NPS Form 10-900a

OMB No. 1024-0018

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section _____ Page ___

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 16000355 **Date Listed: 06/09/2016**

Rockhaven Sanitarium Historic District	Los Angeles	CA
Property Name	County	State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Signature of the Keeper — Date of Action: 6/9/2016

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Amended Items in Nomination:

Significance:
The Areas of Significance are amended to add: *Health/Medicine* and *Other: Women's History*.

These clarifications were confirmed with the CA SHPO office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

NPS Form 10-900
United States Department of the Interior
National Park Service
OMB No. 1024-0018

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Nat. Register of Historic Places
National Park Service

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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.

1. Name of Property

Historic name: Rockhaven Sanitarium Historic District

Other names/site number:

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 2713 Honolulu Avenue bounded by Hermosa Avenue on the north, Honolulu Avenue on the south, Pleasure Way on the east, and culminates mid-block on the west

City or town: Glendale State: CA County: Los Angeles

Not For Publication: ☐ Vicinity: ☐

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 X statewide ___local

Applicable National Register Criteria:

X A ___B ___C ___D

4/27/16

Jenan Saunders, Deputy 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:

X 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 of the Keeper

6/9/2016
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	☐
Public – Local	X
Public – State	☐
Public – Federal	☐

Category of Property

(Check only **one** box.)

Building(s)	☐
District	X
Site	☐
Structure	☐
Object	☐

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

Contributing	Noncontributing	
14	1	buildings
1	0	sites
1	0	structures
		objects
16	1	Total

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.)
VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)
LATE 19th & EARLY 20th CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman
LATE 19th & 20th CENTURY REVIVALS: Mission/Spanish Colonial Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
Stucco
Wood
Wood clapboard
Rubble Stone
Clay tile roof cladding

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Rockhaven Sanitarium Historic District is located in the Crescenta Valley at 2713 Honolulu Avenue in what is now the City of Glendale, California. It occupies a 3.4-acre site bounded by Hermosa Avenue to the north, Honolulu Avenue to the south, Pleasure Way to the east, and a mid-block lot line on the west. There are fifteen buildings and one structure: ten residential; one communal; one storage; one administrative/office; one garage/laundry; one other (shop); and one shade structure. Of these, fourteen buildings and the structure are contributors to the historic district. The buildings are set within a lushly landscaped garden, with mature oak and other trees, and a variety of ornamental garden objects. The landscape is an integral component of Rockhaven and a significant part of its original design; the landscape and its associated features are identified as a contributing site within the historic district. Its design was inspired by the principles of the Cottage Plan for mental institutions, first developed in the late nineteenth century. The Cottage Plan placed numerous individual buildings within landscaped gardens, in order to create a serene, homelike environment for residents. It also reflects the theory of environmental determinism for mental health facilities—the idea that the environment, including architecture and landscaping, shapes behavior. The district overall retains a high degree of

integrity, and reflects its significance as an early twentieth century mental institution. The noncontributing building, constructed in 1971, is one-story in height and designed to be compatible with the historic buildings; therefore, it does not detract from the character of the historic district, and the district retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Narrative Description

The Rockhaven Sanitarium Historic District is located at 2713 Honolulu Avenue in the City of Glendale, California. It consists of an L-shaped property that is 3.4 acres in area. The property comprises fifteen freestanding buildings and one structure, none of which exceed two stories in height or 4,000 square feet in area. The buildings are clustered at the eastern segment of the property; the northwest corner of the property (forming the "L" shape of the site) is undeveloped, as is a small portion at the southwest corner of the property. The buildings were built or acquired over time, and sited on the property among landscaped garden areas. The plan and placement of buildings reflects the Cottage Plan popularized for mental institutions in the late nineteenth century.

The property has a slight northward incline. It is surrounded by a perimeter fence that is composed of decorative brick, local stone, wrought-iron and, in some portions, chain link. The main pedestrian entrance to the property is located at the southern boundary of the site on Honolulu Avenue. It is accessed by a historic wrought iron gate. There is an additional pedestrian entrance and a vehicular entrance off Honolulu. A secondary vehicular entry is for the Nurses' Home and Canary Cottage, which were single-family residences before they were acquired for use by Rockhaven. The fourth entrance is located at the far northwestern corner of the property that is undeveloped.

Buildings and Structure

The fifteen buildings and one structure that comprise the Rockhaven Sanitarium Historic District are situated amidst a lush landscape that appears to have evolved organically under the direction of Agnes Richards, R.N., who established Rockhaven in 1923. The property evolved primarily between 1923 and 1940, as all of the institution's buildings, except for the Administration Building, were either constructed or acquired within this period. Buildings are connected by meandering walkways and are often accompanied by patios, courtyards, and outdoor seating areas. The fifteen buildings and one structure are identified in Figure 3; the building numbers in the narrative correspond to the numbers on the site plan.

1. Nurses' Home 1928
   Craftsman Contributor

   This one-story building has an irregular plan, and is of wood frame construction, with a concrete foundation. The cross gable roof has open eaves and rakes with exposed rafter tails, outriggers, and composition roofing. There is an exterior stone chimney on the west façade.

The exterior walls are veneered in stucco. Fenestration consists of rectangular windows with wood stucco molds and projecting wood sills. The windows are currently boarded and therefore the sashes are not visible. The primary entrance is asymmetrically located on the north façade and consists of a recessed panel wood door with a speakeasy and a non-historic metal screen. An asphalt driveway runs from Hermosa Avenue to the south end of the building. A basket weave brick walkway leads from the driveway to concrete steps in front of the north elevation entry. Parts of the walkway and driveway are lined with a rubble stone garden wall.

2. Shop and Garden Building 1928
Contributor

This one-story utilitarian building was constructed in 1928 as the garage of the residence that became the Nurses' Home. It is of wood frame construction with an L-shaped plan and a flat roof. There is some clay tile coping atop the roof parapet. The exterior walls are veneered in stucco. There are sliding wood garage doors symmetrically located on the north façade. The doors are sheltered by a pent roof clad in clay barrel tiles.

3. Pines Cottage 1931
Spanish Colonial Revival Contributor

This one-story building is of wood frame construction, with a U-shaped plan and a gable roof clad in clay barrel tiles. The exterior walls are veneered in stucco. The building's wings enclose a central courtyard with an arcaded portico along the west side. Fenestration consists primarily of double hung, one-over-one wood sash windows. Some windows have plaster hoods and turned wood spindle screens; others have grilles of brick laid in perforated bond. Pairs of partially glazed, divided light wood doors open to the courtyard. Doors on the east façade are recessed within arched openings.

4. Canary Cottage 1920/1933
Craftsman/Spanish Colonial Revival Contributor

This one-story building is of wood frame construction with an L-shaped plan and a cross gable roof with open eaves, overhanging rakes, and composition shingle roofing. The exterior walls are clad in wood clapboard siding. The 1933 addition has a gable roof with closed eaves, and exterior walls veneered in stucco. Fenestration consists of double hung wood sash windows with wood surrounds. The primary entrance is asymmetrically located on the north façade and consists of an eight light, glazed wood door with divided light sidelights.

5. Little Hospital 1929
Spanish Colonial Revival Style Contributor

This one-story building is of wood frame construction with an L-shaped plan and cross gable and shed roofs clad in clay barrel tiles. The exterior walls are veneered in stucco. Fenestration consists primarily of double hung wood windows. There is a large arched picture window with a decorative tile surround on the east façade. The primary entrance is asymmetrically located on the south façade and consists of a pair of fully glazed, eight light wood doors sheltered by a shed roof supported on wood posts. The entrance is accessed by brick steps with decorative tile risers. An addition to the west façade was completed in 1934.

6. Coulter Cottage 1921
Craftsman Contributor

This one-story building is of wood frame construction with an irregular plan and cross gable roofs with open eaves and overhanging rakes. The exterior walls are veneered in stucco. Fenestration consists of a combination of wood sash casement and double hung windows. The primary entrance is asymmetrically located on the west façade and consists of a fully glazed, divided light wood door flanked by windows. The entrance is sheltered under a projecting, partial width porch with a gable roof supported on battered wood posts and a wood balustrade. The porch is accessed by scored concrete steps. There is a sunroom on the north façade with a gable roof and bands of wood casement windows above a stone base.

7. Oaks Cottage 1939
Spanish Colonial Revival Contributor

This one-story building is of wood frame construction with an L-shaped plan and a cross gable roof with open eaves and clay barrel tiles. The exterior walls are veneered in stucco. On the south façade of the west wing there is an elevated tile patio with an arcaded portico and a metal railing. Fenestration consists of divided light, four-over-four double hung wood windows. Doors are primarily fully glazed, divided light wood doors with interior screens.

8. Willows Cottage 1938
Spanish Colonial Revival Contributor

This two-story building is of wood frame construction with an irregular plan and a side gable roof with open eaves and composition roofing. The exterior walls are finished in stucco. There is a full width, raised porch across the east façade with a shed roof supported on wood posts. Between the posts is a decorative wood balustrade. The porch is accessed by brick steps with brick *parastedes*.[1] Fenestration consists primarily of four-over-four, divided light, double hung, wood sash windows. There is a large, arched, divided light, fixed wood window in a deep embrasure on the south façade. This window has a projecting sill clad in decorative

[1] *Parastedes* is the plural of *parastas*, defined as a pedestal-like wall creating an abutment at the end of a stairway.

tile, and a shaped plaster surround. The doors opening onto the porch are fully glazed, eight light wood doors.

9. Dining Hall 1934/1943
Spanish Colonial Revival Contributor

This one-story building is of wood frame construction with an irregular plan and a cross gable roof clad in clay barrel tiles. The exterior walls are veneered in cement plaster. There is a covered walkway along the east façade with a flat roof supported on wood posts with decorative wood corbels. Fenestration consists primarily of divided light, wood sash casement windows. There are multiple doors, primarily pairs of divided light, fully glazed wood doors.

10. Elms Cottage or Annex Building 1929
Spanish Colonial Revival Contributor

This one-story building is of wood frame construction, with an L-shaped plan and gable and shed roofs clad in clay barrel tiles. The exterior walls are veneered in stucco. There is an arcaded portico on the south façade of the west wing. Fenestration consists primarily of double hung, wood sash windows. There is a large, fixed, arched window on the north façade. The primary entrance is symmetrically located on the south façade of the south wing and consists of a partially glazed, arched wood door in an arched recess. The door is accessed by concrete steps with stucco *parastedes*. Secondary doors are glazed, divided light wood doors.

11. Garage/Laundry circa 1923
Spanish Colonial Revival Contributor

This one-story building is of wood frame construction with a rectangular plan and a front gable roof with open eaves and composition shingles. There are clay barrel tiles only along the rakes. The exterior walls are veneered in stucco. An overhead sectional garage door is located on the south façade.

12. Administration Building 1972
Spanish Colonial Revival Noncontributor, constructed post-period of significance

This one-story building is of wood frame construction, with a U-shaped plan and a cross gable roof with open eaves and clay barrel tiles. The exterior walls are veneered in textured stucco. An arcaded portico extends the full width of the south façade. . Fenestration consists of sliding aluminum sash windows. The primary entrance is symmetrically located on the south façade and consists of an eight panel wood door.

13. Rose Cottage — 1921
Craftsman — Contributor

This one-story building is of wood frame construction, with a rectangular plan and a cross gable roof with open eaves, overhanging rakes, and composition shingle roofing. The exterior walls are clad in wood clapboard siding. There is a partial width raised porch on the west façade, with a shed roof supported on wood columns. Between the columns is a wood balustrade. The porch is accessed by brick steps with stucco *parastedes* and metal railings. Fenestration consists of aluminum sash sliding windows.

14. Food Storage — Date unknown
Spanish Colonial Revival — Contributor

This one-story building is of wood frame construction, with a rectangular plan and a front gable roof with open eaves and composition shingle roofing. The exterior walls are veneered in stucco. The primary entrance is symmetrically located on the north façade and consists of a vented, six panel wood door.

15. Acorn Cottage — 1933
Craftsman — Contributor

This one-story building is of wood frame construction, with an L-shaped plan and a cross gable roof with open eaves, overhanging rakes, and composition shingle roofing. The exterior walls are clad in wood clapboard siding. Fenestration consists primarily of one-over-one, double hung wood sash windows. There is a large, fixed, divided light wood sash window on the west façade.

16. Shade Structure — 1955
Mid-century Modern — Contributor

This shade structure is of steel and wood frame construction, with a rectangular plan and shed roof clad in corrugated plastic panels. It consists of four steel pipe columns supporting wood beams and rafters over a concrete patio slab.

Each cottage had a living room with comfortable seating, decorations such as curtains and pictures and, eventually, television sets. The Pines was the largest residence with ten bedrooms, followed by the Annex and the Oaks which each had eight, the Canary with seven, the Willows with five, and the Rose and Coulter with four each. Every cottage had at least one porch, and brick patios with outdoor furniture were placed strategically on the grounds for rest and sunbathing. Indoor spaces, such as the sun parlors at the Coulter and Canary Cottages, were designed to bring in the Southern California sunlight and fresh air with their numerous casement windows.

Landscape/Landscape Features Contributing Site

The landscape character of the Rockhaven Sanitarium Historic District reflects Agnes Richards' belief in environmental determinism, and the importance of creating a homelike setting for the benefit of the individual care of patients. Richards directed the landscape design, and paid attention to the smallest details. Although the names of the landscape designers are unknown, early documentation refers to the fact that the grounds were laid out by "expert landscape directors."[2] Rockhaven's buildings are connected by landscaped pathways, intimate gardens, patios, courtyards, and expansive perimeter gardens. Rockhaven Sanitarium received the Los Angeles Beautification Award in 1966, in recognition of the overall landscaping, planting of trees, general effect on the surrounding area, and meticulous maintenance of the property.[3]

A fully integrated landscape creates a distinct sense of place for the gardens of the Rockhaven Sanitarium Historic District. The exterior spaces were defined by both formal and informal plantings, shade trees, ornamental pottery, and outdoor furniture. These features include:

- Concrete planters
- *Faux bois* concrete chairs, table, bridge, "toadstool," and drinking fountain in the garden to the southwest of the Rose Cottage
- Concrete pond with stone rim
- Fountain in the courtyard of the Elms Cottage[4]
- Concrete and stone birdbath in the patio area north of the Little Hospital
- Stone planter with plaque
- Terra cotta planter
- Concrete planters
- Concrete, brick and stone walkways, stairs, curbs, and walls

The entire site is united by a canopy of California live oak trees (*Quercus agrifolia*). These native trees, which would have predated the buildings on site, provide shade that lends a sense of tranquility to the garden areas. Tall, mature Canary Island date palms (*Phoenix canariensis*) dot the landscape, a large Aleppo pine (*Pinus halapensis*) rises near Hermosa Avenue, and a column of deodar cedars (*Cedrus deodara*) along Pleasure Way screen the property from neighboring residences. A California sycamore (*Platanus racemosa*) also stands on the property. The understory of plantings was a mixture of formal hedged *parterre* gardens and informal plant groupings, both intimate and small in scale, that were intended to create a sense of serenity on the site. Rockhaven's gardens were well-furnished for outdoor comfort; chairs and tables appear frequently in historic photos and the more permanent of this furniture remains.

[2] Rockhaven pamphlet, date unknown, likely mid-1950s.
[3] "Win LA Beautiful Awards," *Glendale News-Press*, Friday, October 14, 1966, n.p.
[4] The "reclining woman" figure in the fountain matches a design by Gladding McBean.

Character defining features of the Rockhaven Sanitarium Historic District include:

- Series of individual buildings set in a landscape; inspired by the Cottage Plan for mental institutions
- Sloping nature of the site, relating to the natural topography of the area
- Views of nearby hills
- Seclusion from the surrounding community, with perimeter walls and tree canopy prohibiting views of neighboring buildings
- Low-slung buildings emphasizing a human scale, nearly all of which are one-story in height
- Consistent use of building materials (such as stucco, clay tile, wrought iron, and rubble stone) to create a cohesive built environment
- Extensive landscaping, creating a serene, homelike environment of buildings set within a garden
- Pedestrian circulation, with meandering walkways of bricks and concrete
- Spaces to encourage outdoor relaxation and gathering, such as patios, porches and sitting areas
- Numerous mature trees, providing ample shade to the site

Alterations/Integrity

The property was annexed into the City of Glendale, California in 1952. In 1964, the City of Glendale claimed the front portion of the property on Honolulu Avenue for a street widening project, demolishing the front stone wall and resulting in a reconfiguration of the iconic Rockhaven entrance gate.[5] Other than the alterations to the wall and entrance gate, there were no other changes at Rockhaven until 1971. On February 9, 1971, the 6.7 magnitude Sylmar Earthquake struck and caused widespread damage throughout the San Fernando and Crescenta Valleys. The Rockhouse, which was being used for administration purposes at the time, was significantly damaged and recommended for demolition by the City of Glendale. The other fourteen buildings survived and remain on the property as contributors to the historic district. In 1972, a new administration building that still stands on the property was constructed by Prescott Brothers.

Although the property has deferred maintenance issues since it ceased operations in 2006, it retains all seven aspects of historic integrity:

Location: Rockhaven Sanitarium remains in its original location and therefore retains integrity of location.

Design: The property retains fourteen of the fifteen buildings constructed during the period of significance, and nearly all of the landscape features that historically comprised the Rockhaven facility. The noncontributing building is one story in height, and was designed to be compatible

[5] "Then and Now," *Glendale News-Press*, May 10, 2008, A11.

with the rest of the district. The district continues to reflect the principles of the Cottage Plan, with individual buildings set within a garden setting. Several buildings on the site were existing single-family residences that Agnes Richards adapted for use at the sanitarium. These buildings were somewhat modified by Richards but, as evidenced by permit research, have not been significantly altered since. The buildings are set within a lush landscape with numerous outdoor sitting areas, patios, meandering walkways, mature trees, and plantings. No formal planting plan is extant. The landscape was the product of careful design by Richards and the landscape designers/caretakers she engaged in its maintenance over the years, with the deliberate intent of creating places for rest and relaxation out of doors. Although numerous garden objects have been removed, the overall design of the property and the location of the remaining objects has not changed. The buildings and landscape features retain their original locations, configurations, materials, and spatial relationships. The property therefore retains integrity of design.

Setting: Historic photographs from the 1920s indicate that the area was sparsely developed. Richards chose the site for its natural beauty and its quiet and remote location away from the city. After World War II, and Verdugo City's annexation to the City of Glendale in 1952, the area began to be developed for residential construction. Eventually the Rockhaven Sanitarium was surrounded on all sides by low- and medium-density residential buildings, and Richards added trees and other landscaping features to preserve the serenity and privacy of the facility. These changes occurred within the period of significance. Therefore the property retains integrity of setting.

Materials and Workmanship: The buildings in the Rockhaven Sanitarium Historic District were either extant on the property at the time Richards acquired it, purchased with adjacent parcels, or constructed at the request of Agnes Richards. No significant architects were identified for any of the buildings but they are representative of common architectural styles and construction techniques of the period. They retain original materials including stucco or wood siding, clay tile roofing, wood sash windows, and decorative tile and metalwork. The surrounding landscape continues to reflect Agnes Richards' overall plan for Rockhaven, and the property retains landscape and hardscape features from the period. Therefore, the property retains integrity of materials and workmanship.

Feeling: The Rockhaven Sanitarium Historic District retains integrity of location, design, setting, materials, and workmanship. It continues to express the aesthetic and historic sense of a private, early twentieth century mental health facility for women designed using the tenets of the Cottage Plan. The property therefore retains integrity of feeling.

Association: The Rockhaven Sanitarium Historic District retains integrity of location, design, setting, materials, workmanship, and feeling. These aspects combine to convey the property's important associations as private mental health facility for women in Southern California. It therefore retains integrity of association.

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.)

- [x] 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.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

- [ ] 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
- [x] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
SOCIAL HISTORY

Period of Significance
1923-1967

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Rockhaven Sanitarium Historic District is eligible for listing in the National Register of Historic Places at the state level of significance under Criterion A in the area of Social History as one of the best extant examples of an early twentieth century woman-owned, women-serving private sanitarium in the State. It was one of the first of its type in the nation. It reflects the vision of Agnes Richards, R.N., and represents a small but significant movement that sought to improve the conditions of mentally ill women in the early twentieth century. Rather than housing women in large public institutions under deplorable conditions, smaller, privately run homelike facilities were created by women exclusively for women. In California, Rockhaven Sanitarium Historic District is one of three remaining women's mental health facilities from the period. The period of significance is 1923, reflecting the date Rockhaven was first established by Agnes Richards, through 1967, when Richards, who was the visionary and driving force behind Rockhaven's philosophy and development, died. Rockhaven Sanitarium Historic District remained associated with founder Agnes Richards until her death in 1967. The District reflects exceptional importance due to the rarity of extant resources associated with early twentieth century mental healthcare, its significance as a woman-owned facility established to care for mentally ill women, its continued association with women's healthcare throughout the life of the institution, and its long association with Richards, who continued to be actively involved at Rockhaven until shortly before her death in 1967. Therefore, the district meets Criteria Consideration G for properties that have achieved significance within the past fifty years.

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

The Rockhaven Sanitarium Historic District was originally established in 1923. It is significant as an example of broad patterns of America's social history related to national and regional patterns of housing and treatment for women with mental illness in the early twentieth century. It is one of few remaining intact mental institutions in California from the early twentieth century, and one of only three in Southern California. It was one of the earliest woman-owned, women-serving, private sanitariums for mental health treatment in the nation. The Rockhaven Sanitarium Historic District reflects the vision of founder Agnes Richards, R.N. to create a unique, serene, and peaceful homelike setting for the treatment of women with mental illness. It stands in stark contrast to the inhumane conditions of the state-run mental facilities of the early twentieth century, where human dignity was a casualty of being institutionalized. Richards was inspired by the ideas behind the Cottage Plan, first established in the mid-nineteenth century as a new planning scheme for mental institutions, and environmental determinism, which promoted the idea that architecture and landscape could shape behavior in the mentally ill. Richards remained actively involved in the facility until her death in 1967.

Sanitariums in California and the Crescenta Valley

Almost from the moment the Golden Spike was driven in the transcontinental railroad, California was advertised for its sunny climate and health benefits. The nineteenth-century notion that California's sunny climate could cure tuberculosis, asthma, rheumatism, and a host of other diseases triggered a rush of health seekers to the region. By the end of the century, these settlers from the East and Midwest had inflated land values, caused building booms, inaugurated new types of businesses, and founded towns.

The Crescenta Valley, that includes La Crescenta, an unincorporated area in Los Angeles County, and Verdugo City, now part of Glendale, was originally founded as a site for general health and wellness. In 1881, Dr. Benjamin Briggs conducted a worldwide search for a location with an ideal climate to open a sanitarium for respiratory diseases. Given the abundance of clean air and drinking water, he purchased acreage in the valley from Pickens Canyon to Tujunga and named it "Crescenta." Briggs subdivided the land into ten-acre lots. His pioneering efforts were soon followed by other "health seekers" from the Midwest and Eastern seaboard, and by the 1920s, the Crescenta Valley was widely known for its sanitariums and health resorts.[6] The La Crescenta Chamber of Commerce touted the region as "the most healthful place on earth," advertising "Health, Wealth, Happiness, Beauty and Sunshine."[7]

By 1928, numerous sanitariums had been established in the Crescenta Valley.[8] The vast majority of these "rest homes" were established to treat respiratory illnesses such as asthma and tuberculosis. In the 1920s two mental health institutions were established in the area: Rockhaven Sanitarium and Kimball Sanitarium. The latter postdates the establishment of Rockhaven, and was founded by Merritt Kimball and located in a Victorian-era cottage on Michigan Avenue, later Foothill Boulevard. Kimball was demolished in the 1960s. By the late 1920s, Crescenta Valley residents were concerned with the number of sanitariums and rest homes in the area and formed an organization opposed to the construction of new institutions. Over time, as the valley became overrun by smog and traffic, the area proved less popular for its health benefits. By 1977, of the original 25 early twentieth century sanitariums in the Crescenta Valley, only Rockhaven Sanitarium and Dreier's Sanitarium (1400 W. Glenoaks Boulevard, Glendale) were listed in the Glendale City Directory.[9] Rockhaven stands as the oldest intact example of its type in the Crescenta Valley, and one of the few remaining in the State.[10]

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[6] Technically, a "sanitarium" is defined as a facility for the recovery of health through convalescence, whereas a "sanatorium" is specifically for the treatment of chronic diseases such as tuberculosis or mental illness. However, the terms were often interchanged in the names of facilities and individual study is required to determine if therapeutic services were provided for specific types of diseases or they were simply places of rest and relaxation.
[7] Mike Lawler and Robert Newcombe, *Images of La Crescenta* (San Francisco, CA: Arcadia Publishing, 2005), 30.
[8] From *A Glimpse into Rockhaven*, dir. Ana Tabuena, 2008. Note that this includes both mental health and other health and wellness institutions; the comparative analysis of similar institutions from the period at the conclusion of this section specifically addresses mental health facilities for women.
[9] Architectural Resources Group, "Rockhaven Sanitarium: Historic Resource and Conditions Assessment," July 2009, 6.
[10] Ibid.

Women and Mental Health Care

Until the nineteenth century, people with mental illnesses were cared for by family members. With the coming of the industrial age and the growth of crowded cities, there was a growing fear that people with mental illnesses were a threat to public safety. In 1828, pioneer educator Horace Mann (1796-1859), also a representative in the Massachusetts state legislature, recognized that "the insane are wards of the state" and that each state should be responsible for them.[11] As a result, the mentally ill were aggregated and housed in local poor houses or jails and treated as common paupers or criminals. Forty years of crusades by Dorothea Lynde Dix (1802-1887) began in 1841 to move the insane from poor houses and prisons to hospitals. By the second half of the nineteenth century, many states had opened public mental hospitals. Yet the approach inside these institutions was one of management, rather than treatment. In response to the deplorable conditions found in these state-run asylums, a number of physicians began to open small, private asylums in their own homes.

The situation for women in the late nineteenth and early twentieth centuries was particularly dire. As described by author Mary Ann Boyd:

> Women had a particularly difficult time and often were institutionalized at the convenience of their fathers or husbands. Because a woman's role in the late 1800s was to function as a domestic extension of her husband, any behavior or beliefs that did not conform to male expectations could be used to justify the claim of insanity. These women were literally held prisoners for years. In the asylums, women were psychologically degraded, used as servants, and physically tortured by male physicians and female attendants.[12]

The conditions for women in mental health facilities were famously exposed by "Nellie Bly" (a.k.a., Elizabeth Jane Cochrane Seaman, 1864-1922) in her 1887 exposé series for the *New York World* and subsequent book *Ten Days in a Mad House*. After posing as mentally ill, Bly was taken to Blackwell's Island Insane Asylum in New York. There she experienced, and ultimately documented, inhumane conditions and cruel treatment including inedible food, exposure to human waste and rats, freezing cold, abusive staff members and inmates tied together with ropes. Given these terrible conditions, well-to-do mental patients used their wealth to take shelter in private facilities and escape the fate of the poor. Compared with the public hospitals, where the gender ratio was almost even, small private asylums usually cared for more women than men.[13]

In the early twentieth century, California was home to the largest number of licensed public and private mental institutions west of the Mississippi River. The largest public hospitals included Stockton State Hospital (1851), Napa State Hospital (1875), and Patton State Hospital (a.k.a.,

[11] Mary Ann Boyd, *Psychiatric Nursing: Contemporary Practice (*Philadelphia, PA: Wolters Kluwer/ Lippincott, Williams & Wilkins, 2008), 6.
[12] Ibid.
[13] Dr. Ellen Holtzman, "A Home Away From Home," *American Psychological Association Journal*, vol. 43 no. 3 (March 2012), 24.

Southern California State Asylum for the Insane and Inebriates, 1893) in San Bernardino. There were only six private mental institutions in the state prior to 1920. The number of private institutions rose significantly during the prosperous decade of the 1920s. By 1933, there were a total of 30 licensed private mental facilities in the state: six clustered around San Francisco and 23 in Southern California, as higher rates of mental illness were associated with urban versus rural areas.[14]

In the early twentieth century, the perils facing mentally ill women in California included eugenic sterilization. Between 1907 and 1936, 20,092 sterilizations of mentally ill patients were performed nationally. Nearly half of them (10,801) were performed in California.[15] A California Statute from 1917 authorized compulsory sterilization on selected patients of mental institutions prior to "parole" or discharge. Feeble-minded people at large could also be sterilized with the written consent of their legal guardians.[16] In his landmark book *The Mentally Ill in America*, noted author Albert Deutsch (1906-1961) attributed the conducive eugenics climate in California to propaganda campaigns by the Pasadena-based Human Betterment Foundation founded and financed by banker E.S. Gosney and directed by eugenist Paul Popenoe.[17]

Conditions for women in the Los Angeles area reflected the grim realities faced all across the country during the early years of the twentieth century. Women were committed to mental institutions for reasons ranging from "hysteria,"[18] to "nervous breakdown" to "narco-mania" (drug addiction), alcoholism, depression, and senility. A 1916 *Los Angeles Times* article described the need for "…providing care for women who were mentally afflicted but not in a condition requiring permanent commitment, or about whose condition there was doubt."[19] The same article called for "the study of cases of women confined to the state hospitals simply because there was no proper provision for restoring them to their families or their work…and because many of the persons before the Lunacy Commission needed nothing but rest and relief from burdensome conditions to restore them to normal mind."[20]

Conditions at the Patton State Hospital in San Bernardino ran the gamut from overcrowding to "inmate mistreatment" as revealed during a San Bernardino County inquiry and subsequent Grand Jury hearing on patient cruelty and misappropriation of state funds.[21] Decades later, Napa State Hospital was found to be no better when a site visit by author and expert Albert Deutsch revealed Napa had no ovens for cooking. "I had seen prisoners in California fed better in more cheerful, less crowded surroundings."[22] Deutsch also commented on missed opportunities for

[14] Department of Commerce, Bureau of the Census. *Patients in Hospitals for Mental Disease, 1923*, (Washington, DC: Government Printing Office), 1926, 37.
[15] Albert Deutsch, *The Mentally Ill in America*, (New York, NY: Columbia University Press), 1937, 371.
[16] Deutsch, 370.
[17] Ibid.
[18] Cecilia Tasca et. al., "Women And Hysteria in The History of Mental Health," *Clinical Practice & Epidemiology in Mental Health*, 8 (2012): 110-119.
[19] "Women Rescued in Shadow of Asylum," *Los Angeles Times*, February 15, 1914, I19.
[20] Ibid.
[21] "Patton Asylum Cases Before Grand Jury," *Los Angeles Times*, November 23, 1903, 12.
[22] Albert Deutsch, *The Shame of the States*, (New York, NY: Harcourt Brace & Co., 1948), 75.

California institutions: "California's mental patients get one big break: the long periods of sunny weather permit most of them to get outdoors much of the time — a rare privilege in other states. The pity at Napa is there aren't enough nurses, attendants and therapy specialists to supervise active programs. The patients just idle about."[23]

By Women for Women

Rockhaven Sanitarium was founded in 1923 by Agnes Mary Richards, R.N. (1889-1967).[24] At the age of eight, the Midwestern-born[25] Richards was taken to Berlin by her German-born parents and educated there for nine years before returning to the U.S. to enter Creighton University at Omaha, Nebraska. Upon completion of her studies at Creighton, Richards went to Chicago where she attended the Chicago School of Nursing and trained at Cook County Hospital. During World War I she served as a Red Cross nurse in France. In 1918, she came to Southern California and spent her first six months at Patton State Hospital. In 1922, Richards became superintendent of the Los Angeles County Hospital, a position she held for approximately one year before establishing Rockhaven Sanitarium.[26]

Richards was inspired to found her own institution when she became "discouraged by the way women were treated at Patton."[27] In 1923, Richards began renting the "Rockhouse" on Honolulu Avenue in Verdugo City, California and established Rockhaven with six residents. Rockhaven enjoyed much success and Richards began to expand the facility. By 1930, it was licensed for 30 beds and by 1940 had expanded to 100 residents. The ladies at Rockhaven were all required to be ambulatory so that they were able to take full advantage of the gardens.

An early brochure for Rockhaven clearly identifies that it was established "in answer to a demand for private hospital care for nervous and mental cases under more individual supervision and privacy, and more homelike surroundings than is usual in other available institutions public or private."[28] The brochure describes the grounds as "laid out by expert landscape directors" and featured six lush photographs of the "spacious grounds" and "lovely gardens."[29] When describing the Rockhaven gardens in 1951, the *Crescenta Valley Ledger* said, "…rare plants from all corners of the world flourish in the Valley soil and climate and are without parallel in the southland."[30] The natural beauty of the site and location were also described as assets including "…the green Verdugo Mountains, far famed for their quiet, restful beauty."[31] In 1937, the *Crescenta Valley Ledger* described Rockhaven as:

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[23] Deutsch, 76.
[24] Richards' birthday was erroneously listed in previous reports as February 16, 1883. Census rolls and the California Death Index indicate the correct date is February 16, 1889. Death date is August 30, 1967.
[25] Although previous bios for Richards have listed her birthplace as Nebraska, according to newspaper accounts and the 1930 US Census, she was born in Wisconsin.
[26] Carroll W. Parcher, *Glendale Community Book*, (Glendale, CA: John W. Akers Publisher), 1957, 693.
[27] "75th Anniversary of Rockhaven," *Glendale News-Press*, December 16, 1968, n.p.
[28] "Rockhaven Sanitarium" pamphlet, c. 1940. Private Collection, Friends of Rockhaven.
[29] "Rockhaven Sanitarium" pamphlet, c. 1940.
[30] "Rockhaven Brings Fame to Valley and Verdugo City," *Cresenta Valley Ledger*, August, 16, 1951, n.p.
[31] "Rockhaven Sanitarium" pamphlet, c. 1940.

> …an estate surrounded by a strong rock wall, over which roses trail and flowering shrubs nod. Here and there, wide wrought iron gates break the contours of the rock fence, through which a stranger may glimpse enchanting views of lily ponds, fish pools and beautiful flower gardens. Stone benches, garden swings and cozy arbors invitingly suggest lingering awhile with a book or enjoying the wealth of sunshine. Above all, it suggests a haven of rest and peace.[32]

Another Rockhaven brochure dating to the mid-1950s, once again emphasizes the facility's philosophy of individual supervision, "homelike surroundings" and "park-like setting" and "plenty of yard furniture placed for rest, relaxation and sunbathing."[33] At Rockhaven, "cottages" on the property housed "the ladies" in private and double-room accommodations. Each cottage featured its own living room and was furnished as if it was a private home, not a hospital ward. Even the dehumanizing names for buildings at most mental institutions was supplanted by giving the cottages horticultural names such as "Rose," "Coulter," "Pines," "Willows," "Oaks," and "Acorn" rather than Ward 1, 2, or 3. Over the years, Rockhaven maintained its homelike atmosphere during periods of expansion by acquiring neighboring property and existing houses, rather than building large ward buildings or dormitories.

In addition to "accommodations to fit the individual," Rockhaven offered "excellent cuisine" with "attention placed on variety and the special 'likes' of the ladies." Residents at Rockhaven were never referred to as patients or worse, inmates, as they were in other institutions. Mental stimulation in the form of reading, music, ping-pong, badminton, television, cards, games, crafting, theme parties, and outside entertainment were also an essential part of the Rockhaven philosophy. Like most mental institutions of the time that focused on physical therapeutic treatments, Rockhaven provided hydro-therapy and electro-shock therapy.

Rockhaven was significant for its by women, for women approach. While most facilities were run by men (often the male doctors who worked in sanitariums owned or partly owned the facilities),[34] Rockhaven was owned by a registered nurse, and exclusively employed women caregivers and nurses. The 1930 U.S. Census lists 33 residents and a staff of nine women in positions ranging from nurses to cooks. Only two men were employed by Rockhaven, serving as gardeners. Both U.S. Census rosters and a facility survey from 1931-32 indicate the presence of three registered nurses, which was two-to-three times more than the average for Southern California sanitariums at that time.[35] In his seminal 1931-33 survey of national mental health facilities for the American Medical Association, author Charles Maurice Grimes, M.D. noted

[32] "Rockhaven Gibraltar of Rest and Health," *Cresenta Valley Ledger*, 1937, n.p.
[33] "Rest for the Mind and Body at Rockhaven: A Mental and Nervous Sanitarium for Women," pamphlet, c.1955. Private Collection, Friends of Rockhaven.
[34] Charles Maurice Grimes, M.D., *Care of Mental Patients in the United States*, (Chicago, IL: self-published, 1934), 80.
[35] Grimes, 130-132.

only "a few sanitariums care[d] for patients of one sex only; in a few others, the association of the sexes is practically prohibited. A majority, however, allow a liberal amount of association."[36]

According to Grimes, the Great Depression "…struck the [private] sanitariums a hard blow." Many were offered for sale and/or the cost of operations reduced. This was not the case at Rockhaven. In fact, just the opposite occurred. The 1930s were Rockhaven's greatest period of expansion. The Coulter Cottage was expanded in 1930 and, in 1931, Pines Cottage was constructed on the site in the popular Spanish Colonial Revival style. In 1933, the Acorn Cottage was built along with an addition to the Canary Cottage that included a large sunroom. In 1934, the Dining Hall was constructed along with an addition to the eastern façade of the Little Hospital Building. According to the *Glendale Community Book*, Rockhaven was in the path of fire danger in 1933 and suffered significant damage from flooding in 1934.[37] In 1938-39, Willows Cottage and Oaks Cottage were built, both in the Spanish Colonial Revival style.

During Grimes' site visit in circa 1932, he found that Rockhaven was licensed for 40 beds, and was serving 46 patients. This was unique among the other private sanitariums in California that were all operating below capacity in the 1930s.[38] Rather than a condemnation of Rockhaven's services, this overage indicates an increased demand for Rockhaven's superior product, service, and philosophy. In contrast, overcrowding was rampant in the state hospitals during this period: Patton State Hospital was operating at 126% of licensed capacity, or with a surplus of 750 patients. This Depression-era population surge also resulted in the opening of the new Camarillo State Mental Hospital in 1936.

Given patient privacy considerations, little information is available about the residents, their illnesses, their length of stay, or their treatments.[39] The 1930 U.S. Census reveals that the 44 "inmates" were largely married or widowed women between the ages of 20 and 80.[40] By the 1940 Census, Rockhaven housed 109 women with a high concentration of widows aged 55 and over. By the 1950s, Rockhaven's 100 residents were attended by fourteen nurses and fourteen nurses-aides.[41] Residents thrived at Rockhaven. By the account of one of its residents, Lucinda S. Taylor, "When she came to [Rockhaven] she brought along a lavender silk shroud as she expected to die;" some nine years later the *Los Angeles Times* reported on the occasion of her 100th birthday, "She's changed her mind about dying."[42]

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[36] Grimes, 83.
[37] Carroll W. Parcher, *Glendale Community Book*, (Glendale, CA: John W. Akers Publisher), 1957, 693.
[38] Charles Maurice Grimes, M.D., *Care of Mental Patients in the United States*, (Chicago, IL: self-published, 1934), 130-132.
[39] In an interview conducted by Mike Lawler, local historian and author, Patricia Traviss was hesitant to discuss Rockhaven residents and indicated that when the facility operated under the umbrella of the Department of Mental Hygiene in its early history privacy laws were less strictly enforced.
[40] Counter to the policy at Rockhaven, the U.S. Census did refer to mental patients as inmates. The census enumerator included the note "This is the best I could get as it is a [*sic*] Institution for the feeble minded and the Head nurse gave it to me this was as it was all she had."
[41] "Rest for the Mind and Body at Rockhaven: A Mental and Nervous Sanitarium for Women."
[42] "Friends Hail Centenarian at Birthday Fete," *Los Angeles Times*, March 12, 1934, 8.

With Hollywood nearby, Crescenta Valley sanitariums were often associated with actors, celebrities, and other historic personages who sought treatment for themselves or their relatives.[43] Given its reputation for excellent care, Rockhaven was home to numerous famous women. Notable entertainers who resided at Rockhaven during the period of significance included Academy Award-nominated actress Billie Burke (1884-1970), who got her start in silent films and on the stage and is best known for her role as Glinda the Good Witch in the *Wizard of Oz* (1939). She also starred in *Dinner at Eight* (1933) and *Topper* (1937). Another former resident of Rockhaven was actress Gwen Lee (a.k.a., Gwen Lepinski, 1904-1961). She was discovered by the director Monta Bell and signed to a contract with MGM in 1925. She starred in such films as *Lucky Boy* (1928), *Lady of Chance* (1928), and *The Actress* (1928).[44] Although she tried to make the transition from silent films to talkies, Lee was the subject of a sound synchronization scandal in *Untamed* (1929) that ruined her career. In 1931, at the age of 27, her mother took her to court claiming she was "incompetent to handle her affairs" and placed in Rockhaven Sanitarium.[45] One of Rockhaven's most noted residents was Gladys Baker Eley (1902-1984), mother of film icon Marilyn Monroe and a diagnosed paranoid schizophrenic. Eley lived at Rockhaven from 1952 to 1966.[46]

Mary Florence Cecilia (Babe) Egan (1897-1966) lived at Rockhaven for several years. The violinist and leader of the all-woman band "The Hollywood Redheads," she toured nationally in the 1920s and appeared in the 1930s in one of the first all-woman radio shows, "The B Women."[47] After a stroke, one of her bandmates recounted,

> She was taken to the hospital and later to Rockhaven Sanitarium where she has been receiving the fines of care ever since. Her brain was affected but Babe never forgot the band or the names of places and people we worked with. She wrote everyone of the band and received answers from all who knew her. Yes, she was happy in Rockhaven. Good bye Babe.[48]

By the early 1950s, caring for Rockhaven had become increasingly difficult for the aging Agnes Richards. Her granddaughter, Patricia Traviss, started working there in 1954 and gradually took charge of the facility.[49] Richards continued to work at Rockhaven until months before her death in 1967. In 1969, Rockhaven's focus shifted from mental healthcare to a secured nursing home for elderly women.[50] Traviss continued to run the facility until her retirement in 2001 when it was sold to the Ararat Home, a Los Angeles-based nonprofit organization founded in 1949.

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[43] The involuntary commitment of screen actress Frances Farmer is often misattributed to Rockhaven. According to the *Los Angeles Times*, Farmer was sent to nearby Kimball Sanitarium.
[44] The Internet Movie Database, http://www.iM.D.b.com/name/nm0497344/bio?ref_=nm_ov_bio_sm
[45] "Mother Says Film Star Incompetent," source unknown, n.d.
[46] J. Randy Taraborrelli, *The Secret Life of Marilyn Monroe* (New York, NY: Grand Central Publishing, e-book, 2009), n.p.
[47] "Another Hollywood Star of 1920s Dies," *Los Angeles Times*, February 9, 1966, SG8.
[48] Jeannie Gayle Pool, *Peggy Gilbert and Her All-Girl Band* (Lanham, Maryland, Scarecrow Press, Inc., 2008), 15-17. See also Figures 18 and 19.
[49] Architectural Resources Group, 7.
[50] Denise Haddix-Niemiec, "Glendale Sanitarium Housed the Famous," *Daily News*, March 9, 1989, 2.

Ararat continued to operate the facility as a locked skilled nursing facility.[51] The company closed Rockhaven in 2006 and put the property up for sale.[52] In 2008, the property was purchased by the City of Glendale.

Asylum and Sanitarium Planning & Design

According to Carla Yanni in her book *The Architecture of Madness*, "…nineteenth-century psychiatrists considered the architecture of their hospitals, especially the planning, to be one of the most powerful tools for the treatment of the insane."[53] The idea that the environment, including architecture, shapes behavior is known as environmental determinism. This concept is found in discussions about gardens as well as building types. Landscape historian Therese O'Malley has written, "The botanic garden developed in part as a response to the new empirical sciences and the new understanding they fostered of environmental conditions…the notion that environment exerted an influence on human character had a long tradition in social theory."[54] With its favorable climate, California offered more opportunity to leverage theories of environmental determinism than many other states.

Dr. Thomas Story Kirkbride (1809-1883) believed that establishing a new building type was essential for affecting a cure for mental illness. The Kirkbride Plan, as it became known, was based on the tenets of "Moral Treatment." The linear Kirkbride Plan placed an administration building at the center of two wings composed of tiered wards. Residents were segregated based on sex and symptoms of illness, with the more agitated patients housed away from the administration building. Kirkbride believed it was crucial for the asylums to be placed in a more natural environment away from the pollutants and hectic energy of urban life. Fresh air and natural light were key for patients. According to Kirkbride, extensive grounds with cultivated parks were also essential to asylum success. Interior courtyards were often planned for patients needing the most supervision. According to author Yanni, "Sites that were on the crest of a hill were considered especially advantageous because it encouraged uplifting walks and more exciting views than a flat site."[55] Examples of Kirkbride Plan asylums include the Pennsylvania Hospital for the Insane (Isaac Holden and Samuel Sloan, 1841) in Philadelphia and the Patton State Hospital (1893, Thomas Kirkbride)[56] in San Bernardino, California.

By the middle of the nineteenth century, a group of doctors proposed a different planning scheme for mental institutions: the Cottage Plan. In this plan a series of cottages were arranged in a configuration that resembled a village, in homage to the Belgian town of Gheel which had looked after mental patients for decades. Cottages varied in size accommodating six to twenty patients. Each cottage had a flower garden in front, shade trees, and other landscape features.

[51] "Rockhaven Sanitorium: Where Someone Cares," pamphlet, c. 2002.
[52] Tracy E. Gilchrist. "Rockhaven's Oaks Hang in Balance," *Glendale News-Press*, September 21, 2006. http://articles.glendalenewspress.com/2006-09-21/news/gnp-rockhaven21_1_la-crescenta-strip-mall-rumors
[53] Carla Yanni, *The Architecture of Madness*, (Minneapolis, MN: University of Minnesota Press, 2007), 1.
[54] Therese O'Malley, Your Garden Must Be A Museum to You," *Huntington Library Quarterly*, 59 (1997-98): 210.
[55] Yanni, 58.
[56] Trevor Summons, "Behind the Scenes at Patton State Hospital," 10/2/15, http://www.dailybulletin.com/lifestyle/20151102/behind-the-scenes-at-patton-state-hospital.

Near the center of the plan was an administration building, a hospital for the sick, a bakery, laundry, and other utility buildings. According to Yanni, "One of the advantages of the Cottage Plan was that doctors could reuse old uses, use structures with a variety of plans and cluster small buildings around pre-existing hospitals."[57] At its most fundamental, the inspiration of Gheel, Belgium was also that "it was the sort of place a twentieth-century observer might call humanly scaled."[58] While Gheel itself was a case study for community-based care of the mentally ill, the Cottage Plan offered a representation of home and family while still in an institution. Examples of facilities constructed according to the Cottage Plan include the Illinois Eastern State Hospital for the Insane in Kankakee, Illinois (J.R. Willett, 1886) and the additions to the Michigan Sate Hospital for the Insane in Kalamazoo, Michigan (1856, 1885, 1888).

In his survey of mental institutions conducted between 1931 and 1933, Dr. Grimes and his three colleagues visited over 600 institutions in the United States. His findings with respect to privately run sanitariums provide powerful insight:

> In many instances the sanatorium [*sic*] grounds consist of a city lot or two, and at best they contain but a few acres. Sometimes there is a farm in connection…but this touches the sanatorium only on the dietary side…Their small capacities make it easy to avoid an institutional appearance…and as a rule, both buildings and grounds are made quite attractive…The furnishings are usually as found in good homes. Privacy is afforded the patient and his individual likes and dislikes are catered to. Comfort, hygiene, sanitation, beauty and pleasure are matters of primary concern.[59]

Richards' vision for the Rockhaven Sanitarium Historic District was clearly inspired by principles of the Cottage Plan. The district reflects both the importance of landscape in architectural theories of environmental determinism popular among mental health professionals/architects of the time and represents the organic evolution of a Cottage Plan design. By literally acquiring and adapting neighboring houses along with the purpose-built construction of new cottages, Richards was able to maintain the human scale and homelike environment of the best private mental health facilities of the early twentieth century.

Additional Context: Comparison with Other Early Twentieth Century Mental Health Facilities in Southern California

In his 1931-33 study of mental health facilities for the American Medical Association, author Charles Maurice Grimes, M.D. identified a total of 631 institutions. Of these, 351 were government owned and 280 were owned and controlled by private agencies including churches, independent associations, partnerships, and individuals.[60] Further, Grimes' report shows there were only 156 private sanatoriums across the U.S. and 76 private rest homes.[61] Grimes noted that

[57] Yanni, 79.
[58] Yanni, 87.
[59] Grimes, 78-79.
[60] Grimes, 2.
[61] Ibid.

while many institutions used the term "sanitarium" or "sanatorium" in their names, their functions were custodial not therapeutic and, therefore, he categorized them as "rest homes." Of the 156 private sanitariums for the mentally ill in the United States in the early twentieth century, 30 were in California.[62] Of the 30, only six remain extant, with three of these being by women, for women: Rockhaven Sanitarium, the former 20th Century Rest Home, and Mission Lodge Sanitarium.

The former 20th Century Rest Home is located at 5055 Novgorod Street in the El Sereno neighborhood of Los Angeles. It was established in 1923 in a dwelling on a large parcel of land. It is unknown if the 20th Century Rest home was originally co-ed or exclusively for women. By mid-century it advertised its women-only policy. It appears to have been woman-owned, as by 1926 it was owned by Mary E. Smith. From an analysis of building permits, 20th Century remained relatively small until after World War II, when new owner Mary G. Rudisill started making additions. In 1951 a new ward building was permitted and Sanborn Fire Insurance maps show three additional buildings have been added to the Sanitarium complex since that time. By the early 1970s, new owners Phillis and David Blackburn expanded the facility again, and the complex boasted a total of six buildings.[63] The facility continues in operation as Parkview Manor, a residential facility for the elderly. Aerial photographs indicate that the buildings remain in their original locations on a large parcel with numerous mature trees.[64]

Mission Lodge Sanitarium was founded in 1930 at 824 S. Gladys Avenue in San Gabriel. It now functions as an assisted living facility for seniors. It was started by Joseph and Marion Teagle to care for "disoriented and wandering individuals."[65] Census records show that Mission Lodge was exclusively for women. By 1940, there were twenty staff people and 71 residents. The Teagles had no medical qualifications; Joseph was listed in the 1930 Census as a carpenter/home builder and Marion as an artist. Period buildings on the site are in the Spanish Colonial Revival style.[66]

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[62] Grimes, 123-132.
[63] In 1986, the Blackburns received unsavory press coverage in the *Los Angeles Times* for the conditions at another of their facilities located at 1115 S. Alvarado Street in Los Angeles. After incidents of violence, a rape, a murder and many building violations, the license on the Alvarado property was revoked.
[64] There are a large number of alteration permits on file with the City of Los Angeles; however, the extent of alterations is unknown.
[65] Forest Glades Estates Homeowners Association, Powerpoint Presentation, http://www.forestgladeestates.org/images/The_Livermore_Sanitarium-s.pdf.
[66] Aerial photographs and permits indicate that Mission Lodge has had substantial alterations and additions.

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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
_X__ Local government
____ University
_X__ Other
Name of repository: Friends of Rockhaven, P.O. Box 573, Verdugo City, CA 91046
Special Collections, Glendale Public Library 222 E. Harvard Street, Glendale, CA

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property _3.4 acres____

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 34.211171 Longitude: -118.239323
2. Latitude: 34.210494 Longitude: -118.238196
3. Latitude: 34.211102 Longitude: -118.237603
4. Latitude: 34.212056 Longitude: -118.239128
5. Latitude: 34.211714 Longitude: -118.239423
6. Latitude: 34.211482 Longitude: -118.239048

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

Lots 224-231 inclusive and lots 238-243, inclusive, of Tract 2535 in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 24, pages 72 and 73 of Maps, in the Office of the County Record of said County. Said property is also shown on the County Assessor Parcel Map as APNs 5610-024 to 035 and 5610-024-044 to 048.

Boundary Justification (Explain why the boundaries were selected.)

The Rockhaven Sanitarium Historic District boundary reflects the property historically associated with Rockhaven Sanitarium.

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11. Form Prepared By

name/title: Christine Lazzaretto, Principal; Sian Winship, Architectural Historian; John LoCascio, AIA, Senior Architect
organization: Historic Resources Group
street & number: 12 S. Fair Oaks Avenue, Suite 200
city or town: Pasadena state: California zip code: 91504
e-mail: christine@historicresourcesgroup.com
telephone: (626)793-2400 date: January 28, 2016

Submitted on behalf of:
Joanna Linkchorst, President
Friends of Rockhaven
3357 Burritt Way
La Crescenta, CA, 91214
friendsofrockhaven@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** Historic site plan, ephemeral materials, historic photographs

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Rockhaven Sanitarium Historic District
City or Vicinity: Glendale
County: Los Angeles
State: CA
Photographer: Friends of Rockhaven; John LoCascio
Date Photographed: Friends of Rockhaven, May 2014; John LoCascio, January 2016

PHOTO	DESCRIPTION/VIEW
0001	Exterior, overall view of Honolulu Avenue looking west, January 2016
0002	Exterior, overall view of Pleasure Way looking northwest, January 2016
0003	Exterior, overall view of Hermosa Avenue looking west, January 2016
0004	Exterior, detail of Main Entry on Hermosa Avenue looking northwest, May 2014
0005	Exterior, overall view of Main Entry on Honolulu Avenue looking northwest, January 2016
0006	Exterior, view of Nurses' Home (Building 1) looking southwest, January 2016
0007	Exterior, overall view of Nurses' Home (Building 1) looking southwest, January 2016
0008	Exterior, view of East Façade of Pines Cottage (Building 3) looking southwest, May 2014

0009	Exterior, view of Courtyard of Pines Cottage (Building 3) looking northwest, May 2014
0010	Exterior, view of North Façade of Canary Cottage (Building 4) looking south, January 2016
0011	Exterior, detail of the windows on East Façade of Canary Cottage (Building 4) looking west, May 2014
0012	Exterior, view of Little Hospital (Building 5) looking west, May 2014
0013	Exterior, view of Coulter Cottage (Building 6) looking northeast, May 2014
0014	Exterior, detail of the sunroom of Coulter Cottage (Building 6) looking west, May 2014
0015	Exterior, view of Oaks Cottage (Building 7) and arcaded portico looking north, May 2014
0016	Exterior, view of Willows Cottage (Building 8) looking southwest, May 2014
0017	Exterior, view of Dining Hall (Building 9) and covered walkway looking northwest, May 2014
0018	Exterior, view of Elms Cottage/Annex Building (Building 10) looking northeast, May 2014
0019	Exterior, view of Garage/Laundry (Building 11) looking north, January 2016
0020	Exterior, view of Administration Building (Building 12) looking north, May 2014
0021	Exterior, view of West Façade of Rose Cottage (Building 13) looking east, May 2014
0022	Exterior, view of Food Storage (Building 14) looking northeast, January 2016
0023	Exterior, view of Rose Cottage (Building 13) looking southwest, May 2014
0024	Exterior, view of Shade Structure (Patio 15) looking southwest, January 2016
0025	Exterior, overall view of walkways and trees looking northeast, January 2016
0026	Exterior, view of *faux bois* in the garden looking southeast, May 2014
0027	Exterior, overall view of buildings and walkways looking southeast, May 2014
0028	Exterior, overall view of buildings from Oaks Cottage looking south, May 2014
0029	Exterior, detail of decorative perimeter brick fence looking northwest, January 2016

Figure 1. Location Map

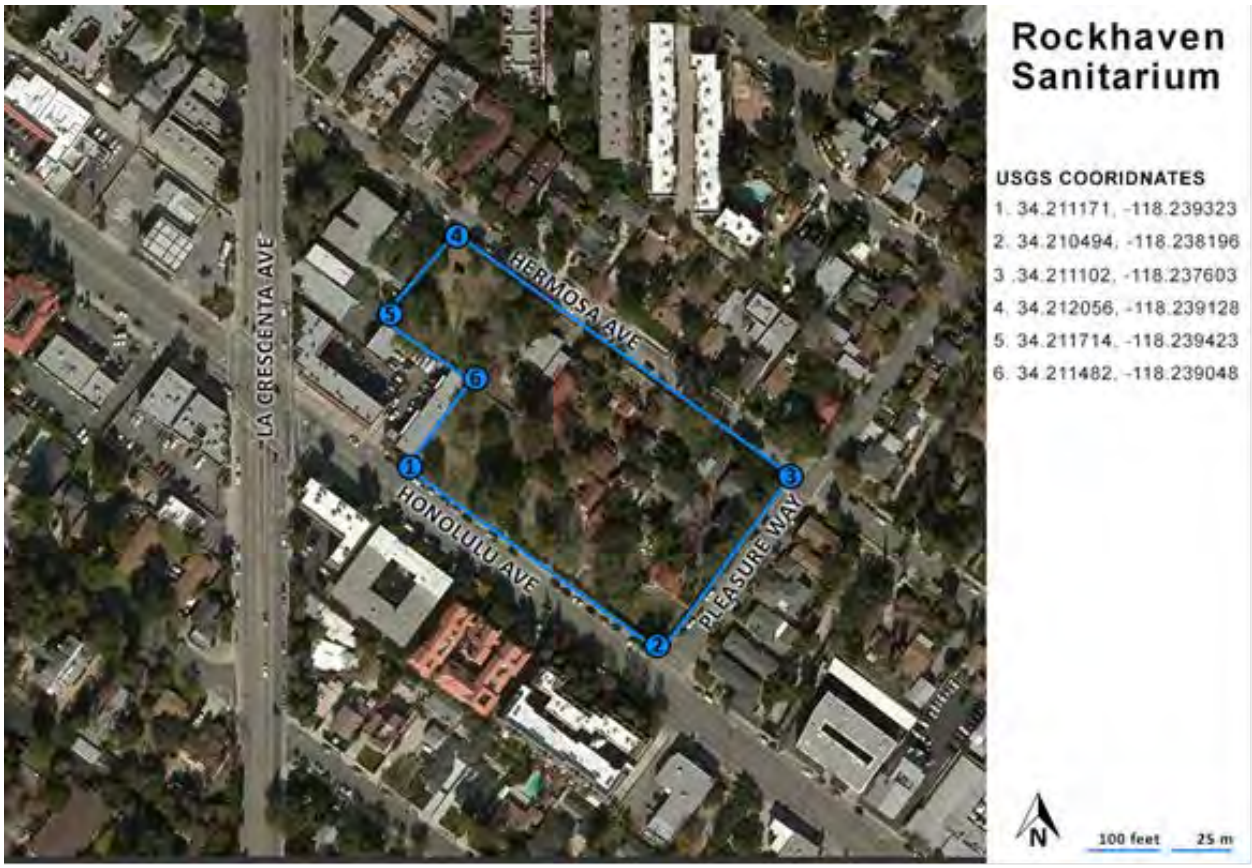
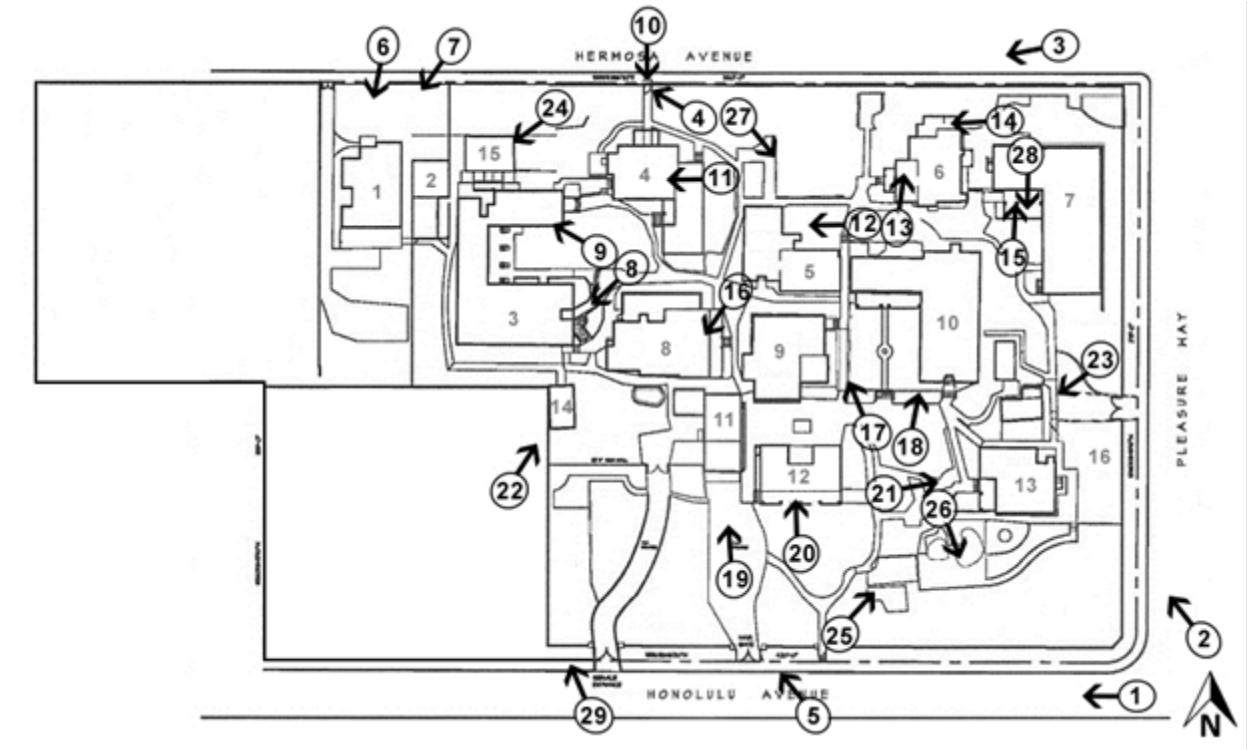


Figure 2. Sketch Map/Photo Key



Base map source: Architectural Resources Group, Inc., "Rockhaven Sanitarium Historic Resource and Conditions Assessment," 3.

Figure 3. Sketch Map/District Contributors and Noncontributor

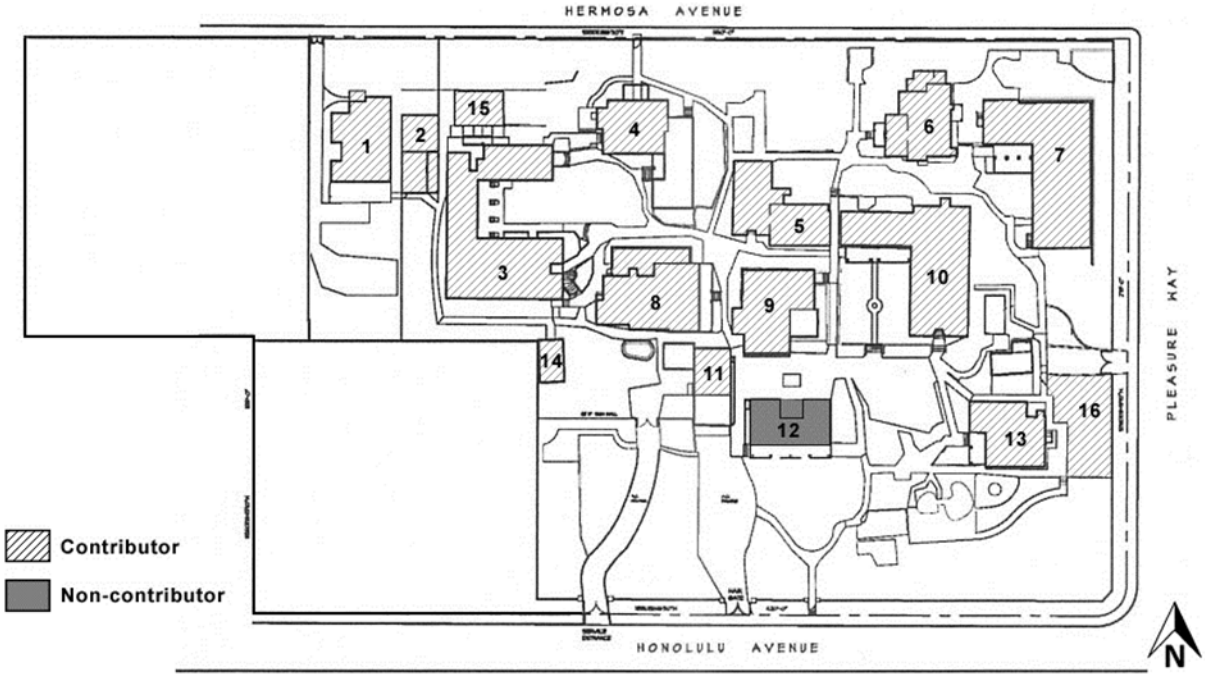


Figure 4. Historic Site Plan for Rockhaven Sanitarium circa 1955.
Source: Rockhaven Brochure, Friends of Rockhaven.

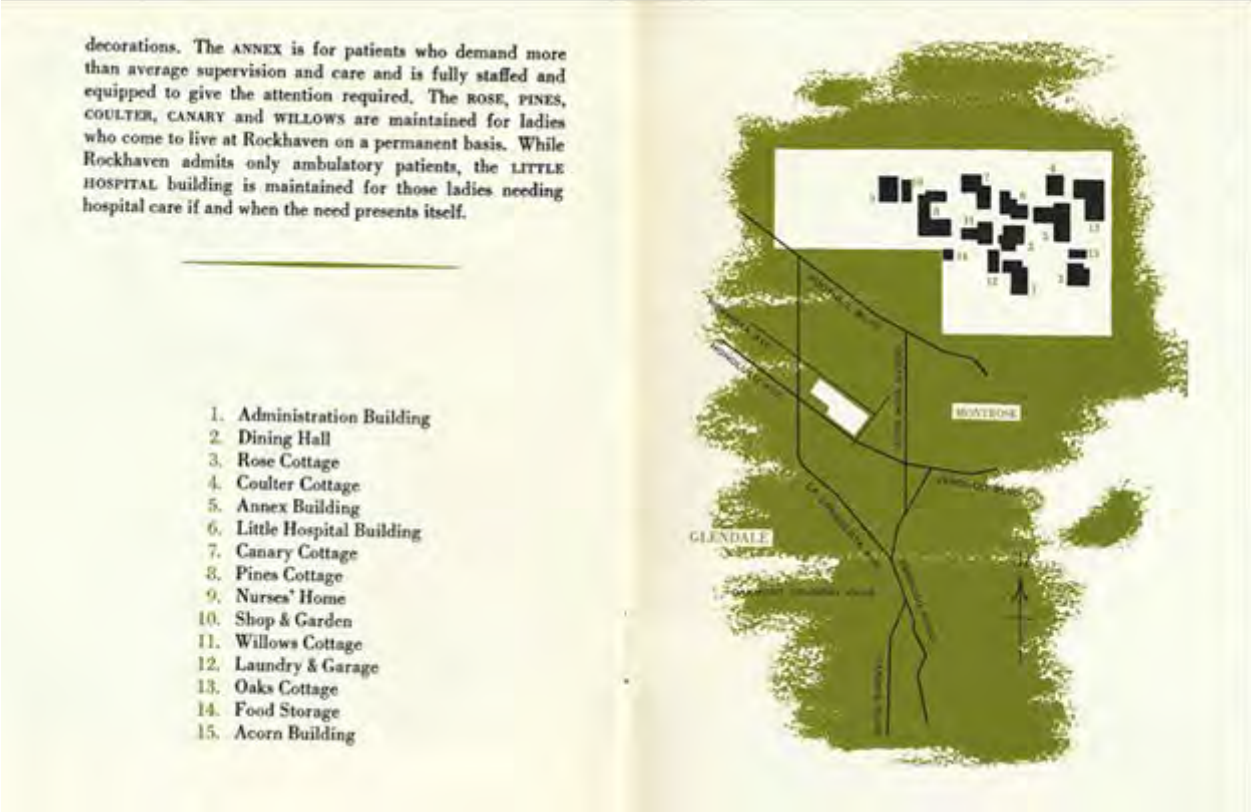


Figure 5. Agnes M. Richards, R.N. founder of Rockhaven Sanitarium, circa 1918. Source: Friends of Rockhaven.

Figure 6. Rockhaven Sanitarium nurses in front of the original "Rockhouse" building in the 1920s or 1930s. Source: Friends of Rockhaven.

Figure 7. Ladies relaxing outside Elms Cottage (1929) circa 1930 shows lushly landscaped grounds, patio, and Spanish Colonial Revival style architecture. Source: Friends of Rockhaven.

Figure 8. Walkway to Oaks Cottage (1939) shows the integrated landscape and building plan. Source: Rockhaven Brochure, Friends of Rockhaven.

Figure 9. Two-story Willows Cottage (1938), circa 1940 surrounded by brick walkways and concrete and stone planters. Note California live oak at far right. Source: Friends of Rockhaven.

Figure 10. Formal lawn adjacent to Rose Cottage (1921) building in the Craftsman style, circa 1940. Source: Friends of Rockhaven.

Figure 11. Large palm tree in patio surrounded by lush Bougainvillea and manicured hedges, circa 1940. Source: Friends of Rockhaven.

Figure 12. Garden decoration included *faux bois* concrete railing over the bridge and pond, urns and pots, and a small covered wagon, date unknown. Source: Friends of Rockhaven.

Figure 13. Interior of private cottage room, circa 1950, featuring residential furniture and fine carpet. Source: Friends of Rockhaven.

Figure 14. Pond/water feature, circa 1950. Source: Friends of Rockhaven.

Figure 15. Color photo of buildings and landscape features, circa 1950, depicts formal, informal plantings and birdbath. Source: Friends of Rockhaven.

Figure 16. Craftsman style Rose Cottage (1921), circa 1960. Source: Friends of Rockhaven.

Figure 17. Marilyn Monroe's mother, Gladys Baker Eley (right) with her legal guardian Inez Melson at Rockhaven Sanitarium, 1963. Source: http://blog.everlasting-star.net/wp-content/uploads/2014/03/mm1.NJ_.family.Gladys.with_.InezMelson1963.01.jpg.

Figure 18a. BABE EGAN AND HER HOLLYWOOD REDHEADS Courtesy Jeannie Gayle Pool, *Peggy Gilbert and Her All-Girl Band* (Lanham, Maryland, Scarecrow Press, Inc., 2008), 15-17.

Mary Florence Cecilia Egan, known as "Babe," died at Rockhaven Sanitarium in Verdugo City at 2:45 am Monday, February 7, 1966. She suffered her third stroke a week ago. Dot Sauter took her record player and the records made in Hamburg (Germany) to entertain her but she'd had the stroke the day before and no one could see her. She couldn't see and her left side was affected. She died at the age of 68.

Miss Babe Egan was born in Seattle, Washington (May 1, 1897). She played violin professionally when very young—played in the pits there. Her family moved to Hollywood where Miss Egan got a job at the studios, playing mood music for the greats of the silent era. Jim Cruze was her hero, and he gave her advice about getting her own orchestra. She organized the Babe Egan's Hollywood Redheads in about 1924. She rehearsed in theaters and got bookings as far as Honolulu way. Played in Honolulu for three months, changing the show each week. In those days the megaphone was used so a singing trio was part of the band—everyone did everything, sing, dance, play and look pretty. We wore blazers and copied ourselves after Fred Waring and his Pennsylvanians. We played in Chatiner's Ravenna Theater for several months, playing the pit and on the stage. Then we took off on the Keith-Orpheum Circuit. Played the circuit for many years. Would stay in N.Y.C. for a year at a time, in those days playing the subway circuit so-called. Worked with Burns and Allen, Jimmy Durante, then known as Clayton Jackson and Durante. Phil Silvers (1911-1985) was a kid in an act called "In Any Apartment." He had a crush on the drummer. He was 14 and she was 16. Our clarinet player taught him clarinet which he plays to this day. Also drums.

We took off for Europe in 1929 and were gone one year, touring 14 countries. Babe Egan was a fine manager and was worshipped by the girls. Her word was law. She was a natural redhead and had an Irish temper but we understood her. We were billed as the best girl band in the world and were treated as great artists by Europeans. Not just scum musicians as in the U.S.A. We ate up the hand kissing and the publicity, although the plumbing was bad. The food was delightful except in England. Three months in England and the girls were starved to death and glad to open in Berlin. Berlin in 1929 was modern and beautiful. Some of the girls would swim and sightsee in the daytime and find a pool where the waves were turned on every ten minutes. Night clubs where a telephone would be at each table—Wow! Talk about affairs of the heart. The girls stayed pretty much to themselves as they were a little afraid of foreigners.

After a year in Europe, the girls became homesick and sick of looking at castles and museums so took the "isle de France" and came back to the States. Playing the Palace in N.Y. and subsequently three times a headline act. Worked with Ted Healy (1896-1937) and his Stooges. The same Stooges who are so popular with the kids today. Moe and Shemp and "what's his name." After touring the U.S. again and visitng our families, we took off for Europe again, with an enlarded band—16 pieces this time and had just as a successful tour—a year as well, until the usual homesickness overtook the girls. It was 1933 then, and Hitler was in power, especially in

Czechoslovakia. One of the girls was Jewish and she visited her relatives in Vienna and barely escaped with her life and later got her relatives out in the nick of time. Miriam Stieglitz was her name. She still plays the sax and clarinet in N.Y.C. Dorothy Sauter still plays bass professionally. Having played with Jack Benny and an 'X-mas' T.V. show three years ago. All the other girls are married and are now grandmothers. The band joined up with Thelma White at this time. Thelma having joined the band in Europe and changed the act all around. No longer the collegiate type but a more daring costumed band. Needless to say it didn't go over and the band soon broke up, as the depression was on anyhow. Later Miss Egan and Thelma White organized a new band and went to Australia where they were quite successful. Picking up most of their musicians over there.

Miss Egan later quite the music business and had a string of dancing schools where she was quite successful. She bought a house in the [San Fernando] Valley and settled down. Later, she retired and bought a huge trailer in about 1958. This she had hauled to Palm Springs where she planned to spend the winters and the beach in the summers. She suffered a stroke. Her second one and she had one on the Isle of Majorca while visiting rich friends there a few years previous. She lay, for no one knows how many days, until her dog attracted attention and saved her life. She was taken to the hospital and later to Rockhaven Sanitarium where she has been receiving the finest of care ever since. Her brain was affected but Babe never forgot the band or the names of places and people we worked with. She wrote everyone of the band and received answers from all who knew her. Yes, she was happy in Rockhaven. Good bye Babe.

Figure 18b. Babe Egan and Her Hollywood Redheads, 1920s. Source: Jeannie Gayle Pool.

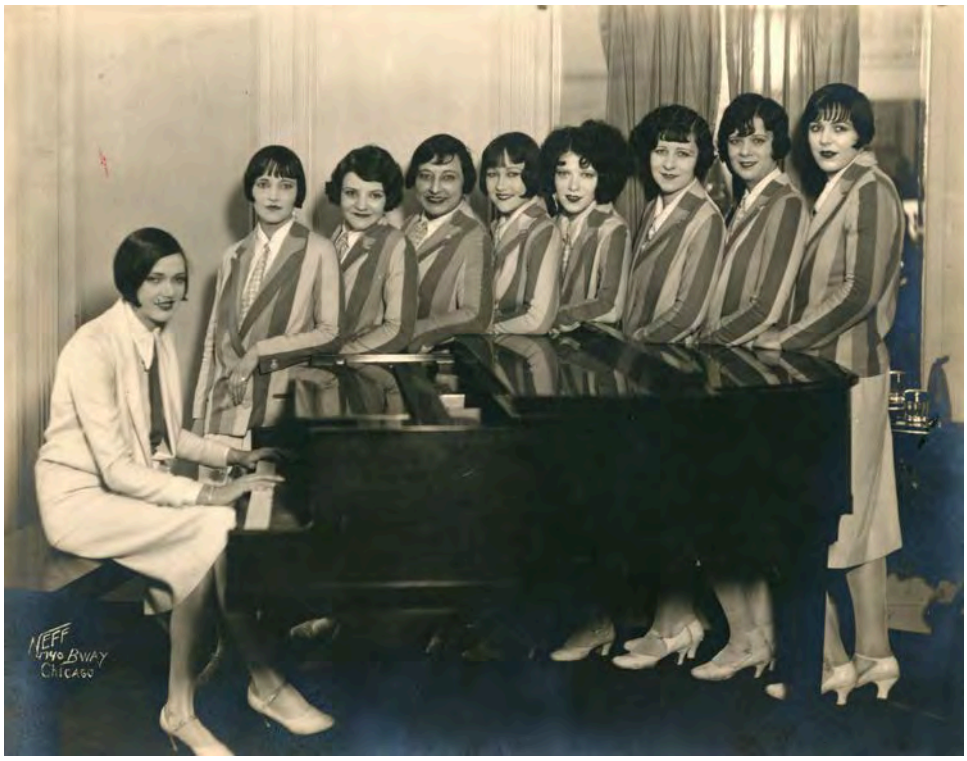


Figure 19. Original Rockhaven Sanitarium entrance gates on Honolulu Avenue before they were modified in 1964 in a street widening project by the City of Glendale. Source: Special Collections, Glendale Public Library.
Courtesy of the Historical Society of Crescenta Valley.

Figure 20. Rockhaven Brochure from pre-1940 featured six images of the gardens. Source: Friends of Rockhaven.

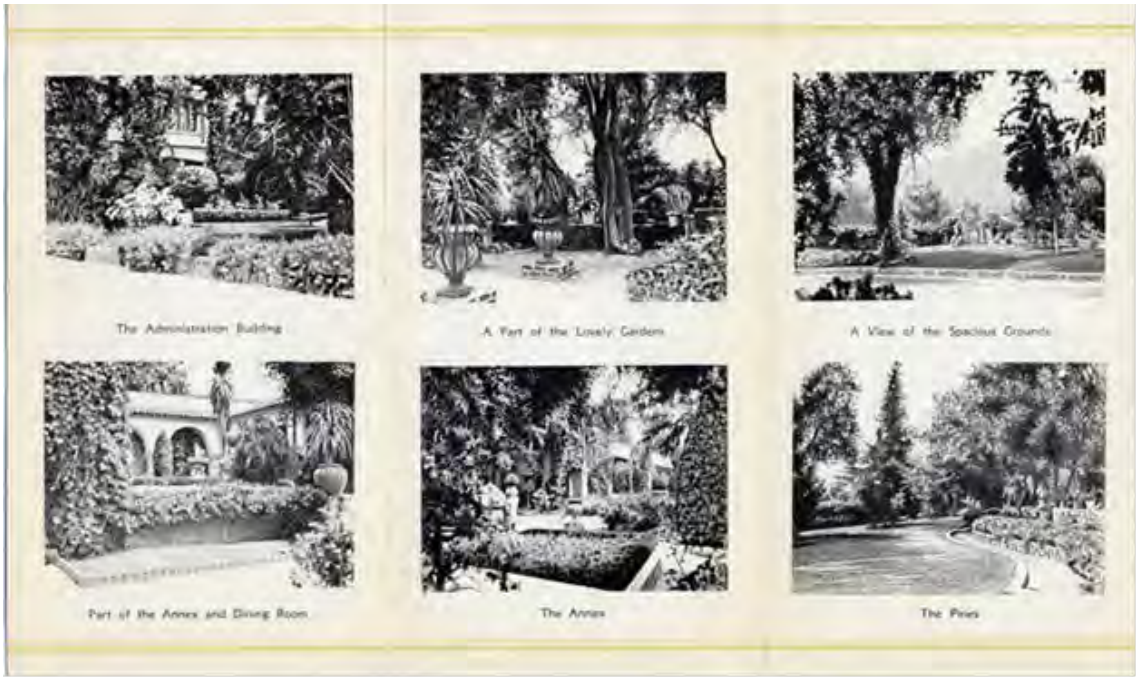


Figure 21. Rockhaven Brochure, circa 1940 shows the importance of its site landscaping and adjacency to the nearby mountains. Source: Friends of Rockhaven.

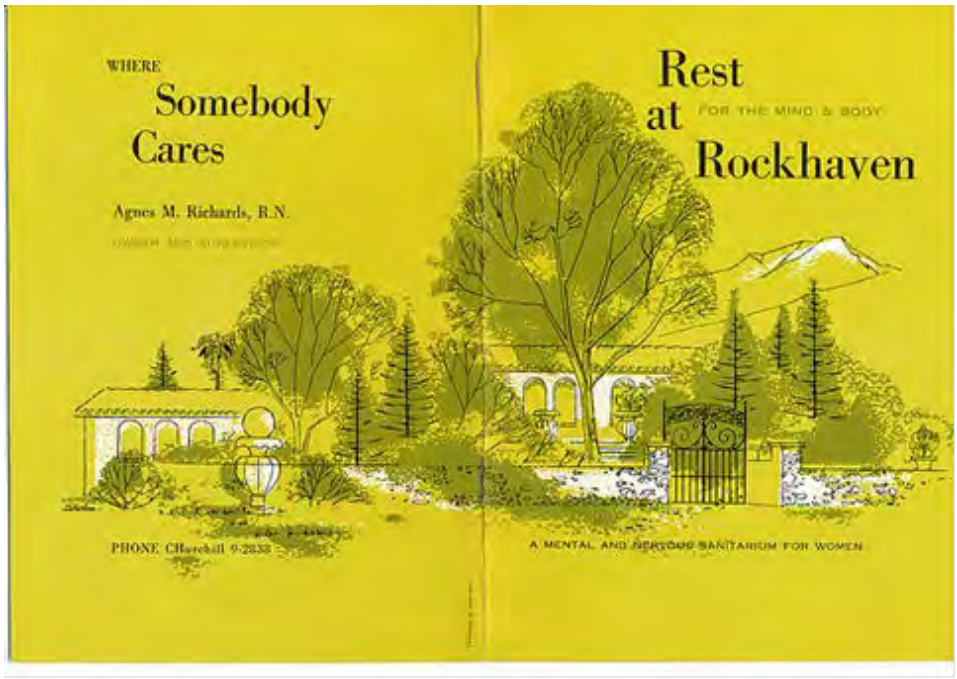
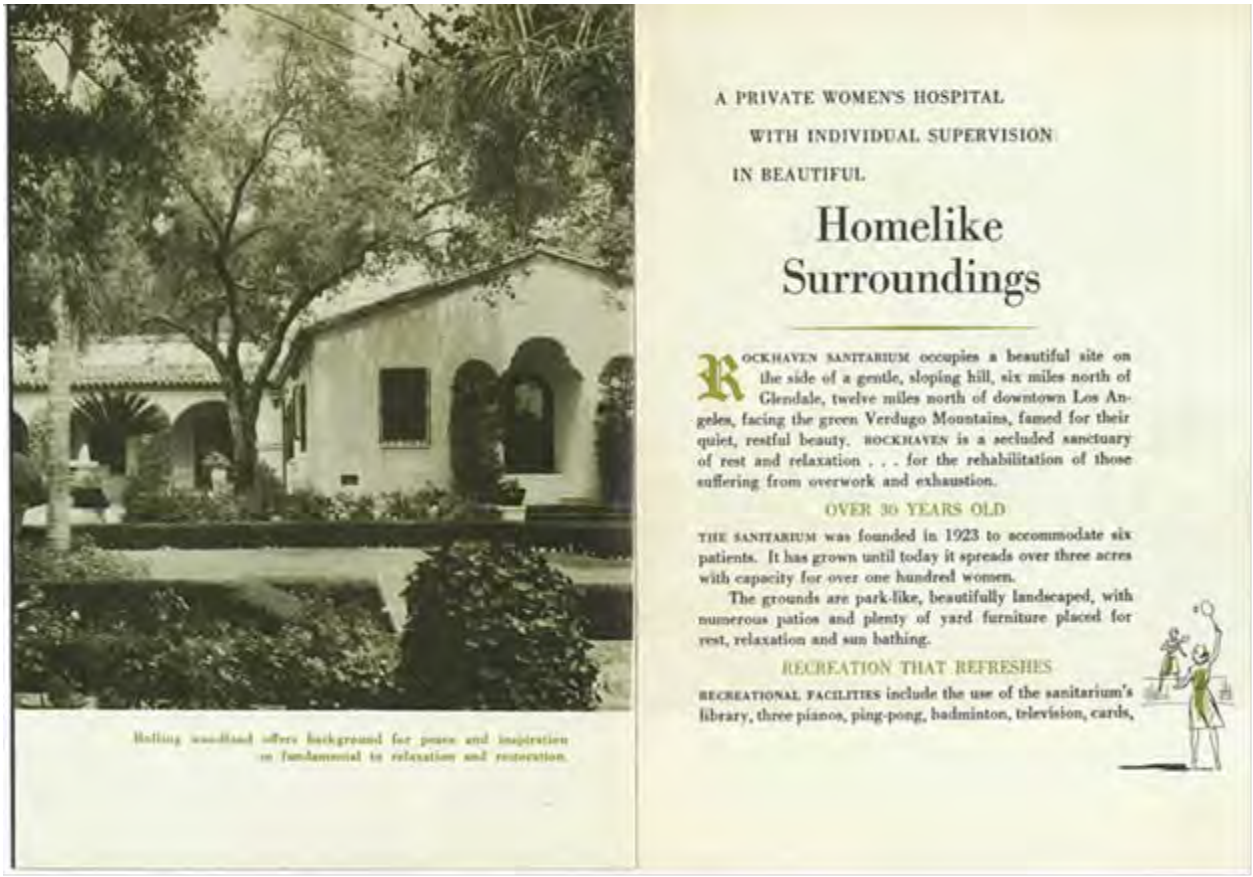


Figure 22. Rockhaven Brochure, circa 1950 emphasizes individual care and "parklike" grounds. Source: Friends of Rockhaven.



Rolling woodland offers background for peace and inspiration so fundamental to relaxation and restoration.

A PRIVATE WOMEN'S HOSPITAL
WITH INDIVIDUAL SUPERVISION
IN BEAUTIFUL

Homelike Surroundings

ROCKHAVEN SANITARIUM occupies a beautiful site on the side of a gentle, sloping hill, six miles north of Glendale, twelve miles north of downtown Los Angeles, facing the green Verdugo Mountains, famed for their quiet, restful beauty. ROCKHAVEN is a secluded sanctuary of rest and relaxation . . . for the rehabilitation of those suffering from overwork and exhaustion.

OVER 30 YEARS OLD

THE SANITARIUM was founded in 1923 to accommodate six patients. It has grown until today it spreads over three acres with capacity for over one hundred women.

The grounds are park-like, beautifully landscaped, with numerous patios and plenty of yard furniture placed for rest, relaxation and sun bathing.

RECREATION THAT REFRESHES

RECREATIONAL FACILITIES include the use of the sanitarium's library, three pianos, ping-pong, badminton, television, cards,

Figure 23. .Map of private and public mental health facilities, 1931-1933, prepared by Charles Grimes, M.D. for his AMA Survey. Note concentrations in Northern and Southern California. Of the 30 private facilities shown here, only 4 are extant.
Source: *Institutional Care of Mental Patients in the United States*, 4.

Chart 1—Showing locations of institutions for mental patients in the United States. The publicly owned institutions are indicated by circles and the privately owned by stars.

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 100 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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QUALITY

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