

LOS ANGELES COUNTY POOR FARM, GARAGE
(Rancho Los Amigos, Los Angeles, Los Angeles County Building No.
1277)
(Rancho Los Amigos National Rehabilitation Center)
(Rancho Los Amigos Medical Center)
Northwest of intersection of Bonita & Juniper Streets
Downey
Los Angeles County
California

HABS CA-2800-V
HABS CA-2800-V

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

FIELD RECORDS

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

HISTORIC AMERICAN BUILDINGS SURVEY

LOS ANGELES COUNTY POOR FARM, GARAGE
(Rancho Los Amigos, Los Angeles Building No. 1277)
Rancho Los Amigos Medical Center

HABS No. CA-2800-V

Location: 7601 Imperial Highway, located directly northwest of the intersection of Bonita and Juniper Streets.

U.S. Geological Survey Los Angeles Quadrangle, Universal Transverse Mercator Coordinates: 3754206 N; 392386.6 E

Present Owner / Occupant: County of Los Angeles

Present Use: Vacant

Significance: The Garage (LACO No. 1277) is significant under National Register of Historic Places Criterion A for its association with events that have made a significant contribution to the broad patterns of history. Located on what is now known as the Rancho Los Amigos South Campus, the historic district portrays the establishment of the County Poor Farm at this location in 1887, its transition into a facility for long-term indigent medical care between the two world wars, and its emergence as a medical and rehabilitation center in the early post World War II years. The Garage was constructed in 1925 for use as a carpenter's shop and office. Outfitted with dressing rooms and toilets for workers, the building also provided space for tools and materials storage. The Garage reflects the function of the property during the 1920s as a self-sufficient operation where on-site spaces for general maintenance, carpentry services, and storage were necessary. The Garage continued to be used as a general service building until it was abandoned in the late twentieth-century.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. **Date of erection:** 1925¹
2. **Architect:** No known architect could be associated with the Garage.
3. **Original and subsequent owners:** County of Los Angeles (1887/1888–present)
4. **Original and subsequent occupants:** County of Los Angeles (1887/1888–present)

¹ According to historic aerial photographs and Fliedner, Colleen Adair. 1990. Centennial. Rancho Los Amigos Medical Center, 1888-1988. Downey, California: Rancho Los Amigos Medical Center.

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5. **Builder, contractor, suppliers:** No known builder, contractor, or supplier could be associated with the Garage.
6. **Original plans and construction:** No building permits, original plans, or construction drawings were found for the Garage.
7. **Alterations and additions:** The only alterations to this building are the addition of boards over windows and doors.

B. Historic Context:

Begun in 1887/1888 as the new County Poor Farm, Rancho Los Amigos upon its inception was a rehabilitation facility that provided work, housing, and medical care to the indigent. The original purchase of 124.4 acres in the vicinity of the town of Downey, founded in 1873, was graded for roads, supplied with water from an artesian well, and improved with a Refectory Building (Dining Hall), the North and South Wards, an aviary, and an Office Building by 1889. During the following decade, barns and ancillary buildings with agricultural functions, a freight and passenger railroad depot, a combined bathhouse and laundry facility, and an additional ward were added.

By the 1890s, the County Poor Farm's livestock and agricultural operations were self-sufficient. The County Poor Farm had a herd of nearly 100 Jersey and Holstein cows, which provided a daily output of 200 gallons of milk. For eggs, the farm relied upon its productive, 800-chicken poultry farm located east of Erickson Avenue and north of Gardendale Street. East of the poultry yard was a hog farm, which supported approximately 150 Berkshire and Poland hogs. Sheep were raised and used for their wool. Percheron draft horses were kept to assist with heavy labor tasks. A wide range of crops were grown at the County Poor Farm, including fruits such as strawberries, peaches, and pears, and vegetables such as cabbage, corn, celery, onions, radishes, sugar beets, peas, cucumbers, and olives. With the assistance of farm supervisors, able-bodied patients helped work the fields and orchards, for which they received compensation of \$1.50 per day. Irrigation was provided primarily by the farm's artesian well. Water from the well was pumped using a 10-horse power engine and stored in a water tower.²

² Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*. Downey, CA: Rancho Los Amigos Medical Center.

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The County Poor Farm grew into a nationally recognized institution in the fields of cultivation and scientific breeding as a producer of prized crops and livestock. In addition to operating a successful agricultural enterprise, the County Poor Farm gradually expanded its role as a County medical facility. An increasing number of inmates with chronic medical disorders were being admitted to the County Poor Farm during the 1910s, prompting administrators to employ a staff of physicians and nurses to treat them. This surge in patients, and subsequently employees, would create the impetus for expanded development at the County Poor Farm in ensuing decades. The influx of new patients at the County Poor Farm provided the impetus for the expansion of services and facilities needed, resulting in the construction of a number of buildings at the property. The County Poor Farm's expansion reflected an important shift as the focus of the facility transitioned from rehabilitative care for indigents into a hospital to house long-term invalid patients.

In June 1915, William Ruddy Harriman was appointed the new superintendent at the County Poor Farm in order to reestablish the facility after devastating floods and a hog cholera epidemic in 1914 damaged the property's agricultural enterprises. Harriman promptly moved his family into the new Craftsman residence that had been constructed by the prior County Poor Farm superintendent, Charles C. Manning, at the center of the property. When Harriman took over management responsibilities at the County Poor Farm, the institution was providing care to 500 indigent men and women with a staff of 45. Under Harriman's leadership (1915-1931; 1933-1952), the County Poor Farm's agricultural fields and livestock rebounded and an ambitious plan of improvements, including new and expanded wards, was immediately begun to address the rapidly expanding need for patient accommodations and services. Harriman dramatically improved the property, installing an irrigation system, upgrading the utilities, constructing new buildings, organizing administration duties and developing the property's park-like landscape. These improvements were largely accomplished in the wake of the financial surge following World War I.³

The range of improvements Harriman initiated at the County Poor Farm reflects the rapid growth of the facility during the 1920s. New and expanded services included the construction of new on-site housing that was provided for the employees responsible for around-the-clock patient care and attention, patient wards, additions to men and women's psychopathic buildings, dining room extensions, nurses' dormitories, employee bungalows, a new power plant, and street improvements.

³ Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888-1988*. Downey, CA: Rancho Los Amigos Medical Center.

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In addition to the physical changes that were implemented under Harriman's leadership, there were also philosophical changes at the County Poor Farm. Harriman subscribed to the idea that the physical condition of an individual could be improved through occupational therapy activities and uplifting surroundings. Harriman's philosophy for self-improvement soon encompassed every activity at the County Poor Farm. He insisted that the patient's needs and comfort be addressed through the development of amenities at the County Poor Farm. Patients were assigned to work on the farm or in the greenhouse, based on their physical capabilities and individual talents. These occupational therapy activities were also intended as physical therapy, by providing the patients with fresh air, sunshine and independence.⁴

Throughout the 1920s, as residency continued to increase, Harriman expanded and improved the County Poor Farm's facilities, including a number of large building projects. Understanding the need to house additional patients, Harriman began the construction of four patient wards in 1922 followed by an additional four wards soon after. This project signaled the full-fledged transition of the farm from a rehabilitative care facility for indigents into a hospital to house long-term invalid patients. By 1922, the institution had a staff of approximately 175 employees to care for the needs of the 1,500 ambulatory patients living at the South Campus.⁵ By late 1925, an additional five infirmary wards had been constructed. Several substantial buildings continued to be erected through the 1920s. In 1928, the old brick refectory building was razed and replaced with an 850-seat Spanish Colonial Revival Auditorium which provided much needed diversions to the ailing patients and staff. Movies were screened weekly in the Auditorium and other musical types of entertainment were offered as well.

By the end of the 1920s, the County Poor Farm comprised an impressive 540 acres of farmland and buildings, with a property value of \$2 million dollars. Real estate improvements included 3 annual crop yields, one mile of paved roads, an additional one and one-fourth miles of decomposing granite roads, miles of sewer mains connected to the County sanitation system, hundreds of acres of new lawns, gardens, trees, and numerous buildings serving a variety of purposes.^{6,7}

⁴ Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*. Downey, CA: Rancho Los Amigos Medical Center.

⁵ Foster, Henry. 5 October 1959. "History of the Rancho." Los Angeles: University of Southern California Archives. Box 25, Folder 57.

⁶ Fliedner, Colleen Adair. 1990. *Centennial, Rancho Los Amigos Medical Center, 1888–1988*. Downey, CA: Rancho Los Amigos Medical Center.

⁷ Harriman, William R. "1927–1928 Annual Report for Rancho Los Amigos." Los Angeles: University of Southern California. Box 22, Folder 13.

PART II. ARCHITECTURE INFORMATION

A. General Statement:

1. **Architectural character:** The wood-framed utilitarian Garage is one-story, symmetrical in appearance and rectangular in plan. The Garage is attached to the Workshop (HABS No. CA-2800-T, LACO No. 1275) along its east elevation. The building has retained most of its character-defining features that include: wood-framed structural system; corrugated metal siding; multi-light wood sash windows and minimal ornamentation.
2. **Condition of fabric:** The current condition of the Garage is deteriorated. Many of the building's windows and doors have been boarded over.

B. Description of Exterior:

1. **Overall dimensions:** The Garage has a rectangular floor plan and is one story in height. The net interior condition space (interior dimensions exclusive of covered or enclosed exterior spaces) calculates to 6,010 square feet. The building has a gross area of exterior square footage and a footprint of 6,109 square feet.⁸
2. **Foundations:** The building sits on a concrete slab foundation.
3. **Walls:** Exterior walls consist of corrugated metal sheets.
4. **Structural system, framing:** The structural system for the Garage consists of a front-gabled roof supported by wood-framed walls.
5. **Openings:**
 - a. **Windows:** Fenestration on the west elevation consists of regularly spaced bays of three one-over-one windows tucked beneath the eaves; fenestration on the north elevation consists of central sliding doors flanked by double-hung sash, six-over-six and nine-over-nine, and a band of four-light transom windows. Windows on the east and south elevations are either not visible or boarded over.
 - b. **Doors:** The primary entrance is located centrally on the north elevation and consists of glazed wood-framed sliding doors that have been boarded over.

⁸ Sapphos Environmental, Inc. 15 December 2008. Revised Memorandum for the Record, 1217-056, No. 21, Update to the List of Buildings, Structures, and Features of the Rancho Los Amigos Historic District. Pasadena, CA.

6. Roof:

The building is capped by a moderately-pitched front-gabled roof with slightly overhanging eaves and exposed rafters. A shed-roofed wing is located on the west elevation. Composite shingles cover the roof. Vents composed of horizontal louvers are located in both gable ends.

C. Description of Interior: The east end of the Garage has an open floor plan that runs along a north-south axis.⁹ The western half of the building consists of a complex combination of rooms, hallways and bathrooms. The Garage shares the eastern wall with the Workshop (LACO No. 1275, HABS No. CA-2800-T).

D. Site:

1. General setting: The building is surrounded by concrete paving.

2. Orientation: The Garage is located directly northwest of the intersection of Bonita and Juniper Streets. The south façade is primary.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings:

No original drawings for the Garage were discovered. A set of as-found drawings were prepared for the Historic American Buildings Survey (HABS) documentation in 2007 by Mollenhauer Group for the County of Los Angeles.

B. Bibliography:

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⁹ For descriptive purposes, it has been assumed that the street grid is oriented to the compass points. In actuality, the north-south axis of the street grid is off by approximately 45 degrees.

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C. Likely Sources Not Yet Investigated:

Rancho Los Amigos Foundation collection

D. Supplemental Material:

Reduced copies of 2007 as-found drawings

PART IV. PROJECT INFORMATION

HABS documentation for the Garage was prepared by Sapphos Environmental, Inc. staff from December 2006 to June 2010 on behalf of the County of Los Angeles Chief Executive

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Office (CEO). The HABS documentation serves as mitigation to comply with the Environmental Impact Report (EIR) for the proposed Campus Plan project. Measured surveys were carried out in 2007 by Mollenhauer Group, Los Angeles, California. Photographs were taken from January 2010 to June 2010 by Mr. David Lee, production manager, Sapphos Environmental, Inc. Part I of the historical report (historic context) was prepared by Ms. Shannon Carmack, senior cultural resources coordinator, Ms. Rebecca Silva, senior cultural resources coordinator, Ms. Deborah Howell-Ardila, senior cultural resources coordinator, Ms. Marlise Fratinardo, senior cultural resources coordinator, and Ms. Laura Carias, cultural resources coordinator, Sapphos Environmental, Inc. Part II of the historical report (architectural information) was prepared by Ms. Rebecca Silva, senior cultural resources coordinator, Ms. Marlise Fratinardo, senior cultural resources coordinator, and Ms. Laura Carias, cultural resources coordinator, Sapphos Environmental, Inc. Ms. Leslie Heumann, Sapphos Environmental, Inc. manager of cultural resources, reviewed the final report and supporting documents, and provided research, writing, and project oversight.