Los Angeles County region. His design for the classrooms also incorporated some of the first "hidden observation rooms" in the area.

The Mid-Century Modern style is characterized by simple geometric forms, post-and-beam construction, flat or low-pitched gabled roofs often with overhanging eaves, flush mounted steel framed windows or large single-paned wood-framed windows, and brick or stone often used as primary accent material. The CFDC features the following character-defining features of the style: horizontal massing, central entrance with large glazing, flat roof, aluminum ribbon windows, flat concrete entrance canopy, and alternating sun shades. As such, the CFDC has sufficient architectural merit as a Mid-Century Modern style by master architect John W. Maloney to be eligible under this criterion for national and state designation. **Therefore, the CFDC is recommended eligible under National**

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*Recorded by: Ashley Brown, ESA *Date 5/10/17 ☒ Continuation ☐ Update

Register Criterion C at the local level and California Register Criterion 3 as an example of work by a master architect.

Archaeology

National Register Criterion D: It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The CFDC does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. **Therefore, the CFDC is recommended ineligible under National Register Criterion D and California Register Criterion 4.**

City of Santa Monica Landmark Significance

9.36.100(a) (1): It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.

The CFDC exemplifies, symbolizes, and manifests elements of the social, political, and architectural history of the City, but not the cultural and economic elements of the history of the City. As described in detail under Criterion A/1, the CFDC was an innovative facility for its era, and it was one of the earliest facilities in the nation to be created for the research developmentally disabled children. The CFDC was concurrently opened during the larger historic and political movement for national changes to the care and advancement of developmentally disabled children under the presidencies of Kennedy and Johnson in the 1960s. The CFDC would later be designated as a regional center for the developmentally disabled, one of the state's first centers. In addition, it is also manifests architectural history, as it is the only remaining example Mid-Century Modern style medical facility designed by master architect John Maloney in Santa Monica. **Therefore, the CFDC is recommended eligible for Landmark designation under this criterion.**

9.36.100(a) (2): It has aesthetic or artistic interest or value, or other noteworthy interest or value.

The CFDC, although designed by master architect John W. Maloney, does not appear to have aesthetic or artistic interest or value, or other noteworthy interest or value. There is no public art or anything of particular aesthetic or artistic interest or value, or other noteworthy interest or value associated with the property. **Therefore, the CFDC is recommended ineligible for Landmark designation under this criterion.**

9.36.100(a) (3): It is identified with historic personages or with important events in local, state or national history.

As identified under National Register/California Register Criterion A/1, the CFDC is associated with the important development patterns of medical offices and facilities in Santa Monica and Mid-City Neighborhood. The CFDC was an innovative facility for its era, and it was one of the earliest facilities in the nation to research developmentally disabled children. The CFDC was concurrently opened at the same time when Eunice Kennedy urged her brother, President John F. Kennedy, to make this topic one of his priorities in the new administration. As such, John F. Kennedy created the "President's Panel on Mental Retardation," which created a blueprint to address those living with developmental disabilities. The CFDC would later be designated as a regional center for the developmentally disabled, one of the state's first centers. Additionally, as identified in the evaluation of the CFDC under National Register/California Register Criterion B/2, the CFDC is associated with an important historic personage, Dr. Evis Coda. None of the other occupants, however, appear to be important historic personages (see Table 12 for occupancy history). Dr. Evis Coda is a well-known Santa Monica doctor, who served as the first director of the CFDC

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and was an award-winning child psychiatrist. His professional career included Medical Director at Saint John's CFDC, Medical Director at Los Angeles Child Guidance Clinic and teaching appointments at UCLA School of Medicine and USC School of Medicine. A majority of his career he worked at the CFDC helping advance the field of child psychiatry. **Therefore, the CFDC is recommended eligible for Landmark designation under this criterion.**

9.36.100(a) (4): It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.

The CFDC embodies distinguishing architectural characteristics valuable to a study, period, style, method of construction, and is a unique or rare example of a historical type valuable to such a study. However, it does not embody the use of indigenous materials or craftsmanship, nor is it a unique or rare example of an architectural design or detail valuable to such a study. The CFDC is an example of Mid-Century Modern style architecture, designed by master architect John W. Maloney. While there are other excellent examples of Mid-Century Modern style medical facilities within the City of Santa Monica and Los Angeles County, none were designed by prominent Seattle-based architect John W. Maloney. Maloney was responsible for the design of one wing of Santa Monica's Providence Saint John's Health Center in 1953, which was later demolished in 1994. He is also responsible for Burbank's Saint Joseph's Hospital East Wing (altered), Saint Mary's Hospital North Wing in Long Beach (altered), and Fullerton's Saint Jude's Hospital (altered), all of which were designed in 1953. CFDC is the last known remaining intact medical facility accredited to Maloney in Santa Monica and the Los Angeles region. His design features low horizontal massing, a central entrance with glazing, a smooth simplistic finish with alternating sun shades above the fenestration. The design also incorporates some of the area's first "hidden observation rooms" located in a classroom. The hidden observation room with a one-way mirror was designed to allow doctors to study children in their natural classroom environment. This design helped to advance the field of child psychology for the developmentally disabled. The study of the CFDC and its historical type could prove valuable to Santa Monica's architectural history. **Therefore, the CFDC is recommended eligible for Landmark designation under this criterion..**

9.36.100(a) (5): It is a significant or a representative example of the work or product of a notable builder, designer or architect.

The CFDC is a significant example of the work of a notable architect. As described in detail under Criterion C/3, the CFDC was designed by master architect John W. Maloney, a prominent Seattle-based architect. Maloney was responsible for designing the wing of Santa Monica's Providence Saint John's Health Center in 1953, which was later demolished in 1994. He is also responsible for Burbank's Saint Joseph's Hospital East Wing (altered), Saint Mary's Hospital North Wing in Long Beach (altered), and Fullerton's Saint Jude's Hospital (altered), all of which were designed in 1953. The CFDC is the last known remaining intact medical facility accredited to Maloney in Santa Monica. His other prominent works in Southern California have been altered or demolished. **Therefore, the CFDC is recommended eligible for Landmark designation under this criterion.**

9.36.100(a) (6): It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

The CFDC does not appear to meet this criterion. At the time of construction, there was a visual relationship between the CFDC and Providence Saint John's Health Center, but as a result of infill development and changes to the setting the visual relationship has dissolved. Currently, the CFDC does not have a unique location and is not an established and familiar visual feature of a neighborhood, community or the City. **Therefore, the CFDC is recommended ineligible for Landmark designation under this criterion.**

City of Santa Monica Structure of Merit Significance

9.36.080(a): The structure has been identified in the City's Historic Resources Inventory.

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*Recorded by: Ashley Brown, ESA *Date 5/10/17 ☒ Continuation ☐ Update

The subject property has not been identified in the City's Historic Resources Inventory. **Therefore, the subject property is not eligible under this criterion.**

9.36.080(b): The structure is a minimum of 50 years of age and meets one of the following criteria:

The construction on the subject property was completed in 1961 and is 56 years old. **Accordingly, it meets the 50-year criterion.**

9.36.080(b)(1): The structure is a unique or rare example of an architectural design, detail, or historical type.

As a historical type, the CFDC is part of the developmental pattern in the history of medical facilities in Santa Monica, as mentioned under Criterion A./1. Although the CFDC is one of many new medical facilities in the Mid-City Neighborhood area in the mid-twentieth century, it is particularly unique in the field of study of developmentally disabled children, as the design incorporates some of the first "hidden observation" classrooms in the area. The hidden observation room located in each classroom allowed doctors to study children in their natural environment. **Therefore, the CFDC is recommended eligible under this criterion.**

9.36.080(b)(2): The structure is representative of a style in the City that is no longer prevalent.

The CFDC is not representative of a style that is no longer prevalent in the City. Documented extant examples of Mid-Century Modern non-residential buildings in Santa Monica include: Fairview Library (1956) located at 2101 Ocean Boulevard, designed by Weldon J. Fulton; Senior Recreation Center/Camera Obscura at 1450 Ocean (Weldon J. Fulton); 1150 18th Street (Wetherly & Novikoff), 1950; 1131 Olympic Boulevard (Frank Lehnen Smith), 1956; Pacific Sands Motel at 1515 Ocean Avenue (Vack A. Charney), 1956; 1542 15th Street (C.A. Kuegck), 1961; 1545 17th Street (Matlin and Dvoretzky), 1964; Santa Monica Civic Auditorium (Welton Becket & Associates), 1958. Each of these examples of Mid-Century Modernism express flat or gable roofs, horizontal massing, and large glazing, with some vernacular variations of the style. **Therefore, the CFDC is recommended ineligible under this criterion.**

9.36.080(b)(3): The structure contributes to a potential historic district.

The CFDC appears to contribute to a potential historic district. The buildings in the surrounding area date from 1950s through 2009, although most date from the 1950s through 1970s. There is a unifying thematic grouping of Santa Monica Medical Facilities in the immediate area, Santa Monica Doctors Building at 2125 Arizona Avenue (1950-1952, City landmark); Cancer Institute at 2200 Santa Monica Boulevard built in 1950 and designed by Weldon J. Fulton; New Medical Arts Annex Building at 2208/2210 Santa Monica Boulevard by Weldon J. Fulton (1955); Medical Office Building at 2216 Santa Monica Boulevard (1954); Medical Office Facility at 2222 Santa Monica Boulevard designed by Rochlin & Baran, AIA (1961); Santa Monica Convalescent (1962); and the CFDC at 1339 20th Street (1961). **Therefore, the CFDC is recommended eligible under this criterion.**

Integrity

In order to be eligible for listing in the National Register or California Register, or for local designation as a Landmark or Structure of Merit, a property must have both significance and integrity. As explained above, the CFDC has historical and architectural significance under the themes of Medical Facilities in Santa Monica; Medical Office Building property type; and John. W. Maloney, architect, and its association with Dr. Evis Coda. It is recommended eligible for the National Register and California Register under Criteria A/1, B/2, and C/3, City Landmark under Criteria 1, 3, 4, and 5, and Structure of Merit Criteria 1 and 3. Based upon the SMPCD building permits and conditions observed during the site inspection, the CFDC appears to retain a high level of integrity. As such, the following analysis is provided to assess the property's integrity.

Location

The CFDC is situated at its original location. **Therefore, the CFDC is found to retain integrity of location.**

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*Resource Name or # Lt. Joseph P. Kennedy Jr. Building

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Design

The original design of the CFDC has been slightly altered with the installation and updating of a pool, pool house, playground, outdoor classroom areas, and wood fence. However, although the addition of a pool, pool house, playground, and outdoor classroom areas are present, the overall original design of the H-layout with the central courtyard, and innovate classrooms remain unchanged. Although the classrooms were extensively remodeled in 1999, the designed relationship to the observation rooms with one-way mirrors remains intact. **Therefore, the CFDC is found to retain integrity of design.**

Setting

The historical character of the area surrounding the CFDC has been partially eroded due to the demolition of the original Providence Saint John's Health Center after the 1994 Northridge Earthquake. A new medical center was constructed and its design, massing, and scale is not compatible with the CFDC. However, many of the buildings from the same era remain to the east, south, and west. The only other changes to the setting have been the introduction of the pool, pool house, and playground in the immediate vicinity; however, these new additions do not detract from the original setting of the CFDC. **Therefore, the CFDC is found to retain integrity of setting.**

Materials

The CFDC's original materials, including its original brick cladding, fenestration, and sunshades, largely remain original. Some of the colored panes of glass at the front entrance and entrance to the courtyard have been replaced, but the original mullions remain. Despite these minor replacements, the CFDC retains the majority of its original materials found on the exterior. In addition, the classrooms that were remodeled in 1999 still retain their original materials and fenestration to observe the children. **Therefore, the CFDC is found to retain integrity of materials.**

Workmanship

The CFDC retains the majority of its original materials along with the evidence of their workmanship, including many of the original windows and fenestration, doors, brick cladding, and landscaping. **Therefore, the CFDC is found to retain integrity of workmanship.**

Feeling

Despite having undergone alterations with the addition of the pool, pool house, playground, and classroom renovations, the CFDC continues to convey the feeling of a Mid-Century Modern style medical building constructed during the mid-twentieth century. **Therefore, the CFDC is found to retain integrity of feeling.**

Association

The CFDC retains sufficient integrity to convey its historical associations as a medical facility in Santa Monica and its associations with Dr. Evis Coda and architect John Maloney. The interior office space has remained unaltered since Dr. Coda worked at the CFDC. **Therefore, the CFDC is found to retain integrity of association.**

Summary

The CFDC is recommended eligible for listing in the National Register and California Register under Criteria A/1 and C/3 at the national level, and B/3 at the local level; City Landmark Criteria 1, 3, 4, and 5, and Structure of Merit Criteria 1 and 3. The CFDC retains all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association). Lastly, the CFDC is a contributing building to a potential historic district. Therefore, the CFDC is considered a historical resource in accordance with CEQA.

B12 References

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other
Review Code

Reviewer

Date

Listings

Page 1 of 12 *Resource Name or #: (Assigned by recorder) 1417 21st Street

P1. Other Identifier: Courtyard Apartment

*P2. Location: ☐ Not for Publication ☐ Unrestricted

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

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

c. Address 1339 20th Street City Santa Monica Zip 90404

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

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

APN: 4275-007-003

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
1417 21st Street is a Colonial Revival Style Courtyard Apartment constructed in 1947 by owners Albert Erickson and J.A. St. Jean as a residential income property. The apartment is located on the northeast side of 21st Street, in a primarily developed commercial area. The apartment was condemned after the 1994 Northridge Earthquake caused substantial structural damage. Based on City of Santa Monica building permits, the Courtyard Apartment (1417 21st Street) was constructed in 1947 as multi-family apartments. Applications for a new building and garages were filed on September 29, 1947 by the owners Albert Erickson and J.A. St. Jean. The evaluation for their "residential income," 55-room complex was \$63,000 and additional \$4,4000 for the garages. Occupants of the subject property were first listed in the 1952-53 Santa Monica City Directory.

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



*P3b. **Resource Attributes:** (List attributes and codes) _____ HP3

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

P5b. Description of Photo: (view, date, accession #) _____ southwest elevation (façade) of the building. April 2017.

*P6. **Date Constructed/Age and Source:** ☒ Historic ☐
Prehistoric
☐ Both

1947/building permits

*P7. **Owner and Address:**

Saint John's Health Center

2121 Santa Monica Boulevard

Santa Monica, CA 90404

*P8. **Recorded by:** (Name, affiliation, and address) Ashley Brown,
architectural historian 80 South Lake
Ave. Suite 570 Pasadena, CA 91101

*P9. **Date Recorded:** 5/10/2017

*P9. **Date** _____ **Recorded:** 5/10/2017

*P10. **Survey Type:** (Describe)
Historic Resources Assessment/EIR

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") 1417 21st Street, 2200 Santa Monica Boulevard

Historic Resource Assessment

*Attachments: ☐ NONE ☐ Location Map

☒ Continuation Sheet ☒ Building, Structure, and Object Record

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

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Courtyard Apartment at 1417 21st Street *NRHP Status Code 6Z

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B1. Historic Name: Courtyard Apartment at 1417 21st Street

B2. Common Name: 1417 21st Street or Courtyard Apartment

B3. Original Use: Multi-family residential B4. Present Use: Vacant/ Condemned

*B5. Architectural Style: Colonial Revival/Minimal Traditional

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

The Courtyard Apartment is located on block 153 (APN: 4275-007-003) of the 1950 Sanborn Fire Insurance Maps was constructed by owners Albert Erickson and J.A. St. Jean as a "55 room, 82 foot by 72 foot, residential income" courtyard apartment building with garages in the rear. The first permit for the construction of the subject property and garages was taken out on September 29, 1947. The subject property witnessed few alterations over its 70-year existence. Updates to the subject property were minor, including the application for barricading around the outside of exposed foundation and the stucco refinish of the cement footings in 1955. Various electrical work was completed in 1947, 1948, and 1982. In 1994, after the Northridge Earthquake the property was condemned and in 2015 existing carport was demolished.

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

*B8. Related Features: N/A

B9a. Architect: N/A b. Builder: Albert Erickson and J.A. St. Jean (Owner/Builder)

*B10. Significance: Theme Courtyard Apartments (1920-1960) Area Santa Monica

Period of Significance 1947 Property Type Multi-family residential Applicable Criteria A/1, /C3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Courtyard Apartment (1417-1423 21st Street; APN: 4275-007-003) is a 10-unit apartment building designed in the Minimal Traditional style with American Colonial Revival style architectural details. It was evaluated under the following historical and architectural theme: Courtyard Apartments (1920-1960). The preliminary period of significance is 1947, the year the Courtyard Apartment was built. (See continuation sheet)

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

*B12. References:

See continuation sheet

B13. Remarks:

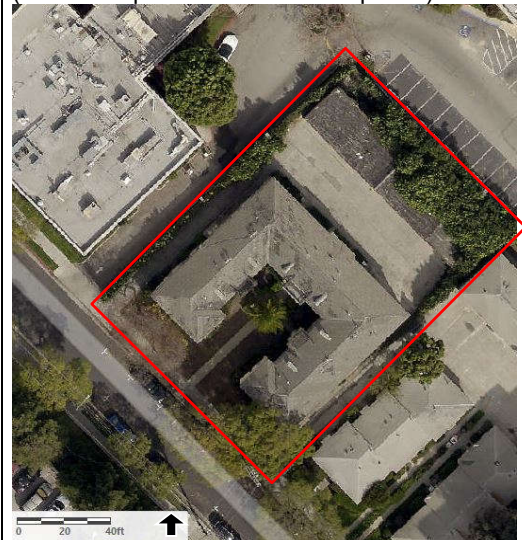
Property condemned after 1994 Earthquake

*B14. Evaluator: A. Brown, ESA

*Date of Evaluation: 5/10/2017

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: Courtyard Apartment at 1417 21st Street

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*Resource Name Courtyard Apartment or # (Assigned by recorder)

*Recorded by: Ashley Brown, ESA *Date 5/10/17 ☒ Continuation ☐ Update

P3a Description (Cont.):

Based on City of Santa Monica building permits, the Building A, the Courtyard Apartment (1417 21st Street) was constructed in 1947 as multi-family apartments. Applications for a new building and garages were filed on September 29, 1947 by the owners Albert Erickson and J.A. St. Jean. The evaluation for their "residential income," 55-room complex was \$63,000 and additional \$4,4000 for the garages. Occupants of the subject property were first listed in the 1952-53 Santa Monica City Directory.

Architectural Description:

The Courtyard Apartment (1714-1723 21st Street; APN: 4275-007-003), located on the north side of 21st street, is a 10-unit apartment building. The Courtyard Apartment has a U-shaped plan arranged around a central landscaped courtyard, which is typical of the many courtyard style apartment complexes that appeared in Santa Monica and throughout Southern California from the 1920s through the 1950s. The Courtyard Apartment was designed in the Minimal Traditional style with American Colonial Revival style architectural details popular among builders and developers during the 1930s, 1940s, and 1950s. As it relates to the Courtyard Apartment, the architectural features characteristic of the American Colonial Revival style represented in the southwest façade include their form and massing; hipped roofs; belt-course, and porch configurations (broken pediments, porticos, fluted pilasters). The Courtyard Apartment is set back from the street and fronted by a lawn. A single walkway runs through the central courtyard has a prominent conifer tree in the middle, lawn hedges, and shrubs.

The southwest façade (primary) faces 21st Street and has a symmetrical three-bay wide façade with tri-part fenestration consisting of a fixed twelve-pane sash with flanking six-over-six double hung wood sash fenestration on each story. Centrally located is a two-story portico with double columns, balustrade, and two symmetrical fixed eight-pane wood-sash window. The entry way which is partially covered has a broken pediment with pilaster. Each end and floor of the northwest and southeast wings that face the southwest have the same symmetrical tri-part fenestration with three-over-three double-hung wood sash in the middle.

The two wings facing in to the courtyard (interior northeast and southwest elevations) are identical and have projecting entrances with balustrade, a wood-paneled door with a broken pediment and pilasters. Directly above each entrance is a fixed twelve-pane sash fenestration. On each side of the entrance there are identical symmetrical tri-part windows as mentioned before. The wings protrude at the beginning of the courtyard and feature six-over-six double hung wood sash fenestration.

The southeast and northwest elevations have identical fenestration. Each floor has five six-over-six double-hung wood sash windows, four three-over-three double-hung wood sash windows, and one four-over-four double hung wood sash window. On the first level there are concrete steps with metal railing leading to an entrance with a metal canopy. Above the first floor entrance there is a six-over-six double-hung wood sash window.

The northeast elevation (rear) features pairings of six-over-six double-hung wood sash windows. These windows are in groups of two on each floor, separated by the centrally located overhang on the second floor. The overhang has two four-over-four double-hung wood sash windows. Directly beneath the overhang on the first floor there are two three-over-three double-hung wood sash windows. On the outer side of each three-over-three window there are entrances with concrete steps and railings. These two entrances are boarded up.

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Property Name: Courtyard Apartment at 1417 21st Street
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There is a concrete driveway that runs the length of the building on the northwest elevation. The rear of the building features a concrete parking lot with a metal chain-link fence running the length of the property line (addition).

B5a Photographs (cont.)



Southwest elevation, facing northeast



Northwest elevation of the interior wing, facing southeast



Northwest elevation, facing northeast



Southeast elevation, facing northeast

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Property Name: Courtyard Apartment at 1417 21st Street

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***Recorded by:** Ashley Brown, ESA ***Date** 5/10/17 ☒ Continuation ☐ Update



Overview of Building A's rear (northeast)
elevation, facing southwest

B10 Significance (cont.)

Significance

The Courtyard Apartment (1417-1423 21st Street; APN: 4275-007-003) is a 10-unit apartment building designed in the Minimal Traditional style with American Colonial Revival style architectural details. It was evaluated under the following historical and architectural theme: Courtyard Apartments (1920-1960). The preliminary period of significance is 1947, the year the Courtyard Apartment was built.

Criterion A/1: Events

The Courtyard Apartment, constructed in 1947, is located on the Golden State Tract within parcel APN: 4275-007-003, and is improved with a multi-family residence. The Mid-City Neighborhood was developed over several decades, with development beginning in the early part of the twentieth century. The neighborhood was predominately developed with single-family residences, with some commercial development along Santa Monica Boulevard according to the 1918 Sanborn map. As Santa Monica grew after the World War I, more residential and commercial development occurred within the neighborhood, leaving very little open land according to the 1927 aerial imagery. By the time the Courtyard Apartment was built within the Golden State Tract, much of the surrounding area had already been developed. The Courtyard Apartment was not significant in development of the Golden State Tract, or within the Mid-City Neighborhood. Furthermore, the Courtyard Apartment did not influence the trends of development of multi-family residences within the neighborhood, as garden apartments, bungalow courts, and courtyard housing were all predominate building types within the City at the time of its construction. In addition, no known significant events are known to have occurred at the Courtyard Apartment. As such, the Courtyard Apartment does not appear to be associated with any significant development patterns or specific events that are significant in national, state, or local history. **Therefore, the Courtyard Apartment is recommended ineligible under National Register Criterion A and California Register Criterion 1.**

Criterion B/2: Significant Persons

Based upon City directory research and U.S. Census Records, the Courtyard Apartment does not appear to be associated with the productive lives of historic personages (see Table 10 for occupancy history).

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Property Name: Courtyard Apartment at 1417 21st Street

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Albert Erickson and Joseph St. Jean built the Courtyard Apartment as an income property in 1947 after returning from World War II. Research did not indicate that these two men were significant within the City, state, or nation. Since the Courtyard Apartment was a rental property, there was a high turnover of residents. Only a few residents lived at the property for more than one or two years. These included: Irene Kilgore, Otto Kilgore, Oral K. Schnebly, Farrell C. Schnebly, Ada Hensler, Dorothy Hensler, and Ann Knox Daniell. Of the longtime residents, Anne Knox is the only somewhat notable person. Ann Knox Daniell married Hollywood Screen villain Henry Daniell after World War II. In 1963, after his death, Ann moved to the Courtyard Apartment and began working as a writer until her death in 1978. Though she was noted as working as a writer, no known works of Ann's are published. She does not appear to be significant in national or state literary history. In addition, none of the other individuals were found to be significant in national, state, or local history. **Therefore, the Courtyard Apartment is recommended ineligible under National Register Criterion B or California Register Criterion 2.**

Criterion C/3: Design/Construction

The Courtyard Apartment was built in 1947 by owners Albert Erickson and Joseph St. Jean. Erickson. St. Jean was a carpenter during World War II, while his business partner was a restaurant owner. St. Jean was most likely responsible for the design and construction of the Courtyard Apartment. Research did not indicate that St. Jean was a master builder, or held a license as an architect. Therefore, the Courtyard Apartment does not represent the work of a master.

The Courtyard Apartment was designed in the Minimal Traditional style with Colonial Revival characteristics. The Minimal Traditional style became popular in the 1930s because it allowed developers to build affordable homes due in part to the restrained use of ornamentation that was popular in higher-end revival styles, and allowed owners to build an income property that was devoid of a lot of extra detail for a reasonable price. Minimal Traditional residences were constructed on a budget, and utilized mass-produced materials. Typical character-defining features of the Minimal Traditional style include: straight, molded, or scrolled belt-courses; small porticos with simplified porch elements or scrolled metal posts; single pane hexagonal or round windows; windows decorated with louvered or paneled shutters; and scalloped edging on both wood and metal elements. Common characteristics of the American Colonial Revival style include: a simple rectangular volume covered by gabled or hip roofs; symmetrical, balanced dispensing of windows and doors; surfacing of clapboard or brick; classical, colonial detailing such as columns, engaged piers, cornices, pilasters, pediments, and porticos; canted bay windows; and double-hung, multi-paned windows flanked by decorative wood shutters. The Courtyard Apartment features several character-defining features of the Minimal Traditional style, including a low roof pitch, stucco siding, multi-pane windows, and belt-course. The Courtyard Apartment also has Colonial Revival characteristics at the entries on the primary façade, including columns and a balustrade at the main entry, and broken pediments above the three entry doors. However, it lacks many of the key character-defining features of these styles, such as asymmetrical entrance, gable roof, and paneled door/doors flanked by sidelights. Therefore, the Courtyard Apartment does not embody the distinctive characteristics of a type, period, or method of construction, nor does it possess high artistic values, as it is a simplified version of the style.

Typical elements of the courtyard style prevalent in Santa Monica and Southern California from the 1920s through the 1950s include: U-, L-, C-, and O-shaped configurations; hallways and corridors purposely designed to be outdoors to encourage resident interaction with one another; and elaborate designs that incorporated a landscaped central courtyard with patios, verandas, and balconies. The Courtyard Apartment has a U-shaped plan arranged around a central landscaped courtyard. However, it does not follow the traditional property type as the hallways and corridors are inside, and the courtyard lacks lush

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Property Name: Courtyard Apartment at 1417 21st Street

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*Resource Name Courtyard Apartment or # (Assigned by recorder)

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landscaping and a designed pedestrian circulation. Therefore, the Courtyard Apartment is not an excellent example of the property type. There are many better, excellent examples of Courtyard Apartments within the City, including the San Vicente Courtyard Apartments Historic District, which features 26 contributing courtyard apartments built between 1937 and 1956 (see list of contributors below under City of Santa Monica Structure of Merit Significance Criterion 9.36.080(b)(2)). Furthermore, 445-449 San Vicente Boulevard and Monica Manor at 415 San Vicente are excellent examples of the Minimal Traditional style with Colonial Revival details as applied to the property type. Other better examples of the Minimal Traditional style include 129 San Vicente Boulevard, 201 San Vicente Boulevard, 211 San Vicente Boulevard, 304 San Vicente Boulevard, 445 San Vicente Boulevard, 515 San Vicente Boulevard, and 614 San Vicente Boulevard. In addition, the Courtyard Apartment did not influence the larger architectural trends within the City, state, or nation as the typology was prevalent within the City prior to the construction of the building in 1947. **Therefore, the Courtyard Apartment is recommended ineligible under National Register Criterion C and California Register Criterion 3.**

Criterion D/4: Data Potential

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The Courtyard Apartment does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. **Therefore, the Courtyard Apartment is recommended ineligible under National Register Criterion D and California Register Criterion 4.**

City of Santa Monica Landmark Significance

9.36.100(a) (1)

It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.

The Courtyard Apartment does not exemplify, symbolize, or manifest elements of the cultural, social, economic, political, and architectural history of the City. As described in greater detail above under National Register/California Register Criterion A/1, the Mid-City Neighborhood was developed over several decades, with development beginning in the early part of the twentieth Century, and the neighborhood includes some of the earliest twentieth century residential development in Santa Monica. The Courtyard Apartment was a late addition to the neighborhood, which was largely developed prior to 1947. Following World War II, the population of the City continued to grow and this led to the need of higher density, multi-family development within the City. **Therefore, the Courtyard Apartment is recommended ineligible for Landmark designation under this criterion.**

9.36.100(a) (2)

It has aesthetic or artistic interest or value, or other noteworthy interest or value.

The Courtyard Apartment, although Minimal Traditional style, does not appear to have aesthetic or artistic interest or value, or other noteworthy interest or value, as detailed in the discussion above under National Register/California Register Criterion C/3. **Therefore, the Courtyard Apartment is recommended ineligible for Landmark designation under this criterion.**

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Property Name: Courtyard Apartment at 1417 21st Street

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9.36.100(a) (3)

It is identified with historic personages or with important events in local, state or national history.

Based upon archival research, the Courtyard Apartment does not appear to be associated with the productive lives of historic personages or with important events in local, state or national history, as detailed in the discussion above under National Register/California Register Criteria A/1 (events) and B/2 (important persons). **Therefore, the Courtyard Apartment is recommended ineligible for Landmark designation under this criterion.**

9.36.100(a) (4)

It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.

The Courtyard Apartment does not embody distinguishing architectural characteristics valuable to the study of a period and style, and is not a unique or locally rare example of an architectural design and a historical type valuable to such a study. The Courtyard Apartment is an example of a very popular movement of bungalow courts, garden apartments, and courtyard apartments that were popular within Southern California and the City in the 1930s-1950s. It does not rise to level of significance of Courtyard Apartments in the City, as there are more distinguished courtyard apartments within the City, as detailed in the discussion above under National Register/California Register Criterion C/3. **Therefore, the Courtyard Apartment is recommended ineligible for Landmark designation under this criterion.**

9.36.100(a) (5)

It is a significant or a representative example of the work or product of a notable builder, designer or architect.

The Courtyard Apartment is not a significant or a representative example of the work or product of a notable builder, designer, or architect. As detailed in the discussion above under National Register/California Register Criterion C/3, research did not indicate that either Albert Erickson or Joseph St. Jean (owners/builders) were notable builders, designers, or architects within the City or larger area. **Therefore, the Courtyard Apartment is recommended ineligible for Landmark designation under this criterion.**

9.36.100(a) (6)

It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

The Courtyard Apartment does not have a unique location or singular physical characteristic, nor is it an established and familiar visual feature of a neighborhood, community, or the City. It is located on the Golden State Tract on 21st Street and is surrounded by larger medical facilities and apartment buildings. It is not visually prominent as it is setback from the street and overshadowed by the Cancer Institute. Additionally, it is located on a section of 21st Street that is not well traveled and not visually iconic within the neighborhood or City. **Therefore, the Courtyard Apartment is recommended ineligible for Landmark designation under this criterion.**

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Property Name: Courtyard Apartment at 1417 21st Street

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City of Santa Monica Structure of Merit Significance

9.36.080(a)

The structure has been identified in the City's Historic Resources Inventory.

The Courtyard Apartment has not been identified in the City's Historic Resources Inventory. **Therefore, the subject property is ineligible under this criterion.**

9.36.080(b)

The structure is a minimum of 50 years of age and meets one of the following criteria:

Construction of The Courtyard Apartment was completed in 1947 and is 71 years old. **Accordingly, it meets the 50-year criterion.**

9.36.080(b)(1)

The structure is a unique or rare example of an architectural design, detail, or historical type.

The Courtyard Apartment is not a unique and rare example of a two-story Minimal Traditional Courtyard Apartment, as discussed above. Furthermore, the property type was prevalent within the City and Southern California since the 1930s. The first of its type was the Shoreham apartment and hotel that was built in 1924 at the corner of Ocean Avenue and San Vicente Boulevard. Following that along San Vicente Boulevard many courtyard apartments were constructed. Presently, the San Vicente Courtyard Apartments Historic District contains 26 contributing properties, of which several (129 San Vicente Boulevard, 201 San Vicente Boulevard, 211 San Vicente Boulevard, 304 San Vicente Boulevard, 415 San Vicente Boulevard, 445 San Vicente Boulevard, 515 San Vicente Boulevard, and 614 San Vicente Boulevard) are articulated in the Minimal Traditional style. As such the Courtyard Apartment is not a unique or rare example of the type or style. **Therefore, the Courtyard Apartment is recommended ineligible under this criterion.**

9.36.080(b)(2)

The structure is representative of a style in the City that is no longer prevalent.

The Courtyard Apartment is not representative of a style that is no longer prevalent in the City. At least 26 courtyard apartments are located in Santa Monica and were constructed between 1937 and 1953 and are contributors to a designated historic district. The San Vicente Courtyard Apartments Historic District consists of the following 26 contributors: 123-133 San Vicente Boulevard, 130-142 San Vicente Boulevard, 135 San Vicente Boulevard, 150-156 San Vicente Boulevard, 201 San Vicente Boulevard, 212 San Vicente Boulevard, 229 San Vicente Boulevard, 234 San Vicente Boulevard, 302-312 San Vicente Boulevard, 315 San Vicente Boulevard, 326 San Vicente Boulevard, 401-409 San Vicente Boulevard, 415 San Vicente Boulevard, 416 San Vicente Boulevard, 421-427 San Vicente Boulevard, 435 San Vicente Boulevard, 437-441 San Vicente Boulevard, 445-449 San Vicente Boulevard, 451 San Vicente Boulevard, 515-521 San Vicente Boulevard, 522 San Vicente Boulevard, 540 San Vicente Boulevard, 608 San Vicente Boulevard, 614-618 San Vicente Boulevard, and 630 San Vicente Boulevard. In addition, there are many other undesignated examples of this property type in the City. As such, the Courtyard Apartment represents a style that is still prevalent in the City. **Therefore, the Courtyard Apartment is ineligible under this criterion.**

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Property Name: Courtyard Apartment at 1417 21st Street

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9.36.080(b)(3)

The structure contributes to a potential historic district.

The Courtyard Apartment does not contribute to a potential historic district. The buildings in the area immediately surrounding the Courtyard Apartment date from 1947 to 1984, although most date to the 1940s and 1950s. There are no unifying features uniting these buildings allowing for the organization of a historic district. **Therefore, the Courtyard Apartment is ineligible under this criterion.**

Integrity

In order to be eligible for listing in the National Register or California Register, a property must have both significance and integrity. As explained above, the Courtyard Apartment lacks historical and architectural significance. As such, the integrity analysis presented below is for informational purposes only.

The National Register and California Register have specific language regarding integrity. Both require that a resource retain sufficient integrity to convey its significance (National Park Service, 1995: 44; Office of Historic Preservation, 2001). In accordance with the guidelines of the National Register, integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The property must retain, however, the essential physical features that enable it to convey its historic identity. The California Register requires that a resource retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance, with the same aspects of integrity as the national register (location, design, setting, materials, workmanship, feeling, and association. Additional information regarding integrity can be found in the *Regulatory Framework* section of this report.

Location

The Courtyard Apartment has not been moved. **Therefore, the Courtyard Apartment is found to retain integrity of location.**

Design

The original design of the Courtyard Apartment was as a U-shaped courtyard apartment articulated in the Minimal Traditional style with Colonial Revival detailing. The Courtyard Apartment retains the integrity of its original design; only minor alterations have been made, such as the removal of the garage and alterations to original courtyard landscaping. **Therefore, the Courtyard Apartment is found to retain integrity of design.**

Setting

The landscape of the Courtyard Apartment is unmaintained and is overgrown. The only vestiges of its former appearance are the concrete sidewalks, remnants of hedges, and a few mature trees. The historical character of the area surrounding the Courtyard Apartment has also been eroded due to the removal of neighboring buildings to the northeast and southeast, which were constructed during the early-to-mid twentieth century. At the time of the Courtyard Apartment's construction, 21st Street was primarily developed with single-family dwellings, with only one multi-family dwelling on the street. Additionally, the adjacent lot to the northeast of the Courtyard Apartment remained undeveloped until 1950, when the Cancer Institute was constructed. The present setting consists of the Cancer Institute, paved parking lot with temporary mobile buildings, and an eight-story apartment building built in 1979, all introduced after

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Property Name: Courtyard Apartment at 1417 21st Street

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the construction of the Courtyard Apartment. **Therefore, the Courtyard Apartment is found to lack integrity of setting.**

Materials

The Courtyard Apartment still retains some of its original materials, such as original columns, windows, and pediments; however, in some areas, original features (doors, windows, pediments, stucco) have been removed or are missing since the Courtyard Apartment was condemned after the 1994 Northridge Earthquake and has been subjected to vandalism and lack of maintenance. **Therefore, the Courtyard Apartment is found to lack integrity of materials.**

Workmanship

Some of the original materials and their evidence of workmanship were removed or destroyed by vandals or looters after the Courtyard was condemned. The workmanship of much of the Colonial Revival detailing is missing or is in poor condition. **Therefore, the Courtyard Apartment is found to lack integrity of workmanship.**

Feeling

The Courtyard Apartment does not retain enough of its original materials, workmanship, and setting to convey the cohesive, unified feeling of a Minimal Traditional style Courtyard Apartment. **Therefore, the Courtyard Apartment is found to lack integrity of feeling.**

Association

Due to deferred maintenance and vandalism, and the extensive changes to its setting, the Courtyard Apartment does not convey an association with Mid-City Neighborhood development, nor as a multi-family Minimal Traditional style courtyard apartment architecture. **Therefore, the Courtyard Apartment is found to lack integrity of association.**

Summary

The Courtyard Apartment is recommended **ineligible** for listing in the National Register and California Register under Criteria A/1-D/4, City Landmark Criteria 1 through 6, and Structure of Merit Criteria B1, B2, and B3. It was also not identified as a contributor to a historic district. The Courtyard Apartment retains integrity of location and design; however, it lacks integrity of setting, materials, workmanship, feeling, and association. Therefore, the Courtyard Apartment does not qualify as a historical resource under CEQA.

B12 References

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Property Name: Courtyard Apartment at 1417 21st Street

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*Recorded by: Ashley Brown, ESA *Date 5/10/17 ☒ Continuation ☐ Update

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 13 *Resource Name or #: (Assigned by recorder) Medical Arts Building

P1. Other Identifier: 2200 Santa Monica Boulevard, John Wayne Cancer Institute

*P2. Location: ☐ Not for Publication ☐ Unrestricted

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

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

c. Address 2200 Santa Monica Boulevard City Santa Monica Zip 90404

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

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

APN: 4275-007-002

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

The Cancer Institute (2202 Santa Monica Boulevard; APN: 4275-007-011), located on the south side of Santa Monica Boulevard, is designed in the Mid-Century Modern style and features horizontal massing, geometric elements, large glazing, and a flat roof. It was built in three phases and has a U-shaped plan with a longer northwest wing. The main building and the two wings were all designed by Weldon J. Fulton. The entire building is two-stories, except a small portion of the northeast wing, which is one-story. The fenestration on a majority of the building consists of horizontal sliding aluminum-sash windows or fixed aluminum-sash windows on the northeast elevation. The other three elevations feature metal-sash windows, organized with paired casement windows over a hopper window. Landscape features on the property of the Cancer Institute include planters constructed with brick and concrete. The landscape features appear contemporaneous with the Cancer Institute. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP39 other (medical facility)

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



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

P5b. Description of Photo: (view, date, accession #) northwest elevation (façade) of the building. April 2017.

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1950, 1952, 1966

*P7. Owner and Address:

Saint John's Health Center

2121 Santa Monica Boulevard

Santa Monica, CA 90404

*P8. Recorded by: (Name, affiliation, and address) Ashley Brown, architectural historian 80 South Lake Ave. Suite 570 Pasadena, CA 91101

*P9. Date Recorded: 5/10/2017

*P10. Survey Type: (Describe) Historic Resources Assessment/EIR

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
1417 21st Street, 2200 Santa Monica

Boulevard Historic Resource Assessment

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

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

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Medical Arts Building *NRHP Status Code 3S and 3CS

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B1. Historic Name: Medical Arts Building

B2. Common Name: John Wayne Cancer Institute or 2200 Santa Monica Boulevard

B3. Original Use: Medical Office Building B4. Present Use: Medical Office Building

*B5. Architectural Style: Modern

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

The building was constructed in 1950, with an addition in 1952, 1966, and 1997. (see continuation sheet)

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

*B8. Related Features: N/A

B9a. Architect: Weldon J. Fulton b. Builder: Pozzo Construction Company

*B10. Significance: Theme Medical Facilities, Medical Office Buildings, Weldon J. Fulton Area Santa Monica

Period of Significance 1950-1966 Property Type Medical Office Building/Medical Facility Applicable Criteria _____

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

The Cancer Institute (2200 Santa Monica Boulevard; APN: 4275-007-011) is a Mid-Century Modern style medical facility. It was evaluated under the following historical and architectural themes: Medical Facilities in Santa Monica, Medical Office Building property type, Mid-Century Modern Architecture (1945-1970), and Weldon J. Fulton, architect. The period of significance is 1950 to 1966, which encompasses its original date of construction (1950) and the dates of construction of the two additions (1952 and 1966), all of which were designed by the original architect, Weldon J. Fulton. (See continuation sheet)

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

*B12. References:

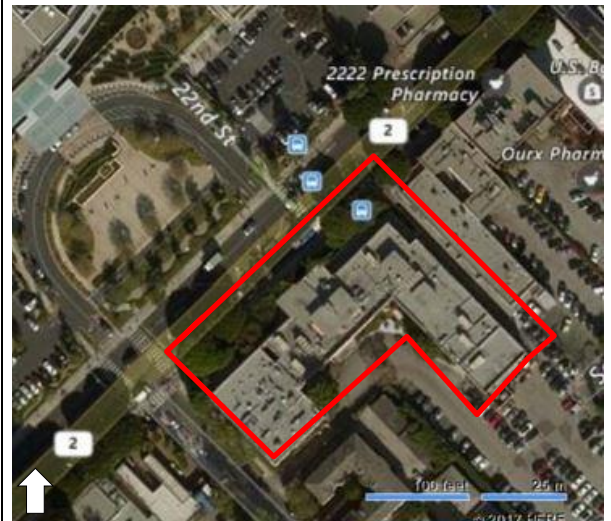
See continuation sheet

B13. Remarks:

*B14. Evaluator: A. Brown, ESA

*Date of Evaluation: 5/10/2017

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

CONTINUATION SHEET

Property Name: Lt. Joseph P. Kennedy Building

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*Resource Name Medical Arts Building or # (Assigned by recorder)

*Recorded by: Ashley Brown, ESA *Date 5/10/17 ☒ Continuation ☐ Update

P3a Description (Cont.):

Architectural Description:

The main entrance on Santa Monica Boulevard projects out from the main façade (northwest elevation). The flat roofline extends out over the main entrance, which features large fixed metal-sash glazing that span the height of the building. The entrance, a single glass and metal door is accessible from a set of concrete steps with metal railings on the west side of the projecting center section. The other two-thirds of the projecting center has stacked brick bond cladding. On each side of the projecting entrance is brick work with a running bond continues under the fenestration. Above the fenestration on both stories are concrete bulkheads that span the length of the elevation. A 1952 southwest addition that faces the northwest also incorporates angled brick sunshades between each fenestration on the first-story and ribbon windows on the second-story, whereas the original building façade has brick piers separating the fenestration on the first-story, and ribbon windows on the second-story. Between the original building and the 1952 addition is a recessed entrance and courtyard with a single metal and glass door. The sidewalk up to the entrance is lined with a brick running bond planter. The first-story ribbon windows continue around the corner to the entrance.

The southeast elevation (rear) of the original building includes a secondary main entrance from a paved parking lot. The entrance has a two-story portico with a flat roof, supported by cylindrical metal columns. The entrance consists double glass and metal doors with transom and full length sidelights. Above the entrance is a patio that is accessed from the second-story interior. On each side of the entrance are geometric reliefs that run the height of the building.

The fenestration on the rear of the northwest elevation, southwest addition, and the northeast addition have the same design arrangements. The windows are separated by wide brick piers with a running bond. Above the first-story fenestration are framed stucco finished concrete panels. Above the second-story fenestration is a concrete bulkhead runs the length of each elevation.

A 1952 southwest addition is attached to the original construction at the primary façade. This façade incorporates angled brick sunshades between each fenestration on the first-story and ribbon windows on the second-story. Also, the 1952 southwest addition has a secondary entrance on the southwest elevation. To the north of the entrance is stacked brick bond cladding on the first-story. The second-story features stuccoed concrete with a cornice. The inset entrance is accessed from concrete stairs and a metal railing. The entrance is glass and metal double doors. Another entrance/exit is located on the southeast elevation of the wing. Concrete steps lead to a single metal and glass door. Above the door is a small porch with a vertical ribbed design.

In 1966, a new-two-story addition was built on the southeast elevation on the northeast corner of the original building. This wing is almost twice as long as the southwest wing and has a first-story addition. This wing mimics the same design as the southwest wing. On the northeast elevation of the wing is an entrance.

Alterations to the property include the two additions designed by the original architect, within the building's period of significance. There is one small one-story addition northeast wing that was constructed in 1997; this space is an enclosed freezer storage room. A majority of the alterations were to the interior of the building where hall corridors and offices have been remodeled and updated to fit the growing needs of the medical staff. The interior lobby of the original building features elements of the modern design with a multi-pyramid mirror on the ceiling that reflects the natural sunlight from the

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entrance. A grand staircase wraps up to the second floor on the northeast side of the lobby. From the main lobby, hallways run the length of the building, and lead to access of the other two additions. A majority of the interior rooms and hallways have been altered, few elements of the original interior remain.

B5a Photographs (cont.):



Northeast elevation



Northwest and southwest elevations



Southeast elevation (rear entrance)



Northeast elevation



Interior lobby



Sunshades on the southwest elevation

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B6 Description (Cont.):

The history of the building that currently houses the Cancer Institute on the Project Site is documented in a newspaper article from 1950 when the Los Angeles Times reported that Santa Monica was to get a Medical Arts Building. The article stated:

A two-story medical arts building, representing an investment of more than \$750,000, will be constructed on Santa Monica Blvd. near Providence Saint John's Health Center...Shoff & Co., developers of Santa Monica business property, said they have 300-ft frontage on Santa Monica Blvd. First unit of the building containing 35,000 square feet has been completely assigned. The masonry building will be of a contemporary design and adequate parking facilities will be provided, with entrances from four streets, according to the announcement. Weldon J. Fulton of Santa Monica is the architect (Los Angeles Times, 1950).

The intention of Shoff & Co. was for the building to grow and additions to be built as demand for medical facilities and offices grew in the post-war years. After the completion of the first phase of the building, another wing was added in 1952. The two-story addition was once again designed by Weldon J. Fulton. Fulton stated in a *Los Angeles Times* article on August 24, 1952 that the building would contain an additional 15,000 square feet. The addition's interior would include doors and woodwork in natural mahogany finish, corridors would have cork floors, acoustical tile ceilings, with mahogany wainscoting. The exterior would include aluminum projecting and sliding sash windows; concrete, stucco, and brick planting boxes surrounding the building. In addition, the construction of a basement area provided for "storage, heating ventilating and incinerator rooms." A final addition designed again by Weldon J. Fulton and was added to the northeast corner of the southeast elevation in 1966. The building provided office and business space for a variety of medical doctors and businesses until 1991 when the Cancer Institute moved from UCLA to its current location on Santa Monica Boulevard.

The first building permit was issued on July 3, 1950 for a new medical building with brick exterior walls. It was to be designed by architect W.J. Fulton and constructed by Pozzo Construction Company. In 1952, after the Cancer Institute was at capacity, a new medical dental suite was added at a valuation of \$150,000, also designed by Fulton. In 1958, a small alteration was made, when a 5-foot by 5-foot opening was cut in the brick wall to install a sliding aluminum sash window. A final addition designed again by Weldon J. Fulton and was added to the northeast corner of the southeast elevation in 1966. A majority of the alterations to the building from its original construction in 1950 until 1976 were completed by Fulton including many interior alterations to individual doctor's offices. After 1976, architects included Leo Daly; Charles S. Nisbet design; Scott Bulumer & Associates; and Richard Dillreck.

B10 Significance (cont.)

Significance

Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

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National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

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

The Cancer Institute is located on the Golden State and Orchard Tracts, which were both subdivided in 1906, and is within the Mid-City Neighborhood. The Cancer Institute, formally known as the "New Medical Arts Building," was constructed in 1950, and improved upon in 1952 and 1966. Its original design and additions were all designed by notable Santa Monica Architect Weldon J. Fulton. The Mid-City Neighborhood was one of the earliest developed areas of Santa Monica, featuring a population and development boom after World War I due in part to the opening of the Douglas Aircraft facility in 1921, which spurred continued development of residential and commercial properties through World War II. The increase in population after World War I also added to the demand for medical facilities and medical offices in the City. Prior to World War I, the City had only one hospital to serve its needs. The City's first hospital, Santa Monica Bay Hospital opened in 1907, later closed in 1910, and then reopened in 1911 as Saint Catherine's. Saint Catherine's served the people of Santa Monica until 1940. The City received an additional hospital to take care of its booming population in 1928, known as the Santa Monica Hospital. It was not until 1942 that Providence Saint John's Health Center was constructed in the Mid-City Neighborhood.

With the opening of Providence Saint John's Health Center in the Mid-City Neighborhood, a flurry of medical facilities and offices opened in the immediate area. In 1953, *The Santa Monica Community Book* stated that "The Santa Monica Bay Area rapidly is becoming one of the best medically equipped areas in the country." One of the earliest medical post-World War II medical buildings constructed was the New Medical Arts Building (Cancer Institute), which was expanded twice as demand for doctors' offices grew in the Mid-City Neighborhood and Santa Monica. The New Medical Arts Building (Cancer Institute) provided office and business space for a variety of medical doctors and businesses until 1991 when the "John Wayne Cancer Institute" moved to the building from UCLA, and the focus shifted to cancer research and treatment. Around Providence Saint John's Health Center, the following facilities and offices were built: 2125 Arizona Avenue (1950-1952, City Landmark); New Medical Arts Annex Building at 2208/2210 Santa Monica Boulevard, designed by Weldon J. Fulton (1955); Medical Office Building at 2216 Santa Monica Boulevard (1954); Medical Office Facility at 2222 Santa Monica Boulevard, designed by Rochlin & Baran, AIA (1961); Santa Monica Convalescent (1962); and the CFDC at 1339 20th Street (1962). The New Medical Arts Building (Cancer Institute) appears to be associated with the development and patterns of medical offices and facilities in Santa Monica and the Mid-City Neighborhood. **Therefore, the Cancer Institute is recommended eligible under National Register Criterion A at the local level of significance and under California Register Criterion 1 for its significant associations with the history and development of medical facilities in Santa Monica.**

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

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Based upon City directory and newspaper research, the Cancer Institute does not appear to be associated with the productive life of one individual significant in our past. **Therefore, the Cancer Institute is recommended eligible under National Register Criterion B at the national level of significance and California Register Criterion 2 for its association with the productive life of Dr. Jerome Kummer.**

Architecture

With regard to architecture, design or construction, the following are the relevant criteria:

National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

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

The Cancer Institute is a good representative example of local Santa Monica master architect Weldon J. Fulton. He graduated from Pacific Coast University in 1938 with a degree in architecture, with a thesis on the "Lien Laws and Concrete Supervision." Prior to opening his own firm in 1946, he worked for H.G. Thorsby, Arthur Forelich, Lyle Barcume, Claude Beelman, Bowen & Rowe Lippincott, Heitschmidt & MAtcham, Gene Verge Sr., and George Postle. In 1950, Fulton was commissioned to design the Medical Arts Building (Cancer Institute). After the commission of the Medical Arts Building, Fulton's career began to flourish, and in 1954 he was commissioned to design the space-age, Googie-style Zucky's Restaurant in downtown Santa Monica on Wilshire Boulevard and the Mid-Century Modern style Camera Obscura/Senior Recreation Center in Palisades Park. Weldon J. Fulton was a well-known Santa Monica architect responsible for many Mid-Century Modern style buildings across Santa Monica, including the New Medical Arts Annex Building (1954) at 2208/2210 Santa Monica Boulevard in the Mid-Century Modern style; Fairview Library (1956) at 2101 Ocean Boulevard in the Modern style; Professional Arts Building (1957) at 1414 21st Street (demolished); Montana Branch Library (1959) at 1704 Montana Avenue in the Modern style; Ernie White Insurance Building (1965) at 1255 Lincoln Boulevard in the New Formalist style; County Health Center (Venice Family Clinic) at 2509 West Pico Boulevard in the Mid-Century Modern style (1966).

The Cancer Institute is the best example of a Mid-Century Modern style medical office building designed by Fulton, as it one of his most complex designed building. Fulton incorporated several aspects of the style, including horizontal massing with a large central volume, geometrical elements, large glazing, flat roof, smooth brick finish with alternating sunshades. **Therefore, the Cancer Institute is recommended eligible under National Register Criterion C at the local level of significance and under California Register Criterion 3 as a work of local master architect Weldon J. Fulton, and as a representative example of a Mid-Century Modern style medical office building.**

Archaeology

National Register Criterion D: It yields, or may be likely to yield, information important in prehistory or history.

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California Register Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The Cancer Institute does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. **Therefore, the Cancer Institute is recommended ineligible under National Register Criterion D and California Register Criterion 4.**

City of Santa Monica Landmark Significance

9.36.100(a) (1)

The Cancer Institute exemplifies, symbolizes, and manifests elements of the social, economic and architectural history of the City, but not the cultural or political elements of the history of the City. As described in detail above under Criterion A/1, the Cancer Institute, formerly known as the "New Medical Arts Building," was constructed in 1950, and improved upon in 1952 and 1966. It appears to be significant to the development of medical facilities and office buildings in the Mid-City Neighborhood. The Cancer Institute is a prominent medical facility located across from the Providence Saint John's Health Center. It was one of the earliest and largest Mid-Century medical facilities in the area after the construction of the Providence Saint John's Health Center in 1942. The New Medical Arts Building (Cancer Institute) flourished between 1950 and its last addition by Fulton in 1966, meeting the demands of the growing City. The building provided office and business space for a variety of medical doctors and businesses until 1991 when the "John Wayne Cancer Institute" moved to the building from UCLA, and the focus shifted to cancer research and treatment. **Therefore, the Cancer Institute is recommended eligible for Landmark designation under this criterion.**

9.36.100(a) (2)

Although the Cancer Institute is an excellent example of local Santa Monica master architect Weldon J. Fulton's work and is a good representative example of a Mid-Century Modern style medical office building, there is no public art or anything of particular aesthetic or artistic interest or value, or other noteworthy interest or value associated with the property. **Therefore, the Cancer Institute is recommended ineligible for Landmark designation under this criterion.**

9.36.100(a) (3)

As identified under National Register/California Register Criterion A/1, the Cancer Institute is associated with the important development patterns of medical offices and facilities in Santa Monica and Mid-City Neighborhood. The New Medical Arts Building (Cancer Institute) was one of the earliest medical offices built in the neighborhood, as it was constructed in 1950, several years after the opening of Providence Saint John's Health Center. **Therefore, the Cancer Institute is eligible for Landmark designation under this criterion for its association with the development of medical offices in the Mid-City Neighborhood and with Dr. Jerome Kummer.**

9.36.100(a) (4)

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As mentioned under Criterion C/3, the Cancer Institute is a good representative example of local Santa Monica master architect Weldon J. Fulton. Weldon J. Fulton was a well-known Santa Monica architect responsible for many Mid-Century Modern style buildings across Santa Monica. The Cancer Institute is the best example of a Mid-Century Modern style medical office building designed by Fulton, as it is one of his most complex designed buildings. Fulton incorporated several aspects of the style, including horizontal massing with a large central volume, geometrical elements, large glazing, flat roof, smooth brick finish with alternating sunshades. **Therefore, the Cancer Institute is recommended eligible for Landmark designation under this criterion.**

9.36.100(a) (5)

As described in detail in the evaluation under National Register/California Register Criterion C/3, the Cancer Institute is a good representative example of notable local Santa Monica architect Weldon J. Fulton. The Cancer Institute is the best example of a Mid-Century Modern style medical office building designed by Fulton, and one of his most complex designs. Fulton incorporated several aspects of the style, including horizontal massing with a large central volume, geometrical elements, large glazing, flat roof, smooth brick finish with alternating sunshades. **Therefore, the Cancer Institute is recommended eligible for Landmark designation under this criterion.**

9.36.100(a) (6)

The Cancer Institute does not appear to meet this criterion. At the time of construction, there was a visual relationship between the Cancer Institute and Providence Saint John's Health Center, but as a result of infill development and changes to the setting the visual relationship has dissolved. Currently, the Cancer Institute does not have a unique location and is not an established and familiar visual feature of the neighborhood, community, or City. **Therefore, the Cancer Institute is recommended ineligible for Landmark designation under this criterion.**

City of Santa Monica Structure of Merit Significance

9.36.080(a)

The Cancer Institute has not been identified in the City's Historic Resources Inventory.

9.36.080(b)

Construction of the New Medical Arts Building (Cancer Institute) was completed in 1950 and it is 68 years old. Accordingly, it meets the 50-year requirement and was assessed under the following criteria:

9.36.080(b)(1)

As a historical type, the Cancer Institute is part of the developmental pattern in the history of medical facilities in Santa Monica. From the late nineteenth century to the early twentieth century, Santa Monica's residents received medical care in their private homes or other cities. The City desperately needed medical facilities for the sick and injured, and by 1904, the City had collected enough funds to build the City's first hospital. The Santa Monica Bay Hospital opened in 1907, later closed in 1910, and then reopened in 1911 as Saint Catherine's. Saint Catherine's served the people of Santa Monica until 1940.

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The City received an additional hospital to take care of the City's booming population in 1928, known as the Santa Monica Hospital. It was not until 1942 that an additional hospital was constructed in the Mid-City Neighborhood. With the opening of Providence Saint John's Health Center in Mid-City, a flurry of medical facilities and medical offices opened. In 1953, *The Santa Monica Community Book* stated that "The Santa Monica Bay Area rapidly is becoming one of the best medically equipped areas in the country." The New Medical Arts Building (Cancer Institute) was one of the earliest Mid-Century Modern style medical office buildings constructed in close proximity to Providence Saint John's Health Center. Once constructed in 1950, the Cancer Institute was one of the most modern doctor's offices in the Mid-City Neighborhood. It is representative of the Mid-Century Modern medical facilities in Santa Monica, but it is not a unique or rare example of a historical type within in the City, as there are many Mid-Century Modern medical facilities in Santa Monica. Several Mid-Century Modern medical facilities examples do survive in the City, including New Medical Arts Annex Building at 2208/2210 Santa Monica Boulevard, designed by Weldon J. Fulton (1955); Medical Office Building at 2216 Santa Monica Boulevard (1954); Medical Office Facility at 2222 Santa Monica Boulevard, designed by Rochlin & Baran, AIA (1961); Santa Monica Convallarium (1962); and the CFDC at 1339 20th Street (1961). Other examples of Mid-Century Modern style buildings in Santa Monica include: Los Angeles County Fire Department Lifeguard HQ located at 1640 Ocean Front Walk, designed by Welton Becket & Associates (1958); Santa Monica Civic Auditorium designed by Welton Becket & Associates (1958), First United Methodist Church School at 1008 11th Street, designed by Kenneth N. Lind (1954), and a cluster of buildings at Santa Monica College. **Therefore, the Cancer Institute is recommended ineligible under this criterion.**

9.36.080(b)(2)

The Cancer Institute is not representative of a style that is no longer prevalent in the City. Documented extant examples of Mid-Century Modern non-residential buildings in Santa Monica include: Fairview Library (1956) located at 2101 Ocean Boulevard, designed by Weldon J. Fulton; Senior Recreation Center/Camera Obscura at 1450 Ocean (Weldon J. Fulton); 1150 18th Street (Wetherly & Novikoff), 1950; 1131 Olympic Boulevard (Frank Lehnen Smith), 1956; Pacific Sands Motel at 1515 Ocean Avenue (Vack A. Charney), 1956; 1542 15th Street (C.A. Kuegck), 1961; 1545 17th Street (Matlin and Dvoretzky), 1964; Santa Monica Civic Auditorium (Welton Becket & Associates), 1958. Each of these examples of Mid-Century Modernism express flat or gable roofs, horizontal massing, and large glazing, with some vernacular variations of the style. As such, the Cancer Institute represents a style that is still prevalent in the City. **Therefore, the Cancer Institute is recommended ineligible under this criterion.**

9.36.080(b)(3)

The Cancer Institute appears to contribute to a potential historic district. The buildings in the immediately surrounding area date from 1950s through 2009, although most date from the 1950s through the 1970s. There is a unifying thematic grouping of Santa Monica Medical Facilities in the immediate area, including: Santa Monica Doctors Building at 2125 Arizona Avenue (1950-1952, City Landmark); New Medical Arts Annex Building at 2208/2210 Santa Monica Boulevard by Weldon J. Fulton in 1955; Medical Office Building at 2216 Santa Monica Boulevard in 1954; Medical Office Facility at 2222 Santa Monica Boulevard designed by Rochlin & Baran, AIA in 1961; Santa Monica Convallarium (1962); and the CFDC at 1339 20th Street in 1961. **Therefore, the Cancer Institute is recommended eligible under this criterion.**

Integrity

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As detailed in the Regulatory Framework Section, in order to be eligible for listing in the National Register or California Register, or for local designation as a City Landmark or Structure of Merit, a property must have both significance and integrity. As explained above, the Cancer Institute is historically significant under the themes of Medical Facilities in Santa Monica; Medical Office Building property type; and Weldon J. Fulton, architect. It is recommended eligible for the National Register and California Register under Criteria A/1, and C/3, City Landmark under Criteria 1, 3, 4 and 5, and Structure of Merit Criteria 3. The period of significance assigned to the Cancer Institute is 1950 to 1966, which encompasses the Cancer Institute's original period of construction, with its two additions, and the period of its association with Dr. Jerome Kummer. Based upon the SMPCD building permits and conditions observed during the survey, the Cancer Institute appears to retain a high level of integrity. As such, the following analysis is provided to assess the property's integrity.

Location

The Cancer Institute has not been moved. **Therefore, the Cancer Institute is found to retain integrity of location.**

Design

The original design of the Cancer Institute has been altered since its original conception. A wing was added to the southwest in 1952, with another wing built in 1966. Both additions were designed by the original architect, Weldon J. Fulton. Though these wings were added to the building, the building was originally designed to have additions as services of the building grew. The 1952 addition expanded on the original design with the continuation of sun shades, horizontal massing, similar fenestration and materials found on the façade. The 1966 addition has a utilitarian design and withdraws somewhat from the original Mid-Century Modern design, due to the change in architectural style from Mid-Century Modernism to Late Modernism. Although the 1966 addition detracts somewhat from the original Mid-Century Modern design, the Cancer Institute still retains its integrity of design including two-story configuration, horizontal massing, large glazing, flat roof, brick exterior, and aluminum sash windows. **Therefore, the Cancer Institute is found to retain integrity of design.**

Setting

The historical character of the area surrounding the Cancer Institute has been partially eroded due to the demolition of the original Providence Saint John's Health Center after the 1994 Northridge Earthquake. A new medical center was constructed and its design, massing, and scale is not compatible with the Cancer Institute. However, many of the buildings from the same era remain to the north, south, and west, in addition to the immediate setting of the Cancer Institute, and a majority of the setting is intact. **Therefore, the Cancer Institute is found to retain integrity of setting.**

Materials

The majority of the Cancer Institute's original materials remain intact, including its brick cladding, original windows and doors, mullions, large overhanging concrete eaves. **Therefore, the Cancer Institute is found to retain integrity of materials.**

Workmanship

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The Cancer Institute retains the majority of its original materials, along with evidence of their workmanship. **Therefore, the Cancer Institute is found to retain integrity of workmanship.**

Feeling

Despite having undergone several expansions, the Cancer Institute continues to convey the feeling of a Mid-Century Modern style medical building. **Therefore, the Cancer Institute is found to retain integrity of feeling.**

Association

The Cancer Institute retains sufficient integrity to convey its historical associations as a medical facility within the City of Santa Monica and with the work of local architect Weldon J. Fulton. **Therefore, the Cancer Institute is found to retain integrity of association.**

Summary

The Cancer Institute possesses both significance and integrity and is therefore is recommended **eligible** for listing in the National Register and California Register under Criteria A/1 and C/3 at the local level; City Landmark Criteria 1, 3, 4, and 5; and Structure of Merit Criterion B3. The Cancer Institute retains all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association). Lastly, the Cancer Institute is a contributing building to a potential historic district. Therefore, the Cancer Institute is considered a historical resource in accordance with CEQA.

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