



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Southern California Sanitarium Historic District
other names/site number Las Encinas Sanitarium, Las Encinas Hospital

2. Location

street & number 2900 East Del Mar Boulevard not for publication
city or town Pasadena vicinity
state California code CA county Los Angeles code 037 zip code 91107

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Carol Roland-Nawi 2-22-13
Carol Roland-Nawi, Ph.D., State Historic Preservation Officer Date

California State Office of Historic Preservation
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register
- other (explain: _____)

[Signature] 4/17/13
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
 (Check only one box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
14	16	buildings
		sites
1		structures
		objects
15	16	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Health Care/Sanitarium

Current Functions
 (Enter categories from instructions.)

Health Care/Sanitarium

7. Description

Architectural Classification
 (Enter categories from instructions.)

LATE 19TH & EARLY 20TH CENTURY
AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials
 (Enter categories from instructions.)

foundation: Concrete
 walls: Wood, wood shingle, brick, stucco

 roof: Asphalt shingle
 other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Southern California Sanitarium Historic District is a group of buildings and structures on a fifteen acre parcel located on the east side of Pasadena approximately eight miles from its City Hall. Established in 1904, the sanitarium property originally included a large two-story wood-shingled Arts and Crafts style building with at least eight one-story bungalows scattered around the site. A three-story water tank located near the center of the property and constructed earlier when the land was part of the Sunny Slope Ranch was also present during the property's period of significance. Although it is not certain when they were constructed, a barn and various smaller utilitarian wood frame buildings were present on the southeast section of the site early in the property's history. By the end of the 1920s construction projects had added three major wings to the sanitarium's main building and three smaller one-story residential buildings. These new buildings were designed in the contemporary revival styles of the period and introduced materials of stucco and brick masonry. Between 1904 and 1929 the property was maintained with a landscaping of lush vegetation and mature trees. The facility and all its historic elements remain in the same location as during the property's period of significance. The district exhibits a high degree of integrity through the retention of its historic setting, original materials, and design features. Highly skilled workmanship is evident in the majority of its significant buildings. The district retains a sense (feeling) of the institution as a place for healing as was its intention for being in the early part of the twentieth century. The design of the buildings clearly associates the district with the architectural, economic, and social history of the City of Pasadena in the period 1904-1929.

Narrative Description

Today fourteen historically significant buildings and one structure that retain a high degree of architectural integrity remain on the property. Contributing buildings include a two and one-half story main building, originally constructed in 1904 with substantial additions in 1910, 1917 and 1929 (non-contributing additions in 1949, 1951, and c1955); eleven one-story cottages, constructed between c1905 and 1922, and an 1880s barn. The contributing structure is a c1874 water tank.¹ Building designs reflect the influence of Arts and Crafts, and Colonial, English and Spanish Revival styles. The main Administration Building is primarily Arts and Crafts period design, with the current entry portion of the building exhibiting English manor features that emerged in the Arts and Crafts period and became more prevalent in the later revival period. The majority of the cottages constructed in the earlier years retain a strong reference to California Craftsman design; two extant cottages from the early 1920s exhibit Spanish Revival characteristics. The property throughout is planted with a lush landscape of shrubs and mature trees that are distinctive historic elements that contribute to the significance of the property.

Eight buildings constructed during the period of significance have been significantly altered or are in extremely deteriorated condition and have lost significant character defining features and therefore are non-contributing. Eight buildings constructed after 1929, including a large two-building c1970 residential complex at the east side of the property, are also non-contributing.

Contributing buildings are:

Main Building/Administration (Photograph #s 2-11; 24-25)

Construction date(s): 1904; 1910; 1917; 1929; 1941; 1951; c1955

Architect(s): Hunt, Myron and Grey, Elmer; Jay, Clarence L.; unknown

Description: The Main Building is an asymmetrical, two to two-and-one-half story frame building with hipped and gable roof forms, and shingle and masonry wall cladding. The 1929 central section's exterior walls are clad primarily with large, buff-colored bricks and windows are multi-light steel casements. The entry bay has a high-pitched gable roof and a porte-cochere with a steeply pitched gable roof. The 1910 portion of the building extends to the east forming a wing, which connects the 1929 with the 1904 sections of the building. A large wing connected by a covered walkway extends to the south of the 1910 wing. The 1904, 1910, and 1917 wings all have wood shingle cladding; windows are primarily multi-light double-hung wood windows and there are several wood balconies on the front elevation. The original 1904 L-plan building

¹ Although the barn and water tank were constructed before 1904 they are considered contributors to the district because both were important to the primary function of the facility throughout the period of significance.

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has shingle siding, double hung windows and balconies. This section is obscured on the north and east elevations by later additions. Wood balconies are distinctive features on the south wing of the building. The rear elevation of the 1929 section of the building has paired arched openings with recessed multi-light French doors. The arches are trimmed with stone columns and lintels. A tiled patio with a fountain opens out onto a large meadow-like space with flower gardens and mature trees around its perimeter and a large grove of trees on the east edge of this space (see photographs 24 and 25). Landscape features on the front of the building include a circular drive that extends under the front entry porte-cochere, a circular green space with mature trees in front of the building entry and a strip of green space along the north property line that also has a variety of mature trees. These landscape features are elements that contribute to the significant of the Main Building and the historic district.

Post-1929 alterations: 1941, 1951 and c1955 additions, window replacements, parking space paving.

Bungalow Cottage (Photograph #12)

Construction date: c1905

Architect: Hunt, Myron and Grey, Elmer

Description: The asymmetrical plan Bungalow is a one-story, hipped-roof cottage with wood shingle siding. Windows are typically multi-light casements (in groups of two to four) with wide flat-board surrounds. A stone chimney protrudes from the mid-section of the roof on the east elevation.

Post-1929 alterations: Wing extension of west/front elevation (c1910); south elevation addition (c1960).

Doctors' Cottage (Photograph #s 13-16)

Construction date: c1910

Architect: unknown

Description: The Doctors' Cottage is a one-story asymmetrical bungalow with wide clapboard siding and a side-gable roof. Gables exhibit a decorative board pattern and two wide brick chimneys project from the roof. Original windows are ten-light casements.

Post-1929 alterations: Most windows replaced with aluminum-frame units, rebuilt chimney, additions.

Villa Cottage (Photograph #s 17-18)

Construction date: c1905

Architect: Unknown.

Description: The Villa is a one-story, asymmetrical, Arts and Crafts style building with wood shingle cladding and a side gable roof with cross gable extensions on the front/north elevation. Original windows remaining are wood double-hung units with flat board surrounds. The entry has a shed roof porch with plain wood support posts. An east elevation porch is similar.

Post-1929 alterations: Aluminum replacement windows in original openings; porch alterations.

Gables Cottage/Casino (Photograph #s 19-21)

Construction date: 1905

Architect: Hunt, Myron and Grey, Elmer

Description: The Gables (originally named the Casino) is an asymmetrical one-story building with ten bays along its 165-foot north elevation. It has a gabled primary roof with several cross-gable projections on north and south elevations. An east wing has a clipped gable roof. The building has board and batten siding. Windows are primarily either six-light casements or ten-light casements, sometimes in groups of four. A later addition on the west end of the building has three bays.

Post-1929 alterations: Minor additions.

Acacia Cottage (Photograph #s 22-23)

Construction date: c1905

Architect: Unknown

Description: Acacia is a one-story, side-gable roof, frame building clad with wood shingle siding (wide/narrow pattern) above the window sill level and wide clapboard below. Windows and doors have flat board surrounds. Typical windows are single-light casements. Former porches — one recessed in the southwest corner, one in a projecting bay on the west elevation, and one in a projecting bay on the east elevation — have been enclosed with bands of windows.

Post-1929 Alterations: Compatible replacement windows.

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Las Floras Cottage (Photograph #s 24-28)

Construction date: c1905

Architect: Unknown

Description: Las Floras is a one-story, front-gable roof building with mid-width clapboard siding. It has smaller gable roof projecting bays on the east and west elevations (probably originally screened sleeping porches) that are enclosed with bands of windows. Other windows are single-light casements (probably replacements of original windows) grouped in pairs or triplicate. Doors on the front (north) elevation on either side of a tripartite window are multi-light French doors.

Post-1929 alterations: Compatible replacement windows.

Briar Cottage (Photograph #29)

Construction date: c1905

Architect: Unknown

Description: Briar Cottage has an irregular plan, wood framing, board and batten cladding, and a gable roof. Typical window openings contain paired or tripartite single-light casements (non-original). The north/east elevations exhibit a wing that appears to be an enclosure of an original veranda or pergola.

Post-1929 alterations: Compatible replacement windows.

Cherokee Cottage (Photograph #30)

Construction date: c1915

Architect: Unknown

Description: Cherokee Cottage is a wood frame building with clapboard siding and a north/south oriented gable roof. It has two bays on its primary façade — the left bay contains a tripartite window with six-light casements flanking a fixed window. The right bay has smaller casement windows over-looking a roofless porch. All fenestration surrounds are wide flat boards.

Post-1929 alterations: Compatible addition on north/rear elevation.

The Lodge (Photograph #s 32-33)

Construction date: c1905

Architect: Unknown

Description: The Lodge is a one-story, "L" plan bungalow with a gable roof and wood shingle cladding. Typical windows are multi-light casements. A porch on the north wing has been enclosed with a band of four-light windows and a porch in the west wing has been enclosed with a band of three-light casements.

Post-1929 alterations: None.

La Vista Cottage (Photograph #s 34-35)

Construction date: c1922

Architect: Unknown

Description: La Vista is a one-story asymmetrical building with a "U" plan, stucco cladding and a flat roof, which has a tile-capped parapet. The west elevation forms a courtyard, part of which is covered by tile-clad shed roofs supported by wood posts. The stucco exterior has a textured treatment. French doors open onto the courtyard. Typical windows are multi-light casements. The north wing may be an early addition. An attached single-car garage faces El Nido Street.

Post 1929 alterations: Wheel chair ramp; some replacement windows.

Las Palmas Cottage (Photograph #36)

Construction date: c1922

Architect: Unknown

Description: Las Palmas is a one-story, flat-roof building with Spanish Mission influences. Exterior walls are stucco and the parapet has tile coping. The irregular plan has a recessed patio entry under a wood pergola that is centered between two bays that have paired multi-light casement windows. Original multi-light French doors on the north elevation overlook the front patio. Fenestration openings have extended wood headers. A wide chimney centered on the roof of the center bay has a decorative slotted top.

Post-1929 alterations: Large addition on west elevation.

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Water Tank (Photograph #s 38-40)

Construction date: c1879

Architect: Unknown

Description: The Water Tank is a three-story wood-framed octagonal structure with an octagonal hip roof with flared and bracketed eaves. It has wood shingle siding and the third story where the tank is housed has a wood railed catwalk around its perimeter. A small one-story gable-roofed pump house wing is attached to the east elevation. Two wood posts with a crossbar, which in previous times held a large bell, surmount this wing.

Post-1929 alterations: Additions on east elevation, various repairs.

Men's Cottage (Photograph #43)

Construction date: c1905

Architect: Unknown

Description: The Men's Cottage has a "T" plan, board and batten siding over wood framing and a hip roof. Regularly spaced openings on the south wing have six-over-six double-hung windows. An addition that projects to the west near the front wing of the building also has board and batten siding and smaller double-hung windows.

Post-1929 alterations: Minor additions.

Barn (Photograph #s 44-45)

Construction date: c1880

Architect: Unknown

Description: The barn is a wood-frame, one and one-half story utilitarian building with a rectangular plan, north-south gable roof and clapboard siding. A gable roof monitor runs the entire length of the building. The north/primary elevation has altered openings (probably altered when converted to a shop after the 1930s). The openings have tripartite ten-light casements that flank a wood plank double-leaf door. A small shed-roof addition on the west elevation may be original. Two substantial wood-frame additions on the barn's east elevation are in extremely deteriorated condition.

Post-1929 alterations: Additions and various repairs.

Non-contributing buildings are:

Willows Cottage, 1949, 1953; post-1929 construction (Photograph #37).

Nurse's Station, c1955; post-1929 construction (Photograph #40).

Women's Cottage, c1920; major alterations to window openings; demolition of wing (Photograph #40).

Stable/Garage, c1910; major alterations to openings and loss of features due to deterioration (Photograph #41).

Pump House, c1910; major alterations and loss of features due to deterioration (Photograph #46).

Nash House, 1959; post-1929 construction (Photograph #47).

Medical office complex, c1970; post-1929 construction (Photograph #48).

Multi-unit residential complex, c1970; post-1929 construction (Photograph #49).

Greenhouse, c1910; major alterations to window openings (No photograph).

Four utilitarian farm buildings, c1910; partial demolition; loss of features due to deterioration (No photograph).

Engineer's Shop, 1953; post-1929 construction (No photograph).

Housekeeping Building, 1960; post-1929 construction (No photograph).

Meeting hall, c1979; post-1929 construction (No photograph).

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

Health/Medicine

Social History

Period of Significance

1904-1929

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hunt, Myron and Grey, Elmer; Jay, Clarence L.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The 1904-1929 period of significance is the time span from construction of the first building specifically for the sanitarium until a major construction phase in 1929. This property demonstrates the major trends occurring in the City of Pasadena during the early 20th century until the Great Depression. The period is well represented by this facility in the areas of health care and community culture.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Southern California Sanitarium Historic District is significant under Criterion A at the local level of significance because the property is associated with a major medical facility that contributed to the historical development of the City of Pasadena, California. It represents an important period (1904-1929) in the history of the City, which was one of phenomenal economic and demographic growth. The primary associative historic context is the City of Pasadena: A Health, Tourist, and Social Mecca. Other contexts include: Early Anglo-American Settlement and Urbanization; Civic Enhancement and Planning in Pasadena; and Art, Culture and Society in Pasadena.² Buildings and the structure in the district exhibit characteristics of both Arts and Crafts and Period Revival styles and some were designed by prominent local architects of those periods. The significance of the Southern California Sanitarium Historic District is derived from and reflects influences of climate and geography. Those influences brought to the region first Spaniards and later, other Europeans, Africans and Asians, and American Easterners and Midwesterners seeking their health and fortune. During its period of significance (1904-1929), the sanitarium was a premiere facility for the treatment of mental disorders. The facility emphasized a healthy physical and social environment for its patients. It played a significant role in the field of health care in the community as well as in the greater Los Angeles region.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Southern California Sanitarium: 1904-1929

In 1904 when Dr. James H. McBride established his new sanitarium the City of Pasadena was experiencing a boom in development that nearly tripled its population by the end of that decade. The land boom of the 1880s spurred on by the completion of the Atchison, Topeka and Santa Fe Railway³ and the promotion of the City as a haven for tourists and seekers of cures for tuberculosis and other diseases set the stage for Dr. McBride's endeavor.

After graduating from Bellevue Hospital College in 1873 and establishing the Milwaukee (Wisconsin) Sanitarium for Nervous Disorders in 1884, Dr. McBride moved from Wisconsin to Pasadena in 1886. Once in the City, he set up his medical practice at the home he purchased on Hermosa Vista (now in South Pasadena). In 1904, two years after purchasing 29 acres of the Sunny Slope Ranch for \$27,000, he and four other prominent doctors, Norman Bridge, Henry Brainerd, Wallace Barlow, and Merritt Campbell, formed the Southern California Sanitarium for Nervous Disorders. Dr. McBride's parcel was bounded by Blanche (now Del Mar), on the north, Monte Vista (now El Nido) on the east, and Rose Avenue (now San Gabriel) on the west. The sanitarium was incorporated on February 1, 1904, and subsequently, Dr. McBride hired the firm of Myron Hunt and Elmer Grey to design the first building of the facility.⁴ In 1917, the name of the hospital was changed to the Las Encinas⁵ Hospital for Nervous Disorders.

Of the existing buildings on the property that are significant, primary source documents record only the construction of the 1904 main sanitarium building, the 1905 casino, and one bungalow. Additions in 1910, 1917, and 1929 to the main building are also documented. There is scant documentation of buildings or structures that were present prior to 1904 when the Southern California Sanitarium was founded. The existing water tank is the only structure on the site that has a pre1900 photographic record of its existence. Undated period photographs, City records and newspapers, however, provide evidence of the existence of most of the other significant resources even though specific dates could not be attributed to specific buildings.

Prior to 1904, the site was part of the Sunny Slope Ranch, and was likely used for grazing or some other agricultural use. By 1879, a water tank had been constructed on the site to provide water for the ranch. Around that time — but possibly as late as the early 1900s — several farm utility buildings (which are grouped on the southwest corner portion of the parcel) were also constructed.⁶ The west portion of a barn appears to be the oldest of these buildings and it is the most likely one

² Historic context themes identified in *Architectural/Historical Development of the City of Pasadena: Historic Context/Property Type Report*, 1993.

³ The 1902 map of Sunny Slope Ranch depicts a small railway station on the south side of the rail line in Lamanda Park.

⁴ In 1904, Hunt and Grey had just formed a partnership shortly after Hunt, who had an established career as an architect, moved to Southern California from Chicago via San Francisco.

⁵ Translation of Las Encinas is "The Oaks." City Directories after 1917 list the facility with the new name.

⁶ A c1880 photograph of the water tank and other early twentieth century period photographs of farming activities are the only available clues that these buildings existed at the time the sanitarium began operation.

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to have been constructed in the late nineteenth century. The other agriculture-related structures may be pre1904, or they may have been constructed somewhat later when the property became the Southern California Sanitarium. A circa 1930 panorama drawing of the sanitarium documents that two of these utilitarian buildings were present during the 1904-1929 period-of-significance (Figure 1). All of these buildings were used specifically to support agriculture activities that provided food for the sanitarium's patients. Photographs and period documents inform that the property was planted with vegetable gardens and occupied by cows and chickens.

When Dr. McBride hired the Pasadena architectural firm of Hunt and Grey in the year he established the sanitarium, Pasadena was becoming one of the centers in this county of the Arts and Crafts Movement. As early proponents of the Craftsman architectural style, Hunt and Grey designed a two-story building with an "L" plan influenced by that movement. They sited the building on the northeast quarter of the parcel with its entry facing north to unobstructed views of the San Gabriel Mountains, and designed it with wood-shingle cladding, wood balconies on the second floor, double hung windows, and eyebrow dormers. An undated photograph (Figure 2), which appears to have been taken just after construction from a vantage point at the south property line, shows the Hunt and Grey building in the distance and the nurses' dormitory (demolished c1970) on the right side of the photograph with its hip roof and wood shingle siding. A later photograph (Figure 3) presents a closer view of the building's south elevation.

In 1905, Hunt and Grey were selected again as the architects to design a large casino building and an eight-room cottage on the grounds of the sanitarium. The casino (later named the Gables) with a 165-foot frontage included a ballroom at one end and a gymnasium at the other; the two sections were joined by a bowling alley.

Another early, undated photograph documents the appearance of the property prior to construction of a 1910 addition to the main building and shows several other buildings on the site. This photograph (Figure 4), taken from a point at the west/front of the property, shows the west and some of the front of the original main building, the water tank at a distance in the center of the photo, and four other buildings. By 1910, the Lodge — located near the southeast corner of the property — was constructed, as well as the Men's Cottage and Villa Cottage.

In 1910, the *Pasadena Star News* announced an addition to the sanitarium but did not identify the "local" architect involved. The new construction added a large two-story wing to the west of the original Hunt and Grey building. An equally large wing with an elevated connecting walkway to the south of the 1910 addition was constructed in 1917 according to the September 21, 1917, *Southwest Builder and Contractor*. Both additions have similar features of wood shingle siding, hipped roofs, double-hung wood windows and knee-braced wood rail balconies. The west end of the 1910 wing included a three-story square hipped-roof tower. The appearance of the sanitarium's main building with the 1910 addition is documented in a c1910 photograph (Figure 5).

Between 1905 and 1924, construction was completed for four more cottages located west of the main building and three other buildings in the vicinity of the water tank and on the south portion of the property.

Major development did not occur again at the sanitarium until the late 1920s when a new administrative wing was added to the Main Building, and three new cottages were constructed. On December 1, 1928, the *Pasadena Star News* announced the design of a new administration building for "Las Encinas Sanitarium" by the well-known local architect, Clarence L. Jay. The architect was quoted: "The building is to be in the English type of architecture with masonry exterior walls on the first floor, and shakes on the second ... a shingle roof, and will be trimmed with cast stone. The whole colored of varying shades of golden brown, will harmonize with the present buildings, which it adjoins." The article also reported that Alec Dellens, "a European-trained decorator whose work can be found in many of the finer buildings of Europe and of Southern California" was in charge of the interior design.

Three additional cottages were constructed in the 1920s; all were of Spanish-influenced styles and all grouped around the Lodge on the southeast portion of the property. These cottages were Los Robles (demolished in the 1970s), Las Palmas, and La Vista. Designed by well-known architect, Leon C. Brockway, Los Robles was constructed of adobe.⁷

⁷ An October 17, 1922, *Pasadena Star News* article states the building was assembled of adobe bricks made on-site by Mexican workmen. In the 1920s, several architects and designers in Southern California were advocating and experimenting with adobe construction techniques as well as Colonial California design.

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By the 1920s several changes were made to many of the existing buildings. Pre-1929 alterations primarily consisted of enclosing porches and installing bathrooms. Between 1930 and 1955, large additions expanded the frontage of the main building with a kitchen wing on the east (attached to the original 1904 building), and an expansion of the administration wing on the west. Also constructed were two doctors' residences (one demolished post 1959), the Engineer's Shop, Nurses Station, and an unnamed shop building (named "utility room" on the 1949 Sanborn Map). Mariah Cottage was also constructed during this period. In the 1950s, additions were made to expand La Vista, Cherokee, and Doctors' cottages. By this time, additions had also been made to most of the farm buildings as they were converted for maintenance, storage, and shop uses.⁸

In the 1960s and 70s the Southern California Sanitarium (by then called the Las Encinas Hospital) experienced a substantial expansion. Large two-story wings were added to the Main Building on east and west elevations, a two-story, two-building apartment complex was constructed on the eastern edge of the property, and a one-story medical office building constructed on the west side. Future plans for the property are for another expansion that is intended to insure the continuous operation of Las Encinas as a health care facility.

Developmental history/additional historic context information (if appropriate)

Pre-Anglo American Settlement/Mission San Gabriel: 1770-1821

Although the land that is today the City of Pasadena was the domain of indigenous people of Native American Shoshonean Tribes perhaps as early as 500 BCE, recorded history begins in the sixteenth century with Spanish Colonization of Central America and Spain's claim of the land known as Alta California. Archaeological studies, however, have documented habitation of Southern California as far back as 12,000 years before the present.

In 1770, when King Charles II of Spain sent two Franciscan monks, Juan Crespi and Francisco Gomez, with Gaspar de Portola to establish a chain of missions along the Pacific coast, the native tribes were settled in the valley at the foot of the San Gabriel mountain range. Notably, they were the "wealthiest, most populous and most powerful ethnic nationality in aboriginal southern California"⁹ The tribes' wealth was provided and sustained by the rich, verdant land they occupied in and near the arroyos where water channeled down from the mountains toward the Pacific Ocean.

In 1771, the Mission San Gabriel Archangel was established as the northernmost mission of the San Diego Presidio. The mission included the land located between two prominent water channels in the San Gabriel Valley (the current Arroyo Seco and Eaton Wash) that eventually became the City of Pasadena. During a fifty-year period — until 1821 when Mexico gained independence from Spain — the Valley's indigenous tribe, called the Gabrielinos,¹⁰ were tutored in Christianity and provided labor on the vast mission lands where crops of orange, lemon, olive, fig, and deciduous fruit trees and fields of wheat, barley, and other grains were planted. In 1821, the mission fathers employed labor of the Gabrielinos for construction of the rock and earthen La Presa Dam¹¹ to divert the natural flow of water to operate the mission's grist mill. The dam, as well as the abundance of underground water in the vicinity of it contributed significantly to the continued prosperity of the Mission San Gabriel lands.

With Mexican independence after 1821 came the secularization of California and huge grants of mission lands. Mission San Gabriel was divided into ranchos — two of which, the Rancho San Pasqual and Rancho Santa Anita, later became the City of Pasadena.

Development of the City of Pasadena: 1873-1929

In 1873, a group of investors from the Midwest formed a corporation called the Indiana Colony and purchased part of the Rancho San Pasqual from John S. Griffin and Benjamin Wilson, who had earlier acquired a large tract of that land grant. The group's plans soon came to fruition for in 1874, one of its members, Daniel Berry, developed a plat map that

⁸ Since there is no documentation for much of this work, some additions could have occurred earlier than 1929 when the sanitarium had farming activities.

⁹ Pamela O'Connor and Urban Conservation Section, City of Pasadena, *Architectural/Historical Development of the City of Pasadena: Historic Context/Property Type Report*, 1993.

¹⁰ The Gabrielino tribe became known as such because of their being under the jurisdiction of the Mission San Gabriel.

¹¹ La Presa Dam was on the L.M. Rose Sunny Slope Ranch and is extant on the Sunny Slope Water Company, less than a mile south of the Southern California Sanitarium Historic District.

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delineated the lots of a town site that in 1875 was named "Pasadena." The original City was bounded on the west by the east ridge of the Arroyo Seco, on the north by what later became Villa Street, on the east by what later became Wilson Avenue, and on the south by Columbia Street, with a southerly extension of large parcels on the west side of Fair Oaks Avenue along the Arroyo Seco that is now the City of South Pasadena. Lots began selling almost immediately and within two years Pasadena was settled with more than 40 houses. Several commercial buildings were constructed and large land parcels were planted with citrus trees.

The little community grew steadily and in 1880, Pasadena's population was 382; by 1887 it had reached over 6,000; and by 1900 over 9,000.¹² Shortly after the turn of the century, the City more than doubled in size when north Pasadena and east Pasadena were annexed to the City in 1904 and 1906.¹³ These annexations expanded the city limits to a northern boundary at Woodbury Road and an eastern boundary at Santa Anita Avenue (later changed to Rose Avenue and then to the current San Gabriel Boulevard). An 1880 map of the roads laid out by that time shows Colorado Street extended east to L.J. Rose's ranch, which was once part of the Rancho Santa Anita.

Although agriculture predominated economically, by 1890, tourism became a major factor in the City's growth. Construction of the Atchison, Topeka and Santa Fe rail line through the City to Los Angeles and promotional brochures distributed throughout the country expounding the attributes of Pasadena and Southern California played a prominent role in the increase of travelers to the City beginning in the late 1880s. Many of these travelers came seeking both pleasure and healing. In fact, the earliest visitors to the City came in search of a cure for consumption.

By 1880, the nearby foothill area was "one vast sanitarium." As the region's curative nature continued to be touted in literature, more sanitariums and boarding houses were established. The San Gabriel Valley was dubbed the "Great Orange Belt and Sanitarium" by John Baur in his book, *The Health Seekers*.¹⁴

The area's first hotel, the Sierra Madre Villa, was built in 1877 in the foothills overlooking the Valley and by the early 1880s it was converted to a sanitarium. Construction of other hotels followed in a building boom that was aided by improvements in roads, construction of local rail lines, and the creation of tourist amenities throughout the region. In Pasadena, large resort hotels that were established to service the tourist boom included the prominent Royal Raymond (1895, rebuilt in 1901 after burning to the ground); the Webster Hotel (1887 and 1894, renamed the Green Hotel in 1890 when it was purchased by Col. G. G. Green); the Painter Hotel (1887); the Hotel Maryland (1903); and the Vista del Arroyo Hotel (1905).

Visitors were drawn to Pasadena's resort hotels that offered various social activities, which included excursions to surrounding natural and man-made attractions. In 1893, Dr. Thaddeus Lowe's venture, the electric-powered incline railway, began operation. Starting at the north end of Hill Avenue in the foothills the Mt. Lowe Railway carried passengers up Echo Mountain to a rustic lodge and cabins, an attraction called the "Alps of America." On January 1, 1890, the Valley Hunt Club sponsored the first Tournament of Roses festival, an event that the *Pasadena Star* noted would "convey to the blizzard-bound sons and daughters of the East, one of the sources of enjoyment which we of the land of perennial sunshine boast."¹⁵

Equally popular attractions at the end of the nineteenth century were tours of ranches surrounding Pasadena. Both Sunny Slope and the Lucky Baldwin ranches demonstrated the bounty of the Southern California land and climate to tourists. According to writings by L. J. Rose, Jr., as many as three hundred visitors a day toured the Sunny Slope winery and horse stables.¹⁶

Private gardens and parks also drew tourists. The original City map shows two public parks sited near the Arroyo Seco. Carmelita, the first of the gardens open to tourists, was planned and planted by horticulturist, Jeanne Carr. Busch Gardens, designed by the Scottish landscape gardener, Robert J. Frazer, opened in 1909 and was an internationally known attraction until it closed in the late 1920s. In the outlying areas, Kinneloa and the Charles Hastings Ranch were

¹² O'Connor, 13-22.

¹³ Annexation map of City of Pasadena documents the expansion.

¹⁴ O'Connor, 17.

¹⁵ O'Connor, 20.

¹⁶ L. J. Rose, Jr., *L.J. Rose of Sunny Slope, 1827-1899* (San Marino, CA: Huntington Library Press, 1959).

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popular attractions. Well-known landscape designers contributed their talents to both public and private landscaping. They included Florence Yoch and Lucille Council, who also teamed with architect Myron Hunt on projects.

By 1910, tourism was still the City's most important economic asset. However, its residential population had grown to include a diverse group of people. In the southwest part of the City large mansions were constructed as summer or permanent homes of wealthy Easterners; and in the newly annexed north and east sections of the City, modest Craftsman bungalows were constructed for less affluent new arrivals. The residential construction boom attracted trained designers and builders. Among those who became well-known practitioners were the leading architects of the Arts and Crafts Movement, Charles Sumner and Henry Mather Greene, and their contemporaries, Joseph J. Blick, Charles Buchanan, Frederick Roehrig, Myron Hunt, and Elmer Grey.

Though the pattern of development from the date of its charter as a City in 1886 to 1900 was typical of other cities in Southern California, activities beginning early in the twentieth century were to distinguish Pasadena from the others. The first two decades of the twentieth century were a time of substantial growth and refinement of the City's civic, cultural, educational, and business institutions. Although primarily a residential community from its beginning, the City's industrial and business sectors more than doubled between 1900 and 1920. During that time, the business district along Colorado Street expanded and plans were begun for a substantial widening of the street and its name-change to Colorado Boulevard. As the popularity of automobile travel and creation of a federal highway system came to pass, Colorado Boulevard was chosen as the east/west portion of Route 66 through Pasadena.

Civic efforts led by George Ellery Hale centered on a plan for a new civic center inspired by the "City Beautiful Movement" and the creation of a City planning commission. The plan, which was completed by the Chicago firm of Burnham, Bennett, Parsons and Frost in 1922, created a civic center on the axis of Garfield and Holly streets.¹⁷ Recognizing the emerging importance of the automobile, Edward Bennett proposed new entryways from the east and west to the civic center — an eastern entryway at Lamanda Park on Colorado Boulevard, and a western entryway at the Colorado Street Bridge, which spanned the Arroyo Seco. Earlier, in 1908, the City adopted a street tree-planting program. In 1911, the City began acquiring land in the Arroyo Seco for a large public park, which, by 1928 included the Rose Bowl stadium, a golf course, and Brookside Park in the upper arroyo, and a natural park for hiking and horse riding in the lower arroyo.

The Civic Center Plan and its implementation soon influenced the expansion of the business district on Colorado Street further to the east. As the primary east/west street in the City that linked it to communities beyond the San Gabriel Valley, the street bisected the little agricultural community of Lamanda Park to the east. In 1920, Lamanda Park was annexed into the City. Soon after, in 1927, the Eaton Annex, located to the south of Lamanda Park where the Southern California Sanitarium was established in 1904, also became part of the City.

In 1884, Pasadena's first library was established and its first building was constructed in 1887. Between 1908 and 1913, the City built three branch libraries and a fourth branch at Lamanda Park was opened in 1922.¹⁸

By the turn-of-the-century, literary, art and music groups were established. Pasadena attracted numerous artists and writers early in its history and by the first decade of the twentieth century, the City became one of the major centers of the Arts and Crafts Movement in this country. Many of the major proponents of the movement who lived and worked close to the Arroyo Seco formed the "Arroyo Culture" group. Advocates were influenced by the Arts and Crafts ideals of producing crafted objects, the methods of which were based on medieval values and design, and a reverence for the natural environment. Ernest Batchelder produced his tile designs of predominately natural motifs in a studio behind his house on the east edge of the Arroyo Seco. Charles and Henry Greene created the California Craftsman Bungalow, with their architectural designs emphasizing the integration of human habitats with the natural environment and the use of natural materials, primarily wood. The bungalows created by Greene and Greene and other architects and builders of the period influenced the design and construction of the single-family dwelling in communities across the nation well into the 1920s.

In 1910, the first building of what was to become in 1921, the California Institute of Technology (Caltech)¹⁹ was constructed with Myron Hunt and Elmer Grey as architects. Through the efforts of its primary promoter, George Ellery Hale, the school expanded and became exclusively dedicated to science and technology. Hale was also instrumental in

¹⁷ The plan took advantage of three large existing institutional buildings, the U.S. Post Office (1915), the YMCA (1911), and the YWCA (1922).

¹⁸ Lamanda Park Branch Library serviced the sanitarium with a program that brought books to hospital patients.

¹⁹ From 1891 to 1921, the school was known as Throop University.

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bringing to Pasadena the Mount Wilson Solar Observatory in 1903 and the adjunct workshop to build the observatory's telescope in 1905.²⁰ Pasadena's scientific community continued to grow and by the 1930s Caltech had become internationally recognized in the fields of physics, aeronautics, biology, and seismology.

Rancho Santa Anita, Sunny Slope Ranch: 1858-1904

In 1839, a Scotsman, Hugo Reid, acquired the Rancho Santa Anita, the land grant that adjoined Rancho San Pasqual on the east.²¹ In 1861, the rancho was divided and Leonard J. Rose purchased the western 1,300 acres. Rose named his ranch land "Sunny Slope," and because of the availability of water, planted it with vineyards and fruit and walnut orchards. By the early 1880s, Sunny Slope was a noted attraction in the Los Angeles area where tourists visited Rose's winery/brandy-making facilities and horse stables, both of which had brought him much notoriety.

In the late 1800s, much land-use activity was occurring on and around the Sunny Slope Ranch. In 1887, Rose sold Sunny Slope to an English syndicate. Prior to his selling the ranch, Rose subdivided the northern portion into town lots adjacent to the Atchison, Topeka and Santa Fe rail line servicing Pasadena. A 1902 plat map of the Sunny Slope Estate (Figure 6) depicts the ranch with the Lamanda Park subdivision and, to the south on the south side of Blanche Street, between Rose and Monte Vista avenues, the 29-acre lot that was sold to Dr. James H. McBride in 1902 for his new Southern California Sanitarium. Horse car lines from Pasadena began servicing Lamanda Park by the end of the 1890s. At the time that Dr. McBride and four associates established the Southern California Sanitarium, new electric streetcar lines had begun servicing Lamanda Park.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Gebhard, David, Editor. *Myron Hunt, 1868-1952: The Search for a Regional Architecture*. Santa Monica, CA: Hennessey & Ingalls, Inc., 1984.

LSA Associates, Inc. *Archaeological Monitoring, Testing, and Evaluation Report: 3303 Huntington Drive Project*. Unpublished manuscript, 2008.

Myers, William A. *Ranches to Residences: The Story of Sunny Slope Water Company, 1895-1995*. Pasadena: Sunny Slope Water Company, 1994.

O'Connor, Pamela and City of Pasadena Urban Conservation Section. *Architectural/Historical Development of the City of Pasadena: Historic Context/Property Type Report*. Unpublished manuscript, 1993.

Pasadena Public Library. *History of Lamanda Park Branch Library*. Unpublished manuscript. 1929.

Pasadena Evening Star. "Dr. McBride to Build a Large Casino Building." July 14, 1905.

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_____. "Addition Planned to Big Sanitarium." July 16, 1910.

Pasadena Star News. "Double Bungalow Being Built on Grounds of Southern California Sanitarium Nearby." October 14, 1922.

_____. "New Administration Building for Local Sanitarium has been Designed by Well Known Architect Here." December 1, 1928.

Pineda, Manuel and C. Caswell Perry. *Pasadena Area History*. Pasadena: Historical Publishing Co., 1972.

Rose, L.J., Jr. *L.J. Rose of Sunny Slope, 1827-1899*. San Marino, CA: Huntington Library Press, 1959.

²⁰ The observatory was under the auspices of the Carnegie Institution.

²¹ Reid sold Rancho Santa Anita in 1847 to Henry Dalton; in 1857 Dalton sold to Joseph A. Rowe, who sold almost immediately to William N. Corbitt and Albert Dibblee.

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Starr, Kevin. *Material Dreams: Southern California Through the 1920s*. New York: Oxford University Press, 1990.

Unknown author. *Sunny Slope News & Views, Special Edition*. Unpublished. 1994.

Winder, Mary Jo. *Environmental Impact Report: Technical Report for Historic Resources for Las Encinas Hospital, 2900 East Del Mar Boulevard, Pasadena, California*. Unpublished manuscript. 2008.

Wood, J.W. *Pasadena, California: Historical and Personal*. Pasadena: J.W. Wood, 1917.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Las Encinas Hospital

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 15.28 acres

(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 34.141948 | Longitude: -118.092792 |
| 2. Latitude: 34.142090 | Longitude: -118.089488 |
| 3. Latitude: 34.139639 | Longitude: -118.089466 |
| 4. Latitude: 34.139603 | Longitude: -118.092599 |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the property are the south side of Del Mar Boulevard on the north, the west side of El Nido on the east, the property line on the south, and an irregular line joining the north and south boundaries on the west to accommodate the neighboring cul-de-sac (see map next page).

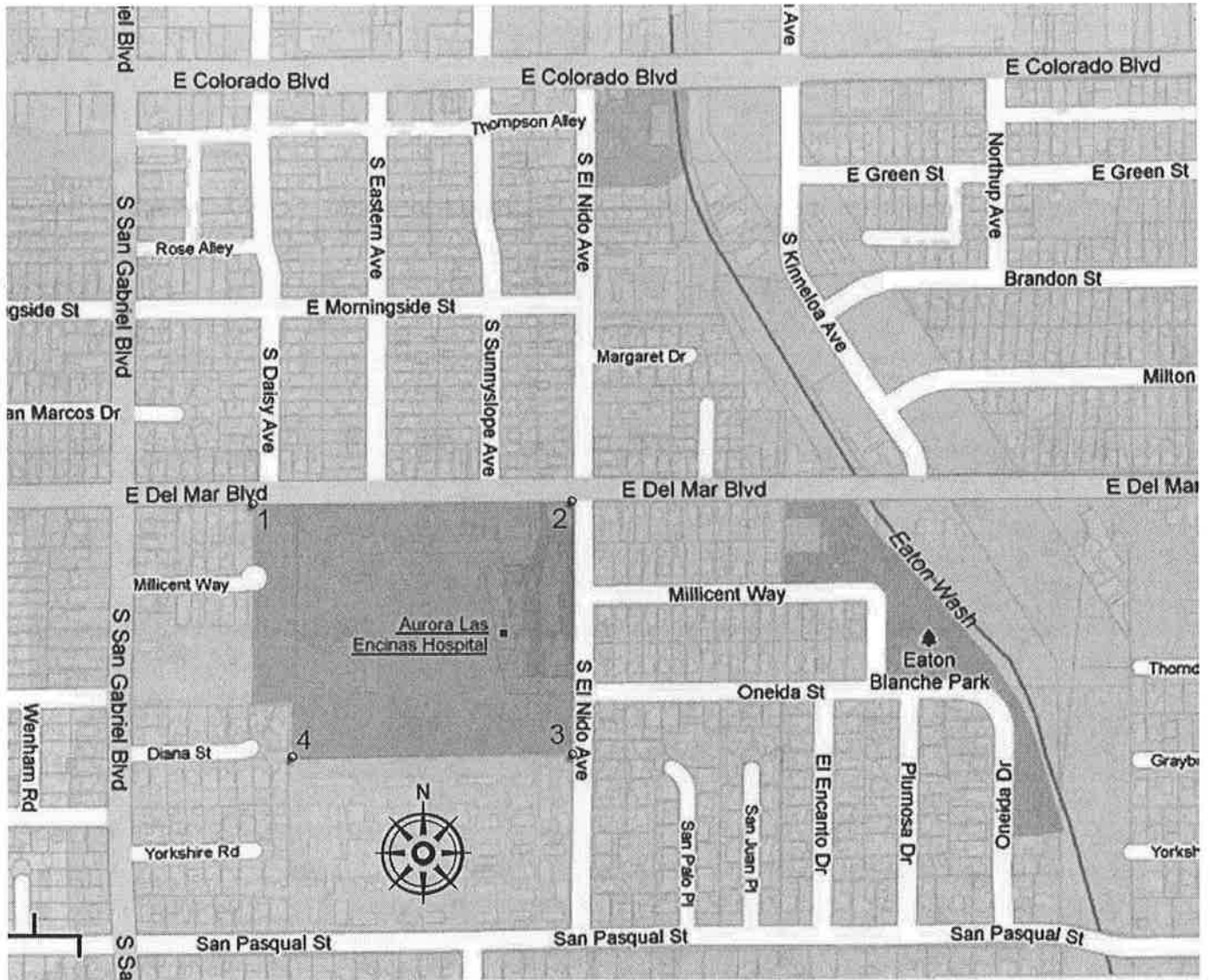
Boundary Justification (Explain why the boundaries were selected.)

The boundaries are the same as they were in 1929 at the end of the property's period of significance.

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Latitude/longitude coordinates and property boundaries as indicated on previous page:



Source: Google, February 13, 2013

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As requested by the City of Pasadena Historic Preservation Commission:

Contributors: Buildings 1 through 15

Noncontributors: Buildings 16 through 28, including post-1930 construction



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11. Form Prepared By

name/title Mary Jo Winder
organization Architectural Preservation Planning Services date March 19, 2012
street & number 5020 Big Bend Trail telephone 626-664-9464
city or town Georgetown state TX zip code 78633
e-mail mjlw.apps@sbcglobal.net

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Southern California Sanitarium Historic District
City or Vicinity: Pasadena
County: Los Angeles State: CA
Photographer: Tavo Olmos
Date Photographed: December 14, 2011

Description of Photograph(s) and number:

1. Entry drive to Las Encinas campus; view to southeast.
2. Semi-circular drive in front of Administration/Main Building; view to west.
3. North elevation of Administration/Main Building; view to southwest.
4. North elevation of 1904 original structure and post 1929 kitchen wing (on left); view to south.
5. North elevation of 1910 wing with tower (left) and 1929 wing; view to south.
6. Detail of north elevation porte-cochere of 1929 wing; view to west.
7. North elevation of 1929 wing of Administration/Main Building; view to south.
8. North elevation of Administration/Main Building; view to southeast.
9. South elevation of Administration/Main Building; view to northeast.
10. West elevation of 1917 residential wing of Main Building; view to east.
11. South elevation of 1917 residential wing; view to north.
12. East elevation of Bungalow Cottage; view to west.
13. North elevation of Bungalow Cottage; view to southeast wing of Doctors' Cottage on right).

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14. West elevation of Doctors' Cottage (left) and north and east elevations of c1970 Office Building; view to south.
15. West and south elevations of Doctors' Cottage; view to northeast.
16. West elevation of Doctors' Cottage; view to east.
17. East elevation of Villa Cottage; view to west.
18. North and west elevations of Villa Cottage; view to southeast.
19. North elevation (east portion) of Gables Cottage; view to southwest.
20. North elevation (west portion) of Gables Cottage; view to southwest.
21. South elevation of Gables Cottage; view to northwest.
22. West elevation of Acacia Cottage; view to east.
23. South and east elevations of Acacia Cottage; view to northwest.
24. Open lawn south of Administration/Main Building; view to north.
25. Open lawn south of Administration/Main Building; view to southwest.
26. North elevation of Las Floras Cottage and tree grove; view to southeast.
27. East and north elevations of Las Floras Cottage; view to southwest.
28. North and west elevations of Las Floras Cottage; view to southeast.
29. South elevation of Briar Cottage; view to northeast.
30. South elevation of Cherokee Cottage; view to north.
31. Pathway through tree grove; view to north.
32. North and west elevations of the Lodge Cottage; view to southeast.
33. South elevation of the Lodge Cottage; view to northwest.
34. West and south elevations of La Vista Cottage; view to east.
35. East elevation of La Vista Cottage; view to northwest.
36. North elevation of Las Palmas Cottage; view to south.
37. North elevation of Willows (non-contributing); view to southeast.
38. West elevation of Water Tank and non-contributing Nurse's Station; view to east.
39. North and east elevations of Water Tank; view to southwest.
40. South elevation of Water Tank and Nurse's Station and west elevation of Women's Cottage (non-contributing); view to north.
41. North elevation of Men's Cottage (left) and Garage/Stable (non-contributing); view to west.
42. Section of driveway from entry on Del Mar Boulevard to El Nido Avenue entry; view to east.
43. South and east elevations of Men's Cottage; view to northwest.
44. East and south elevations of Barn; view to west.
45. North elevation of Barn; view to south.
46. South elevation of Pump House (non-contributing); view to northwest.
47. South elevation of Dr. Nash House (non-contributing); view to north.
48. West elevation of c1970 Office Building (non-contributing); view to northeast.
49. West elevation of c1970 Apartment Building (non-contributing); view to east.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

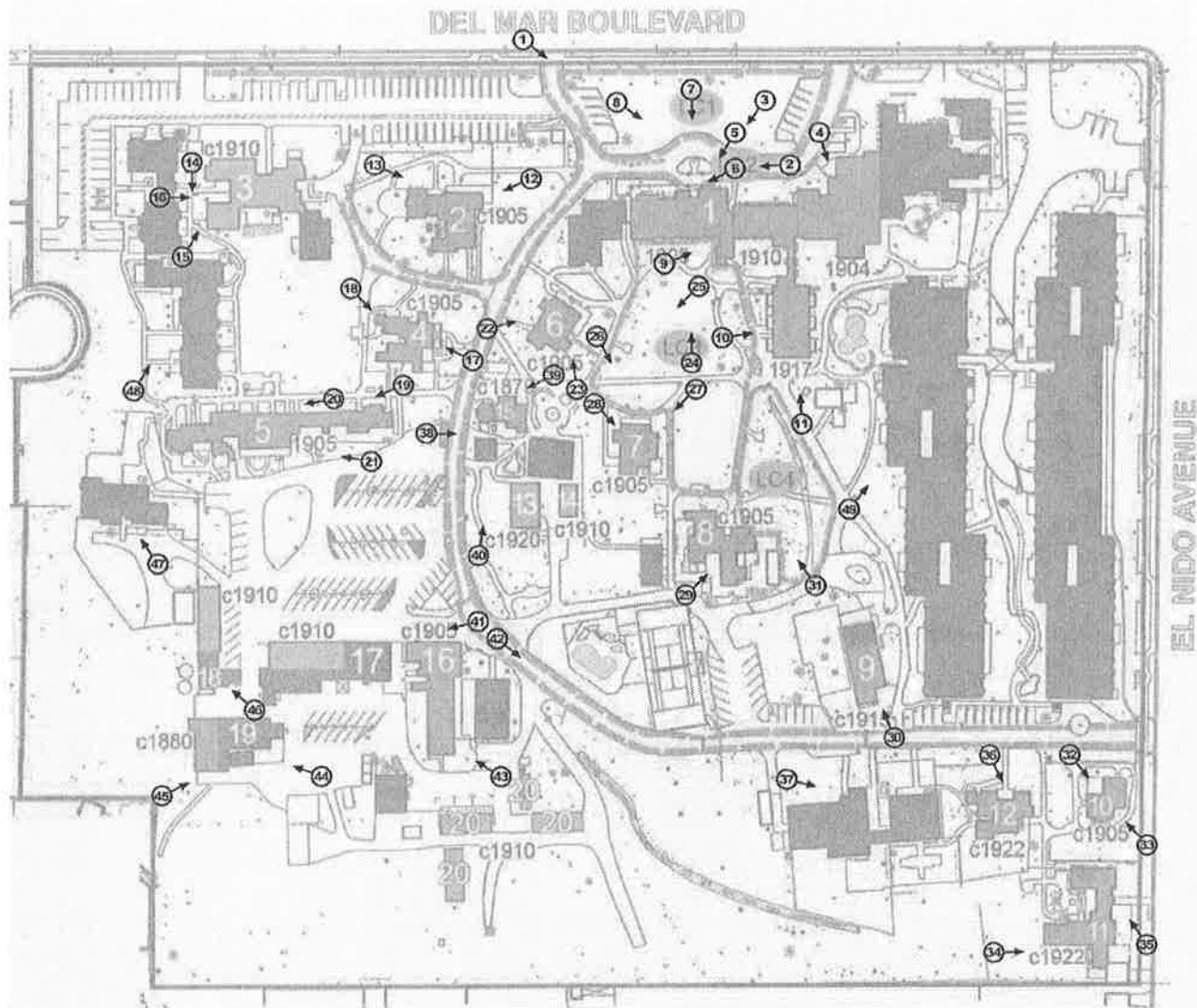
name Removed by request of National Park Service
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Photograph Key



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Name of Property

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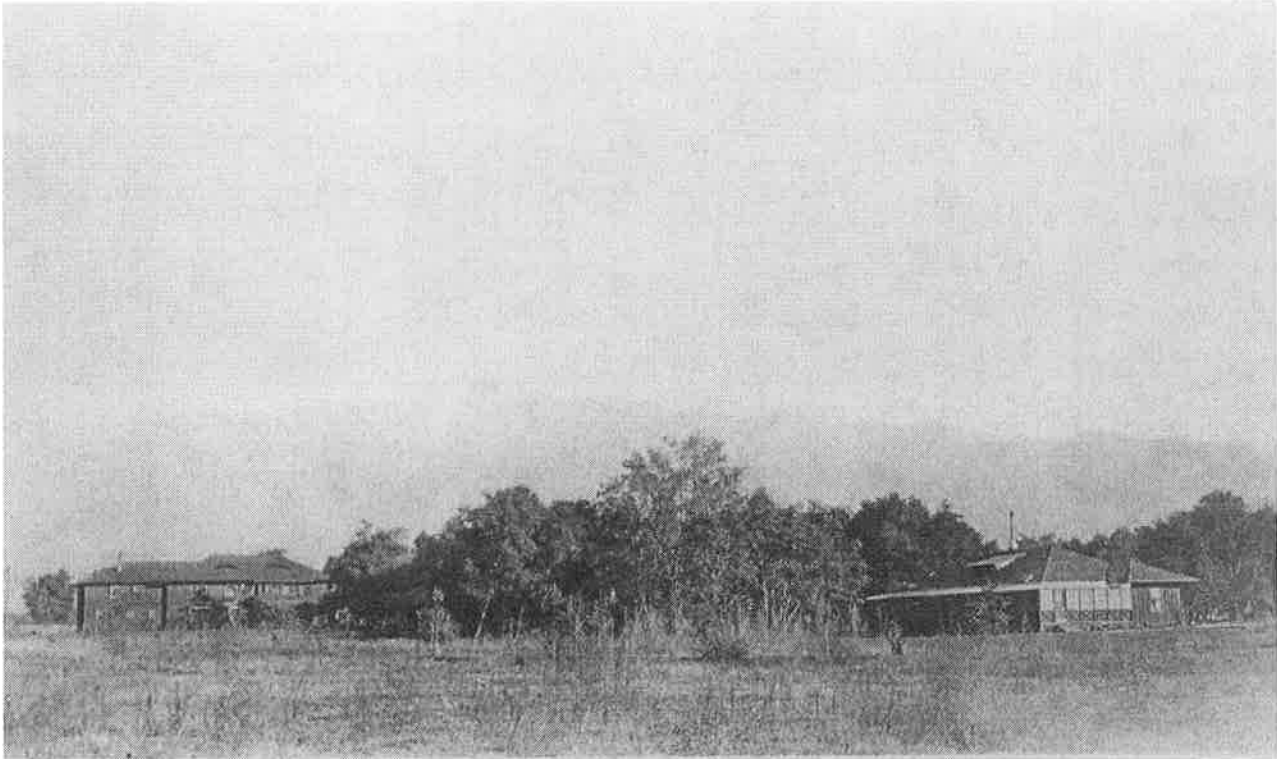
Figure 1. Circa 1930 view of Southern California Sanitarium. Drawing from cover of period brochure.
Source: Las Encinas Hospital.



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Figure 2. Circa 1905 photograph of Southern California Sanitarium.
Source: Las Encinas Hospital.



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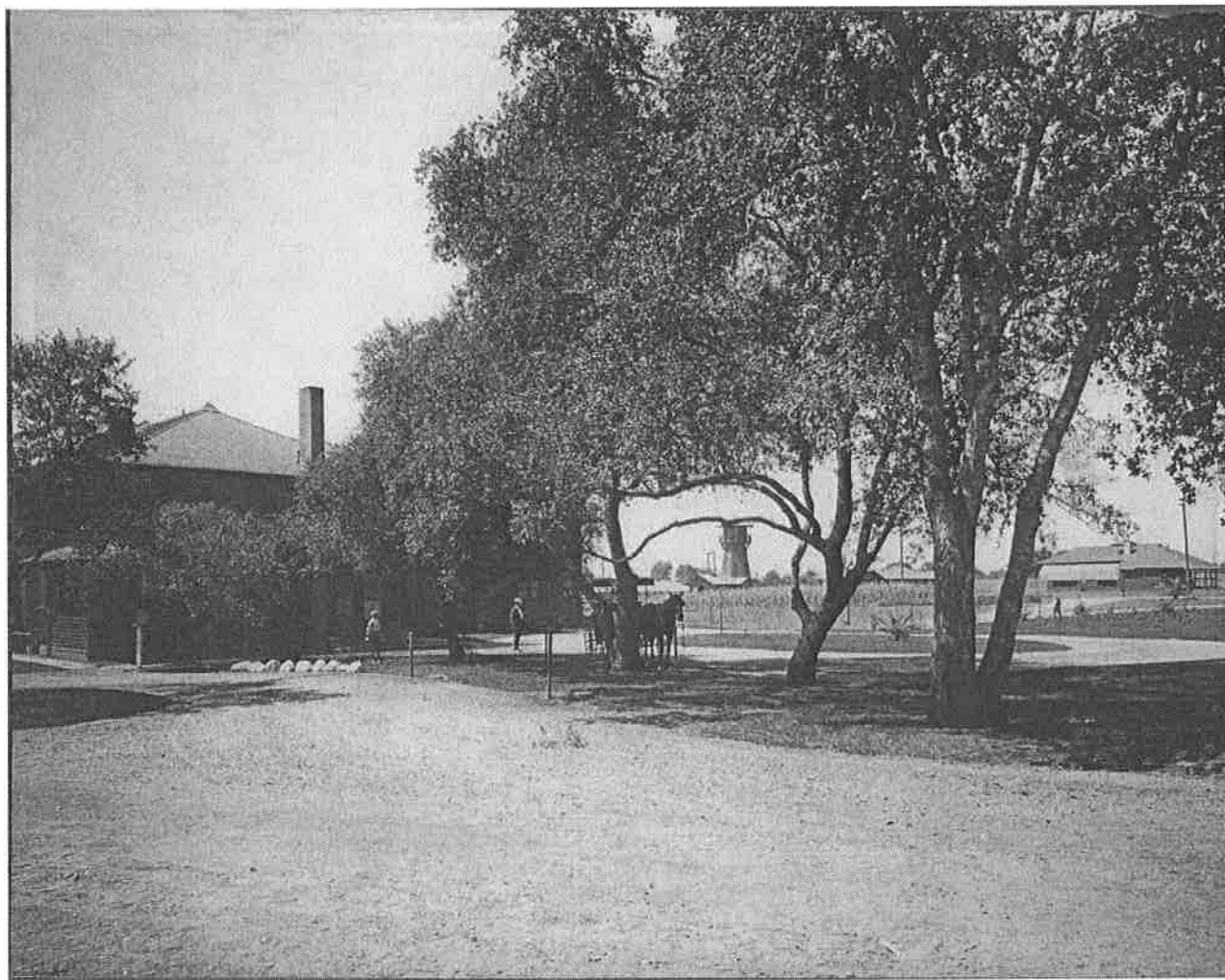
Figure 3. South elevation, with 1917 south wing addition on left, Southern California Sanitarium (date unknown).
Source: Las Encinas Hospital.



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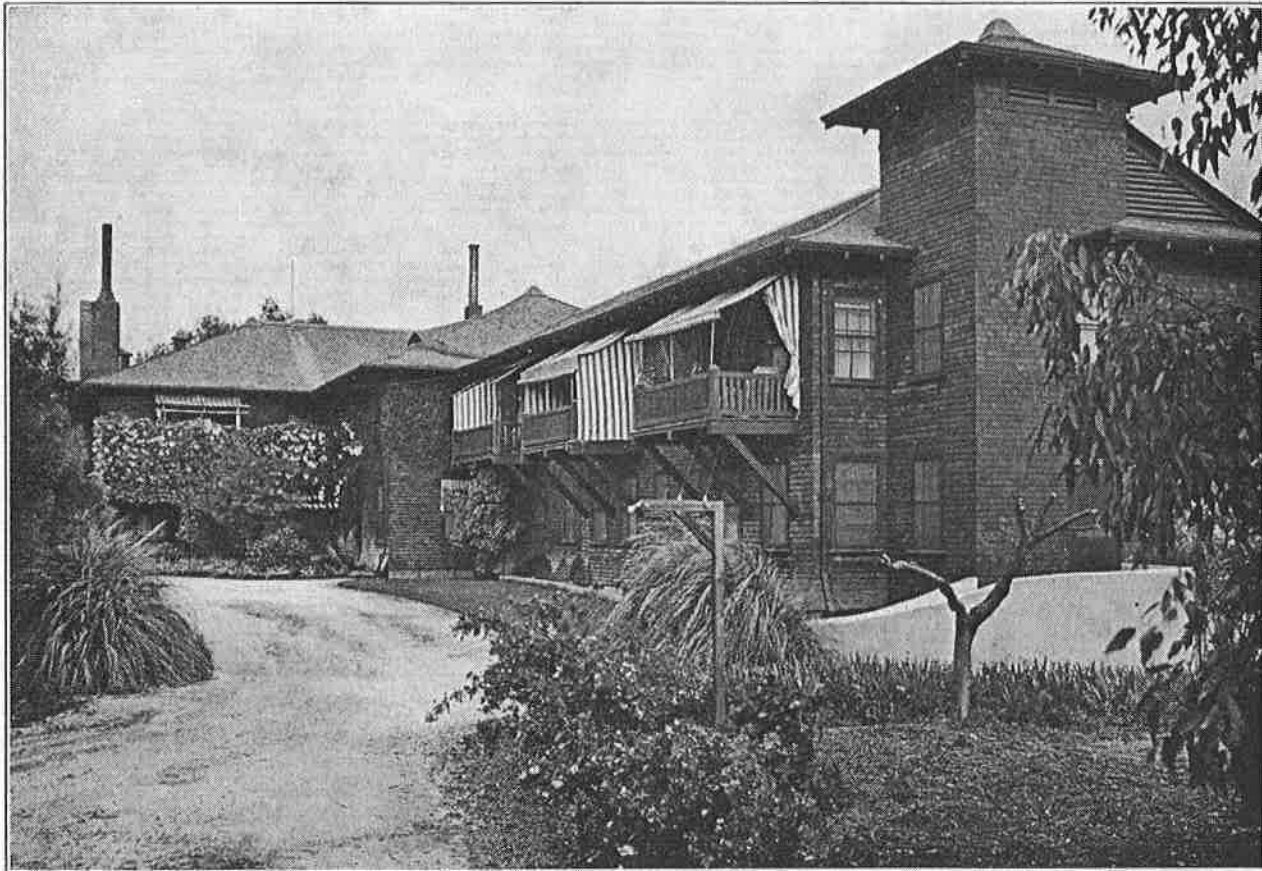
Figure 4. Circa 1905. View of west elevation of main building, water tank and cottages (view to southeast).
Source: Las Encinas Hospital.



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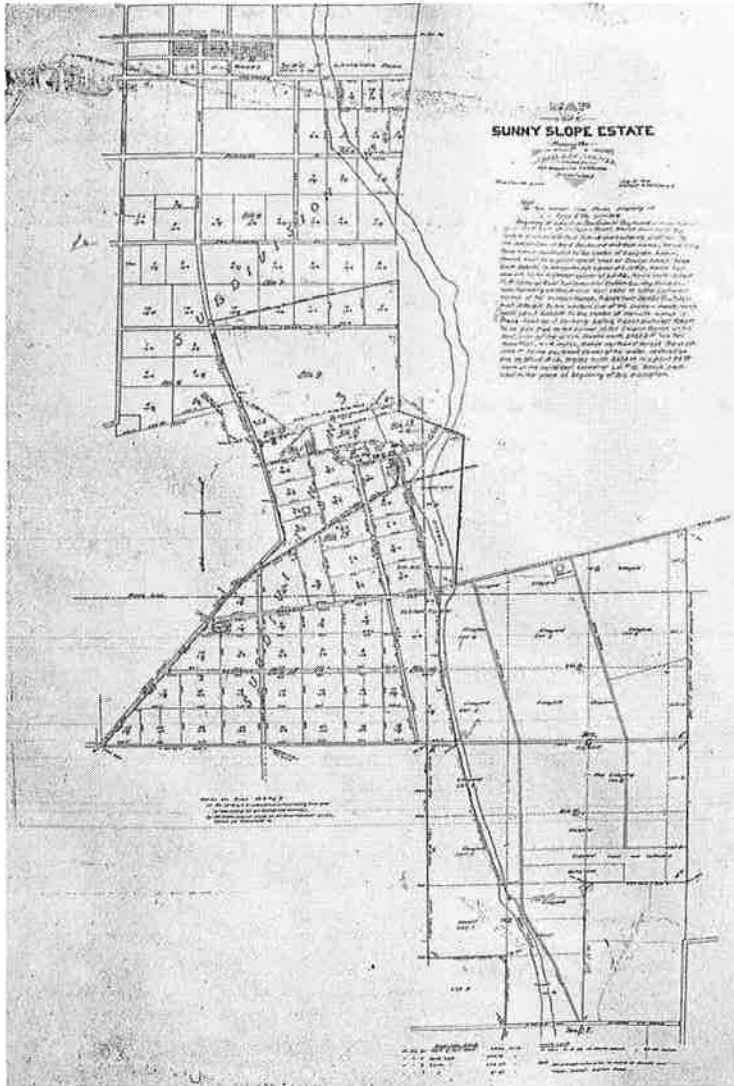
Figure 5. Circa 1910. Photograph showing tower of 1910 addition; original 1904 building on left.
Source: Las Encinas Hospital.



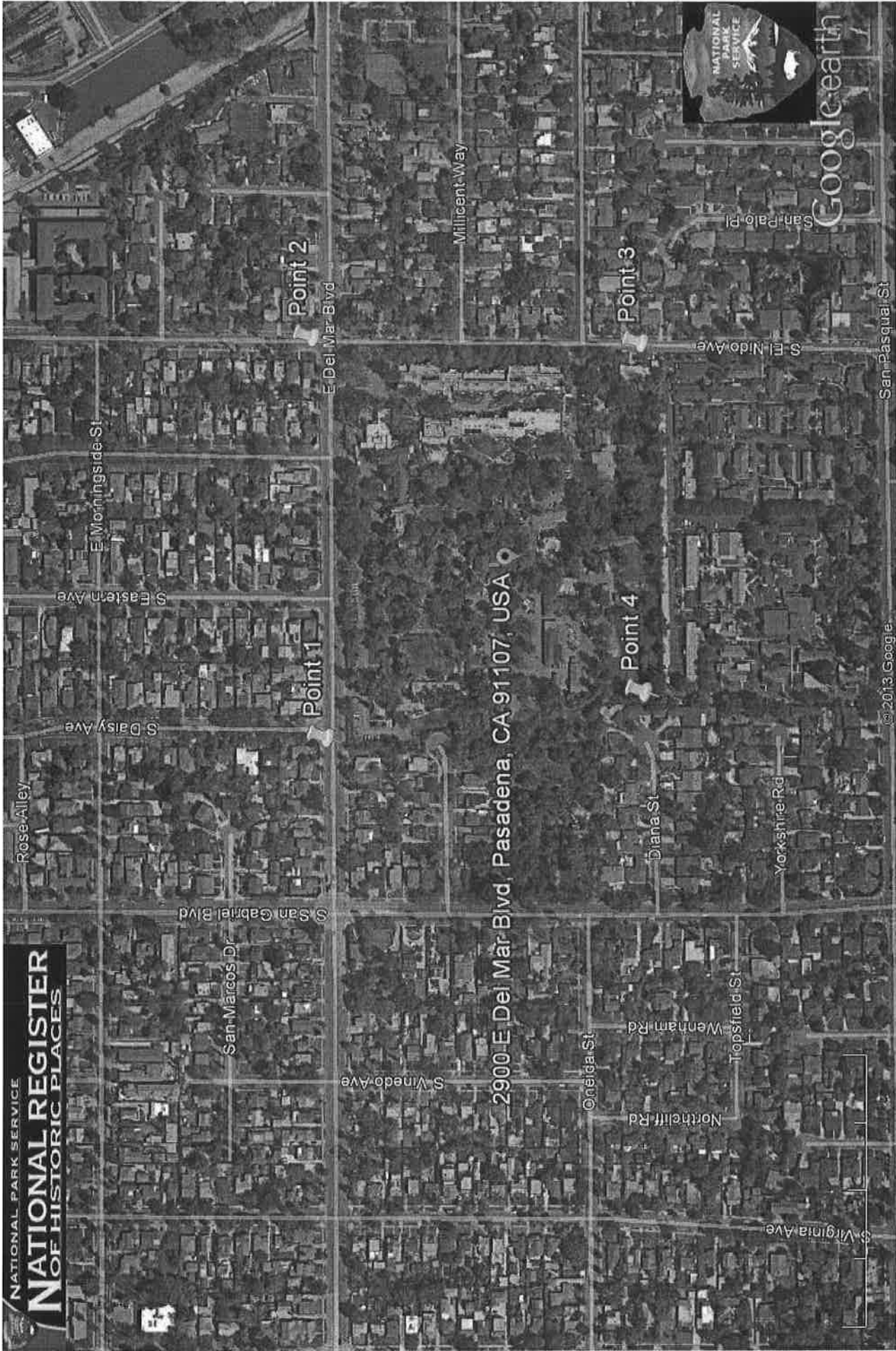
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Figure 6. Sunny Slope Estate Plat Map. Southern California Sanitarium is in the northern section at the southeast corner of Blanche and Rose streets in the upper ¼ of the estate.



NATIONAL PARK SERVICE
**NATIONAL REGISTER
OF HISTORIC PLACES**



Point 2

Point 1

Point 3

Point 4

2900 E Del Mar Blvd, Pasadena, CA 91107, USA

Google earth

feet
meters

2000

800





CA_Los Angeles County_Southern California Sanitarium Historic District_0001



CA_Los Angeles County_Southern California Sanitarium Historic District_0002



CA_Los Angeles County_Southern California Sanitarium Historic District_0003



CA_Los Angeles County_Southern California Sanitarium Historic District_0004



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CA_Los Angeles County_Southern California Sanitarium Historic District_0048



CA_Los Angeles County_Southern California Sanitarium Historic District_0049

National Register of Historic Places

Archivist note to the record

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Southern California Sanitarium Historic District

MULTIPLE NAME:

STATE & COUNTY: CALIFORNIA, Los Angeles

DATE RECEIVED: 3/01/13 DATE OF PENDING LIST: 3/22/13
DATE OF 16TH DAY: 4/08/13 DATE OF 45TH DAY: 4/17/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000160

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

The Southern California Sanitarium Historic District is locally significant under National Register Criterion A in the areas of Health/Medicine and Social History. Completed and expanded over a period of years from 1904 to 1929, the Sanitarium is directly associated with the development of significant health care facilities in Pasadena. Pasadena in the first part of the twentieth century owned much of its economic development to new residents seeking the health, tourism, and lifestyle opportunities offered by the well-placed southern California community. Health care facilities such as Dr. McBride's Southern California Sanitarium provided Pasadena with the much sought after physical and social amenities desired by cure seekers for tuberculosis and other diseases.

RECOM./CRITERIA Accept CRITERION A
REVIEWER PAUL B. LUSIGNAU DISCIPLINE HISTORIAN
TELEPHONE _____ DATE 4/17/13

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

**Southern California Sanitarium Historic District
Pasadena, Los Angeles County
Staff Report**

The Southern California Sanitarium Historic District is a group of buildings and a structure on a fifteen acre parcel located on the east side of Pasadena approximately eight miles from City Hall. Established in 1904, the sanitarium property originally included a large two-story wood-shingled Arts and Crafts style building with at least eight one-story bungalows scattered around the site. By the end of the 1920s construction projects had added three major wings to the sanitarium's main building and three smaller one-story residential buildings. These new buildings were designed in the contemporary revival styles of the period and introduced materials of stucco and brick masonry. The district exhibits a high degree of integrity through the retention of its historic setting, original materials, and design features. Highly skilled workmanship is evident in the majority of its significant buildings. The district retains its feeling of the institution as a place for healing. The design of the buildings clearly associates the district with the architectural, economic, and social history of the City of Pasadena in its period of significance 1904 to 1929.

The district is eligible under Criterion A at the local level of significance because the property is associated with a major medical facility that contributed to the historical development of the City of Pasadena. It represents a period of phenomenal economic and demographic growth in Pasadena. Buildings and the structure in the district exhibit characteristics of both Arts and Crafts and Period Revival styles and some were designed by prominent local architects of those periods. The significance of the Southern California Sanitarium Historic District is derived from and reflects influences of climate and geography. Those influences brought to the region first Spaniards and later, other Europeans, Africans and Asians, and American Easterners and Midwesterners seeking their health and fortune. During its period of significance the sanitarium was a premiere facility for the treatment of mental disorders. The facility emphasized a healthy physical and social environment for its patients. It played a significant role in the field of health care in the community as well as in the greater Los Angeles region.

The property is nominated on behalf of the owner, Signature Healthcare Services, LLC. In its role as representative of a Certified Local Government (CLG), the Pasadena Historic Preservation Commission reviewed the nomination on October 15 and agreed with the CLG staff recommendation to support listing in the National Register. A letter of support is on file from City of Pasadena Mayor Bill Bogaard. Staff supports the nomination as written and recommends the State Historical Resources Commission determine that the Southern California Sanitarium Historic District meets National Register Criterion A at the local level of significance. Staff recommends the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing in the National Register.

Amy H. Crain
Historian II
October 31, 2012



OFFICE OF THE MAYOR

October 29, 2012

Milford Wayne Donaldson, FAIA
California Office of Historic Preservation
Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

Dear Wayne:

I am writing in follow up to the City's previously submitted letter of support for the National Register nomination relating to the Southern California Sanitarium Historic District that is being considered by the State Historic Resources Commission on November 9.

To augment that letter of support, our Historic Preservation Commission would like to submit the attached comments on the nomination, which is intended to aid the City's future management of the listed resources and to enhance the excellent work of Architectural Preservation Planning Services and Historic Resources Group in preparing the nomination forms.

We will appreciate your support on November 9 to advance this nomination to the Keeper of the Register. Thank you very much.

Sincerely,

BILL BOGAARD
Mayor

BB:jls

attachment

COMMENTS ON SOUTHERN CALIFORNIA SANITARIUM HISTORIC DISTRICT
NOMINATION FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

1. The Southern California Sanitarium Historic District nomination should include a map that numbers each building and the list of contributing and non-contributing buildings should be numbered to correspond to the map.

The nomination form lists each building in the district by name and references photographs that were not provided to the City for this review. Those that are unfamiliar with the site and the names of the buildings may find it difficult to identify buildings in the future. To ensure a clear understanding of the location of each of the buildings listed in the nomination, a map that includes a number for each building should be included and the list of buildings in the nomination form should be numbered to correspond to the map.

2. Consider removing the parcel with address of 2954 E. Del Mar Boulevard from the boundaries of the historic district because it does not include any contributing features.

The parcel is at the eastern end of the site along El Nido Avenue and includes two multi-unit residential buildings constructed circa 1979, along with associated circulation and parking. These buildings are not contributing to the district and, therefore, should not be included in the boundaries.



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: OCTOBER 1, 2012

TO: HISTORIC PRESERVATION COMMISSION

FROM: STEPHANIE DEWOLFE, DEPUTY DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: COMMENTS TO CITY COUNCIL ON THE NOMINATIONS OF THE SOUTHERN CALIFORNIA SANITARIUM HISTORIC DISTRICT (LAS ENCINAS HOSPITAL) & THE MERWIN HOUSE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

RECOMMENDATION

It is recommended that the Historic Preservation Commission:

Forward a recommendation to the City Council in support of the nominations of the Southern California Sanitarium Historic District and the Merwin House for listing in the National Register of Historic Places with the following comments that should be incorporated to improve management of potential future changes to the properties:

1. The description of the Merwin House should include a discussion of the site design and should indicate any specific site features that are significant and contributing to the nomination.
2. The Southern California Sanitarium Historic District nomination should include a map that numbers each building and the list of contributing and non-contributing buildings should be numbered to correspond to the map.
3. Consider removing the parcel with address of 2954 E. Del Mar Boulevard from the boundaries of the historic district because it does not include any contributing features.

BACKGROUND

The City recently received notification from the State Historic Preservation Officer (SHPO) about the review of the nominations of the Southern California Sanitarium Historic District and the Merwin House—both of which were submitted by the respective property owners—by the State Historical Resources Commission (SHRC). In accordance with the requirements of the National Park Service, the SHPO routinely notifies local officials and property owners about nominations to the National Register. The purpose of the notification is to allow time for public comment

before the SHRC holds a public hearing on the nomination and the SHPO forwards a recommendation to the National Park Service.

SHPO also notifies historic preservation commissions in local jurisdictions—such as Pasadena—which participate in the Certified Local Government program. Letters from the SHPO (dated May 6 and 7, 2012) ask the City to provide comments on the nominations through the City's Chief Elected Official and City Council no later than 15 days before the meeting of the State Historical Resources Commission (SHRC) where the nominations will be considered (scheduled for November 9, 2012 at Balboa Park Club Ballroom, San Diego).

The nominated historic district encompasses the bulk of the Las Encinas Hospital property that has frontage along East Del Mar Boulevard and El Nido Avenue. The boundaries include three separate Assessor's parcels with addresses of 2810, 2900 & 2954 E. Del Mar Boulevard. A parcel owned by Las Encinas Hospital at 300 S. San Gabriel Avenue is not included in the nomination because it has residential buildings that are not associated with the historic context of the hospital. The Merwin House is at 267 W. State Street and is already designated by the City as a structure designed by Greene & Greene.

Results of National Register Listing

The City Council approved an Amended Master Development Plan for Las Encinas Hospital in September 2009, which also included certification of an Environmental Impact Report. This approval recognized that the campus is eligible for listing in the National Register as a historic district and the conditions and mitigation measures that were adopted for the master plan will ensure that the new construction projects proposed on the campus will not adversely impact the historic district. A Certificate of Appropriateness is not required for projects that have been approved through a Master Plan or Environmental Impact Report; however, the Las Encinas Hospital Master Plan requires design review of all phases of construction that were approved in the master plan. When the historic district is listed by the Keeper of the Register, an application for Certificate of Appropriateness would only be required for projects not identified in the approved master plan and that are visible from a public street.

The regulations within Chapter 17.62 (Historic Preservation) of the Zoning Code already apply to the Merwin House because it has already been designated by the City Council as a Greene & Greene property. As such, when this property is listed by the Keeper of the Register, there will be no change in the procedures for review of proposed exterior and interior alterations to the building or site.

Comments on the Nominations

Staff has reviewed the nomination forms and recommends that the following comments be forwarded to the SHPO:

1. The description of the Merwin House should include a discussion of the site design and should indicate any specific site features are significant and contributing to the nomination.

The Merwin House property has site features that may be historic and may contribute to the historic designation of the property. The nomination includes a site plan prepared by Greene & Greene and a photograph showing a rock retaining wall

along the southern property line. These site features should be discussed in the nomination form to ensure future stewardship of those resources that are significant.

2. The Southern California Sanitarium Historic District nomination should include a map that numbers each building and the list of contributing and non-contributing buildings should be numbered to correspond to the map.

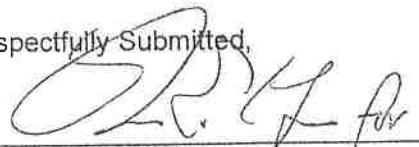
The nomination form lists each building in the district by name and references photographs that were not provided to the City for this review. Those that are unfamiliar with the site and the names of the buildings may find it difficult to identify buildings in the future. To ensure a clear understanding of the location of each of the buildings listed in the nomination, a map that includes a number for each building should be included and the list of buildings in the nomination form should be numbered to correspond to the map.

3. Consider removing the parcel with address of 2954 E. Del Mar Boulevard from the boundaries of the historic district because it does not include any contributing features.

The parcel is at the eastern end of the site along El Nido Avenue and includes two multi-unit residential buildings constructed circa 1979, along with associated circulation and parking. These buildings are not contributing to the district and, therefore, should not be included in the boundaries.

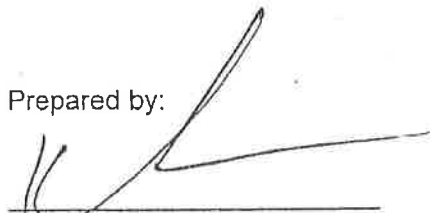
The comments above are intended to enhance the future management of the district and property in the future. Because the City will be responsible for administering the review of any changes that may be proposed, it is important that consideration be given to enhancing the nomination form to address these comments. With these modifications being made, City staff will be able to more easily identify buildings and contributing features of each property and advise the property owners of proper review procedures.

Respectfully Submitted,



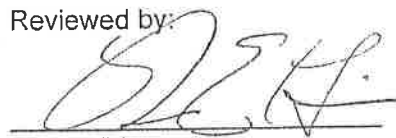
Stephanie De Wolfe, AICP
Deputy Director of Planning & Community
Development Department

Prepared by:



Kevin Johnson
Planner

Reviewed by:



Leon White
Principal Planner

Attachment: National Register Nominations



OFFICE OF THE MAYOR

September 10, 2012

Milford Wayne Donaldson, FAIA
California Office of Historic Preservation
Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

Dear Wayne:

In response to your request for comment, the City Council urges the Commission's favorable consideration on November 9 of the National Register nomination related to the Southern California Sanitarium Historic District. This distinctive grouping of properties at the Las Encinas Hospital campus retains a sense of the institution as a place for healing, as was its intention for being in the early part of the twentieth century.

There is no doubt in my mind that Pasadena's vibrancy and economic strength are based in large part on the celebration of the City's architectural resources. You are aware of Pasadena's commitment to historic preservation and what Pasadena's legacy of architectural and historic resources mean to the reputation of the City and the quality of life that it offers.

We look to your support on November 9 to advance this nomination to the Keeper of the Register. Thank you very much.

Sincerely,

BILL BOGAARD
Mayor

BB:jls

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



February 22, 2013

Ms. Carol Shull, Keeper
National Register of Historic Places
National Park Service 2280
1201 I (Eye) Street, NW
Washington, DC 20005

Subject: **Southern California Sanitarium Historic District
Los Angeles County, California
National Register of Historic Places Nomination**

Dear Ms. Shull:

Enclosed please find the **Southern California Sanitarium Historic District** nomination to the National Register of Historic Places. On November 9, 2012 in San Diego, California, the California State Historical Resources Commission unanimously found the property eligible under Criterion A at the local level of significance.

The district exhibits a high degree of integrity through the retention of its historic setting, original materials, and design features. The design of the buildings clearly associates the district with the architectural, economic, and social history of the City of Pasadena in its period of significance 1904 to 1929.

The property is nominated on behalf of the owner, Signature Healthcare Services, LLC. In its role as representative of a Certified Local Government (CLG), the Pasadena Historic Preservation Commission (HPC) agreed with the CLG staff recommendation to support listing in the National Register. A letter of support is on file from City of Pasadena Mayor Bill Bogaard. To facilitate individual resource identification for future planning, the HPC requested an additional map that was provided by the consultant and added to the nomination.

For questions regarding this nomination, please contact Amy Crain of my staff at (916) 445-7009.

Sincerely,

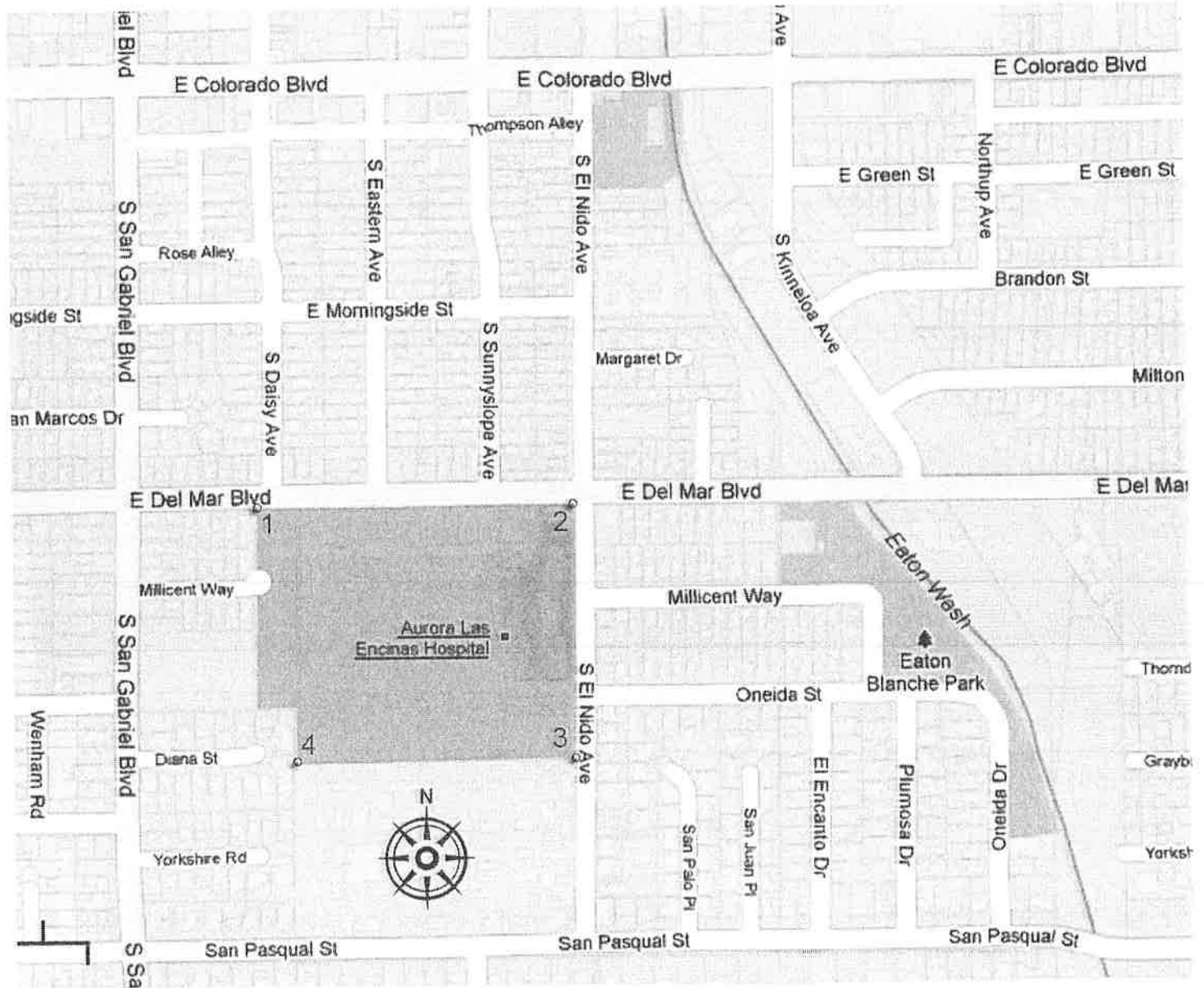
Carol Roland-Nawj, Ph.D.
State Historic Preservation Officer

Enclosure

Southern California Sanitarium Historic District
Name of Property

Los Angeles, CA
County and State

Latitude/longitude coordinates and property boundaries as indicated on previous page:



Southern California Sanitarium Historic District
 Name of Property

Los Angeles, CA
 County and State

As requested by the City of Pasadena Historic Preservation Commission:

BUILDINGS

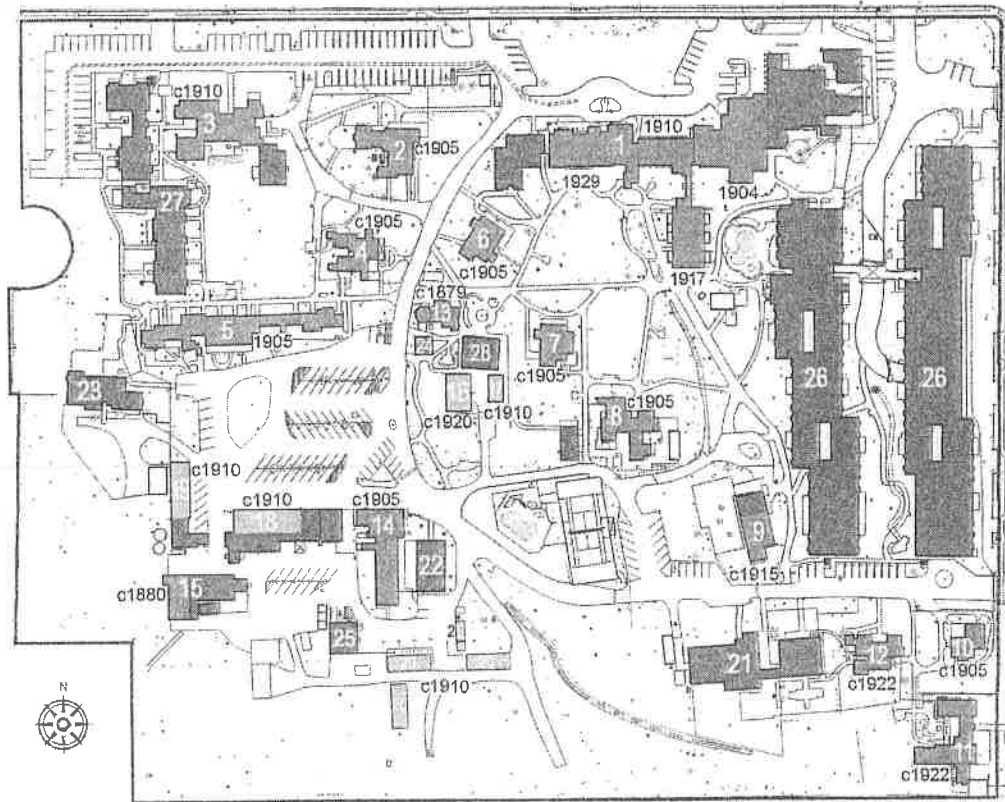
- ① Main Bldg /Administration
- ② Bungalow
- ③ Doctors Cottage
- ④ Villa
- ⑤ Gabies/Casino
- ⑥ Acacia
- ⑦ Las Flores
- ⑧ Briar
- ⑨ Cherokee
- ⑩ The Lodge
- ⑪ La Vista
- ⑫ Las Palmas
- ⑬ Water Tank
- ⑭ Men's Cottage
- ⑮ Barn
- ⑯ Women's Cottage
- ⑰ Greenhouse
- ⑱ Stable/Garage
- ⑲ Pump House
- ⑳ Utilitarian Farm Bldgs. (4)
- ㉑ Willows
- ㉒ Engineer's Shop
- ㉓ Nash House
- ㉔ Nurse's Station
- ㉕ Housekeeping Bldg.
- ㉖ Residential Apartments
- ㉗ Medical Offices
- ㉘ Meeting Hall

Key

- N.R. SITE BOUNDARY
- CONTRIBUTOR
- NON-CONTRIBUTOR
- POST 1930

**SOUTHERN CALIFORNIA SANITARIUM HISTORIC DISTRICT
 aka Las Encinas Sanitarium/Hospital**

DEL MAR BOULEVARD



PALMDALE AVENUE