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Carson City Hall Historic Structure Report - *DRAFT*

Prepared for

City of Carson

Prepared by

Architectural Resources Group

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Opposite: View north of Carson City Hall's south entrance (ARG, 2023).

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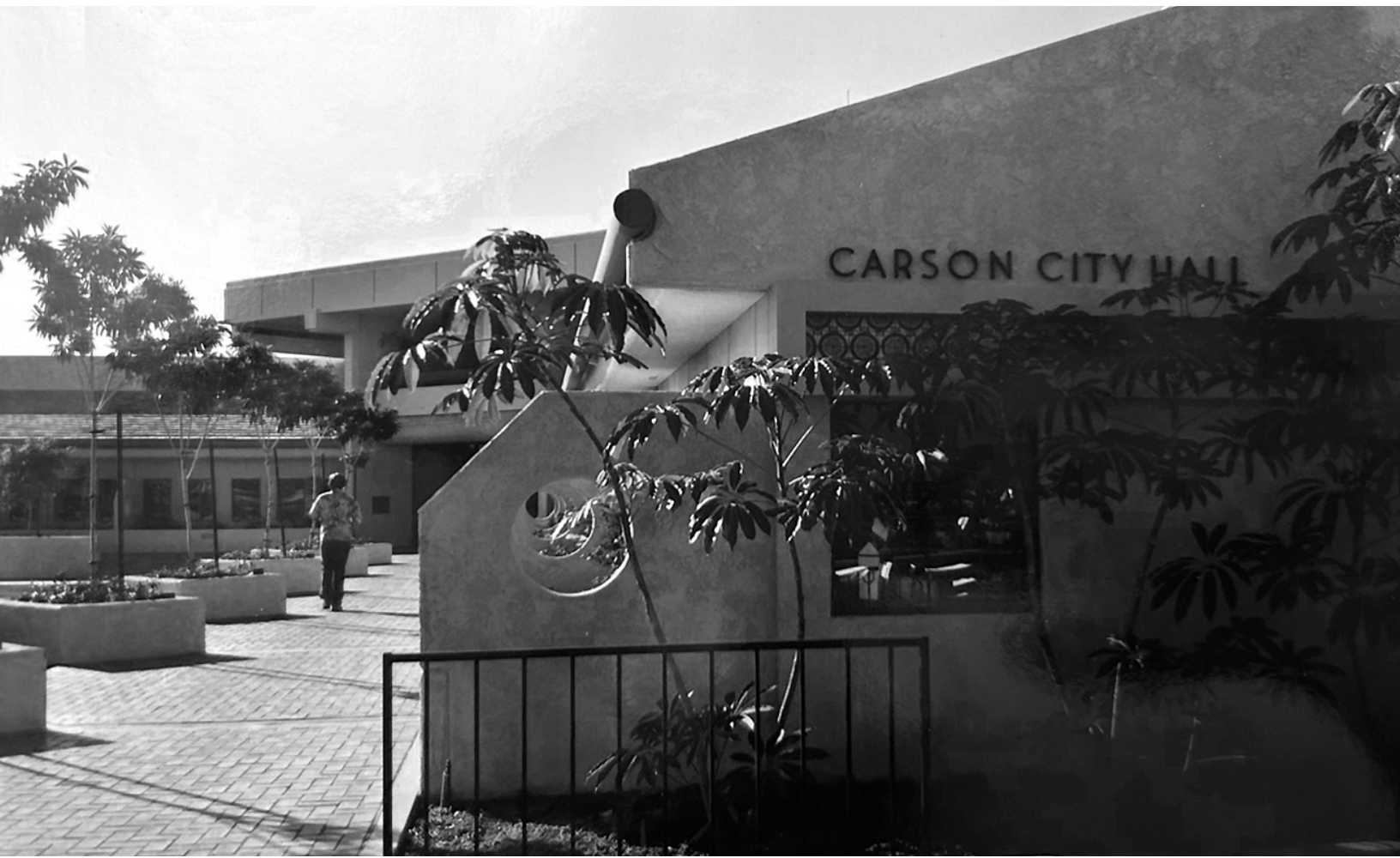
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Introduction

Opposite: Carson City Hall, ca. 1976 (UCLA Special Collections).

Purpose of the Report

The Carson City Hall Historic Structure Report (HSR) was completed by Architectural Resources Group (ARG) at the request of the City of Carson. The purpose of this HSR is to document the subject building's history, significance, and existing conditions, and to appropriately guide its rehabilitation and maintenance. The HSR is also intended to serve as an educational tool that can be used to inform city staff and the public about the historical background, design, and development of city hall and its importance to the history of Carson.

This HSR was made possible through funding provided by the National Trust for Historic Preservation's Conserving Black Modernism Grant program.

An HSR establishes a valuable foundation for the rehabilitation of historic properties. It is a planning tool that will direct the future of the subject building in a manner that retains significant features, materials, spatial relationships, and interiors. The prevailing goals of this document are to provide a clear understanding of the subject building's significance and condition, to establish a basic framework for decision making that shall be used by current and future stewards of the building, and to provide treatment priorities for future restoration and maintenance work. In addition to guiding the building's maintenance and use, the HSR will serve as useful tool to engage the public according to the city's educational programming goals.

Designed by an ethnically diverse joint venture architectural team including Robert E. Alexander, Robert Kennard of Kennard, Delahousie & Gault, and Frank Sata, in collaboration with landscape architect Yoshito Kuromiya and interior designer Michael Sanchez, Carson City Hall embodies a unique Late Modern design aesthetic with Spanish Colonial Revival influences. Completed in 1976, the building also represents Carson's first purpose-built city hall and

is emblematic of the nascent city's forward-thinking optimism and strive to create a better and more equitable future for its residents.

Carson City Hall is not formally designated in the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register). However, based on research and analysis conducted as part of this HSR, ARG has determined the building is eligible for listing in the federal and state registers under Criteria A/1 and C/3, for the above-stated reasons.

The period of significance for Carson City Hall is 1975-1977, beginning with the year construction commenced and ending with the year improvements were made to the building's basement for its use as an emergency operations center.

Preservation Objectives

According to *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*, an HSR provides documentary, graphic, and physical information about a property's history and existing conditions. Broadly recognized as an effective part of preservation planning, an HSR also provides a thoughtfully considered argument for selecting the most appropriate approach to treatment prior to the commencement of work. An HSR serves as an important guide for all changes made to a historic property and outlines a scope of recommended work.

This HSR shall provide historical context about the building's history, design, and original design team. It shall also shall guide the rehabilitation, restoration, and maintenance of Carson City Hall.

Methodology

This HSR has been developed using information gathered through background document review, primary and secondary source research, and field investigation. The methodology that was employed for this report ascribes to the guidelines, standards, and best professional practices that are enumerated in the following reference materials:

Preservation Brief 43: The Preparation and Use of Historic Structure Reports

The Secretary of the Interior's Standards for the Treatment of Historic Properties

National Register Bulletin 39: *Researching a Historic Property*

The report conveys information about the design and construction of the building in two parts: 1) Developmental History and 2) Treatment and Work Recommendations.

Part 1, Developmental History, comprises a historical background and context; a chronology of development and use; a physical description and list of character-defining features and spaces; and a discussion of significance. The Developmental History section also provides a comprehensive analysis of the building's interior and exterior conditions, and examines the building's systems.

Part 2 provides a comprehensive set of treatment and use recommendations for the building, including the conservation of significant materials and recommendations for necessary code and accessibility improvements. The proposed treatment was developed in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*.

Conditions Assessment and Document Review

ARG conducted site visits in November 2023 along with our subconsultant team: Structural Focus (structural engineers), MEP Cal (mechanical, electrical, and plumbing engineers), WJE (building envelope specialists), and MIG (landscape architects). The conditions of the building's exterior, interior spaces, and surrounding site and landscape were examined and documented with digital photographs.

Subconsultant reports are included as appendices to the HSR.

Research

Research for the completion of this HSR included consultation of the following sources and repositories: secondary sources obtained at the Los Angeles Public Library; archives of the *Los Angeles Times*, *San Pedro News-Pilot*, and other local periodicals; building permits and drawings obtained from the City of Carson Building and Safety Division; sources and historic photographs from the California State University Dominguez Hills Library Special Collections; the Robert A. Kennard Papers, held at the University of California Los Angeles Library Special Collections; online repositories; discussions with Gail Kennard, architect and daughter of Robert Kennard; technical bulletins published by the National Park Service (NPS) and the California Office of Historic Preservation (OHP); and ARG's in-house collection of architectural books and reference materials. These materials aided in the preparation of the Developmental History section of this report.



Part I

Developmental History

Opposite: Carson City Hall, view from the east garden, ca. 1976 (UCLA Special Collections).

Historical Background and Context

History of the City of Carson

Early History of Carson

What is now the City of Carson was first occupied by Indigenous people who are known alternatively as the Gabrieleño/Tongva. The name Gabrieleño, arguably the most commonly known moniker for the group, is not rooted in Indigenous culture, but is rather a name the Spanish gave the local Indigenous people after they arrived in the eighteenth century. The name is derived from the Mission San Gabriel, one of the area's Spanish missions. Tongva has been used as a substitute for Gabrieleño, though the usage of this name is also disputed. It was introduced in the early twentieth century by an anthropologist interviewing an Indigenous woman and was based upon the name of the village in which she lived. The name was incorrectly interpreted as the name of her entire tribe but has remained in use.¹

The Gabrieleño/Tongva lived in what is today the southern portion of Los Angeles County, northern portion of Orange County, and western portions

¹ This report uses the name Gabrieleño/Tongva since that is one of the names used by the San Gabriel Band of Mission Indians, the state-recognized group in the Los Angeles area. The name advocated recently by many in the community as more accurate is Kizh (pronounced Keech). It was what the native people in the Whittier Narrows area called themselves when the Spanish arrived in the eighteenth century and appears to be a reference to the houses in which they lived. E. Gary Stickel, "Why the Original Indian Tribe of the Greater Los Angeles Area is Called Kizh Not Tongva," Gabrieleño Band of Mission Indians Tribal Government, February 2022, 3, accessed August 25, 2022, <https://gabrielenoindians.org/2022/08/09/kizh-not-tongva/>; "What's In a Name? For L.A.'s Kizh Indians, Its Respect," *Pasadena Star-News*, July 28, 2017.

of San Bernardino and Riverside counties.² The region was known as Tovaangar and stretched from approximately from what is now Palos Verdes to San Bernardino, and between Saddleback Mountain and the San Fernando Valley. The Gabrieleño/Tongva built "a complex society of significant economic power and cultural influence."³ They participated in trade with neighboring groups, including the Chumash, Serrano, and Cahuilla Native Americans.⁴ They were "one of the most materially rich and culturally influential Indian groups of southern California."⁵ Though concrete estimates are difficult to determine, scholars approximate that before 1770, the Indigenous population in the area numbered roughly 5,000 people.⁶ The Gabrieleño/Tongva's lifestyle was based in hunting and gathering, and they lived in about 100 villages, each of which was an independent entity that was interconnected to those surrounding it.⁷ Larger settlements "functioned as political, legal, and administrative centers" while others "served as ritual centers [... or] provided a focal point for regional trade activities."⁸ The largest village in the Los Angeles basin was Yaanga (or Yanga), which was located in what is now downtown Los Angeles. The closest village to what is now Carson was Povuu'unga, east of what is now Long Beach. The area that is now Carson was located near an Indigenous trade route connecting Yaanga and Povuu'unga.

² Los Angeles Almanac, "Original People of Los Angeles County," accessed August 25, 2022, <http://www.laalmanac.com/history/hi05.php>.

³ William McCawley, *The First Angelinos: The Gabrielino Indians of Los Angeles County* (Banning, CA: Malki Museum Press, 1996), 9.

⁴ McCawley, 10.

⁵ McCawley, 9.

⁶ McCawley, 25.

⁷ Sean Greene and Thomas Curwen, "Mapping the Tongva Villages of L.A.'s Past," *Los Angeles Times*, May 9, 2019, accessed January 11, 2024, <https://www.latimes.com/projects/la-me-tongva-map/>.

⁸ McCawley, 27.

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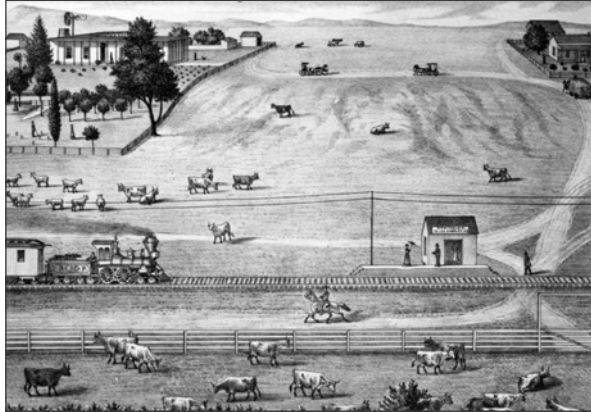
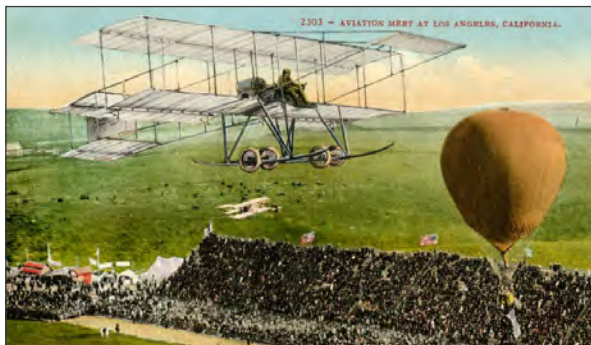


Illustration of Dominguez Family Rancho in San Pedro, 1880s (Los Angeles Department of Water and Power).



Rancho Dominguez Adobe, 1927 (California State University Dominguez Hills Library Special Collections).



Postcard of the Aviation Meet in Dominguez Hills, 1910 (Los Angeles Public Library).

With the arrival of the Spanish and the establishment of the mission system in the eighteenth century, the fortunes of the Gabrieleño/Tongva changed dramatically. Spanish explorers founded a system of missions with the purpose of converting the Indigenous people to Christianity and, by extension it was believed, into loyal subjects of Spain. The missions were also intended to help sustain the region economically, and their success relied on the exploitation of the region's Indigenous people, many of whom were forcibly relocated to the missions and served as a laborers.⁹ They were forced to abandon their way of life, culture, language, and religion, and many died of diseases introduced by the Spanish. Those who did not convert and move to mission lands lived in or near the Los Angeles pueblo and worked either in the pueblo or on privately owned Spanish ranchos.¹⁰

In the 1830s, the newly independent country of Mexico secularized the missions. Though the missions' land was supposed to become property of the area's Indigenous people, much of it fell into the hands of local governments instead. In turn, the land passed to members of the local ruling class in the form of ranchos.¹¹ The land that is now Carson became part of the 76,000-acre Rancho San Pedro, owned by Juan Jose Dominguez beginning in 1784.¹² It was bounded roughly by the Los Angeles River on the east, what is now Rosecrans Avenue on the north, and the Pacific

⁹ Daniel Prosser, "Spanish Colonial and Mexican Era Settlement, 1781-1849," *Los Angeles Citywide Historic Context Statement*, prepared for the City of Los Angeles department of City Planning, February 2016, 5.

¹⁰ McCawley, 200. *The First Angelinos* includes further discussion of Indigenous life in the nineteenth century.

¹¹ Prosser, 18.

¹² Jack E. Jerrils, *The History of a City: Carson, California* (Carson, CA: 1972), 5.

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Ocean on the south and west.¹³ Following Juan Jose's death, the rancho passed into the hands of his nephew Cristobal Dominguez and thereafter Manuel Dominguez and then other Dominguez descendants.¹⁴

George Henry Carson, for whom the City of Carson was later named, married Maria Victoria Dominguez in 1857. Born in New York, Carson moved to the Los Angeles area in 1853. Carson became active in local politics and opened a hardware business. Following his marriage, he and his family moved to Rancho San Pedro. He assisted in managing the Dominguez lands, which by this time were devoted to sheep grazing and grain and dairy farming.¹⁵ Eventually, these were replaced by citrus and vineyards.¹⁶

In the late nineteenth and early twentieth centuries, the Dominguez family began leasing and selling rancho land to farmers. Land was portioned off into five-acre plots, and people began to settle there. The area, with land devoted to small-scale farms and poultry enterprises, was first known as Nestoria and later Keystone.¹⁷ A relatively substantial German population moved to the area north of Wilmington (along what is now Lomita Boulevard near Main Street), which became known locally as the German Settlement.¹⁸ The Southern Pacific Railroad constructed tracks through the area, which helped move goods from the area's ranches to market.

In 1910 and 1911, two international Aviation Meets were held at Dominguez Field near what is now California State University, Dominguez Hills. It was the first air show in the United States and

¹³ Charlotte Trejos, *My Carson Your Carson: A Picture Book of the Past and Present of the City of Carson, California* (Carson, CA: Trejos Literary Agency, 1987), 10.

¹⁴ Jerrils, 8.

¹⁵ Jerrils, 37-38.

¹⁶ Trejos, 20.

¹⁷ Jerrils, 54.

¹⁸ Jerrils, 48.

attracted a crowd of 175,000 people who watched demonstrations of aircraft from around the world.¹⁹

Despite the national attention received from the Dominguez Field meets, the community grew slowly in the early twentieth century for several reasons. The discovery of oil in nearby Dominguez Hills promoted industrial development near Carson, and oil-related industrial development was common by the 1920s. Five oil refiners developed in Carson by the middle of the decade.²⁰ This development was not compatible with residential construction, and the town of Carson itself remained relatively small.²¹ In addition, the area saw periodic flooding during the rainy season, which dictated where residential neighborhoods could develop. They remained scattered among vacant land for much of the first half of the century. For example, in 1938, heavy rains resulted in flooding in the area, leaving a 3,000-acre lake over Avalon Boulevard towards Main Street.²² Major flooding again took place in 1956. The lake would not drain completely until the County constructed drainage canals in the 1950s and 1960s.²³

Due to these factors, the area that became the City of Carson did not see concerted residential development prior to World War II. Industrial development in the vicinity led some workers to settle nearby, but most lived in adjacent communities such as Compton or Torrance. In the 1920s and 1930s, some residential neighborhoods developed north of Sepulveda Boulevard near Avalon Boulevard and east side of Carson between Dominguez and Carson streets, east

¹⁹ City of Carson, "The Great Air Meet of 1910," accessed January 9, 2024, <https://ci.carson.ca.us/AboutCarson/greatairmeet.aspx>.

²⁰ Stein, "Carson Comes of Age."

²¹ "Carson Community History," Los Angeles County Library, accessed November 29, 2023, <https://lacountylibrary.org/carson-local-history/>; Stein, "Carson Comes of Age."

²² Jerrils, 56.

²³ Trejos, 60.

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of Alameda Street (what is today Dominguez-Lincoln Village).²⁴ The latter neighborhood was originally called Davidson City. It was laid out in 1923 by Charles Wesley Broadbent and named for its developer H.C. Davidson.²⁵ Much of the remainder of the tract filled in, in the 1940s. It was later known as Dominguez.

While reliable census data for Carson prior to 1940 was not accessible, other sources provide clues as to the demographics of the area during this period. The Home Owners' Loan Corporation (HOLC) produced assessment maps of neighborhoods throughout Los Angeles County and other urban areas in the late 1930s. The purpose of the maps was to assess the security risk of neighborhoods for home loans based on a specific set of factors. The HOLC maps assigned a rating to every neighborhood, and used racial and class considerations, among others, to assess whether a neighborhood was a financial security risk. Each area was color coded and given a description. While most of the area that became the City of Carson is not covered due to its low population density, the HOLC maps did include Davidson City. A description prepared for the area provides clues as to the population makeup of this and the surrounding area. It notes that there were few people of color in Davidson City itself, and residents were "local merchants and professional men, artisans, oil workers, etc."²⁶ It also stated that "deed restrictions cover both improvements and racial hazards" for homes in the area.²⁷

²⁴ Jerrils, 57.

²⁵ "Open Office Here – Subdivisions and Subdividers," *Los Angeles Times*, March 29, 1925, F6. Davidson developed several tracts in the Long Beach area in the 1920s.

²⁶ Nelson, Robert K., LaDale Winling, et al. Area C151, "Mapping Inequality: Redlining in New Deal America," edited by Robert K. Nelson and Edward L. Ayers. *American Panorama: An Atlas of United States History*, 2023. <https://dsl.richmond.edu/panorama/redlining>.

²⁷ Nelson, et al. Area C151, "Mapping Inequality."

The use of restrictive covenants, referred to as deed restrictions in the HOLC sheet discussed above, was one of several discriminatory housing practices used in the first half of the twentieth century in Los Angeles County and around the country. Covenants were one of the most effective tools of racial segregation and used widely in the Los Angeles area (and cities nationwide) between 1900 and 1948. They were a legal clause written into a property deed, which specified that the owner could only sell or rent the property to "Caucasians" or risk losing the property. Many covenants listed the excluded racial groups by name, such as "Negroes," Mexicans, Japanese, Chinese, and Jews, among others.²⁸ These covenants were intended to run with the land, despite future transfers in ownership, and typically lasted 20-30 years, and sometimes in perpetuity.²⁹

While properties in Davidson City were covered by restrictive covenants, it appears that the area adjacent to it was not. The HOLC description stated that the "population within the area [of Davidson City] is homogeneous, but the surrounding country contains many Japanese truck gardeners and Mexican farm laborer families whose children attend the local schools."³⁰ Historian Charlotte Brooks notes that Japanese farmers, who could not own land in California in the early twentieth century due to the Alien Land Act, illegally leased land throughout Los Angeles County, including land in Dominguez Hills and nearby Gardena, Hawthorne, and Torrance.³¹ A

²⁸ Wendy Plotkin, "Restrictive Covenants," in David Goldfield, ed., *Encyclopedia of American Urban History*, vol. 2 (Thousand Oaks: Sage, 2007), 681.

²⁹ Plotkin, "Restrictive Covenants," 679.

³⁰ Nelson, et al. Area C151, "Mapping Inequality."

³¹ Charlotte Brooks, *Alien Neighbors, Foreign Friends: Asian Americans, Housing, and the Transformation of Urban California* (Chicago: University of Chicago Press, 2009), 47.

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hand drawn map of the area from 1940 includes an area simply called “Japanese settlement” northeast of Avalon Boulevard and Carson Street (roughly east of Victoria Park). Japanese farmers grew geraniums and other flowers on the land of Dominguez Hill.³²

Prior to World War II, the remainder of the area now comprising Carson remained largely rural or devoted to oil-related industrial development. One of the few exceptions to this was Lincoln Village, which was built in the early 1940s between Carson Street and 221st Place as worker housing for nearby defense industries.³³ Avalon Village, constructed in the late 1930s between 231st, 237th, and Dolores streets and Avalon Boulevard, also met the housing needs of workers drawn by defense industry jobs just before and during the war. The presence of the oil industry bolstered the local economy during this time. By 1945, Dominguez Hill had 350 wells over 1,200 acres of land.³⁴

Carson in the Post-World War II Period

It was in the years following World War II that Carson saw its greatest growth and development. Though it remained dominated by industrial concerns such as the Kellogg Garden Products facility and Shell Oil (both of which had been established in the 1920s), other development began taking place at an ever-increasing rate.³⁵ Residential construction initially occurred at a modest pace, mostly in the southern portion of Carson in the vicinity of Sepulveda Boulevard. The Avalon Village Tract, to the north of the Avalon Village wartime housing complex along 230th and 231st streets and in the vicinity of Catskill and Anchor

³² Trejos, 66-67.

³³ “Entire Village Given Privacy,” *Los Angeles Times*, November 1, 1942, 27.

³⁴ Cindy Tino-Sandoval, *Images of America: Carson* (Charleston: Arcadia Publishing, 2006), 43.

³⁵ Trejos, 45, 47.



Aerial view of Carson flood area, Avalon Boulevard and 190th Street, 1956 (Los Angeles Public Library).



Dominguez Hills oil field, 1931 (California State University Dominguez Hills Library Special Collections).

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Carson remained dominated by agriculture and industry well into the postwar period. View of Carson Street looking north, 1956 (Los Angeles Public Library).



New residential development in the vicinity of Carson Street and Main Street, looking northwest, 1958 (Los Angeles Public Library).

avenues, was one of the first of the area's large residential tracts of the postwar period.³⁶ Others soon followed north of Sepulveda Boulevard. Commercial development sprung up along Avalon Boulevard at Carson Street as well as Sepulveda and Main Street.³⁷ New commercial shopping centers were constructed at 185th Street and Avalon Boulevard (Victoria Park Shopping Center) and on Avalon Boulevard at 231st Street (Avalon Village Shopping Center).³⁸

In the post-World War II period, a number of civic organizations, including a chamber of commerce, homeowners' associations, and women's clubs formed. New housing tracts were constructed in the 1950s, primarily in the southwest portion of Carson. The new Chamber of Commerce began promoting the name Carson for the area to distinguish it from other unincorporated communities.³⁹ Carson was recognized officially on County maps in the early 1950s.⁴⁰

Like many Southern California communities, Carson's population increased rapidly during the postwar period. As will be discussed further below, Carson's population was more diverse than many other communities, however. The area appears to have lacked (at least in part) the restrictions placed on many tracts springing up in postwar California, and its low home prices attracted first time homebuyers. The pace of residential construction increased in the 1950s, but it was not until the 1960s that significant residential development occurred. In 1965, multiple sections of the Dominguez Channel through the area were completed, allowing the drainage of previously flood-prone land and facilitating additional residential development throughout the area.

³⁶ Jerrils, 58.

³⁷ Jerrils, 57-59.

³⁸ Jerrils, 59.

³⁹ Stein, "Carson Comes of Age."

⁴⁰ Jerrils, 106.

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As land became increasingly attractive to residential construction in the 1960s, developers began building tracts in the area to meet the ever-present demand for housing in Southern California. By this time, the Civil Rights Movement and the push for fair housing were well under way. In the late 1940s, the National Association for the Advancement of Colored People (NAACP) and American Civil Liberties Union (ACLU) had taken several cases regarding restrictive covenants to the U.S. Supreme Court, including some from California. The most well-known of these cases was *Shelley v. Kraemer* (1948). In the decision, the U.S. Supreme Court ruled that the enforcement of restrictive covenants was unconstitutional. Though such covenants were private agreements, state rulings enforcing such covenants (as had happened repeatedly at this point) violated the Fourteenth Amendment's Equal Protection Clause.⁴¹ Though the enforcement of restrictive covenants were ruled unconstitutional, other practices which enforced housing discrimination and segregation, used since the early twentieth century, remained in place well into the postwar period. These included land use and zoning, violence and intimidation, and racial steering, which refers to the practice of guiding prospective homebuyers towards or away from certain neighborhoods based on their race.⁴²

⁴¹ Andrea Gibbons, *City of Segregation: One Hundred Years of Struggle for Housing in Los Angeles* (New York: Verso Books, 2018), 63; Becky Nicolaidis, Teresa Grimes, and Emily Rinaldi, "Residential Development and Suburbanization, 1880-1980," DRAFT, *Los Angeles Citywide Historic Context Statement*, prepared for the City of Los Angeles Office of Historic Resources, December 2020, 26.

⁴² For more on the history of housing discrimination, see Richard Rothstein, *The Color of Law: A Forgotten History of How the Federal Government Segregated America* (Liveright Publishing Corp: New York, 2017) and Gene Slater, *Freedom to Discriminate: How Realtors Conspired to Segregate Housing and Divide America* (Berkeley, CA: Heyday 2021).

In the wake of *Shelley v. Kraemer* and with the momentum of the Civil Rights Movement, African American activists began pushing back harder against racism in housing. The passage of state fair housing laws in the late 1950s and 1960s helped to combat segregation in suburban neighborhoods.⁴³ The Unruh Civil Rights Act and the Fair Employment and Housing Act (FEHA) were both passed in California in 1959. The Unruh Act made discrimination in housing and public accommodations illegal, while the FEHA created the Department of Fair Employment and Housing and prohibited discrimination based on race or color, religion, and national origin or ancestry.⁴⁴ The Rumford Fair Housing Act, passed in 1963, similarly banned discrimination in housing based on race, color, religion, ancestry, or nationality. Homebuyers and renters gained the power to sue if denied on these grounds. However, the act included significant exemptions; properties with four or fewer units were not included, for example, and single-family residences were only covered if they had a government-backed loan. At the federal level, the passage of Title VIII of the 1968 Civil Rights Act, commonly known as the Fair Housing Act, also helped end segregation in housing.⁴⁵ It prohibited discrimination in the sale, rental, or financing of housing, based on race, religion, and national origin (and sex, as of 1974).

⁴³ Lawrence de Graaf, "African American Suburbanization in California," in *Seeking El Dorado: African Americans in California*, eds. Lawrence B. de Graaf, Kevin Mulroy, and Quintard Taylor (Seattle: University of Washington Press, 2001), 413-414.

⁴⁴ The Act has since been later amended to include marital status; physical disability; mental disability; sex or sexual orientation; age; and pregnancy, childbirth, and related medical conditions.

⁴⁵ Josh Sides, *L.A. City Limits: African American Los Angeles from the Great Depression to the Present* (Berkeley: University of California Press, 2006), 193.

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Following the passage of fair housing legislation, people of color began moving into areas previously unavailable to them in greater numbers. South Central Los Angeles, specifically the area around Central Avenue, had long been the core of the city's African American community. However, due to rapid population growth and the ongoing enforcement of restrictive covenants, conditions in the area deteriorated during World War II. Overcrowding became rampant as well.⁴⁶ When they could, African Americans moved out of the area into other neighborhoods or adjacent communities such as Carson. In a study of African American suburbanization patterns, historian Lawrence de Graaf notes a dramatic increase in the Black population in "ring" suburbs such as Carson which bordered urban centers in the second half of the 1960s.⁴⁷ Factors such as low home prices made communities like Carson appealing to first-time home buyers.

Despite the passage of fair housing laws, discrimination in housing persisted, often perpetuated by developers and real estate agents. Enforcement of fair housing laws was difficult and did not halt discrimination in the housing market. People of color were not universally welcomed into Carson's new tracts. In the early 1960s, African American perspective buyers were turned away from a tract constructed by developer Don Wilson at 190th Street and Avalon Boulevard in the area then referred to as Dominguez Hills, even though homes were available for sale.⁴⁸ The Congress of Racial Equality (CORE) picketed and hosted sit-ins in protest. In an illustration of racial steering, Wilson built an integrated tract for

⁴⁶ Teresa Grimes, "Historic Resources Associated with African Americans in Los Angeles Multiple Property Documentation Form," Los Angeles, E-7.

⁴⁷ de Graaf, "African American Suburbanization in California," 412; Sides, *L.A. City Limits*, 193.

⁴⁸ Robert Farrell, "Pickets Keep Vigil At Dominguez Tract," *California Eagle*, August 9, 1962, 2.

African American homebuyers near the intersection of Avalon and Artesia boulevards called Centerview Estates.⁴⁹ The *California Eagle* reported that the Centerview Estates tract "was tainted with race bias and inflated prices."⁵⁰ A CORE spokesman said, "Centerview was built especially for Negroes. It is adjacent to a Negro community in Compton and north of the Artesia blvd. [sic] freeway, below which realtors exclude Negroes. In Wilson's Dominguez Hills tract, across Artesia on Avalon, comparable homes [...] cost from \$1000 to \$2000 less. If the homes in the two tracts are the same, why doesn't Wilson sell to Negroes in both of them?"⁵¹ Despite these hurdles, by 1964, African Americans were buying homes in Carson, including the Del Amo Hills tract, located northwest of Del Amo Boulevard and Wilmington Avenue. The homes there were "spacious and cool, designed with family living in mind."⁵²

The population of Carson rapidly became more diverse in the 1960s. Between 1960 and 1970, the African American population of Carson grew from 50 to 8,752.⁵³ The Asian population grew rapidly, in large part a result of the U.S. Navy moving its base from American Samoa to Hawaii and California in the early 1950s. Thousands of Samoans moved from American Samoa to Carson, Long Beach, and Wilmington to keep their jobs with the Navy.⁵⁴ As a result, Carson became home to one of the largest concentrations

⁴⁹ Bob Farrell, "4 Sit-Inners Dragged from Tract Office," *California Eagle*, September 27, 1962, 1, 4.

⁵⁰ Robert Farrell, "Visitors to Tract Get 'Message,'" *California Eagle*, January 10, 1963, 1, 4.

⁵¹ Farrell, "Visitors to Tract Get 'Message.'"

⁵² "Del Amo Hills in Heart of Projected Big Growth Area," *California Eagle*, October 8, 1964, 33.

⁵³ de Graaf, "African American Suburbanization in California," 412.

⁵⁴ Linda Beth Mothner, "Mixing It Up in Carson," *Los Angeles Times*, October 6, 1996, K5.

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of Samoans anywhere in the world outside Samoa.⁵⁵ While the White population remained the majority, the Black, Asian, and Hispanic populations increased dramatically in the 1960s. Of approximately 48,000 people living there in 1960, about 12,000 (or 25%) were a race or ethnicity other than White. This jumped to about 35,000 people of a total population of roughly 82,000 (about 40%) in 1970.⁵⁶

In response to the rise of Carson as a “melting pot” of different populations, some residents actively sought to maintain harmony between groups. North Carson Good Neighbors, for example, was formed in 1969 with the express goal of creating harmony between different racial groups in the northern part of Carson. The group hoped “that a salt and pepper effect can be created in home occupancy rather than a checker board, where whole blocks are occupied by a single group of people.”⁵⁷ To promote harmony and understanding, North Carson Good Neighbors held meetings and lectures in schools and homes on interpersonal and intergroup relations and held lectures on the history and culture of different ethnic and racial groups.⁵⁸ This trend of increasing diversity would continue in the decades following incorporation.

⁵⁵ Asians and Asian Americans were counted in an “other category” in the U.S. Census at this time. Presumably, Samoans and Pacific Islanders were counted in the “other” category that captured those of Asian descent.

⁵⁶ These numbers are approximates based on demographic data from the U.S. Census. One census tract includes areas in both Carson and the City of Compton, so the population numbers include residents from Compton, and estimates are used for illustrative purposes.

⁵⁷ Robert J. Allan, “North Carson Promotes Good Neighbor Policy,” *Los Angeles Times*, October 26, 1969, 1.

⁵⁸ Allan, “North Carson Promotes Good Neighbor Policy,” 4.



CORE demonstrators protest in Torrance against developer Don Wilson’s housing tract, 1963 (Los Angeles Public Library).



Advertisement for the Del Amo Hills tract (*California Eagle*, 1964).

City Incorporation and Cityhood

Despite Carson's rapid population growth between 1940 and 1960 (during which time it climbed from approximately 5,000 to about 48,000), the area continued to lack basic amenities and services. Oil-related industrial development, agricultural fields, landfills, and junkyards dominated Carson into the late 1960s. Carson reportedly "was known as the 'garbage can of Los Angeles County.' Much of the city flooded during rains. Its zoning was a mess."⁵⁹ The need for municipal services was a significant driver in the move to incorporate in the 1960s. At the same time, the cities around Carson and Dominguez, including Long Beach, Los Angeles, and Compton, began attempting to annex the unincorporated land along their borders. Multiple attempts were made in the late 1950s and early 1960s, and each city succeeded in adding some land to their boundaries. This prompted citizens to push for incorporation to prevent further encroachment onto their land.⁶⁰

The first incorporation attempt, begun in 1958 and led by Joseph Asaro, focused on Victoria Park. Asaro proposed an irregularly shaped 1.8-square-mile city along Victoria Avenue between Avalon Boulevard and Figueroa Street. Asaro proposed financing the city (dubbed the City of Victoria Park) in part with revenue from a poker club.⁶¹ The attempt was ultimately unsuccessful, in large part due to residents' concerns that it was backed by "gambling interests," though this claim was never proven.⁶²

Several other incorporation attempts were proposed over the next decade, with varying boundaries and names. For example, in 1960, residents began discussing the possibility of incorporation again, this time for the entire Carson-Dominguez area.

⁵⁹ Stein, "Carson Comes of Age."

⁶⁰ Jerrils, 94-95.

⁶¹ Stein, "Carson Comes of Age."

⁶² Jerrils, 97.

This was in part in response to an announcement that a committee was formed in West Long Beach to annex the Dominguez-Lincoln Village area.⁶³ However, discrepancies in the legal description of the proposed city's boundaries slowed the process, as did opposition from some area residents.⁶⁴ The attempt, as well as a third which would have formed the City of Carsolinguez, ultimately proved unsuccessful.

In 1964, the City of Long Beach proposed an annexation of the Carson-Dominguez area. This attempt targeted the heart of the Carson-Dominguez community and would have blocked any future incorporation attempts if passed. Community members from nearby industrial, business, and civic sectors banded together to stop the annexation from moving forward.⁶⁵

A few years later, in 1967, residents formed the Citizens Committee for the Incorporation of Dominguez-Carson, which represented "various ethnic and economic groups," including homeowners and business interests. Chairman John Junk (later elected to city council and then mayor) said at the time, "here are members of several ethnic groups working together in accordance with American tradition," including African Americans, Asians, Latinos, and Jews.⁶⁶ "The organization reflects a true cross section of the ethnic groups in the community."⁶⁷ The group spearheaded another incorporation push, this time successfully. A vote succeeded to incorporate a new city. Both Carson and Dominguez were under consideration as the new city's name; area residents voted on the former.⁶⁸

⁶³ Jerrils, 101.

⁶⁴ Jerrils, 104.

⁶⁵ Jerrils, 115-116.

⁶⁶ Lee Bastian, "Dominguez-Carson Interests Now Work Together for Incorporation," *Los Angeles Times*, June 11, 1967, CS2.

⁶⁷ Ibid.

⁶⁸ Stein, "Carson Comes of Age."

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The new city had a diverse city council that reflected the community's demographics at large. Members included John Marbut, John Junk, Sak Yamamoto, Gilbert Smith, and H. Rick Clark. John Marbut became the first mayor. Sak Yamamoto was Japanese American and previously was president of the Carson Chamber of Commerce. Gilbert Smith was African American and was later the first Black mayor of Carson. City Council was united by its aspirations for the new city. Some city officials felt that the county had ignored the area, depriving them of vital city services and allowing detrimental development. The area lacked a post office and shopping center, for example, and as noted earlier, was dominated by industrial development and its byproducts such as landfills and junkyards.⁶⁹

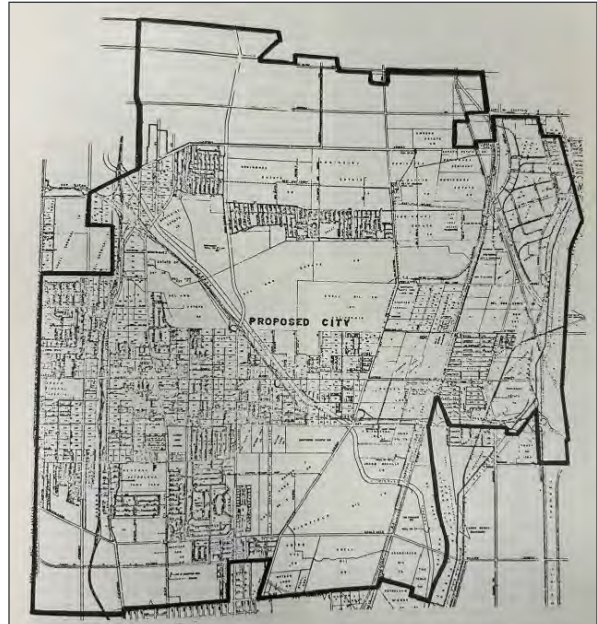
One of Carson's first orders of business was the establishment of its offices, though finding a location that fit its needs proved challenging. The city moved its offices three times in 19 months. Carson's first city hall was located in a former residence at 625 East Carson Street. Within five weeks of incorporation, it became apparent that the building was too small, and the search for a new location began.⁷⁰ The second city hall, built in 1968, was located at 22805 South Avalon Boulevard. The modular building was relocated from the San Fernando Valley by the Watson Land Company, which leased the building to the city as office space.⁷¹ This building was also quickly outgrown, and City Council began discussing ways to expand. One year later, in November 1969, the city hall was moved into a former manufacturing plant on South Avalon Boulevard, renovated for the city's use.⁷² While hopes were high at the dedication ceremony that this third iteration would be the last, the building once

⁶⁹ Stein, "Carson Comes of Age."

⁷⁰ Jerrils, 155.

⁷¹ Tom Coulter, "New Carson City Hall Dedicated," *San Pedro News-Pilot*, August 21, 1968.

⁷² Jerrils, 159-160.

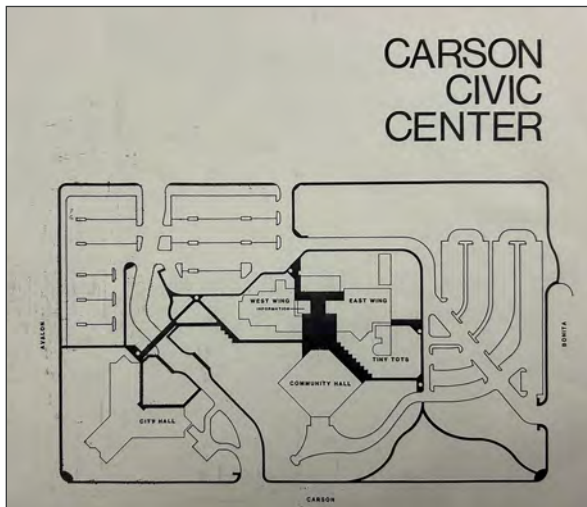


Proposed boundary for the City of Dominguez, 1960 (Jack Jerrils, *History of a City: Carson, California*).

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Carson's first City Hall at 625 East Carson Street, painted by Sandy Moss (Jack Jerrils, *History of a City: Carson, California*).



Carson Civic Center Site Plan by Kennard, Delahousie & Gault, 1975 (UCLA Special Collections).

again became overcrowded after a year and half. The fourth and final iteration, the current Carson City Hall, would take nearly a decade to come to fruition.⁷³

The fourth and current city hall came about as part of a master plan for the city, which sought to redefine Carson as a community-oriented city with thoughtful design and layout. The master plan was developed by local graduate planning students and professional leaders for presentation to Carson City Council in 1968.⁷⁴ By 1971, City Council had approved the basic outline for the master plan's goals program. The program proposed a 30-acre civic center at the northeast corner of Carson Street and Avalon Boulevard.⁷⁵ The civic center complex would eventually include 26 acres of municipal buildings including city hall, a multi-purpose community building, central plaza, parking, municipal auditorium and museum, hotel, a six-story office building, post office, and sheriff's station.⁷⁶

In October 1974, the city put contractor bids out for a new \$3.2-million dollar city hall.⁷⁷ The former location of several junkyards, the new city hall site's development represented a transformation of Carson's existing landscape into a new vision for the future. In an effort to have the project team reflect the multi-ethnic population of Carson, the city hired a joint venture architecture team including African American architect Robert Kennard, Robert Alexander, and Japanese American architect Frank Sata to complete the work. Japanese American landscape architect Yoshito Kuromiya was responsible for the building's landscape design (discussed further below). Michael Sanchez, a Latino interior and graphics

⁷³ Jerrils, 161.

⁷⁴ Jerrils, 164.

⁷⁵ Jerrils, 164.

⁷⁶ Trejos, 86.

⁷⁷ "Move Into New Carson sheriff Station on Tap," *Long Beach Independent*, August 28, 1974, 16.

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designer, was hired to design the interiors, rounding out the city's ethnically diverse city hall project team.⁷⁸

In the two decades following incorporation, Carson transformed dramatically. Its zoning was corrected and made more coherent, encouraging rather than hindering development. In response to the presence of detrimental land uses in the new city, Carson instituted a strict building and landscaping code.⁷⁹ The *Los Angeles Times* reported that "city leaders bulldozed and rebuilt, replacing the 76 junkyards and two dozen landfills with industrial parks [...] and subdivision after subdivision."⁸⁰ Land that had been devoted to junkyards became home to Carson's civic center, including a city hall, community center, post office, and sheriff's station. The sheriff's station was designed by renowned African American architect Paul R. Williams in 1970.⁸¹ The Carson Library, part of the Los Angeles County Library system, was built in 1972. Along with its deliberate redevelopment, Carson adopted its city motto: 'Future Unlimited.'⁸²

The city actively worked to attract new commercial development to replace its existing heavy industry, and the pace of commercial development increased. In 1972, Carson's first skyscraper, the Nissan National Headquarters Building, was built, as was the Carson

⁷⁸ Kennard Design Group, "City of Carson City Hall and Community Center," undated, Robert G. Kennard Papers, University of California, Los Angeles Special Collections.

⁷⁹ City of Carson, "Growing Pains of a Young City," accessed January 11, 2024, <https://ci.carson.ca.us/aboutcarson/GrowingPains.aspx>.

⁸⁰ Nicholas Riccardi, "At 30, Carson Celebrates Its Multicultural Success," *Los Angeles Times*, January 19, 1998, VYB12.

⁸¹ "Carson sheriff station to be built," *San Pedro News-Pilot*, April 21, 1970, 1.

⁸² Riccardi, "At 30, Carson Celebrates Its Multicultural Success."



Groundbreaking ceremony at City Hall, 1975 (*San Pedro News Pilot*).



Carson City Hall, as seen from across Carson Street, 1977 (Getty Research Institute).

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Mall (now the South Bay Pavilion at Carson).⁸³ Though the city remained home to several large oil refineries, including Shell Oil, formerly industrial land was also repurposed. The Golden Eagle oil refinery, for example, became a commercial development named Carson Town Center, and new industrial office parks were built.⁸⁴ The city also prioritized landscaped medians, street improvements, and public parks to enhance its appearance.

By the 1990s, Carson had become home to numerous regional, national, and international corporations who were drawn by the city's business-oriented tax incentives.⁸⁵ Its population was about evenly divided, with a quarter of the population being White, Black, Latino, and Asian. The city had active human relations staff and promoted ongoing conversations about topics such as race relations and hate crimes. To many both within and outside the community, Carson represented "a model of racial balance."⁸⁶

Late Modern Architecture

Carson City Hall is representative of a variation of Late Modern architecture that integrates historicist influences, in this case Spanish Colonial Revival (at times referred to as "Neo-Spanish Eclectic").

The Late Modern style emerged in the mid-1960s as a reaction against the enduring ubiquity of post-World War II modernism. As described by architectural historian Charles Jencks, who first

⁸³ Trejos, 76.

⁸⁴ City of Carson, "Growing Pains of a Young City," accessed January 11, 2024, <https://ci.carson.ca.us/aboutcarson/GrowingPains.aspx>.

⁸⁵ Linda Beth Mothner, "Mixing It Up in Carson," *Los Angeles Times*, October 6, 1996, K5.

⁸⁶ Mothner, "Mixing It Up in Carson."

coined the term "Late Modernism" in 1977, "Late Modernism takes Modern architecture to an extreme in order to overcome its monotony and the public's boredom with it."⁸⁷ Compared to their Mid-Century Modern predecessors, which stressed simplicity and authenticity, Late Modern buildings exhibited a more sculptural quality that included bold geometric forms, the use of "circulation spines" (pedestrian circulation corridors that connected interior spaces), uniform glass skins on concrete surfaces, and sometimes a heightened expression of structure and system.⁸⁸

Some practitioners during the Late Modern era (late 1960s to early 1980s) integrated historicist imagery into their work, returning to an interest in regionalism and referential historic architectural forms in reaction to the stripped-down aesthetic of International Style modernism. Although the extreme of this is Postmodernism, which is often colorful, playful, and at times intentionally gauche in its integration of classical architectural iconography, the historicist version of Late Modernism was more serious in its approach to using historicist architecture as an homage to the history of a particular place.

At Carson City Hall, for example, Architect Frank Sata and his collaborators, Alexander and Kennard, wanted the design to reflect the Spanish heritage of the Dominguez Hills.⁸⁹ At the time of construction, many articles noted that when looking directly at it, "the

⁸⁷ Charles Jencks, *Architecture Today* (New York: Harry N. Abrams, 1988), 21, in Daniel Paul, "SurveyLA Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, 1850-1980, Subcontext: L.A. Modernism, 1919-1980, Theme: Late Modern, 1966-1990," prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources (2021), 2.

⁸⁸ Daniel Paul, "SurveyLA Citywide Historic Context Statement: Late Modern, 1966-1990," 35.

⁸⁹ Kennard Design Group, "City of Carson City Hall and Community Center," undated, Robert A. Kennard Papers collection at the UCLA Special Collections.

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Carson City Hall and original south entrance plaza fountain, 1977 (Getty Research Institute).

building resembles the face of an Aztec temple,” and made reference to its “Spanish modern” design.⁹⁰ The resemblance to a temple can also be seen in the flat roof, minimal tile work, and monochromatic earth-toned stucco cladding.

Due to its relatively recent and highly regional application in architecture, very little scholarship exists on the Period Revival variants of Late Modernism, making a study of Carson City Hall’s architecture somewhat prescient. Although the 1970s Spanish Colonial Revival variant of Late Modernism is relatively common in places where the application of the Spanish Colonial Revival style was prevalent

⁹⁰ Karl Simon, “Carson Dedicates City Hall,” *Daily Breeze*, February 22, 1976, 58; “Ceremony for Carson City Hall Set,” *Press-Telegram*, January 3, 1975.

during the early twentieth century, such as Southern California and other parts of the American Southwest, very little has been written about it. Residential, commercial, and institutional examples of the style exist in these regions, particularly in suburban communities developed in the late postwar era. They range from vernacular buildings designed by builders to high style examples designed by prominent architects.

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Character-defining features of the Late Modern/Spanish style include:

- Bold, sculptural forms, often with chamfers or cut-outs
- May have sharply articulated angles and distinctive geometric forms
- Window/door articulation may be subsumed into distinctive cladding or shape
- Angular roof forms, often shed roofs
- Rough textured stucco
- Presence of exaggerated arches and other historicist forms
- Presences of decorative features such as polychromatic tile
- Use of red clay tile as a roofing material

Carson City Hall embodies the Late Modern/Spanish variant style in its possession of nearly all of the character-defining features listed above. Although its textured stucco was recently covered with smooth stucco, its original design included rough stucco, bold geometric forms, shed roofs, clay tile roof cladding, and polychromatic tile accents. One of the building's most prominent architectural statements is the arched entryway angled toward the Carson Street and Avalon Boulevard intersection. The concentric arches are boldly historicist while at the same time entirely modern in their proportions.

Robert Kennard

Robert Kennard was born in Los Angeles on September 18, 1920 to James and Marie Kennard. Kennard grew up in Monrovia, east of Los Angeles. In high school, he discovered a passion for drawing and took a mechanical drafting class; it was also at this time that he learned of the work of African American architect Paul Revere Williams.⁹¹ With the encouragement of his high school art teacher, he continued to hone his drawing as well as his drafting skills. Following high school graduation, he enrolled in Pasadena Junior College (now Pasadena City College). Kennard was one of two African American architecture students enrolled at the time, the other being Benjamin McAdoo, who would go on to become the first Black architect to establish a practice in Washington state.⁹²

While at Pasadena Junior College, Kennard began working as a draftsman for architect John Curtis Chambers, earning money that he intended to put towards admission at the University of Southern California (USC) School of Architecture. He transferred to the USC School of Architecture in 1946. Kennard later said of Chambers: "He hired me right out of junior college when job opportunities for blacks were scarce in a community that was markedly racist. He also encouraged me to study architecture."⁹³

While at USC, Kennard took classes from Frank Wilkinson, who worked for the Housing Authority of the City of Los Angeles (HACLA) and as a liaison for the Citizen Housing Council. Through Wilkson's classes and field trips, Kennard learned more about the social issues plaguing Los Angeles such as overcrowding and lack of adequate housing in certain parts of the

⁹¹ Jerome A. Robinson, "An Odyssey in B-Flat: Rediscovering the Life and Times of Master Architect Robert A. Kennard" (Master's Thesis, University of Southern California, 2018), 21.

⁹² Robinson, "An Odyssey in B-Flat Rediscovered," 24.

⁹³ Myrna Oliver, "R.A. Kennard; Prominent Black Architect," *Los Angeles Times*, March 29, 1995, A12.

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city.⁹⁴ It was also while working as a secretary for the Citizens Housing Council that he met architect Robert Alexander.

Kennard graduated in 1949 with a Bachelor of Arts in Architecture. That same year, he married Helen King; they went on to have three children. After graduation, Kennard applied for a job with Paul Revere Williams, but Williams was not hiring at the time. (Williams would remain an important mentor to Kennard in the years to come.) He went to work for Robert Alexander, who was the architect for the Citizens Housing Council.⁹⁵ Soon after Kennard was hired, Alexander partnered with Richard Neutra on the Elysian Park Heights public housing project in the Chavez Ravine area of Los Angeles (the current location of Dodgers Stadium). Kennard worked for Neutra on the project.⁹⁶

Following enlistment in the Korean War, Kennard hoped to again work for Alexander and Neutra. However, Neutra would not meet his salary requirements. He instead gained employment as a draftsman for the Los Angeles City Department of Parks and Recreation and then for the firm of Daniel, Mann, Johnson, and Mendenhall (DMJM). In 1954, he was hired as a staff architect for Victor Gruen and Associates.⁹⁷

In 1957, Kennard opened his own architectural practice, Kennard Associates. His practice initially focused on residential design, including the Kelly Residence (1957) and the Zeiger Residence (1958). Both were part of the Wonderland Park housing cooperative, which was organized by architects A. Quincy Jones, Robert Alexander, Pierre Koenig, Philip Kimmelman, Buff & Hensman, and landscape architect Garrett Eckbo. Wonderland Park was an integrated housing cooperative in Laurel Canyon and intended to be a planned community at time when restrictive covenants governed where people could

⁹⁴ Robinson, "An Odyssey in B-Flat Rediscovered," 33.

⁹⁵ Robinson, "An Odyssey in B-Flat Rediscovered," 36.

⁹⁶ The Elysian Park Heights project was never built.

⁹⁷ Robinson, "An Odyssey in B-Flat Rediscovered," 41.



Robert Kennard, ca. 1992 (Estate of Robert Kennard).

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The Zeiger Residence from its backyard, 1958 (Estate of Robert Kennard).



Temple Akiba, ca.1965 (Estate of Robert Kennard).

and could not live. Kennard was the first African American architect to design residences for the innovative neighborhood.⁹⁸ Kennard's early designs, such as those for the Kelly and Zeiger residences and the Anderson Residence in Pasadena, were examples of Mid-Century Modernism. The style is known for its stripped-down appearance, emphasis on horizontality, and visible post-and-beam construction. In Southern California, it emphasized fluidity between indoor and outdoor spaces to take advantage of the region's year-round moderate climate.

Irving Zeiger, whose residence Kennard designed, later commissioned Kennard to design Temple Akiba (1962) in Culver City, one of his first non-residential designs. The temple's sanctuary was designed to seat 400, and a social hall had an equal capacity. The hexagonal-shaped buildings were unique, with pie-shaped spaces for classrooms and other spaces. In speaking about Kennard's design, the temple's rabbi at the time said, "the high imaginative style of Robert Kennard – its more economical, functional, and esthetic use of school space – could radically alter the present conventional patterns of U.S. school architecture."⁹⁹ The facility also included administrative offices, kitchen, library, and meeting rooms.

In 1965, Kennard joined with Arthur Silvers to create the firm Kennard and Silvers. One of the firm's first projects was the design of Hyde Park Elementary School (1966) for Los Angeles Unified School District (LAUSD). With the award of this project, Kennard became one of the first African American architects to receive a commission from LAUSD.¹⁰⁰

That same year, the Watts Uprising occurred. Following the Watts Uprising, Kennard and Silvers turned their focus to "civic minded projects that resonated with a more socially conscious community,"

⁹⁸ Robinson, "An Odyssey in B-Flat Rediscovered," 75-76.

⁹⁹ "Ground to be Broken for Temple Akiba," *Los Angeles Times*, August 18, 1963, O4.

¹⁰⁰ Robinson, "An Odyssey in B-Flat Rediscovered," 50.

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and Kennard became more active in civic affairs.¹⁰¹ In response to the Uprising, Governor Edmund G. Brown convened a commission, known as the McCone Commission after chairman John McCone, to study the causes of the uprising and recommend solutions. As a result of the report's recommendations, Watts became one of the first areas to benefit from programs that were part of President Lyndon B. Johnson's War on Poverty, which included social welfare legislation intended to help end poverty in the U.S. The City of Los Angeles also devised the Watts Redevelopment Project to create a plan to rebuild the community. It was designed to address issues such as the area's lack of adequate housing, jobs, and transportation, as well as the problem of police brutality. Kennard saw the redevelopment plan "as an opportunity to establish a directive as to how disenfranchised communities could be organized and designed for the comfort of its residents. Kennard thought that marginalized communities should be respected and that architects should design for the poor as thoughtfully as their wealthy corporate counterparts."¹⁰² The redevelopment plan laid out a number of solutions, including creating commercial centers that would serve surrounding residential areas, improving circulation with pedestrian-friendly walkways and bridges that separated them from traffic, introducing an electric tram to improve public transportation, restoring existing buildings impacted by the uprising, expanding existing institutional facilities, and adding residential communities with plentiful pedestrian-friendly outdoor space and new commercial buildings.¹⁰³ Ultimately, the plan was never implemented, and the community was instead rebuilt on an as-needed basis over time. However, the plan did lead to further work in the area for Kennard and Silvers, including the Kaiser Watts Learning Center



Robert Kennard and Arthur Silvers, 1960s (Estate of Robert Kennard).

¹⁰¹ Robinson, "An Odyssey in B-Flat Rediscovered," 122.

¹⁰² Robinson, "An Odyssey in B-Flat Rediscovered," 122-123.

¹⁰³ Robinson, "An Odyssey in B-Flat Rediscovered," 124-131.

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Robert Kennard, Ronald Delahousie and Jeffrey Gault, undated (Estate of Robert Kennard).



Architects Robert Alexander, Robert Kennard, Adolfo Miralles, and Frank Sata at a conference table, undated (Estate of Frank Sata).

(1973) and the Watts Shopping Center (1979).¹⁰⁴ The firm also designed the Watts Happening Cultural Center (1967) and the Bank of America in Watts (1970).

In the late 1960s and early 1970s, the firm expanded; its number of employees more than doubled, and Kennard and Silvers began obtaining jobs in Oakland, leading them to open a San Francisco Bay area office in 1968.¹⁰⁵ The firm began to work all over California as well as out of state in cities such as Washington D.C. and Atlanta. After the completion of the Watts Redevelopment Project, the firm also began doing planning work, with Jeffery Gault managing the planning side of the business. The firm completed planning projects in Long Beach, San Diego, and San Luis Obispo, among other places.¹⁰⁶ Silvers left the firm in the early 1970s due to personal commitments.

By 1974, Kennard had appointed architects Ronald J. Delahousie and Jeffrey M. Gault as partners to form the firm of Kennard, Delahousie & Gault, Incorporated. The firm had its office at 3600 Wilshire Boulevard.¹⁰⁷ It was while operating as Kennard, Delahousie & Gault that the firm was retained to design Carson City Hall.

The newly incorporated City of Carson hired a team composed of Robert Kennard, Robert Alexander, and Frank Sata to design its city hall. Kennard's firm was retained as the executive architect and was responsible for the schematic design, managing the partnership, and hiring the subconsultants. Alexander created the master plan and designed the site plan, and Sata led the design. However, the entire project, including its design, was a collaboration between

¹⁰⁴ Robinson, "An Odyssey in B-Flat Rediscovered," 136.

¹⁰⁵ Wesley H. Henderson, Interview of Robert Kennard, Center for Oral History Research, UCLA Library, University of California, Los Angeles, 1995, 171.

¹⁰⁶ Henderson, Oral History Interview, 172.

¹⁰⁷ Henderson, Oral History Interview, 213.

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the three.¹⁰⁸ Groundbreaking ceremonies were held in 1975, and the new city hall was dedicated the following year.

By 1978, both Delahousie and Gault had left the firm for other ventures, and Kennard restructured it into its current iteration, Kennard Design Group (KDG).¹⁰⁹ Notable works by Kennard during this phase of his career include Parking Structures 3 and 4 at Los Angeles International Airport (1981); the Van Nuys State Office Building (1984), with architects Harold Williams and Jim Dodd; the 77th Street regional facility for the Los Angeles Police Department (1986); and the Trauma Center at the Martin Luther King Jr-Drew Medical Center in South Los Angeles (1989).¹¹⁰ He also designed transit projects in Los Angeles and Washington, D.C.

In addition to Carson City Hall, KDG Architecture was the managing partner of the team that created the Carson Civic Center master plan and designed the adjacent community center. The team included Sata as well as Alexander, who worked on the master plan and preferred collaborations at this later point in his career.¹¹¹ The KDG, Alexander, and Sata team was selected to create the Civic Center master plan and to design both the city hall and community center buildings for visual continuity.¹¹² Kennard was responsible for the community center's design.¹¹³

Following a number of unexpected delays, Carson Community Center was dedicated in April 1983; it included a community hall, recreation and meeting

¹⁰⁸ Gail Kennard, interview with the author, December 12, 2023.

¹⁰⁹ Robinson, "An Odyssey in B-Flat Rediscovered," 61.

¹¹⁰ Oliver, "R.A. Kennard; Prominent Black Architect."

¹¹¹ Kennard Design Group "Carson City Hall and Community Center," undated, Robert G. Kennard Papers, University of California, Los Angeles Special Collections; Henderson, Oral History Interview, 240.

¹¹² James Bronson, "Carson Community Center opening delayed," *San Pedro News-Pilot*, November 4, 1982, 6.

¹¹³ Robinson, "An Odyssey in B-Flat Rediscovered," 65-66.



Carson Community Center, undated (UCLA Special Collections).



Carson Community Center, undated (UCLA Special Collections).

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rooms, and administrative offices.¹¹⁴ Kennard’s design for the community center sought to balance elements of the old and new. As described by the KDG team, the building’s “sloping roof line and use of skylighting [sic] helps to integrate the center with the modern architecture of the surrounding community.”¹¹⁵ Also included in the Civic Center are a sheriff’s station, post office, and a central plaza with a cohesive landscape design by landscape architect Yoshito Kuromiya.

Aside from his design work, Kennard was active in a number of organizations that focused on a variety of social and community issues. Among them was the Inner City Cultural Center, which he helped establish with Dr. J. Alfred Cannon and actor Gregory Peck.¹¹⁶ He served on the board of directors and completed renovations to several existing buildings the Center occupied over the years, including the Washington Boulevard Theater, Ivar Theater, and the Masonic Temple at New Hampshire Avenue and Pico Boulevard.¹¹⁷ He mentored numerous students and up-and-coming architects, especially architects of color and women. He was active in a number of student programs at elementary, junior, and high schools as well as colleges such as California Polytechnic University (Pomona and San Luis Obispo), UCLA, and USC.¹¹⁸ He also established the Minority Architecture and Planning Organization and was a founding member of the Southern California chapter

¹¹⁴ “Community Center Dedication Tickets Available,” *Los Angeles Times*, April 3, 1983, 370.

¹¹⁵ Kennard Design Group “Carson Civic Center,” undated, Robert A. Kennard Papers, University of California, Los Angeles Special Collections.

¹¹⁶ Henderson, Oral History Interview, 287.

¹¹⁷ Inner City Cultural Center, “Robert Kennard,” Inner City Cultural Center, accessed February 8, 2024, <https://www.innercityculturalcenter.org/robert-kennard.html>; Inner City Cultural Center, “Our History,” accessed February 8, 2024, <https://www.innercityculturalcenter.org/our-history.html>.

¹¹⁸ “Robert A. Kennard,” *Beyond the Built Environment*, accessed December 20, 2023, <https://www.beyondthebuilt.com/robert-a-kennard>.

of the National Organization of Minority Architects.¹¹⁹ Kennard was inducted as a fellow into the American Institute of Architects (AIA) in 1986 and was awarded the Whitney M. Young Jr. award, recognizing his contributions as an architect to the nation’s social issues.¹²⁰ He passed away in 1995 at the age of 75.¹²¹ In his honor, the AIA created the Robert Kennard, FAIA Award for Equity, Diversity, and Inclusivity. His firm continues in existence to this day and is run by his daughter, Gail Kennard.

Robert E. Alexander

Robert Evans Alexander was born in Bayonne, New Jersey, in 1907. Alexander earned his degree in architecture from Cornell University in 1930, after which he studied at the Académie of Beaux Arts in Paris. He moved to California in 1935 and partnered with Lewis E. Wilson and Edwin E. Merrill to form the Pasadena-based firm Wilson, Merrill, and Alexander. The firm’s most notable achievement was Baldwin Hills Village (now Village Green, a National Historic Landmark), designed in collaboration with noted Los Angeles architect Reginald Johnson and East Coast planner Clarence Stein. Baldwin Hills Village was a progressive multi-family residential complex designed in accordance with Garden City planning principles. It utilized a superblock layout to separate the complex from the surrounding urban landscape, prioritized open space and pedestrian-friendly circulation, and arranged buildings around landscaped courtyards.¹²²

¹¹⁹ Robinson, “An Odyssey in B-Flat Rediscovered,” 63.

¹²⁰ Oliver, “R.A. Kennard; Prominent Black Architect.”

¹²¹ Oliver, “R.A. Kennard; Prominent Black Architect.”

¹²² In 1972, Alexander received the AIA 25-Year Award for his work on Baldwin Hills Village. He also designed other notable Los Angeles residential complexes such as Estrada Courts and Bunker Hill Towers. Burt A. Folkart, “R.E. Alexander; One of Nation’s Top Architects,” *Los Angeles Times*, December 2, 1992; Architectural Resources Group, “Garden Apartments of Los Angeles Historic Context Statement,” prepared for the Los Angeles Conservancy, October 2012, 3-4.

Historical Background & Context

During World War II, Alexander worked for Lockheed Aircraft.¹²³ In 1945, he was appointed to the Los Angeles City Planning Commission, and in 1948 became its president.¹²⁴ In 1949, Alexander went into partnership with Richard Neutra to form Richard Neutra and Robert Alexander, Architects, Planning Consultants and Associated Engineers. Their first joint commission was for the design of the Los Angeles City Housing Authority's Elysian Park Heights Community project. While the public housing project was never realized due to a number of factors, the partnership produced several realized designs for public projects that were completed in the 1950s and early 1960s. Within the partnership, it was recognized that Neutra focused primarily on residential while Alexander focused on corporate and institutional designs.¹²⁵ After the partnership dissolved in 1959, Alexander went on to lead his own practice, Robert E. Alexander and Associates, which became well known for large master planning projects including the first master plan for the University of California, San Diego, in 1963. Notable works of Alexander include the Village Green (1942), Estrada Courts (1942), University Elementary School at UCLA (1950), UC San Diego Master Plan (1963), and Los Angeles County Hall of Records (1963). Alexander passed away in 1992 at the age of 84.¹²⁶

¹²³ Burt A. Folkart, "R.E. Alexander: One of Nation's Top Architects," *Los Angeles Times*, December 2, 1992, 209.

¹²⁴ Thomas S. Hines, *Richard Neutra and the Search for Modern Architecture* (Berkeley: University of California Press, 1994), 246-247.

¹²⁵ "Robert Evans Alexander (Architect)," Pacific Coast Architecture Database, accessed January 2024, <https://pcad.lib.washington.edu/person/180/>.

¹²⁶ Folkart, "R.E. Alexander: One of Nation's Top Architects."



Baldwin Hills Village, designed by Wilson, Merrill, and Alexander, 1944 (Los Angeles Public Library).



Aerial view of Estrada Courts, designed by Alexander, undated (Los Angeles Public Library).

Frank T. Sata

Frank T. Sata was born in Los Angeles, California, in 1933. Sata graduated from Pasadena Community College in 1950 and attended the University of California Berkeley for a year before joining the Army in 1953.¹²⁷ Two years later, he was discharged from service and returned to Los Angeles to earn his degree in architecture from the University of Southern California in 1960.¹²⁸ After graduating, he worked for

¹²⁷ Frank T. Sata, interview by Brian Niiya and Bryan Takeda, March 28, 2022, interview I, transcript, Denso Visual History Collection, Denso Digital Repository, Seattle, WA.

¹²⁸ Frank T. Sata, interview by Brian Niiya and Bryan Takeda, May 17, 2022, interview II, transcript, Denso Visual History Collection, Denso Digital Repository, Seattle, WA.

Historical Background & Context

the firm of Neptune and Thomas from 1960-1962.¹²⁹ Sata spent most of the 1960s traveling to Portugal, Japan, and Hawaii, working in architecture until settling back in Pasadena in 1968. In 1966, he joined the firm of Black, Pagliuso, Sata and O-Dowd.¹³⁰ By the early 1970s, Sata had formed his own practice and began taking on public projects.¹³¹ Sata is attributed as the primary designer for Carson City Hall.¹³² As described by the KDG design team, Sata “was a strong advocate for open space and landscape and his mark can be seen in the lay-out and use of spaces at the city hall and community center.”¹³³ Other notable works of his include the West Covina City Hall (1970), Japanese American National Museum temple and museum renovation (1985), and the Child Development Center at California State University Long Beach (1975).

Yoshito Kuromiya

Yoshito “Yosh” Kuromiya was born in Sierra Madre, California in 1923, and was raised in Monrovia. In 1941, while pursuing a degree in art at Pasadena Junior College (today Pasadena City College), Kuromiya was sent to Heart Mountain incarceration camp in Wyoming following the onset of U.S. involvement in World War II, due to his Japanese heritage. While at Heart Mountain, he created landscape drawings, still lifes, and portraits as well as posters for the camp. He was also part of a group of draft resisters

¹²⁹ Frank T. Sata, interview by Brian Niiya and Bryan Takeda, May 17, 2022.

¹³⁰ “Architectural Firm Changes Its Name,” *Los Angeles Times*, January 25, 1970, 14.

¹³¹ Frank T. Sata, interview by Brian Niiya and Bryan Takeda, May 17, 2022.

¹³² Robinson, “An Odyssey in B-Flat Rediscovered,” 65; Trudi Sandmeier and Cindy Olnick, “Robert Kennard, Architect for Humanity,” March 17, 2022, in Save As: NextGen Heritage Conservation, produced by Willa Seidenberg, podcast, transcript, <https://sites.usc.edu/saveas/2022/03/17/transcript-for-season-2-episode-11/>.

¹³³ Kennard Design Group, “City of Carson City Hall and Community Center,” undated, Robert G. Kennard Papers, University of California, Los Angeles Special Collections.

who pushed back after Nisei, or second-generation Japanese Americans, were reclassified as eligible for the draft. He was put on trial along with his fellow resisters and imprisoned.¹³⁴ Kuromiya and the other draft resisters were pardoned in 1947 by President Truman.¹³⁵ After World War II, Kuromiya worked for his father’s gardening business. In the mid-1950s, Kuromiya enrolled at California Polytechnic College in Pomona, where he studied horticulture and landscape architecture.¹³⁶ During his second year of university, he went to work for a Beverly Hills landscape architect on residential work.¹³⁷ Afterwards, he worked for the firm of notable landscape architect Garrett Eckbo. He formed his own landscape architecture practice in 1968.¹³⁸ Notable works by Kuromiya include landscape implementation at The Sea Ranch (1969-1973, carrying forward Lawrence Halprin’s original designs), the Starkey Residence (1974), the Huntington Library arcade and wings (1981), and Roosevelt High School Garden (1986). In 2010, Kuromiya was awarded an honorary diploma from Pasadena City College due to his education being cut short by incarceration during World War II.¹³⁹ Kuromiya passed away in 2018 at the age of 95.¹⁴⁰

¹³⁴ “Film tells story of Japanese resisters,” *South Bend Tribune*, May 23, 2000, 5.

¹³⁵ “Film tells story of Japanese resisters,” *South Bend Tribune*.

¹³⁶ Yosh Kuromiya, “Reflections of a Gardener’s Son,” *Japanese American National Museum Member Magazine*, Winter 2006, accessed January 25, 2024, <https://discovernikkei.org/en/journal/2007/7/4/janm-magazine/>.

¹³⁷ Kuromiya, “Reflections of a Gardener’s Son.”

¹³⁸ Kuromiya, “Reflections of a Gardener’s Son.”

¹³⁹ Martha Nakagawa, “Obituary: Yosh Kuromiya, 95; Wartime Draft Resister,” *Rafu Shimpō*, July 27, 2018, accessed January 25, 2024, <https://rafu.com/2018/07/obituary-yoshi-kuromiya-95-wartime-draft-resister/>.

¹⁴⁰ Martha Nakagawa, “Obituary: Yosh Kuromiya, 95; Wartime Draft Resister.”

Chronology of Development & Use



Carson's first City Council, February 6, 1968. L to R: H. Rick Clark, John A. Marbut (mayor), Sak Yamamoto, John L. Junk, Gilbert D. Smith (*Daily Breeze* staff file photo by Jack Wyman).

Chronology of Development and Use

1968

The City of Carson incorporated following an election by voters of the Carson-Dominguez area on February 6. Original city council members included John Marbut, John Junk, Sak Yamamoto, Gilbert Smith, and Rick Clark.¹⁴¹ Marbut served as Carson's first mayor.

Carson's first city hall was located in a former residence at 625 East Carson Street (not extant). Within five weeks of incorporation, it became apparent that the building was too small, and the search for a new location began.¹⁴²

¹⁴¹ "Carson Becomes a City Tuesday; Councilmen Will Elect Mayor," *Los Angeles Times*, February 18, 1968.

¹⁴² Jerrils, 155.

1968 cont.

Carson's second city hall was dedicated at 22805 South Avalon Boulevard in August (not extant). The modular building was relocated from the San Fernando Valley by the Watson Land Co. The company leased the building to the city as office space. City council meetings continued to be held at Carnegie Junior High School given the limited space in the new building.¹⁴³

¹⁴³ Coulter, "New Carson City Hall Dedicated."

Chronology of Development & Use

- 1969 A contract for remodeling an industrial building at 21919 Avalon Boulevard into a new 10,000-square-foot city hall building was approved.¹⁴⁴ The former industrial building was originally constructed in 1966 for Warduco Corp. and designed by architects Chaffin-Janavs Associates (heavily altered but still extant).¹⁴⁵ The new city hall location opened in October.¹⁴⁶
- 1971 By 1971, city council had approved Carson's first master plan. The program included a 30-acre civic center at the northeast corner of Carson Street and Avalon Boulevard.¹⁴⁷ The civic center complex would eventually include 26 acres of municipal buildings including a new city hall, a multi-purpose community building, central plaza, parking, municipal auditorium and museum, hotel, a six-story office building, the existing sheriff's station, and post office.¹⁴⁸

- 1973 The city hired a joint venture of three architectural firms—Robert E. Alexander, Robert Kennard of Kennard, Delahousie & Gault, and Frank Sata—to design a new city hall building. Kennard, Delahousie & Gault served as the managing partner, and Sata led the design. Landscape architect Yoshito Kuromiya was responsible for the building's landscape design, and interior designer Michael Sanchez, a was hired to design the interiors.¹⁴⁹
- The new city hall building was designed in a “modern Spanish theme,” which was said to reflect the “city's heritage as part of Rancho San Pedro.”¹⁵⁰
- City Council authorized the design team and City Administrator E. Frederick Bien to apply for 50-50 matching funds from the federal government to construct the new building's basement for dual use as an emergency operations center for civic defense purposes.¹⁵¹ City funding for the building was financed by redevelopment bonds.¹⁵²

¹⁴⁴ Bob Andrew, “Administrator Builds City Facilities from Scratch,” *Long Beach Independent*, July 28, 1969.

¹⁴⁵ “In Wilmington” advertisement, *Los Angeles Times*, December 4, 1966.

¹⁴⁶ “Carson Opens New City Hall,” *San Pedro News-Pilot*, October 30, 1969.

¹⁴⁷ Jerrils, 164.

¹⁴⁸ Trejos, 86.

¹⁴⁹ Kennard Design Group, “City of Carson City Hall and Community Center,” undated, Robert G. Kennard Papers, University of California, Los Angeles Special Collections.

¹⁵⁰ “Ceremony for Carson City Hall Set,” Simon, “Carson Dedicates City Hall.”

¹⁵¹ Bob Andrew, “Carson City Hall Design Plan Advances,” *Press-Telegram*, December 13, 1973.

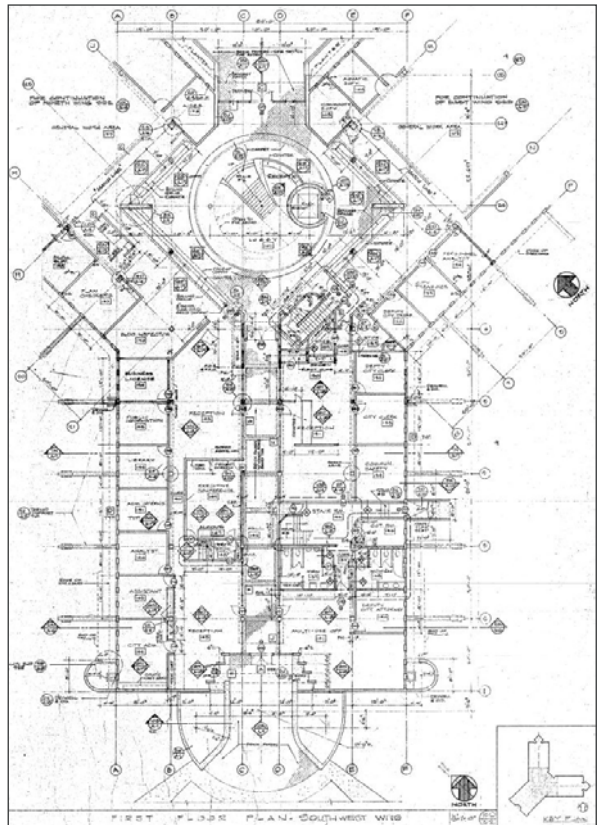
¹⁵² “Ceremony for Carson City Hall Set.”

Chronology of Development & Use

- 1974 The city put contractor bids out for a new \$3.2-million dollar city hall in October.¹⁵³
- Drawings were prepared by the city hall design team.¹⁵⁴
- 1975 Groundbreaking ceremonies for the new city hall were held on January 10.¹⁵⁵ Several hundred people attended, including city, county, state and federal officials, civic leaders, and city residents.¹⁵⁶
- 1976 Carson City Hall was dedicated on February 21. Approximately 450 people attended the dedication ceremonies. The new 61,000-square-foot building ultimately cost \$4.5 million to construct.¹⁵⁷ The building officially opened in July.¹⁵⁸



City Hall under construction, 1974 (Trejos, *My Carson Your Carson*).



Original drawing of southwest wing, first floor plan (Alexander, Kennard, and Sata, 1974-75).

¹⁵³ "Move Into New Carson Sheriff Station on Tap."

¹⁵⁴ Robert Alexander, Kennard, Delahousie & Gault, and Frank Sata, "City of Carson City Hall," drawings, 1974-1975.

¹⁵⁵ "Carson to Break Ground for \$3 Million City Hall," *Los Angeles Times*, January 9, 1975.

¹⁵⁶ Karl Simon, "Carson Groundbreaking Heralds City Hall," *San Pedro News-Pilot*, January 11, 1975.

¹⁵⁷ Bob Andrew, "Carson Birthday Gift: New City Hall," *Press-Telegram*, February 22, 1976.

¹⁵⁸ "Newest (And Fourth) Carson City Hall Expected to Open Monday," *Los Angeles Times*, July 11, 1976.

Chronology of Development & Use



City Hall east garden, ca. 1976 (UCLA Special Collections).



City Hall council chambers, ca. 1976 (UCLA Special Collections).

1977 The original design team prepared drawings for the building's emergency operations center, located in the basement's east wing. Other improvements were designed for the basement's north wing at the same time.¹⁵⁹

1985 The treasurer's office was remodeled (partitions removed and replaced to enlarge office), changes were made to the public work inspector's room in the basement north wing, and the basement north wing interior was re-painted.¹⁶⁰

1987 The building underwent restoration work due to fire damage caused by arson.¹⁶¹ Drawings indicate stucco was repaired, patched, and re-painted, ceiling tiles were replaced, and some finishes (teak paneling, countertops, floor tile, carpet) were replaced at the second floor, southwest wing.¹⁶²

¹⁵⁹ Robert Alexander, Kennard, Delahousie & Gault, and Frank Sata, "Improvements to the Basement of the North Wing of the Carson City Hall," drawings, 1977.

¹⁶⁰ Sheridan Design Group, "City of Carson Treasurer's Office Remodel," interior finish drawings, 1985.

¹⁶¹ "Arson Fire Damages Carson's City Hall," *Los Angeles Times*, February 18, 1987.

¹⁶² Archiplan, "Restoration of Carson City Hall," mechanical, electrical, plumbing and interior finish drawings, 1987.

Chronology of Development & Use

2022-2023	<p>The building was re-roofed with new torch down (built-up modified bitumen) and concrete tile roofing.¹⁶³</p> <p>The exterior of the building was re-stuccoed in a smoother finish than the original stucco texture.</p> <p>New drought tolerant landscaping replaced original lawn, shrubs, and ground cover to the west and south of the building and in the planters along the east garden area.</p> <p>Wood exterior trellises and buttresses along the lower shed-roof projections were replaced in-kind.</p>	2023	<p>The building underwent the following mechanical upgrades: installation of 5 new air handling units, 2 new water cooled chillers, new chilled water, condenser water, and backup pumps, 3 new split system fan coil/heat pump units, 17 new exhaust fans, a new air separator, and a new expansion tank; replacement of the existing pneumatic controls system; and HVAC commissioning.¹⁶⁴</p> <p>Interior office wings received new furniture/cubicles. Limited electrical work was completed to accommodate new office layout.¹⁶⁵</p> <p>The polychromatic tile backsplash behind the drinking fountains at the second floor lobby restroom entrances was replaced with new tile.</p>
		Dates unk.	<p>Interior floor finishes were replaced throughout the north, east, and southwest offices.</p> <p>Limited replacement of dropped ceiling and wall finishes occurred throughout the north, east, and southwest offices.</p>

¹⁶³ County of Los Angeles, Department of Public Works, Building and Safety Building Permit No. BL1205 2203140011.

¹⁶⁴ McParlane & Associates, "City of Carson City Hall," mechanical drawings, 2023.

¹⁶⁵ G|M, "City of Carson, 701 E. Carson St.," furniture and electrical plans, 2023.

Physical Description



Aerial photograph of Carson City Hall and a portion of the Carson Civic Center site, with Carson Community Center to the east. Note original west and south lawns around the building are still present (replaced with drought tolerant landscaping in 2023) (Google Earth, 2023; adapted by ARG, 2024).

Physical Description

Site and Setting

Carson City Hall is located at 701 East Carson Street in the City of Carson, Los Angeles County, CA. The building is at the northeast corner of Carson Street and Avalon Boulevard in Downtown Carson. The property is generally surrounded by commercial and multi-family residential development dating from the 1960s to the 2010s. The Carson Community Center (built 1985 by the same design team as City

Hall) is located east of City Hall, separated by South Civic Center Drive and a sloped landscaped lawn. A concrete pedestrian bridge and walkway connect the buildings across Civic Center Drive.

City Hall's immediate setting is characterized by gardens and open space within the setbacks of its Y-shaped plan. The diagonal axis of the stem of the Y gives the building a strong southwest-facing presence toward the Carson Street and Avalon Boulevard intersection. That façade is fronted by a raised entrance plaza, consisting of an original central

Physical Description

circular fountain rimmed with a concrete planter wall. The fountain is bound by low concrete steps with pipe handrails. The plaza is covered with patterned concrete pavers, and a ramp provides an accessible path from the east side. The original entrance plaza was largely demolished (including the original entry lawn, concrete walkways, and steps), and the new plaza was completed between 2016-17. The only original feature remaining is the fountain.

Deep setbacks containing open areas of ground cover, shade trees, walkways, and seating surround City Hall to the south and west. These street-facing landscaped areas recently underwent extensive renovations, including removal of original lawn and replacement with new drought tolerant plants, mulch, and decomposed granite walkways and seating. However, the overall openness of the areas, the undulating pattern of planters along the building wings, and some historic shade trees (coral and eucalyptus) are still present. At the northwest end of the west landscape area is an original oval-shaped planter holding three flagpoles

The area to the northeast of the building forms a triangular shaped garden (the east garden) between the top of the Y and Civic Center Drive. The main public entrance to the building is accessed through this garden from the main parking lot to the north. The east garden consists of two levels – an upper garden and a lower garden. The upper garden is bordered to the south and west by concrete walkways, which step up to concrete-trimmed brick walkways that run along the edge of the building. Raised diamond-shaped concrete planters line the west brick walkway, and a concrete ramp bound by site/planter walls is accessed from the south walkway. The concrete site wall that surrounds the northeast end of the upper garden is laid in a zig-zag pattern, which creates small nooks for bench seats and historic eucalyptus trees. A tiered brick rose garden planter is



View northeast of the south entrance plaza, redeveloped 2016-17 (ARG, 2023).



View west of the south perimeter landscape area with original coral tree in the foreground and new drought tolerant plants and decomposed granite walkways beyond (ARG, 2023).



View northeast of the east garden lawn and original eucalyptus trees (ARG, 2023).

Physical Description



View west of the lower east garden and original jacaranda trees and benches (ARG, 2023).



View north of the parking lot and original eucalyptus trees (ARG, 2023).



View of the parking lot tiered brick planter (ARG, 2023).

located at the south end of the garden, abutting the concrete ramp, and a rock with an inset dedication plaque sits at the southwest corner. The concrete ramp at the south end leads to the lower garden (now known as the Soka Meditation Garden, dedicated in 2005). The lower garden comprises a narrow panel of lawn bound by a zig-zag-shaped concrete site wall to the west and a linear site wall lined with zig-zag-shaped concrete planter edging to the east. Similar to the upper garden, the zig-zag site wall and planter edging at the lower garden create nooks for bench seating and historic jacaranda trees.

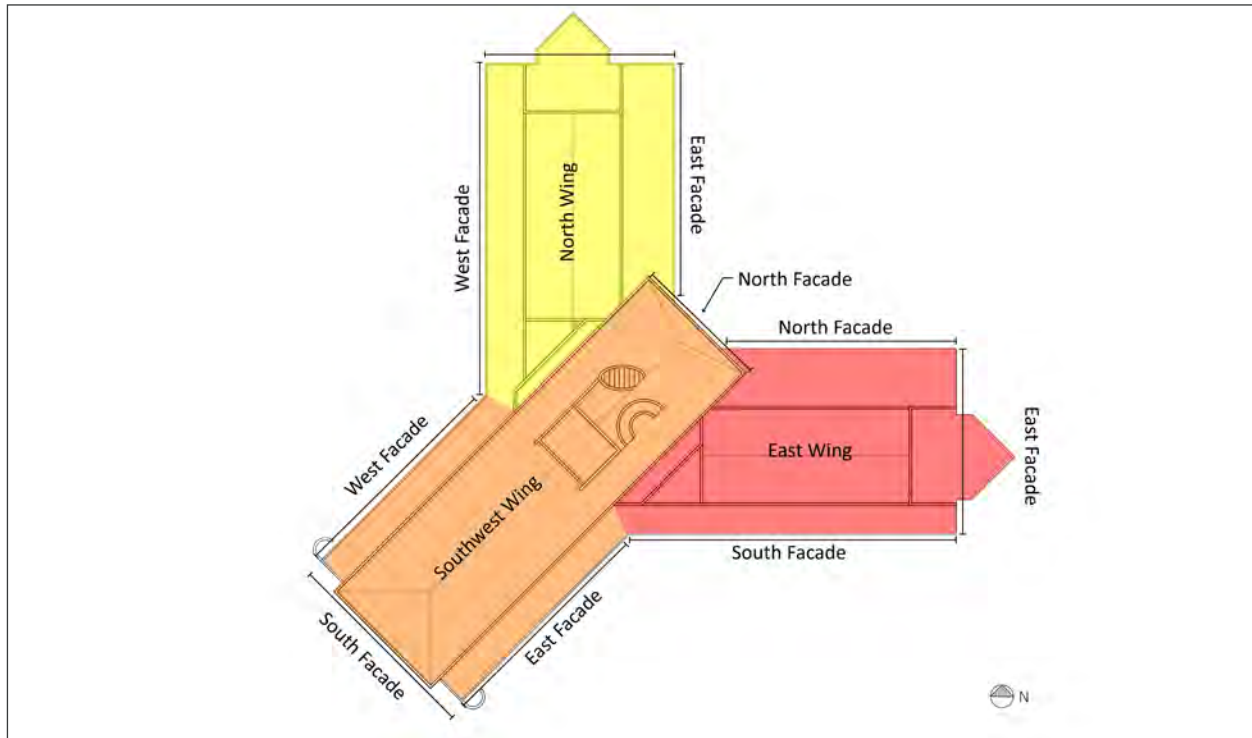
Directly north of City Hall is an asphalt paved surface parking lot for city staff and visitors. The parking lot contains original landscaped islands with concrete curbs and eucalyptus trees; it is bound on the north and west sides by an original tiered brick planter wall. A smaller paved surface parking and loading area are located east of the building. The parking/loading area is accessed by a curved drive and is separated from Civic Center Drive by an original large, landscaped island (some trees removed, but lawn remains). Additional landscaped planters line the embankment on the east side of the site, along Civic Center Drive, and hold original Canary Island pine trees as well as non-historic ground cover.

Refer to *Appendix D: Landscape Report* for a detailed description of the City Hall landscape and existing conditions.



View west of the east parking/loading area (ARG, 2023).

Physical Description



Building plan key (ARG, 2024).

Building Exterior

Carson City Hall is a one- and two-story concrete building with a partial basement. The basement extends below the north and east wings and is visible at the east end due to the sloped configuration of the site. The building is capped by very low-pitched roofs with built-up roofing surrounded by parapet walls. Clay tile shed roofs shelter one-story projections along the south and west sides of the building. Exterior walls are clad in stucco (original textured stucco was covered over in 2023 with a smoother stucco). The walls of the one-story projections are supported by wood trellises/bris soleil anchored to concrete piers. Original windows are fixed and consist of bronze anodized aluminum frames with tinted

glazing. Original doors, where present, are either fully glazed with bronze anodized aluminum frames or flush and hollow metal. The building's original north and south entrance doors at the southwest wing have been replaced with new fully glazed aluminum doors.

The building is "Y" shaped in plan and set at 45-degree angle to the cardinal directions so that the stem of the "Y" comprises the two-story southwest wing and the branches of the "Y" comprise the one-story north and east wings.

Refer to the Conditions Assessment for detailed summary of the building envelope and architectural features.

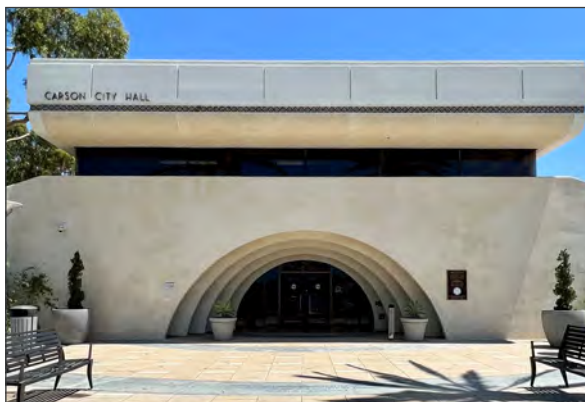
Physical Description



View southwest of the southwest wing's north façade (ARG, 2023).



Close-up of the north main entrance (ARG, 2023).



View northeast of the southwest wing's south façade (ARG, 2023).

Southwest Wing

The southwest wing's north façade faces the east garden and serves as the main public entrance into the building. The recessed entry comprises non-original fully glazed automatic sliding doors surrounded by original fixed bronze aluminum-framed windows. A metal depository box is set within the fixed window to the west of the doors. The entrance sits underneath a wide overhang that forms a balcony at the second story. The edge of the overhang is curved and delineated with decorative polychromatic tile. Original floor-to-ceiling bronze aluminum-framed windows and two original fully glazed doors with red cedar door pulls look out to the balcony from the second story. To the east and west of the balcony, also at the second story, are more bronze aluminum-framed windows with tinted glass (some original fixed windows appear to have been replaced with sliding with similar dark aluminum frames). Another deep, wide overhang shelters the second story of the north façade. The outer beams supporting the overhang are decorated with a polychromatic tile trim.

The building's street-facing entrance is located at the south façade of the southwest wing, accessed by the raised entrance plaza at the intersection of Carson Street and Avalon Boulevard (see plaza description above). The entrance is centered on the first story of the façade and is recessed within a series of concentric arches. Between each arch, on either side of the entrance doors, is a fixed anodized aluminum window. The entrance doors, which are replacements, are paired and fully glazed; the aluminum framing is darker than the original bronze anodized aluminum-framed doors. The doors are surrounded by original fixed bronze aluminum-framed windows set within an arched opening. The east and west ends of the first story project beyond the edge of the building and form tapered wing walls. The second story of the south façade is set back from the first story and

Physical Description

is lined with fixed bronze aluminum-framed windows and narrow exterior planters that wrap around to the east and west façades. It is sheltered by a deep, wide overhang. The edge of the overhang is curved and trimmed with a recessed band of polychromatic tile. The rest of the façade is unornamented.

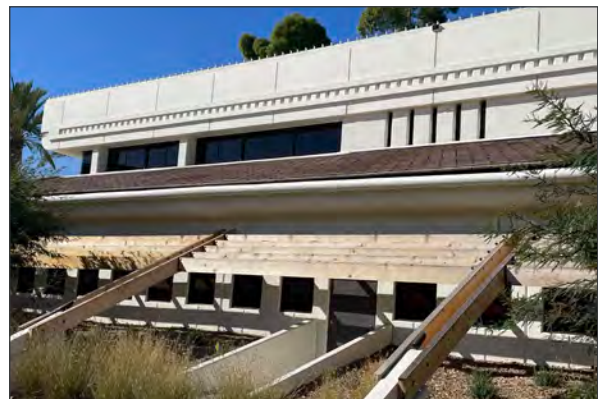
The east and west façades of the southwest wing are mirror images of each other. The south end of the second story of each façade features fixed bronze aluminum ribbon windows. A small projecting volume holding additional fixed aluminum windows is centered on the second story, and an abstract dentil band lines the bottom of the parapet wall. The first story of the east and west façades projects further than the second story and is capped with a clay tile shed roof. The first stories are lined with single fixed aluminum-framed windows. Wood trellises/bris soleil buttressed by angled wood supports anchored to concrete piers shelter the first stories of the east and west façades.



Close-up of the south entrance (ARG, 2023).



View southeast of the southwest wing's west façade (ARG, 2023).



Close-up of the southwest wing's east façade (ARG, 2023).

Physical Description



View south of the north wing's north façade (ARG, 2023).



View northeast of the north wing's west façade (ARG, 2023).



Close-up of the north wing's west façade (ARG, 2023).

North Wing

The north façade of the north wing faces the parking lot. The center of the façade juts out as a triangular volume and is devoid of fenestration. Recessed niches are located on either side of the volume, and the niches are surmounted by louver screens. The west niche holds a flush metal door, which replaced an original fixed window (date unknown). The east niche contains a fixed aluminum-framed window and a flush metal door, which sits at an angle to the window.

The east façade of the north wing faces the east garden. The façade is delineated by fixed bronze anodized aluminum-framed windows divided into six bays by concrete fins with punched circular details. The wings also serve to divide raised concrete planters along the base of the façade.

The west façade of the north wing faces the west perimeter landscape area and is also lined with fixed bronze anodized aluminum-framed windows. The façade is fronted by a wood trellis/bris soleil buttressed by angled wood supports anchored to concrete piers.



View west of the north wing's east façade (ARG, 2023).

Physical Description

East Wing

The east wing, north façade fronts the east garden. This façade has the same configuration as the east façade of the north wing – it features a row of fixed aluminum-framed windows separated by concrete fins; raised concrete planters extend along the base.

The south façade of the east wing faces the south perimeter landscape area. It is also lined with fixed bronze anodized aluminum-framed windows and fronted by a wood trellis/bris soleil buttressed by angled wood supports anchored to concrete piers. A concrete enclosure holding the building’s cooling tower is attached to the east end of the façade.

At the center of the east wing, east façade is a projecting triangular volume bound on either side by recessed niches. A concrete balcony extends along the south end of the triangular volume, and the basement level loading dock is visible below. Two pairs of flush hollow metal doors provide access from the basement level to the east parking/loading area at this façade.



View southeast of the east wing’s north façade (ARG, 2023).



Close-up of the east wing’s north façade (ARG, 2023).



View west of the east wing’s south façade (ARG, 2023).



View west of the east wing’s east façade (ARG, 2023).



View northeast of the central first floor lobby (ARG, 2023).

Building Interior

First Floor

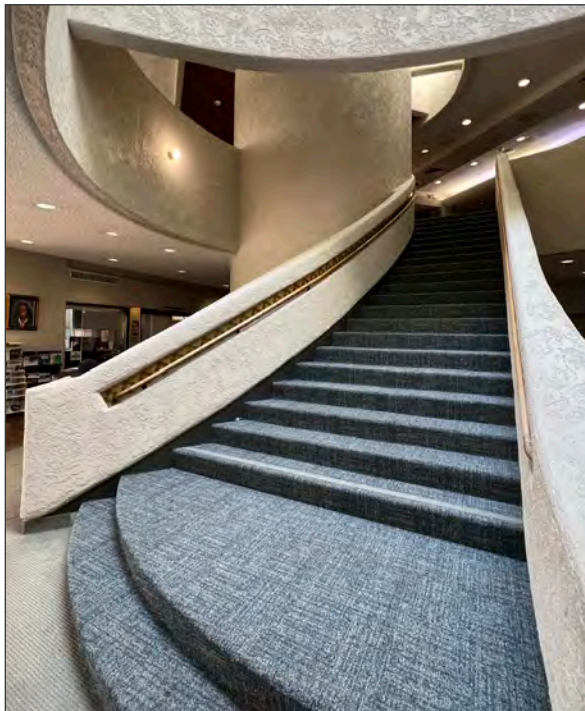
The first floor of the building is centered on a public lobby at the north end of the southwest wing. To the north of the lobby, within the north wing, are offices of the public works and community development departments. To the east of the lobby, within the east wing, are offices for the finance and community services departments. To the south are the city clerk's and city manager's offices.

Lobby

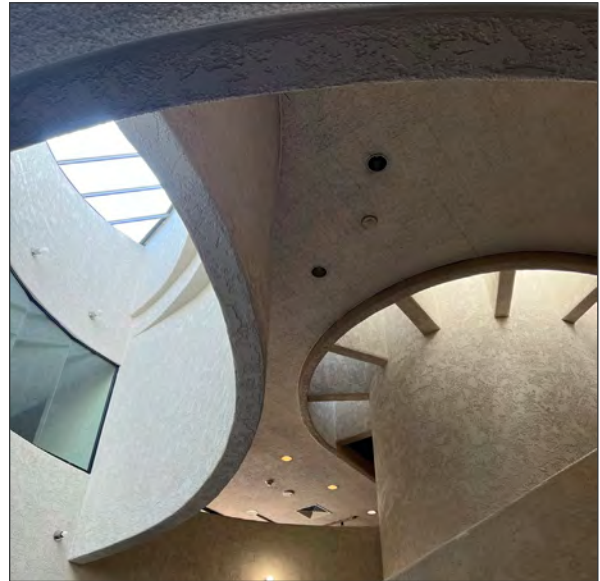
The first floor lobby has a roughly diamond-shaped plan. The lobby's ceiling is finished in textured plaster with recessed can lights; the walls are also textured plaster. The floor surrounding the central stair and elevator is carpeted and trimmed with concrete; the rest of the lobby floor is paved in brick. The main entrance to the lobby is located at the northeast end of the space and consists of non-original automatic sliding doors surrounded by original fixed anodized aluminum windows. At the southwest end of the lobby is a pair of large wood paneled doors; the doors lead to offices in the southwest wing. A secondary stairwell is located to the south of these doors. The original drinking fountain on the wall adjacent to secondary stairwell was replaced with a new drinking fountain and bottle filling station.

Physical Description

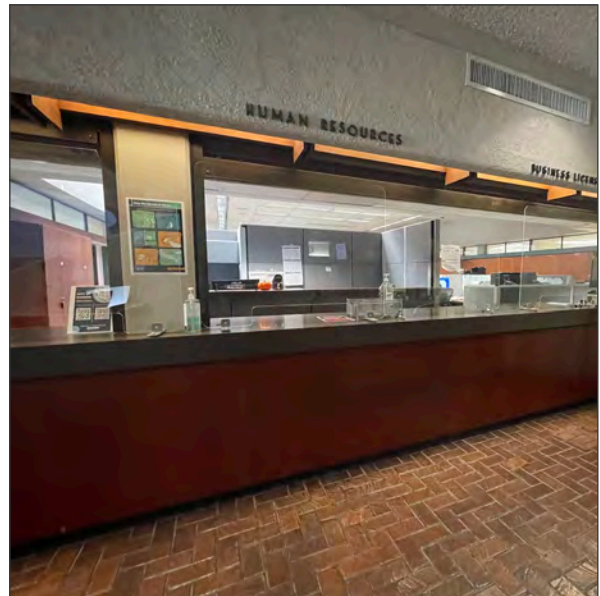
At the center of the lobby is a circular double-height opening containing a curved staircase that leads to the second floor and an elevator that accesses all three levels of the building. The staircase is bound by low textured plaster walls, and the elevator is encased in a textured plaster cylindrical volume. The elevator doors and staircase handrail are delineated by decorative patterned ceramic tile. Between the elevator and staircase is a reception desk comprising a hardwood counter with brass pulls and a plastic laminated top. The lobby's north and east walls are lined with public service counters. The ceilings above the counters are dropped and are lined with soffit lighting. The counter casework is made of hardwood with a plastic laminated top, rubber base, and brass pulls.



View of the lobby's sweeping staircase (ARG, 2023).



View of the skylight and clerestory above the lobby's central opening (ARG, 2023).

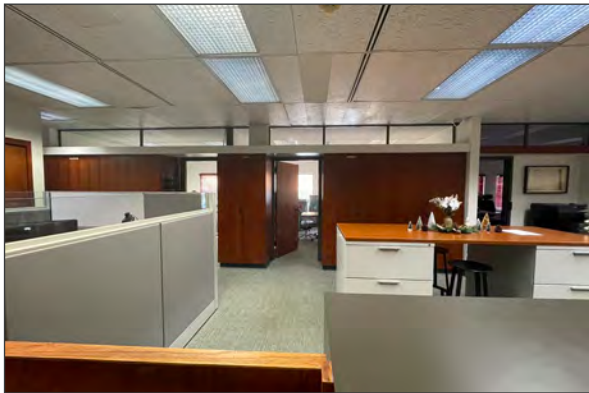


Close-up of the public counters in the first floor lobby (ARG, 2023).

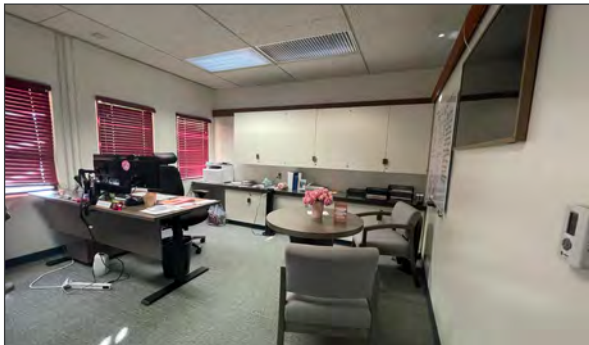
Physical Description



View northeast of the southwest wing's first floor office corridor (ARG, 2023).



View of the first floor open office space within the southwest wing (ARG, 2023).



View of a first floor private office in the southwest wing (ARG, 2023).

Southwest Wing

The southwest wing comprises a double-loaded corridor with offices and conference rooms on either side. The first floor of the southwest office wing is primarily accessed via a pair of large wood paneled doors at the north end leading from the lobby. A pair of fully glazed replacement doors surrounded by original anodized aluminum windows is located at the south end of the wing and provides egress to the exterior south entrance plaza. The wing's corridor has a coved plaster ceiling accented by soffit lighting and a brick paved floor trimmed in concrete. Walls are finished in plaster and are lined with floor-to-ceiling fixed aluminum windows and solid wood and fully glazed doors leading to offices. In general, larger open office spaces and reception areas are located directly off the corridor, and smaller offices line the perimeter of the wing. Rooms have dropped acoustic tile ceilings with recessed light fixtures, walls finished in vinyl wallpaper or painted gypsum board, and primarily non-original carpet flooring (a few areas have non-original vinyl plank flooring). Original hardwood closets and casework with brass pulls are seen throughout and are supplemented by contemporary desks, filing cabinets, and cubbies with partial-height partitions.

Men's and women's restrooms and a secondary staircase are located to the south of the central corridor. Restrooms feature plaster ceilings, ceramic tile walls, quarry tile floors, plastic laminated toilet partitions, and contemporary fixtures.

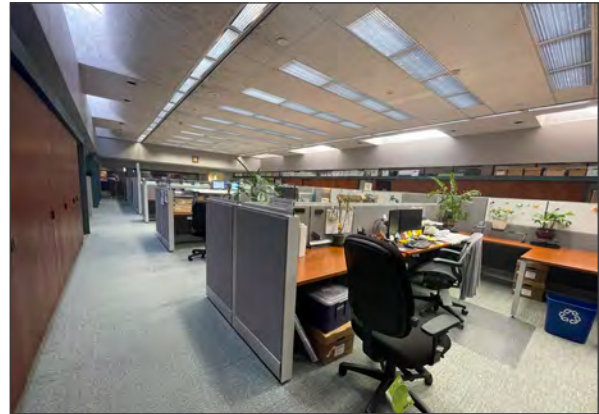
Physical Description

North Wing

The north wing holds offices of the public works and community development departments. The wing consists of a large open office area flanked by smaller personal offices on the east and west sides. Men's and women's restrooms, a kitchenette, and a custodial closet comprise the west end of the wing. The primary entrance to the north wing is through a gate at the public service counter facing the first floor lobby.

The wing's open office has a dropped acoustic tile ceiling with recessed lighting. Recessed skylights consisting of steel windows with wire glass (some glass replaced and/or painted over) provide daylighting along the east and west sides of the open office ceiling. The interior walls of the skylight openings are curved and clad in texture plaster. The east and west walls of the open office divide the space from the smaller individual offices. The top portions of these walls are finished in painted gypsum board and contain a fixed clerestory. Much of the lower walls is lined with original hardwood cabinets with brass pulls; walls without cabinets are finished with vinyl wallpaper. Flush wood doors provide access from the open office to individual offices, and the open office's floor is carpeted. The smaller offices flanking the main open office similarly have dropped acoustic tile ceilings with recessed lights. Walls are clad in plaster, painted gypsum board, and/or hardwood planks, and floors are covered in non-original carpet. The smaller offices also contain original hardwood casework with brass pulls. All office spaces contain contemporary furniture, and partial-height partitioned work cubbies were added to the open office in 2023.

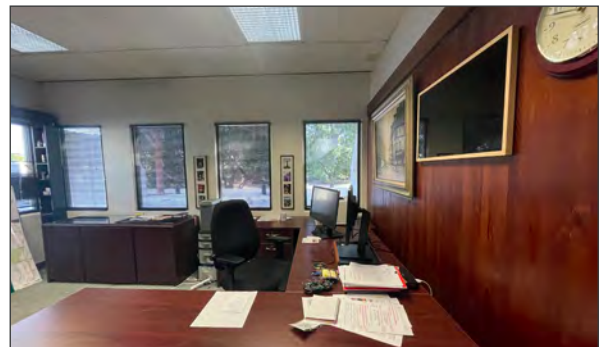
Restrooms feature plaster ceilings, ceramic tile walls, quarry tile floors, plastic laminated toilet partitions, and contemporary fixtures. The kitchenette has original hardwood casework with brass pulls and a laminated countertop.



View of the first floor open office space within the north wing (ARG, 2023).



View of skylight above the first floor open office in the north wing (ARG, 2023).



View of a first floor private office in the north wing (ARG, 2023).

Physical Description



View of the first floor open office space in the east wing (ARG, 2023).



View of a first floor private office in the east wing (ARG, 2023).



View of the first floor kitchenette and custodial room at the end of the east wing (ARG, 2023).

East Wing

The east wing contains offices for the finance and community services departments. The primary entrance to the east wing is through a gate at the public service counter facing the first floor lobby. The east wing has the same general floor plan and contains the same finishes and fixtures as the north wing. The wing comprises a large open office area flanked by smaller partitioned offices on the north and south sides. Men's and women's restrooms, a kitchenette, and a custodial closet are located at the east end of the wing.

The open office area has a dropped acoustic tile ceiling with recessed lighting. Recessed skylights consisting of steel windows with wire glass (some glass replaced and/or painted over) provide daylighting along the open office ceiling. The interior walls of the skylight openings are curved and clad in textured plaster. The north and south walls of the space separate the open office from smaller personal offices. The top portions of the walls are finished in painted gypsum board and contain a fixed clerestory. The lower walls are lined with original hardwood cabinets with brass pulls, flush wood doors leading to the smaller offices, and vinyl wallpaper. The space's floor is covered with non-original carpet. The smaller offices flanking the main open office similarly have dropped acoustic tile ceilings with recessed lights. Walls are clad in plaster, painted gypsum board, and/or hardwood planks, and floors are covered in non-original carpet. The smaller offices also contain original hardwood casework with brass pulls. All office spaces contain contemporary furniture, and partial-height partitioned work cubbies were added to the open office in 2023.

Restrooms feature plaster ceilings, ceramic tile walls, quarry tile floors, plastic laminated toilet partitions, and contemporary fixtures. The kitchenette has original hardwood casework with brass pulls and a laminated countertop.

Physical Description



View north of the second floor lobby towards the exterior balcony (ARG, 2023).

Second Floor

The second floor aligns with the southwest wing of the first floor. It features a public lobby, which accesses the council chambers, council member offices, a conference room, and men's and women's restrooms.

Lobby

The second floor lobby has a roughly diamond-shaped footprint with a central circular opening holding a curved staircase and elevator accessing the first floor lobby (see description above). The lobby ceiling is primarily finished in acoustic tile with recessed can lights. Lowered ceilings along the south, east, and west portions of the space are finished in plaster,

and the ceiling marking the entrance to the elevator is finished in cedar planks. Soffit lighting delineates the lowered ceiling along the south side, at the entrance to the council chambers. An eye-shaped skylight is located above the central opening and provides daylight to both the second and first floor lobby spaces. A semi-circular clerestory surrounds the elevator enclosure at the ceiling. The lobby's walls are mostly covered in textured plaster. Original vertical hardwood paneling clads the south wall at the council chambers entrance. Non-original tile cladding covers the back wall of the recessed entrance to the second floor restrooms (replaced original ceramic tile ca. 2022), and a non-original marble accent wall serves as a backdrop for various plaques to the east of the council chambers entrance (added at unknown date). The lobby's floor is finished in non-original carpet.

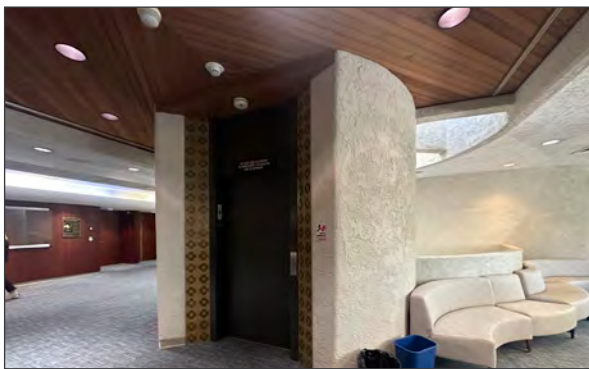
Physical Description



View north of the second floor lobby towards the public restrooms; council chambers entrance to photo left (ARG, 2023).



View northeast of the second floor lobby towards the central double-height opening (ARG, 2023).



View of the elevator at the second floor lobby (ARG, 2023).

Three pairs of recessed solid wood doors access the council chambers at the center of the south wall. Additional solid wood doors flank the council chambers entrance and provide egress to the hallway to council member offices and a storage room to the east and the council chambers press room to the west. Flush wood doors on the west side of the lobby access a conference room to the north and men's and women's restrooms to the south. A fully glazed anodized aluminum door surrounded by fixed windows leads to an outdoor balcony overlooking the east courtyard at the north end of the lobby. An original glass and wood-framed public display case delineates the east wall of the space.

Physical Description



View southwest of the second floor council chambers room (ARG, 2023).

Council Chambers

The council chambers is located just south of the lobby and comprises the center of the second floor. The room is roughly shaped like a pentagon; the south walls of the room are slightly angled and meet at a point at the center of the room. The ceiling above the public seating area is finished in plaster and features a stepped curvilinear pattern enclosing soffit lighting. The ceiling above the rostrum is covered in cedar planks and has recessed can lights, track lights, and soffit lighting. The space's east and west walls are covered with vinyl wallpaper, and a projection screen is mounted to the south end of the west wall. Hardwood paneling lines the south walls behind the rostrum and the curved wall of the press and

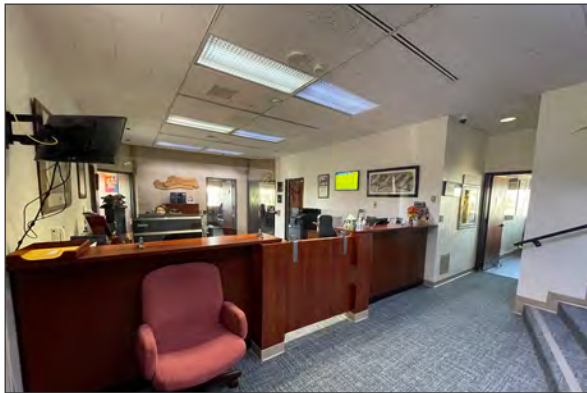
AV storage rooms (northwest and northeast ends, respectively). The council chambers floor is covered in non-original carpet. The council chambers main entrance is through three pairs of solid wood doors at the north end of the room. A solid wood exit door provides egress to a hallway along the east wall of the space, and another solid wood door accesses the rostrum at the south end of the room. Fixed, curved rows of non-original upholstered seats¹⁶⁶ are oriented towards a rostrum (raised platform) at the south end of the space. The rostrum is separated from the seating area by a low wall finished in hardwood.

¹⁶⁶ Original seating consisted of a single section accessed by aisles to the east and west. Existing seats are divided into two sections by a center aisle.

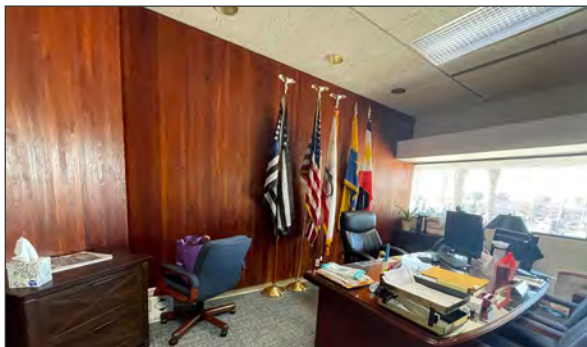
Physical Description



View northeast of the second floor conference room (ARG, 2023).



View southwest of the second floor office reception area (ARG, 2023).



View of a council member office (ARG, 2023).

Conference Room

To the north of the second floor lobby is a private conference room (originally intended to be a lounge, per historic drawings). The room has an acoustic tile ceiling with recessed can lights, painted textured plaster and wood plank wall finishes, and non-original carpet flooring. A sink and counter with original wood casework and brass pulls is recessed along the south wall of the space. The southeast end of the room consists of a low curved wall surmounted by butted glass. The butted glass was added (date unknown); the space above the wall was originally open and overlooked the double-height staircase at the center of the lobby. A fully glazed bronze aluminum-framed door surrounded by floor-to-ceiling fixed aluminum windows provides access to a balcony at the north end of the room (shared with the second floor lobby).

Council Member Offices and Reception Area

The south end of the second floor consists of five council member offices surrounding a shared open reception area. The reception area has an acoustic tile ceiling with recessed fluorescent lighting, its walls are finished in painted gypsum board and non-original vinyl wallpaper, and its floor has non-original carpet. The reception area is enclosed on the north end by non-original wood casework. The council member offices share the same features and finishes. They have acoustic tile ceilings with can lights and recessed fluorescent lighting, wood plank and painted gypsum board wall finishes, and non-original carpet flooring. Exterior-facing walls are lined with fixed aluminum windows surmounted by soffit lighting. Solid wood doors provide access to each office, and original polychromatic tile key card scanners are located adjacent to each door (supplanted by non-original black key card scanners).

Physical Description

Secondary Spaces

Men's and women's restrooms are accessed from the west end of the second floor lobby. The restrooms are fronted by a recessed niche holding two drinking fountains. The restrooms have original plaster ceilings with recessed lighting, floor-to-ceiling tile walls, quarry tile floors, and plastic laminated toilet partitions. Fixtures are contemporary (replaced unknown date).

To the north of the council member offices is a private meeting/break room and single-occupancy restroom. The break room has an acoustic tile ceiling with recessed fluorescent lighting, painted gypsum board walls, non-original tile flooring, and original wood casework with brass pulls.

Basement

The basement contains office space for public safety, youth services, security personnel (also functions as the emergency operations center for City Hall); offices for public information, maintenance, and IT; mechanical and electrical rooms; restrooms; and storage.

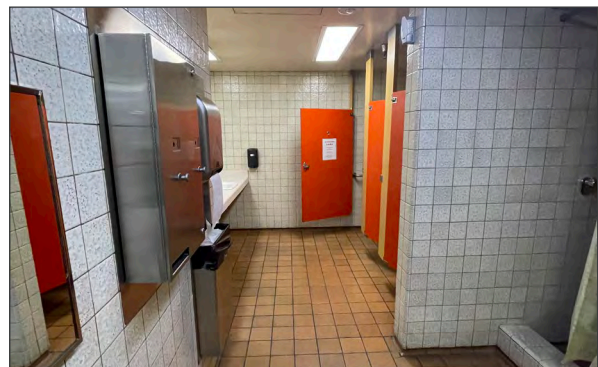
The basement is L-shaped and extends under the north and east wings and central lobby. Both of the basement wings have a double-loaded corridor with rooms on either side. A central elevator and staircase provide access to the basement from the first floor lobby. The corridors and elevator vestibule have dropped acoustic tile ceilings with recessed lighting, primarily painted gypsum board walls (the south corridor wall in the east wing is painted concrete block), and vinyl tile floors. On either side of the elevator are men's and women's restrooms, which have plaster ceilings, ceramic tile walls, quarry tile floors, and contemporary fixtures. The restrooms also contain shower stalls.



View of the second floor public women's restrooms (ARG, 2023).



View of the basement elevator (ARG, 2023).



View of the main women's restrooms off the basement lobby (ARG, 2023).

Physical Description



View east of the basement's east wing corridor (ARG, 2023).



View of the basement open office space, which also serves as the emergency operations center (ARG, 2023).



View of the break room in the basement north wing (ARG, 2023).

The east wing of the basement holds a mechanical room, electrical room, and boiler room; men's and women's restrooms; and public safety, youth services, and security office space (which also functions as the building's emergency operations center). The mechanical, electrical, and boiler rooms are unfinished spaces with exposed concrete ceilings, concrete block walls, and concrete floors. The public safety, youth services, and security offices are housed in one large space containing partial height partitioned offices. The space has a dropped acoustic tile ceiling with recessed lighting, painted gypsum board walls, and carpet flooring. A lounge and kitchen are located at the northeast corner of the space and has plastic laminated casework and carpet (lounge) and vinyl tile (kitchen) flooring. The lounge/kitchen was added in 1977 when a portion of the basement's east wing was remodeled for use as an emergency operations center (per drawings). To the west of the public safety, youth services, and security office space are two smaller office spaces with the same finishes. A reproduction and mail room is located at the west end of the east wing and is finished with a dropped acoustic tile ceiling with recessed lights, painted gypsum board walls and vinyl tile floors (portions of the floor have been replaced over the years with different vinyl tile).

The north basement wing consists of a telephone room, HVAC control room, IT/computer room, public information offices, fire department offices, an employee break room, restrooms, and other office/storage areas. The telephone and HVAC control rooms are unfinished with concrete ceilings and floors and concrete block walls. The rest of the spaces have dropped acoustic tile ceilings with recessed lighting, painted gypsum board walls, and non-original carpet or vinyl tile floors. The restrooms have the same finishes as those near the elevator vestibule.

Physical Description

Building Systems

Refer to the Conditions Assessment for a summary of the building's existing structural, mechanical, electrical, and plumbing systems. See Appendices for complete Structural and Mechanical, Electrical, and Plumbing Systems reports.



Basement air handling unit (ARG, 2023).



Basement main electrical room (ARG, 2023).



View of city hall from the east garden, ca. 1976 (UCLA Special Collections).



View of the council chambers, ca. 1976 (UCLA Special Collections).



View of a private office, ca. 1976 (UCLA Special Collections).

Evaluation of Significance

Framework for Evaluating Historic Significance

Carson City Hall has never been evaluated for historical significance. Constructed in 1976, the building is 48 years old at the writing of this HSR and is approaching the 50-year age threshold to be eligible for historic designation.¹ Thus, as part of this HSR, ARG has evaluated the building against federal (National Register of Historic Places) and state (California Register of Historical Resources) historic eligibility criteria.² Following are the federal and state regulatory guidelines used to assess historical significance.³

National Register of Historic Places

The National Register is the nation's master inventory of known historic resources. Created under the auspices of the National Historic Preservation Act of 1966, the National Register is administered by

¹ Generally, a resource must be at least 50 years of age to be eligible for listing in the National Register. There is no prescribed age limit for listing in the California Register, although California Register guidelines state that "sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource." Refer to National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation and the California Office of Historic Preservation's Technical Assistance Series #6: California Register and National Register: A Comparison* for more information regarding age limits for federal and state designation.

² The City of Carson does not have an established regulatory framework for evaluating the eligibility of potential historical resources.

³ At the time of this writing, the City of Carson does not have a historic preservation ordinance and/or a local designation program. Thus, an evaluation of the building against local designation criteria is not included herein.

Evaluation of Significance

the National Park Service (NPS) and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archeological, or cultural significance at the national, state, or local level. As described in National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*, in order to be eligible for the National Register, a resource must both (1) be significant and (2) retain sufficient integrity to convey its significance.

Significance is assessed by evaluating a resource against established criteria for eligibility. A resource is considered significant if it satisfies any one of the following four National Register criteria:⁴

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

Once significance has been established, it must then be demonstrated that a resource retains enough of its physical and associative qualities – or integrity – to convey the reason(s) for its significance. Integrity is best described as a resource’s “authenticity” as expressed through its physical features and extant characteristics. Whether a resource retains sufficient integrity for listing is determined by evaluating it

⁴ Some resources may meet multiple criteria, though only one needs to be satisfied for National Register eligibility.

against the seven aspects of integrity defined by the NPS:

- Location (the place where the historic property was constructed or the place where the historic event occurred);
- Setting (the physical environment of a historic property);
- Design (the combination of elements that create the form, plan, space, structure, and style of a property);
- Materials (the physical elements that were combined or deposited during a particular period of time and in a particular manner or configuration to form a historic property);
- Workmanship (the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory);
- Feeling (a property’s expression of the aesthetic or historic sense of a particular period of time); and
- Association (the direct link between an important historic event/person and a historic property).

Integrity is evaluated by weighing all seven of these aspects together and is ultimately a “yes or no” determination – that is, a resource either retains sufficient integrity or it does not.⁵ Some aspects of integrity may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. Since integrity depends on a resource’s placement within a historic context, integrity can be assessed only after it has been established that the resource is significant, and under which criteria.

⁵ Derived from National Register Bulletin 15, Section VIII: “How to Evaluate the Integrity of a Property.”

California Register of Historical Resources

The California Register is the authoritative guide to the State's significant historical and archeological resources. In 1992, the California legislature established the California Register "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change."⁶ The California Register program encourages public recognition and protection of resources of architectural, historical, archeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under CEQA. All resources listed in or formally determined eligible for the National Register are automatically listed in the California Register. In addition, properties designated under municipal or county ordinances, or through local historic resources surveys, are eligible for listing in the California Register.

The structure of the California Register program is similar to that of the National Register, but places its emphasis on resources that have contributed specifically to the development of California. To be eligible for the California Register, a resource must first be deemed significant at the local, state, or national level under one of the following four criteria, which are modeled after the National Register criteria listed above:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state, or the nation.⁷

Like the National Register, the California Register also requires that resources retain sufficient integrity to be eligible for listing. A resource's integrity is assessed using the same seven aspects of integrity used for the National Register. However, since integrity thresholds associated with the California Register are generally less rigid than those associated with the National Register, it is possible that a resource may lack the integrity required for the National Register but still be eligible for listing in the California Register.

There is no prescribed age limit for listing in the California Register, although California Register guidelines state that "sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource."⁸

⁷ California Public Resources Code SS5024.1, Title 14 CCR, Section 4852.

⁸ California Office of Historic Preservation, *Technical Assistance Series #6: California Register and National Register: A Comparison* (Sacramento, CA: California Department of Parks and Recreation, 2001), 3.

⁶ California Public Resources Code, Section 5024.1 (a).

Significance Evaluation

Based on research and analysis conducted as part of this HSR, ARG concludes that Carson City Hall is eligible for listing in the National and California Registers under Criteria A/1 and C/3. Completed in 1976, the building is associated with events that have made a significant contribution to the broad patterns of Carson's history. Specifically, the building is associated with Carson's institutional development after its establishment in 1969 and represents its first purpose-built city hall. Prior to its construction, the city operated out of multiple temporary leased spaces, all of which quickly proved to be inadequate to handle the increased demand for city services and personnel as the city established itself in its first years after incorporation. By 1971, the city approved its first master plan, which included the development of a new civic center. The proposed civic center comprised 26 acres of municipal buildings, including a new multi-purpose community building, central plaza, parking, municipal auditorium and museum, hotel, a six-story office building, post office, the existing sheriff's station (built 1970), and a new city hall. The chosen location for the new city hall site, which had been developed with junkyards in the decades prior, reflected the city's forward-thinking optimism and strive to create a better and more equitable future for its residents.

Carson City Hall is also an excellent example of a Late Modern municipal building that integrates historicist, Spanish Colonial Revival influences. The building embodies the distinctive characteristics of the Late Modern/Spanish variant style, including its use of bold, sculptural and geometric forms (seen in its overall Y-shaped plan, curved exterior wing walls, and zig-zag-shaped site planters), angular shed roofs with tile roofing, exaggerated concentric arches at its south entry, and decorative polychromatic accent tile applied near entrances and in interior lobby spaces.

In an effort to have the project team reflect the multi-ethnic population of Carson, the city hired a joint venture architecture team including African American architect Robert Kennard, Robert Alexander, and Japanese American architect Frank Sata, in collaboration with Japanese American landscape architect Yoshito Kuromiya. Michael Sanchez, a Latino interior and graphics designer, was hired to design the interiors, rounding out the city's ethnically diverse city hall project team.

Carson City Hall's period of significance in 1975-1977, beginning with the year construction commenced and ending with the year improvements were made to the building's basement for its use as an emergency operations center.



View north of Carson City Hall, ca. 1976 (UCLA Special Collections).

Evaluation of Significance



Interior view towards the original south entrance plaza and landscape (not extant), ca. 1976 (UCLA Special Collections).



View of the upper and lower east garden (mature trees and lawn still extant), ca. 1976 (UCLA Special Collections).



View of the distinctive central double-height opening and lobby staircase, ca. 1976 (UCLA Special Collections).

Integrity Evaluation

In addition to meeting multiple eligibility criteria, Carson City Hall retains sufficient integrity to convey its reasons for historic significance. Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.”⁹ The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling, and association.

Carson City Hall is on its original multi-acre site at the intersection of Carson Street and Avalon Boulevard, within the larger Carson Civic Center. Its thus retains integrity of location and setting. Changes to the building are primarily cosmetic and include replacement of original textured stucco cladding with smooth stucco, replacement of original fully glazed aluminum entrance doors with new fully glazed doors, replacement of original clay tile roofing with cement tiles, and replacement of some landscape plantings. The majority of the property’s original design features and materials, including its Y-shaped plan, very low-pitched and shed roofs, bronze anodized aluminum windows, wood trellises/bris soleil, polychromatic accent tile, brick and concrete paving, concrete planters, and many original trees (eucalyptus, jacaranda, coral, pine) remain. Its intact design and materials help to convey its original workmanship and historic feeling and association.

⁹ National Park Service, National Register Bulletin 16A: *How to Complete the National Register Registration Form* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1997), 4.



View of the north wing's characteristic projecting shed roof volume, wood trellis/bris soleil, and grouped fixed aluminum windows, ca. 1976 (UCLA Special Collections).

Character-Defining Features

Character-defining features are those aspects of a building's design, construction, or detail that are representative of its significant function, type, or architectural style. Character-defining features may include the overall shape of the building; its materials, craftsmanship, and decorative details and features; and the various aspects of the building's site. For a historic resource to retain its significance, its character-defining features and spaces must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a

rehabilitation plan that incorporates appropriate levels of restoration, rehabilitation, maintenance, and protection.

The following pages delineate the exterior, interior, and site features that are character-defining of Carson City Hall.

Evaluation of Significance



City hall's prominent corner location at the intersection of Carson and Avalon (ARG, 2023).



South entrance plaza circular fountain (ARG, 2023).



Original eucalyptus and coral trees at the west perimeter landscape area (ARG, 2023).

Site and Landscape

- Prominent location at the intersection of Carson Street and Avalon Boulevard
- Large, multi-acre gently sloping site within the larger Carson Civic Center
- Central circular fountain at the south entrance plaza
- While the west and south perimeter landscape areas have been extensively renovated, a few historic features remain:
 - Overall openness of the areas with low ground cover and perimeter trees
 - Undulating pattern of planters along the building wings
 - Mature shade trees (coral and eucalyptus)
 - Oval-shaped planter holding three flagpoles at the west perimeter landscape area



Original flagpoles and coral trees at the west perimeter landscape area (ARG, 2023).

Evaluation of Significance

- East landscaped garden composed of:
 - An upper garden with an open lawn delineated by a site wall laid in a zig-zag pattern (holding benches and eucalyptus trees) and tiered brick rose garden planter
 - A lower garden bound by a zig-zag-shaped concrete site wall to the west and a linear site wall with zig-zag-shaped concrete planter edging (with benches) to the east
 - Concrete and brick walkways that run along the edge of the building
 - Raised diamond-shaped concrete planters lining the walkway steps
 - Raised rectangular planters divided by concrete fins along the building wings



Raised diamond-shaped planters (right) and rectangular planters divided by concrete fins (left) bordering the east garden brick entrance walkway (ARG, 2023).



Upper east garden with open lawn and original eucalyptus trees in the background (ARG, 2023).



Upper east garden tiered brick rose garden planter (ARG, 2023).



Lower east garden bound by concrete site walls, benches, and original jacaranda trees (ARG, 2023).

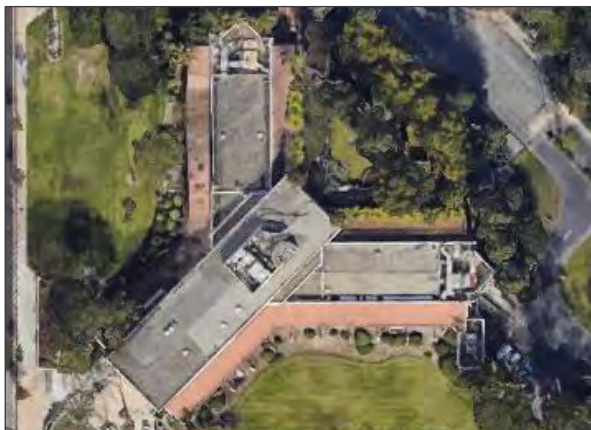
Evaluation of Significance



North parking lot tiered brick planter (ARG, 2023).



Original Canary Island pine trees along Civic Center Drive (ARG, 2023).



City hall's Y-shaped configuration, very low-pitched roofs bound by parapet walls, and shed roofs with tile roofing (ARG, 2023).

- North parking lot with landscaped islands and tiered brick planter perimeter wall
 - Original eucalyptus trees at interior islands
- East paved surface parking and loading area separated from Civic Center Drive by large, landscaped island
- Landscaped planters along the embankment between the City Hall site and Civic Center Drive
 - Original Canary Island pines

Building Exterior

- One- and two-story height with partial basement
- Y-shaped configuration
- Very low-pitched gable roofs surrounded by parapet walls
- Shed roofs with tile roofing (concrete tiles replaced original clay tiles in 2022-23) at the one-story projections along the south and west sides of the building
- Stucco wall cladding (original textured stucco covered over with smooth stucco in 2023)
- Fully glazed bronze anodized aluminum-framed doors (where present)
- Fixed windows with bronze anodized aluminum frames and tinted glazing

Evaluation of Significance

Southwest Wing

North Façade

- Recessed entry surrounded by fixed tinted glass (entry doors replaced)
- Metal depository box to the north of the entrance doors
- Second-story balcony accessed by fully glazed aluminum-framed doors with red cedar door pulls surrounded by fixed tinted glazing
- Deep overhang delineated by polychromatic tile above the balcony

South Façade

- Recessed entry within a series of stepped arches and surrounded by fixed tinted glass (entry doors replaced)
- Deep overhang delineated by polychromatic tile above the entrance
- Slightly recessed, fixed bronze aluminum ribbon windows along the second story
- Exterior planters at the second floor that wrap around to the east and west façades



Exterior planter at the second floor that wraps around to the southwest wing, east and west façades (ARG, 2023).



Southwest wing's north façade with second-story balcony covered by deep overhang (ARG, 2023).



Recessed entry, fixed tinted glazing, and metal depository box at the southwest wing, north façade (ARG, 2023).



Recessed entry within a series of stepped arches surrounded by fixed tinted glass; deep overhang with polychromatic tile; and slightly recessed, fixed bronze aluminum ribbon windows at the southwest wing, south façade (ARG, 2023)

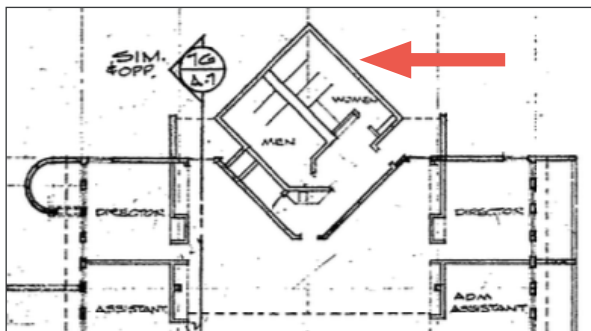
Evaluation of Significance



Abstract dentil band at parapet, rows of fixed bronze aluminum windows, and wood trellises at the southwest wing, east and west façades (ARG, 2023).



Fixed bronze aluminum windows fronted by a wood trellis at the north wing, west façade (ARG, 2023).



Triangular volume that juts out from the center of the north wing, north façade (Alexander, Kennard, and Sata, 1974-75).

East and West Façades

- Abstract dentil band along the parapet wall at the top of the façades
- Rows of fixed bronze aluminum windows
- Wood trellises/bris soleil anchored to concrete piers along the one-story projections

North Wing

North Façade

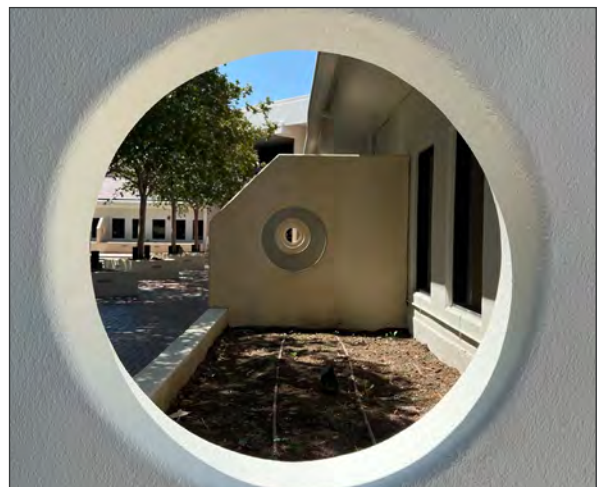
- Triangular volume that juts out from the center of the façade

East Façade

- Fixed bronze aluminum windows divided into six bays by concrete fins with punched circular details

West Façade

- Rows of fixed bronze aluminum windows fronted by a wood trellis/bris soleil anchored to concrete piers



Punched circular detail in concrete fins at the north wing, east façade planters (ARG, 2023).

Evaluation of Significance

East Wing

North Façade

- Fixed bronze aluminum windows divided into six bays by concrete fins with punched circular details

South Façade

- Fixed bronze aluminum windows fronted by a wood trellis/bris soleil anchored to concrete piers

East Façade

- Triangular volume that juts out from the center of the east façade
- Concrete balcony and basement level loading dock at the east façade



Concrete balcony at the east wing, east façade (ARG, 2023).



Fixed bronze aluminum windows divided by concrete fins at the east wing, north façade (ARG, 2023).



Fixed bronze aluminum windows fronted by a wood trellis at the east wing, south façade (ARG, 2023).

Evaluation of Significance



Central, circular double-height opening with curved staircase and elevator; textured plaster ceiling with can lights; textured plaster walls; brick paving surrounding carpeted area; and hardwood public service counters in the first floor lobby (ARG, 2023).

Building Interior

- Y-shaped plan radiating from central lobby

First Floor

Lobby

- Diamond-shaped plan with central, circular double-height opening visually connecting the space to the second floor lobby
- Textured plaster ceiling with can lights
- Textured plaster walls
- Brick flooring laid in a herringbone pattern and surrounding a circular carpeted area (carpet not original)
- Public service counters (hardwood with plastic laminated top and brass pulls) along the north and east walls
- Large wood paneled double doors leading to the southwest wing along the south wall
- Curved central staircase bound by textured plaster walls
- Central elevator encased in a double-height texture plaster cylindrical volume
- Polychromatic tile around elevator opening
- Reception desk with hardwood counter, brass pulls, and laminated top

Evaluation of Significance



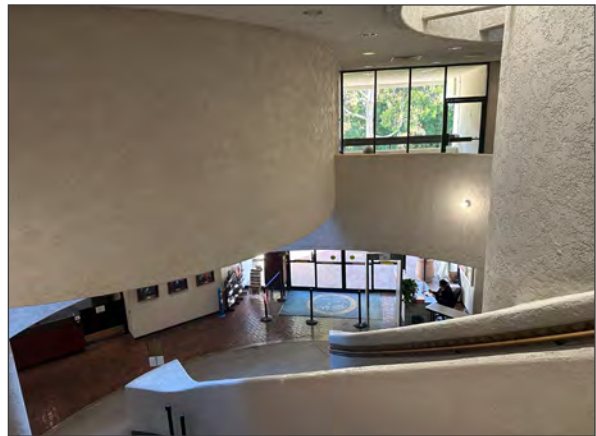
Central curved staircase (ARG, 2023).



Detail of polychromatic tile at central staircase (ARG, 2023).



Hardwood public service counters with plastic laminated tops (ARG, 2023).



Central circular opening visually connecting the first and second floor lobbies (ARG, 2023).



Detail of brick paving wing concrete trim surrounding central carpeted area (ARG, 2023).



Large wood paneled double doors connecting the central lobby to the southwest wing offices (ARG, 2023).

Evaluation of Significance



Southwest wing, first floor double-loaded corridor with coved ceiling, brick paving, and plaster walls lined with floor-to-ceiling aluminum windows/doors (ARG, 2023).



Southwest first floor office wing open office area bordered by private offices; acoustic tile ceilings and hardwood casework (ARG, 2023).



Southwest first floor office wing hardwood casework with brass pulls (ARG, 2023).

Southwest Wing

- Double-loaded corridor with offices on either side
- Corridor's coved plaster ceiling with soffit lighting, brick paving with concrete trim, and plaster walls lined with floor-to-ceiling aluminum windows/doors
- Large open offices/reception areas off the corridor, with smaller offices along the perimeter
- Acoustic tile ceilings and vinyl wallpaper or gypsum board wall finishes in the offices
- Hardwood closets and casework with brass pulls throughout the office spaces
- Restrooms with plaster ceilings, ceramic tile walls, and quarry tile floors

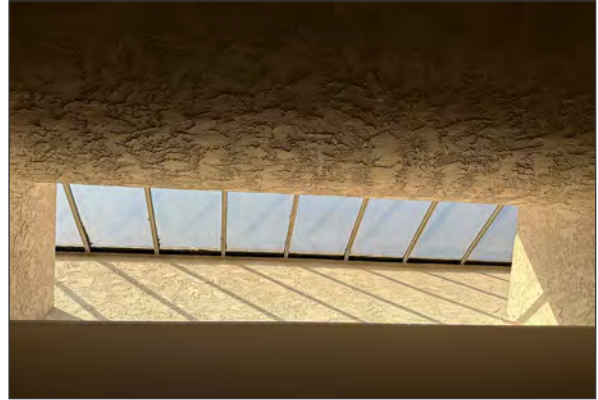
North and East Wings

- Large open office areas with personal offices along the perimeter and multi-occupancy restrooms and kitchenettes at the ends
- Acoustic tile ceiling and vinyl wallpaper and gypsum board wall finishes in the open office areas
- Recessed skylights with wire glass (where present) along the sides of the open office ceilings
- Fixed clerestory windows along the walls dividing the open offices from personal offices
- Hardwood closets with brass pulls along the walls of the open offices
- Lower ceilings, plaster/gypsum board and wood plank wall finishes, and hardwood casework with brass pulls in personal offices
- Kitchenettes with original hardwood casework with brass pulls
- Restrooms with plaster ceilings, ceramic tile walls, and quarry tile floors

Evaluation of Significance



Large open office area with personal offices along the perimeter in the east wing, first floor (ARG, 2023).



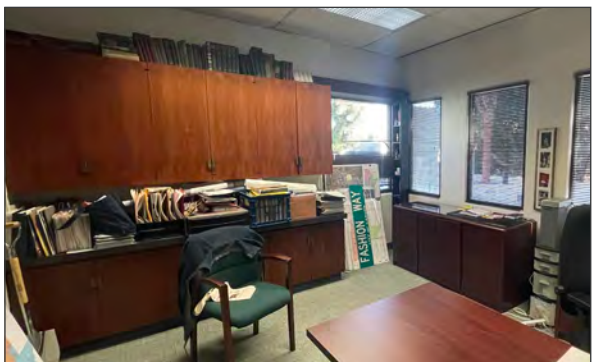
Skylight above open office space in the east wing, first floor (ARG, 2023).



Hardwood public service counter with laminated top and brass pulls in the east wing, first floor (ARG, 2023).



Large open office area with personal offices along the perimeter in the north wing, first floor; acoustic tile ceiling and gypsum board walls (ARG, 2023).



Private office with lower ceiling, plaster/gypsum board walls, and hardwood casework with brass pulls at the north wing, first floor (ARG, 2023).



Hardwood public service counter with laminated top and brass pulls in the east wing, first floor (ARG, 2023).

Evaluation of Significance



Eye-shaped skylight above the central opening and semi-circular clerestory surrounding the elevator enclosure at the lobby ceiling (ARG, 2023).



Cedar plank ceiling and elevator enclosure with polychromatic tile trim at the lobby (ARG, 2023).

Second Floor

Lobby

- Diamond-shaped plan with central opening visually connecting the space to the first floor lobby
- Eye-shaped skylight above the central opening and semi-circular clerestory surrounding the elevator enclosure at the ceiling
- Polychromatic tile around elevator opening
- Acoustic tile, textured plaster, and cedar plank ceiling finishes with can lights
- Textured plaster walls
- Hardwood accent paneling at the entrance to the council chambers
- Flush wood doors leading to council chambers, hallway to council member offices, press room, and storage (south wall) and conference room and restrooms (west wall)
- Fully glazed aluminum door surrounded by fixed glazing accessing the second floor balcony on the north wall
- Glass and wood-framed public display case along the east wall

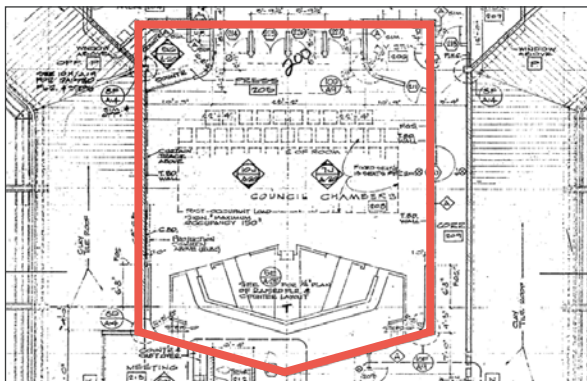


Textured plaster ceiling and walls, and glass and wood-framed public display case at the lobby (ARG, 2023).

Evaluation of Significance

Council Chambers

- Pentagon-shaped floor plan
- Gypsum board and hardwood panel wall finishes
- Plaster ceiling with stepped curved pattern enclosing soffit lighting above the seating area
- Cedar plank ceiling with can lights and soffit lighting above the rostrum
- Slightly sloped public seating area (seats themselves replaced) facing a rostrum delineated by low wood wall



Council chambers' pentagon-shaped floor plan (Alexander, Kennard, and Sata, 1974-75).



Low wood wall separating rostrum from seating area and cedar plank ceiling with can lights above the rostrum in the council chambers (ARG, 2023).



Slightly sloped council chambers seating area and plaster ceiling with stepped curved pattern and soffit lighting (ARG, 2023).



Plaster ceiling with soffit lighting and plaster walls in the council chambers (ARG, 2023).



Wood plank wall finishes in the council chambers (ARG, 2023).

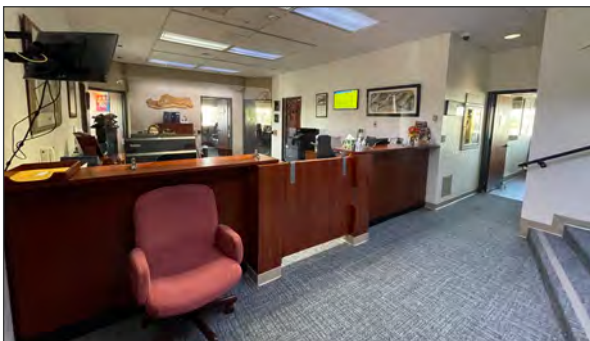
Evaluation of Significance



Acoustic tile ceiling with can lights, textured plaster, and wood plank wall finishes in the conference room (ARG, 2023).



Hardwood casework with brass pulls in the conference room (ARG, 2023).



Open reception area accessing the council member offices (ARG, 2023).

Conference Room

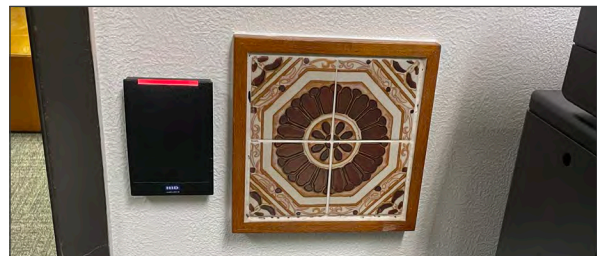
- Acoustic tile ceiling with can lights
- Textured plaster and wood plank wall finishes
- Hardwood casework with brass pulls

Council Member Offices and Reception Area

- Open reception area surrounded by council member offices
- Acoustic tile ceilings with can lights and gypsum board and wood plank wall finishes in council member offices
- Solid wood doors leading to offices
- Ceramic tile key card scanners at office entrances



Council member office with acoustic tile ceiling, soffit lighting, and wood plank wall finishes (ARG, 2023).



Ceramic tile key card scanner at office entrance (plastic scanner to the left is not historic) (ARG, 2023).

Evaluation of Significance

Secondary Spaces

- Restrooms with plaster ceilings, ceramic tile walls, and quarry tile floors
- Hardwood casework with brass pulls in the council member meeting/breakroom

Basement

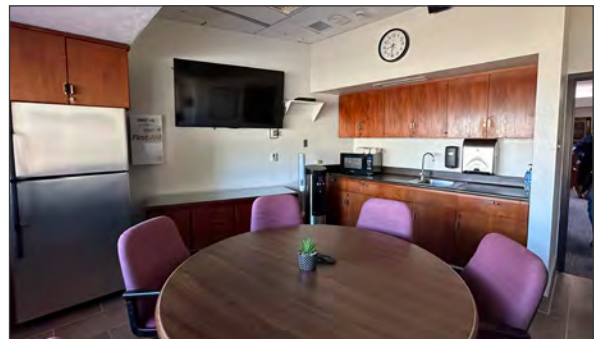
- L-shaped plan extending under the north and east wings
- Double-loaded corridors flanked by open offices; mail room; telephone, mechanical, electrical, and boiler rooms; and storage
- Restrooms with plaster ceilings, ceramic tile walls, and quarry tile floors and showers



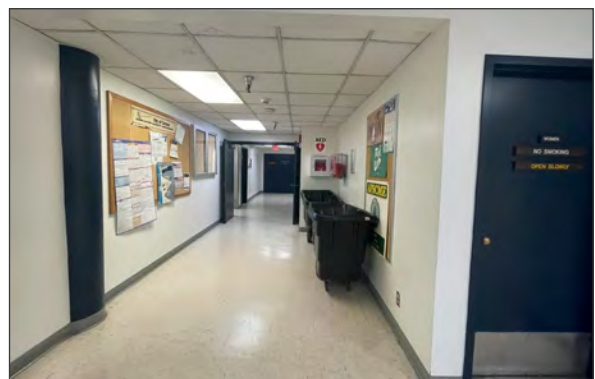
Basement restroom with plaster ceiling, ceramic tile walls, quarry tile flooring, and showers (ARG, 2023).



Second floor public restroom with plaster ceiling, ceramic tile walls, and quarry tile flooring (ARG, 2023).



Hardwood casework with brass pulls in the council member break room (ARG, 2023).



Basement north wing double-loaded corridor (ARG, 2023).

Significant Spaces

The exterior and interior of Carson City Hall are largely intact and have only experienced minor, largely cosmetic alterations over time (i.e. replacement of textured stucco cladding, replacement of some doors and windows). Exterior and interior features and materials work together to produce a cohesive architectural statement, and collectively read as a unified whole.

Methodology

Defining and assigning significance ratings requires consideration of multiple factors: amount of original historic fabric (including exterior plantings), quality of materials and finishes, extent of prior modification, levels of integrity, and expression of original design intent, and is a holistic conclusion that takes into account all of these factors.

Significance ratings that were used to assess the City Hall building and site are defined as follows:

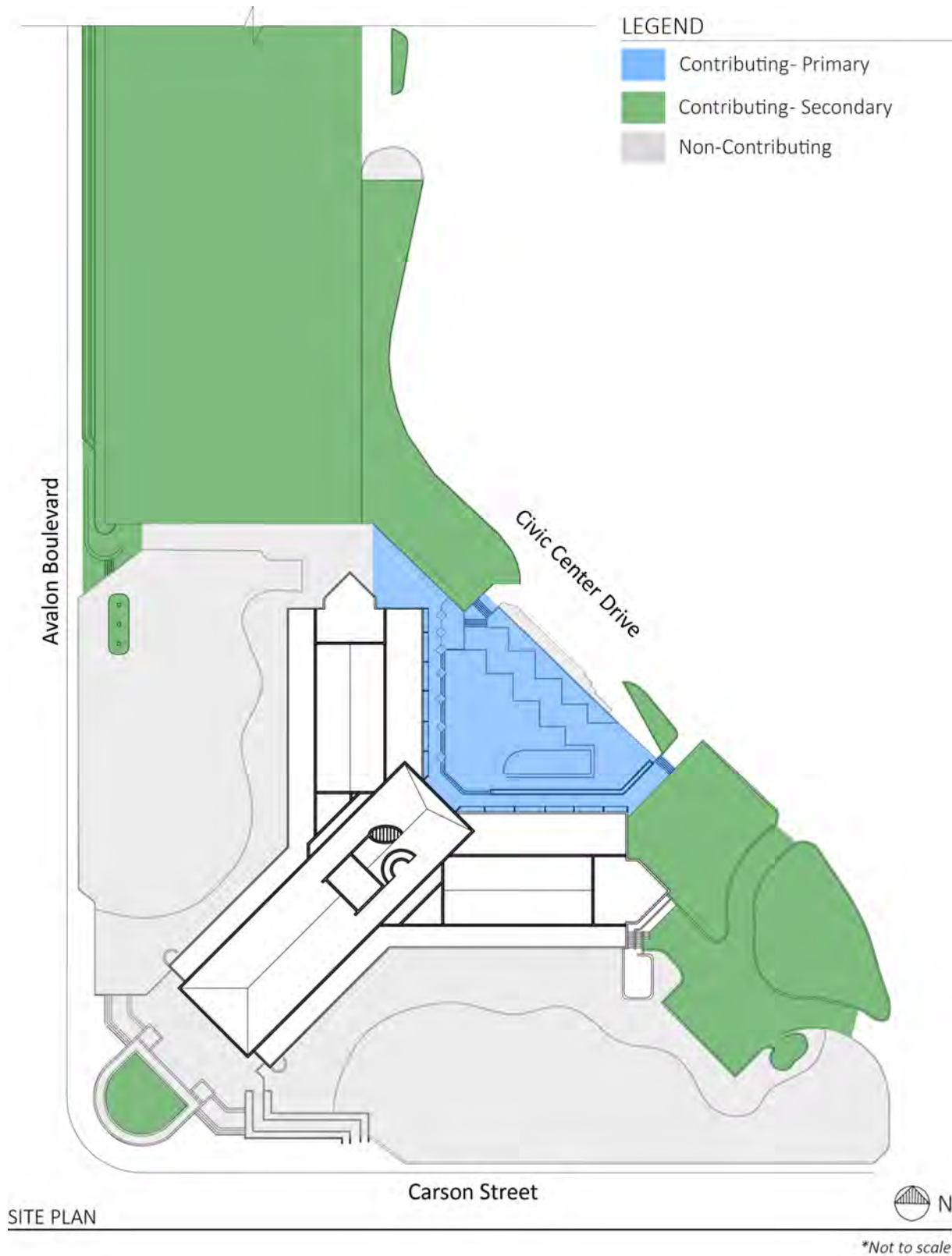
- **Primary** spaces retain the highest degree of historic materials and features, and are essential to establishing the historic character of a building. Alterations to primary spaces should be kept to a minimum, and their character-defining features should be retained.
- **Secondary** spaces provide context associated with behind-the-scenes functions of a building. Because of their limited public exposure and more utilitarian nature, some degree of alteration may be acceptable in these areas. However, modification in these spaces should preserve historic materials and existing spatial relationships to the maximum extent possible.

- **Non-Contributing** spaces are those that have been extensively renovated with entirely new features (including landscape elements) and building finishes. However, exterior perimeter building walls in non-contributing spaces are original and should be retained. Similarly, any original plantings (i.e. mature trees) in non-contributing landscape spaces should be retained.

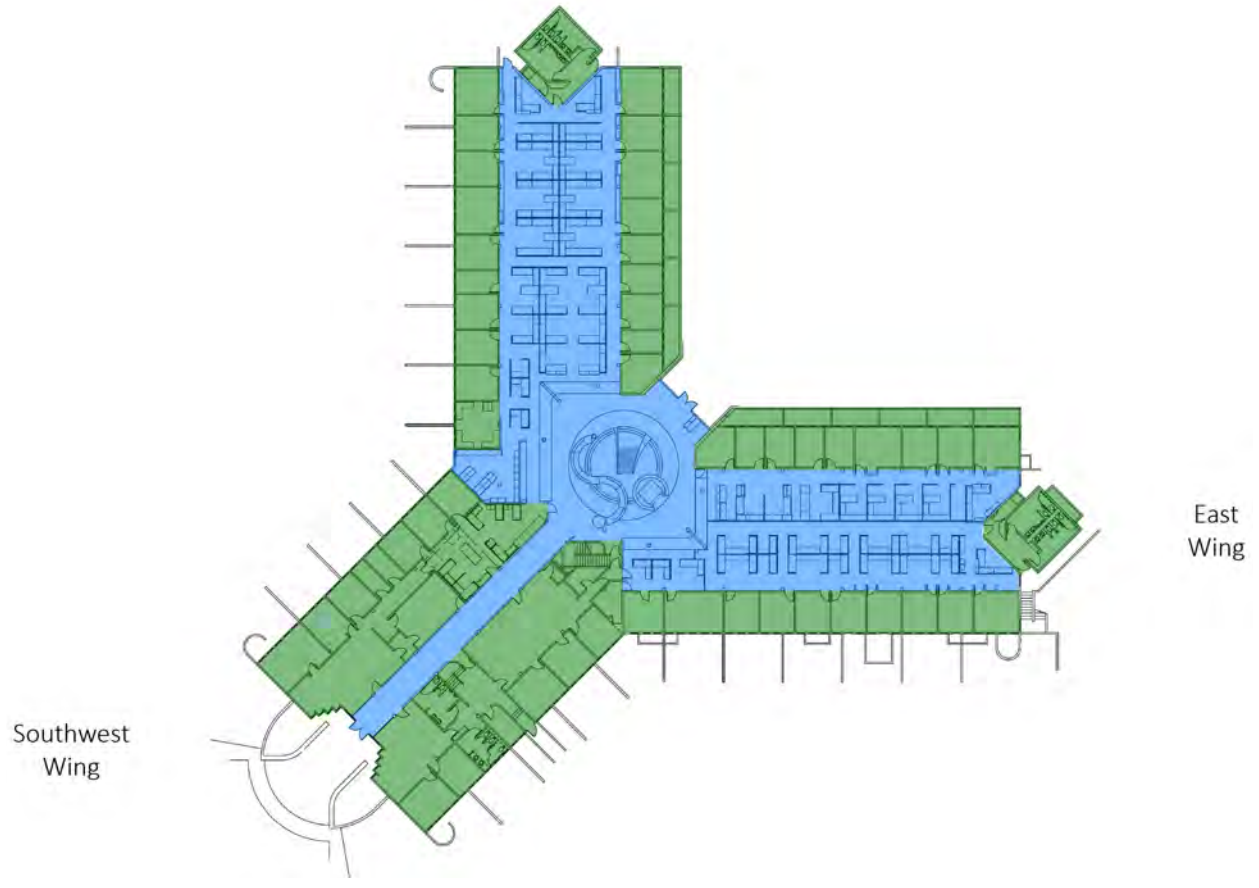
Zoning Diagrams of Significant Spaces

The following site and floor plans graphically identify each area of the building and site based on their hierarchical significance.

Evaluation of Significance






Evaluation of Significance



FIRST FLOOR PLAN

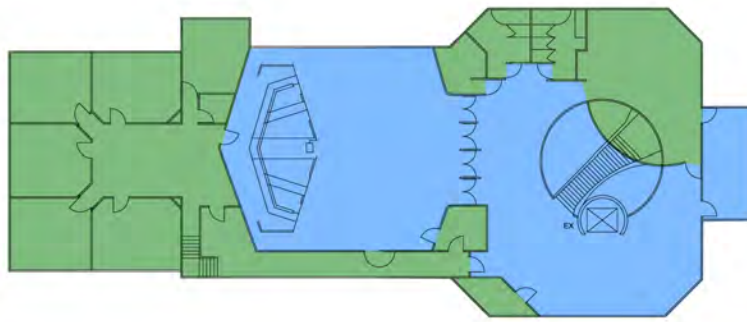


LEGEND

-  Contributing - Primary
-  Contributing - Secondary
-  Non-Contributing

**Not to scale*

Evaluation of Significance



SECOND FLOOR PLAN

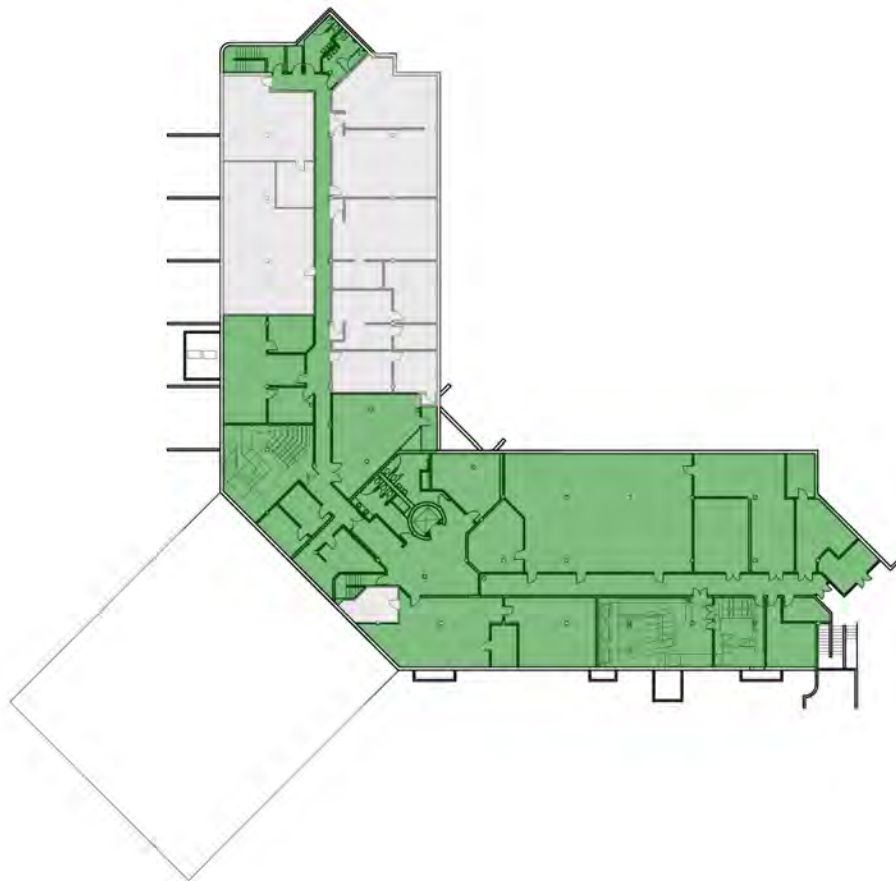


LEGEND

- Contributing- Primary
- Contributing- Secondary
- Non-Contributing

**Not to scale*




Evaluation of Significance



BASEMENT PLAN



LEGEND

-  Contributing- Primary
-  Contributing- Secondary
-  Non-Contributing

**Not to scale*

Existing Conditions



Missing tile at overhang above south entrance (ARG, 2023).

Existing Conditions

Introduction

The Carson City Hall Conditions Assessment has been broadly grouped into the following categories: Structural systems, building envelope, exterior architectural features, interior architectural features, building systems (mechanical, electrical, and plumbing), and architectural hardscape and landscape features.

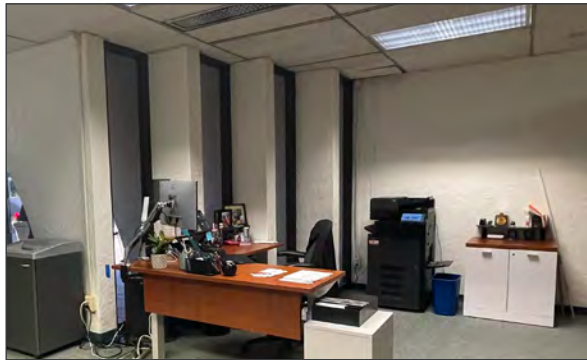
A summary of each consultant's assessment has been included below, with complete reports included as appendices. Consultant assessments were provided by the following:

- Structural Systems: Structural Focus, Structural Engineers
- Building Envelope: Wiss, Janney and Elstner Associates
- Building Systems: MEP California Engineering Corp.
- Landscape: MIG, Inc.

Existing Conditions



View south of the southwest (center), east (left) and north (right) wings (ARG, 2023).



Interior concrete shear walls at building's south arched entrance (ARG, 2023).



Peeling paint and water stains at CMU basement wall (ARG, 2023).

Structural Systems

The building has a “Y” shaped plan consisting of three similarly sized rectangular wings that radiate from a double-height lobby space. The southwest wing is two stories in height. The north and east wings are one story with a basement level. The building’s roof framing at all three wings consists of plywood sheathing over wood purlins that span between interior tapered steel girders. Girders at the southwest wing are supported by concrete spandrel beams above masonry walls, extending only the height of the second story. Girders at the north and east wings are supported by concrete columns that extend to the foundation. The floor and roof systems are supported by interior concrete columns, interior concrete shear walls, and exterior precast concrete and concrete masonry walls. The foundations consist of concrete slab-on-grade and shallow footings. The main lateral force resisting system includes shear walls (precast concrete and concrete masonry) at the first story and a steel braced frame at the second story.

The building’s structural framing appears to be in good condition. In the limited areas where the structure is exposed, no significant structural damage was observed. However, based on the Tier 1 Seismic Evaluation, a number of deficiencies were found (see *Appendix A: Structural Systems Report*, for more information):

- The site is partially within an identified liquefaction zone, meaning the structure may be supported on liquefaction-susceptible soils that could jeopardize the building’s seismic performance.
- In the southwest wing, some of the seismic force-resisting elements are not continuous to the foundation. Additionally, the steel braced frame at the furthest end of the wing is inset from the exterior concrete shear wall below and is supported on concrete beams and columns.

Existing Conditions

- The existing concrete columns throughout the three wings are insufficiently reinforced.
- The existing two-way slab reinforcing at the supporting columns may also be insufficient. The slabs need to have a minimum of two reinforcing bars extending through the column reinforcing cage, which are likely not provided given the age of the building.
- The longitudinal dimensions of the existing roof diaphragms exceed the maximum allowable aspect ratio, and may require structural strengthening. We were also unable to verify if the existing plywood-sheathed roof diaphragms at the wings are blocked properly.
- The east and north wing roof diaphragms do not have cross ties continuously between diaphragm chords, and the tapered steel girders existing at the upper roof do not continue across the low roof.
- Exterior concrete and masonry walls that are dependent on the flexible diaphragms for lateral support should be adequately anchored for out-of-plane forces. We were not able to confirm the presence of out-of-plane anchorage at the exterior precast concrete walls, occurring typically along the exterior of the first story of all wings.
- At the east and north wing roofs, we were unable to confirm if proper load transfer is provided around the skylight openings, and if proper shear wall transfer is provided at the transition between the roof diaphragms and the shear walls at these wings.
- At the staircase in the farthest end of the north wing, the horizontal opening length between stair platforms exceeds the allowable code limit of 4-feet maximum for Immediate Occupancy and 8-feet maximum for Collapse Prevention.
- Connections between individual precast concrete panels were not shown in the original construction documents. Interconnection is required to transfer overturning forces between panels.
- The existing precast concrete walls, typically along the exterior of the first story of all wings, are not doveled into the foundations. This connection is not adequate for potential uplift or sliding of the walls off their foundation during a seismic event.

In addition to the above noted deficiencies, The following potential deficiencies were determined when analyzing the building for compliance with the Immediate Occupancy performance objective as an Emergency Operating Center (EOC).

- When all the wings are checked using seismic force levels for the Immediate Occupancy performance level, the strength of the concrete shear walls is not sufficient for the expected force.
- When all the wings are checked using seismic force levels for the Immediate Occupancy performance level, the existing concrete walls lack confinement in the reinforcing bars at the ends of the shear walls, known as boundary zones.
- Precast concrete walls occur typically along the first floor perimeter of all wings in the structure. When evaluated at the Immediate Occupancy performance level, the total width of openings along any precast wall exceeds the maximum allowed.
- When evaluated at the Immediate Occupancy performance level, the height-to-thickness ratio of both concrete and masonry walls exceeds the allowable limits. This deficiency is present in areas of the building near the center of the gable roofs where the walls are taller than the average floor height.

Existing Conditions



Original textured stucco (left) and new smooth stucco (right) (WJE, 2023).



Punched aluminum-framed windows (ARG, 2023).



Aluminum-framed storefronts at north entrance (ARG, 2023).

Building Envelope

Exterior Cladding

The building façades consist of painted exterior plaster installed directly over cast-in-place concrete and concrete masonry unit (CMU) walls; three-coat lath-reinforced stucco installed on metal stud-framed backup walls; and a painted concrete frieze with recessed ceramic tile details. The building exterior was refinished in 2023, which included modification of the original textured plaster to a smoother finish. It appears to remain in good condition, with minimal evidence of cracking. See “Exterior Architectural Features” section below for additional comments on the decorative tile.

Windows, Doors and Storefronts

Building fenestration consists of aluminum-framed storefronts; punched and ribbon aluminum-framed windows, clerestories, skylights; glazed aluminum-framed entrance doors; and hollow metal doors. Glazed windows and doors typically have single panes of glass. Windows are typically fixed. At the double-height lobby at the second floor, glazing has been added at a curved wall to enclose an executive conference room. The glazing is aluminum-framed, and segmented with butt-glazed joints.

Aluminum framing is typically embedded in the plaster finish on the interior and exterior of the building, and the headers typically abut dropped ceiling tiles. At the sills, there is little to no space between the bottom of the frame and the top of the slab. In general, sealant joints only exist at the interface between the exterior concrete and the window frame, with no interior perimeter seals observed. Supplemental interior wet seals have been applied on the horizontal frame joints at the sill and at the frame-to-glass interface

Existing Conditions

at select locations, possibly to control leaks. At some sliding windows, weep holes were obstructed. Staining due to water intrusion and corrosion of metal frame elements was also noted at the interior fixed windows. The staining was more prevalent at windows located adjacent to planters. Corrosion and adjacent plaster wall damage was also noted at one hollow metal frame location. Window glazing typically includes a tinted film on the interior, and some films were scratched. Also, at the segmented glass window in the second-floor executive conference room, the interior window gaskets were noted as loose and disengaged.

Storefront systems at the first floor typically bear directly on top of the concrete slab, with no sealant or flashing visible at this transition. There is evidence of moisture intrusion, including efflorescence, staining and de-bonded interior brick pavers. At the main entrance, concrete slab repair was noted at the sidelight sills to either side of the door. See related conditions in “Interior Architectural Features” section below.

Exterior Planters

Exterior planters are integrated into the building envelope at the first and second floors. First floor planters are situated along the north wing’s east exterior wall and the east wing’s north exterior wall. These typically do not have a bottom slab, and soil within the planters extends toward the adjacent below-grade walls, typically separated by a waterproofing membrane. Some locations also contain catch basins connected to downspouts for gutters at the sloped concrete tile roofs above. The planters were refurbished in 2023, including application of a new spray-applied concrete (gunite) finish, growing media, and irrigation. The exterior plaster finish adjacent to the planters terminates above the landscaping and appears to have mesh reinforcement. No waterproofing or termination hardware were observed at the base of the new finish.



Interior view of water staining at window corners (WJE, 2023).



View of storefront system sill from the exterior. Exposed concrete floor slab and evidence of repair indicated by red arrow (WJE, 2023).



Exposed wall condition at planters with exposed mesh reinforcement at new plaster finish indicated by red arrow (WJE, 2023).

Existing Conditions



Typical exterior second floor planter (WJE, 2023).



View of the roof and skylights on the east wing (WJE, 2023).



Tile roof on the lower volume of the east wing (WJE, 2023).

The second floor planters are situated around the southwest wing's council offices and over occupied space. They typically remain empty, and have a black waterproofing membrane and drains at the bottom of the planter. Building lighting was also noted within the openings.

Roofs and Skylights

Roof systems consist of built-up roofing at low-slope roofs and concrete roof tiles at higher-slope roofs. The low-slope roof assembly top surface consists of a reinforced modified bitumen granule-surfaced cap sheet. The exact assembly, including number of plies and present of insulation could not be confirmed at this time. The roofing extends vertically up the base of parapet walls and a one-piece metal counterflashing engages with a reglet at the base of the stucco, with weather-laps over the roof membrane flashing. The cap sheet extends the full height of the lower parapet walls and extends approximately 8 inches at taller wall locations. Surface-mounted counterflashing weather laps over the cap sheet at these locations.

Concrete tile roofs are present throughout the perimeter of the building at higher-slope areas. At these locations, new head wall and sidewall flashings were noted, with weather-lapping under what appears to be existing counterflashing integrated at the parapet walls and plaster-clad masonry walls. A granule-surfaced cap sheet was also visible under the concrete tiles, and extending vertically at the perimeter flashing transitions.

Mechanical equipment is typically on curbs located toward the middle of the southwest wing and concealed by a louver screen and plastered low walls. Typical roof penetrations include vent stacks, soil stacks, and roof drains. At low-slope roofs, drainage is provided by primary internal drains and secondary overflow scuppers. At concrete tile roofs, there is a

Existing Conditions

perimeter gutter system with downspouts. Roof areas close to tree canopies were observed to have leaves and debris accumulated on the perimeter and around drains.

According to facilities personnel, the built-up roofing and concrete tiles were replaced in 2023, including replastering of parapet walls on the upper roof level. There are no known reports of roof leakage or other indications of water infiltration at areas below the roof. The existing skylights were not repaired as part of the re-roofing project. Additionally, some existing sheet metal flashings and counterflashings were not replaced.

Skylights are present over the central double-height lobby space and at the north and east wings. The atrium features a sloped ellipse-shaped skylight. It is aluminum-framed with wired safety glass. Head flashing at the top of the skylight integrates with counterflashing at the stucco-clad wall. Wet seals are visible at several areas, including the frame-to-glass and sheet metal joints at various flashings. Some sealants are deteriorated and cracked. Water damage was also noted at the ceiling materials below; see “Interior Architectural Features” section for more information.

At the north and east wings above office space, there are continuous aluminum-framed skylights, glazed with wired safety glass. The majority of the glazing facing east, south and west have been covered by a thick black plastic sheet or painted white on the exterior, presumably for sun control. Several pieces of glass were observed to be broken, and sealant repairs were noted throughout. Localized areas of water intrusion and water staining were also noted at office interiors.



View of debris and granule accumulation at roof low spots , indicated by red arrow (WJE, 2023).



View of skylights painted/covered with plastic sheet (WJE, 2023).



Close-up of cracked skylight glass (WJE, 2023).

Existing Conditions



Typical efflorescence on CMU foundation walls, indicated by red arrow (WJE, 2023).



Blistering and debonded paint on CMU foundation walls (WJE, 2023).

Basement and Below-Grade Conditions

Building foundation walls typically consist of 12-inch-thick CMU with a waterproofing membrane applied to the exterior. There are areaways located around the perimeter of the building and include a concrete enclosure with louvered sections. Landscaping is generally present around the perimeter of the building and soil abuts the exterior walls. The top of the below-grade waterproofing was visible in some locations. At the base of walls on the west side of the north wing, there was foam protection board present below-grade, outboard of a waterproofing membrane, but no drainage composite was visible.

The existing below-grade waterproofing membrane appears to be fluid-applied with mesh reinforcement. There was no termination bar or other termination hardware at the top of the below-grade waterproofing. The membrane appears to be a bituminous product. It was brittle to the touch, and failing in cohesion at the interface with the reinforcing mesh and failing in adhesion to the concrete surface. The areaway above the chiller room in the basement was observed to have similar below-grade waterproofing in a similar deteriorated condition. The areaway walls were also observed to have a gap approximately 1/2- to 7/8-inch wide from the exterior wall. At other localized areas around the building, there was a strip of self-adhered flashing visible at the top of below-grade walls. This may be a previous repair for below-grade waterproofing. It is typically curled and unbonded at the top edge.

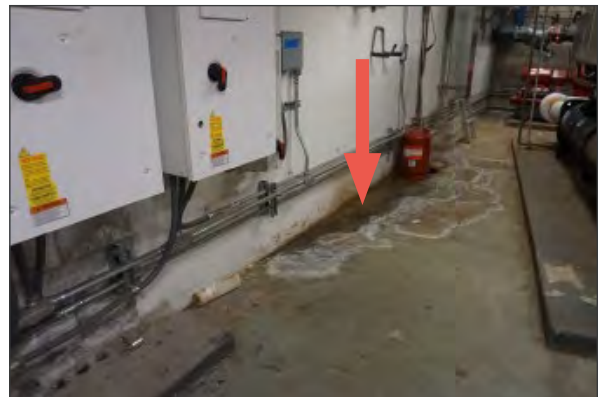
Facilities personnel reported leaks at three basement wall locations over a period of several years, including the northwest stairs at the north wing; the east foundation wall at the north wing; and the chiller room in the east wing. At these locations, efflorescence staining was noted at the interior of the CMU foundation walls, as well as blistering and

Existing Conditions

debonding paint finishes. Moisture damage was also noted on materials such as gypsum wallboards abutting the foundation, and corrosion at the base of hollow metal door frames. Ponding water and water stains were noted in the chiller room floor and around the wall duct penetration. At the north wing's east wall, there is evidence of prolonged exposure to moisture, including corrosion staining from suspended ceiling supports and from metal file cabinet bases at the floor. Areas of staining coincided with planters above on the first floor. At the northwest stairs, CMU walls have staining and efflorescence, as well as blistering and debonded paint coatings. The underside of the stair slab also has surface delamination and isolated spalls exposing corroded reinforcing bars. The area above the stairs includes a combination of hardscape and landscaping, with a concrete sidewalk and landing leading to the stair doors on the east end of the stairs and landscaping around the north and west side of the stairs.



Moisture damage on gypsum wall boards abutting the CMU foundation wall, indicated by red arrow (WJE, 2023).



Ponding water and water stains in basement chiller room, indicated by red arrow (WJE, 2023).

Existing Conditions



Detail of polychromatic “Spanish ceramic tile” band (ARG, 2023).



View of tile along overhang at the southwest wing, south façade (ARG, 2023).



Detail of missing tile above southwest wing (ARG, 2023).

Exterior Architectural Features

Decorative Tile

Principal building elevations feature a decorative band of ceramic tile. The tile is described as “Spanish ceramic tile” in original drawings. They are approximately 4 inches square, installed with grout, and set within a 1-1/2-inch deep reveal in the concrete wall. It does not appear that the tiles were restored during recent exterior repainting work. In general, tile surfaces are soiled, and grout joints are stained and eroded. At the building corners at the south elevation (southwest wing), eleven tiles are missing; another two are missing near the center of elevation. The tiles appear to have been loose and detached from the grout bed. Some tiles are cracked in a few localized areas, and additional tiles may be loose. Further up-close sounding is required to confirm.



Detail of missing tile above southwest wing (ARG, 2023).

Existing Conditions

Terraces and Railings

Building terraces feature concrete parapet walls topped with decorative railings. The railings are composed of 2-1/2-inch x 5-inch steel tubes with galvanized closed ends (held away from building walls 1 inch). The railings are held above and anchored to the parapet walls with 1-1/4-inch diameter posts set within pipe sleeves into the concrete. In most locations throughout the building, ARG noted chipped and peeling paint, and paint loss at railings and posts. The remaining painted surfaces are soiled and appear chalked and faded from UV exposure. Post sleeve connections appear to be in good condition at this time but may require resealing as a maintenance issue.

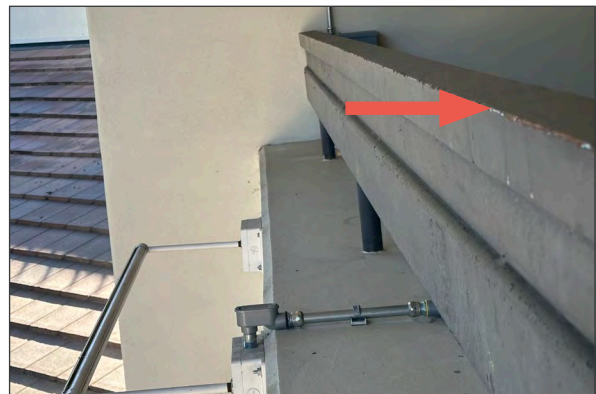
Adjacent aluminum storefront systems at terraces also show some signs of wear and deterioration. Bronze-anodized exterior surfaces have some nicks and scratches, and localized areas of oxidation (white rust). Red cedar door pulls also have irregular surface wear from UV exposure and regular use. See *Appendix C: Building Envelope Report* for additional information.



Oxidation at aluminum storefront (left) and irregular surface wear at cedar door pull (ARG, 2023).



Decorative railing at the southwest wing, second-floor balcony (ARG, 2023).



Faded paint and chipped paint (indicated by red arrow) at southwest wing balcony railing (ARG, 2023).



Peeling paint at balcony railing at the east end of the east wing, indicated by red arrow (ARG, 2023).

Existing Conditions



Checking and splits at wood trellis framing (ARG, 2023).



Checking and splits at wood trellis framing (ARG, 2023).



Details of splitting at wood trellises (ARG, 2023).

Wood Trellises

Wood trellises are an interesting exterior feature incorporated into the original design of the building. The trellises are located in the southern quadrant of the site, along the south wall of the east wing and the southeast wall of the southwest wing; and also in the northeastern quadrant of the site, along the west wall of the north wing and the northwest wall of the southwest wing. The trellises are composed of horizontal 3x12 wood members, tiered and spaced approximately 12 inches apart, and supported by two 4x12 wood stringers. The stringers are attached to the exterior concrete building wall at the top, and supported by reinforced concrete piers at grade. The wood members are fastened to the concrete with bolts.

According to ARG's discussions with City staff, the wood members of the trellises were replaced in 2022-23. They appear to be structural grade douglas fir wood planks (to be confirmed). Despite their recent replacement, ARG noted some concerns with the wood members which may limit their useful service life. Many of the planks have deep checking or splitting in the direction of the wood grain. The splitting typically occurs through bolted connections, but was noted in other areas as well. Some warping and bowing of wood planks was also noted. The wood surfaces appear to be clear and unfinished. It is not known if a clear water repellent was applied. At the south quadrant trelliswork, the wood surfaces have already begun to blanch and lighten from UV exposure. The concrete piers and bolted connections appear to be in good condition. Some tree leaves, debris, and associated staining were observed.

Existing Conditions

Interior Architectural Features

Lobby

The building's distinctive double-height lobby features circular openings, a sweeping staircase, and skylights above. The walls are covered with painted plaster featuring a Spanish lace texture. Ceilings are a combination of acoustical plaster; 12" x 12" acoustical tile installed over a concealed spline system; and wood tongue-and-groove ceiling boards provided in resawn red cedar and installed over nailing strips (at the second floor lobby).

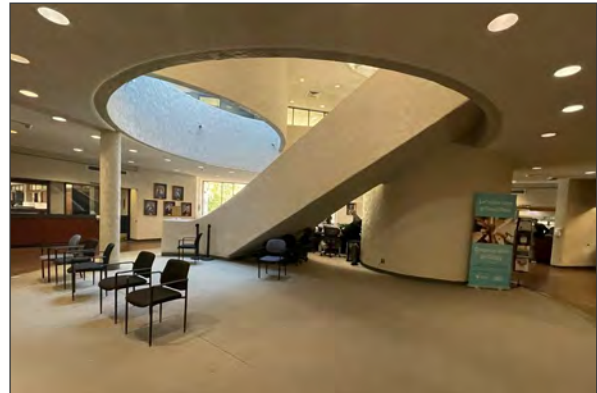
Previous leaks through the lobby skylight system have resulted in some interior finish damage, including water stains at wood ceiling boards, possible warped or loose ceiling boards, stained acoustical ceiling tiles, and loose or damaged ceiling tiles.



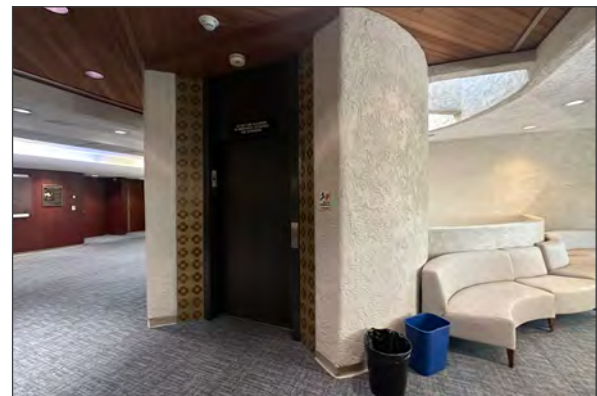
Detail of stained acoustical tiles (ARG, 2023).



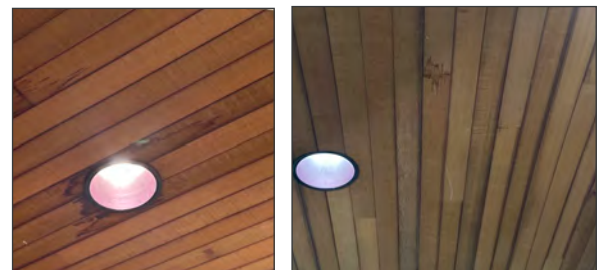
Stained and damaged ceiling tiles, as indicated by red arrows (ARG, 2023).



First floor lobby (ARG, 2023).



Second floor lobby (ARG, 2023).



Detail of water stains (left) and warped/loose boards at wood ceiling (ARG, 2023).

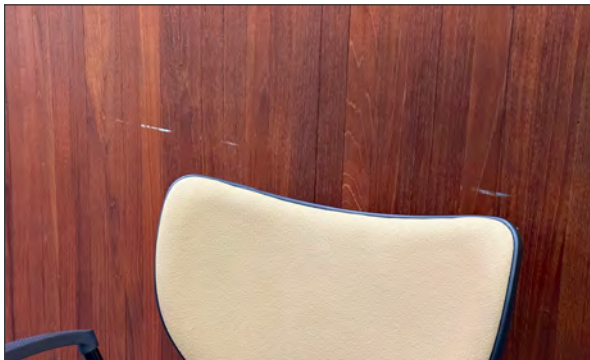
Existing Conditions



View of council chambers (ARG, 2023).

Council Chambers

The council chambers' architectural finishes include hardwood wall and ceiling paneling, painted acoustic plaster, carpeting and millwork. The space is in good condition overall; however, some finishes have signs of wear or damage associated with use. ARG noted some abrasion marks at the resawn red cedar wall paneling associated with loose chair seating; minor scuffs and damage to the council desk millwork; and missing rubber base trim along the west interior wall.



Detail of abrasion marks at wood paneling associated with loose chair seating (ARG, 2023).



Detail of missing rubber base trim along the west interior wall (ARG, 2023).



Damage at council desk millwork (ARG, 2023).

Existing Conditions

First and Second Floor Offices

Offices throughout the building have been remodeled over the years and generally remain in good condition. Some minor damage was noted, typically associated with wear from use or building leaks. For example, ARG noted a few localized areas with peeling paint and plaster cracking at walls, and water stains at acoustical ceiling tiles.

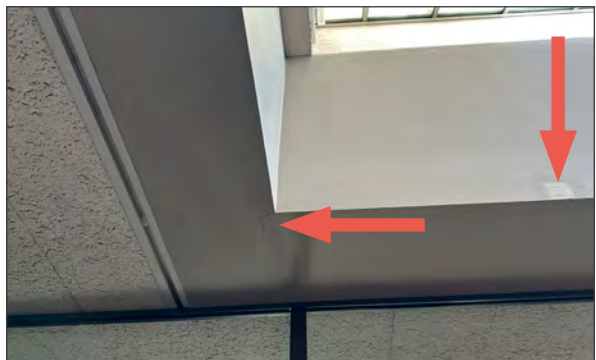
Office entrances from the main public corridor in the southwest wing feature aluminum storefront systems. The corridor is finished with concrete and brick pavers, similar to the exterior paving. At a few locations, ARG noted heavy cracking and spalling of concrete where storefront systems are anchored to the floor. There is also some light oxidation at the aluminum framing. Some spalled areas appear to have been patched, but these patch materials are also beginning to fail. Damage may be associated with ground moisture/moisture intrusion and corrosion of embedded plates or anchors.



Damaged concrete threshold at corridor office doors, indicated by red arrow (ARG, 2023).



Localized areas of water stains at acoustical tiles, indicated by red arrow (ARG, 2023).



Localized areas of crack at plaster (left arrow) and peeling paint (right arrow) (ARG, 2023).



Detail of concrete damage, poor previous patches, and oxidation of aluminum storefronts, indicated by red arrows (ARG, 2023).

Existing Conditions



Missing plastic laminate at countertop (ARG, 2023).



Missing gate/door at counter and damaged laminate countertop (ARG, 2023).

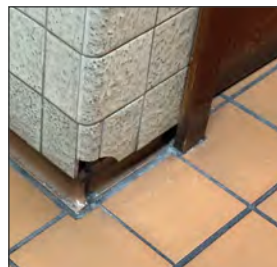
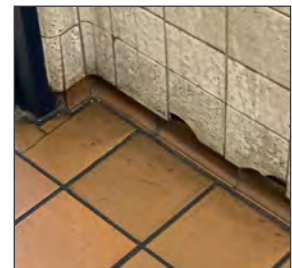
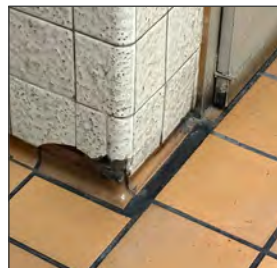


Missing cabinet doors at counters (ARG, 2023).

Office furnishings and partitions have typically been updated, but many offices still retain the original millwork, including wall and floor cabinets and shelving. The cabinets feature flush-panel doors and drawers with hardwood paneling in red cedar, concealed hinges, and distinctive bronze pulls. The millwork shows heavy wear from use, including scratches and surface loss. In some locations, original cabinet doors have been removed, leaving open shelving. Countertops are typically covered with plastic laminates, and in some locations, the laminate is chipped or broken off, or loose from the substrate.

Public Restrooms

The public restrooms throughout the building feature a non-slip quarry tile floor and base, and “Spanish” ceramic tile walls. In numerous locations at the basement level and second floor level restrooms, ARG noted broken and chipped tile at the base of walls.



Details of chipped ceramic tile at base of restroom walls (ARG, 2023).

Existing Conditions

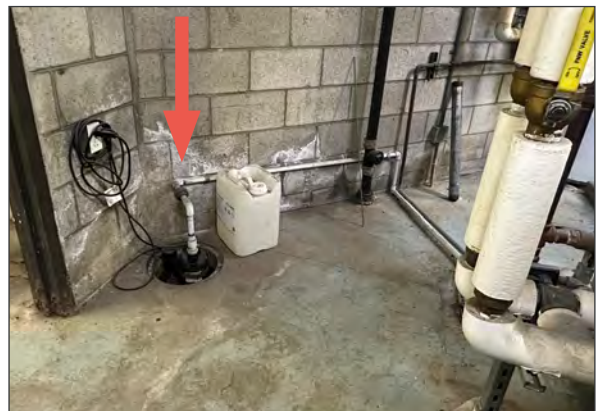
Basement Level

The basement level finishes are more utilitarian in nature, including basic plaster or gypsum board walls finishes, acoustical lay-in ceilings, and vinyl composition tile (VCT) floors. Building equipment/service spaces are typically unfinished, with bare concrete slab floors and bare CMU or concrete walls. Some spaces have been renovated for offices, and feature more contemporary finishes. Some minor damage was noted in public areas, including cracked or spalled plaster, and a broken lens at a corridor light fixture. ARG also noted heavily worn (possibly original) vinyl tile flooring at a storage space in the east wing.

Leak damage was reported in three locations at the exterior basement walls, including the chiller room at the east wing, along the east foundation wall at the north wing, and the northwest exit stairs (see “Building Envelope” section above for more information). Interior finish damage associated with these leaks include heavy water staining and efflorescence (salt deposits) at concrete floors and CMU walls, ponding water at floors, corrosion at the base of hollow metal door frames and other embedded ferrous metals, peeling paint and efflorescence at painted CMU walls, and spalling of the concrete slab with corroded exposed rebar observed.



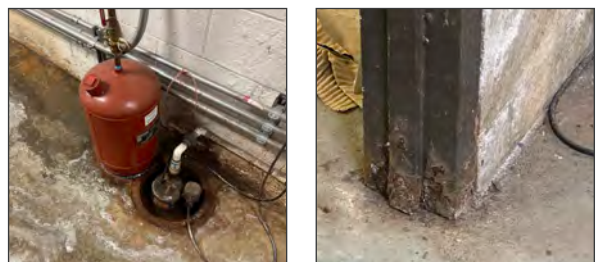
Spalled plaster next to the basement elevator (ARG, 2023).



Efflorescence at the CMU wall in the chiller room, indicated by red arrows (ARG, 2023).



Peeling paint and efflorescence at basement CMU north exit stairwell wall, indicated by red arrows (ARG, 2023).



Water staining and ponding in chiller room (left) and corrosion at door entry (right) (ARG, 2023).

Existing Conditions



Cooling tower at roof (ARG, 2023).



Basement chiller room (ARG, 2023).



Air handling unit in basement (ARG, 2023).

Mechanical Systems

The building's HVAC system consists of a water side heating and cooling system and air side mechanical system. The water side cooling system consists of two 100-ton chillers, a cooling tower and three pumps. The chillers and pumps are located in the basement mechanical rooms, and the cooling tower is located outdoors. The water side heating system consists of a boiler and one pump, both located in the basement. The air side mechanical system consists of five multi-zone air handling units, including two in the basement and three on the roof. Each unit typically consists of hot and chilled water coils, a supply fan and zone dampers. Each unit is assigned to serve a specific area of the building, varying between five and 16 zones. The existing HVAC controls consist of a new direct digital control (DDC) by Trane. Wall-mounted thermostats are used to control the air volume and temperature for each zone.

The building's mechanical system was upgraded in 2021, which included replacement air handling units, chillers, and pumps. The building's cooling tower was not replaced at this time and is rusted in multiple locations.



Air handling unit at roof (ARG, 2023).

Existing Conditions

Electrical Systems

The building's electrical service is supplied by an outdoor pad-mounted Southern California Edison (SCE) transformer. The transformer feeds a 3-phase, 4-wire 277Y/480V, 1600A main switchboard situated in the east wing of the basement. The switchboard includes a main power break disconnect switch, and fused disconnects to serve various loads including elevators, transformers, panelboards, pumps, and HVAC equipment. The basement's main electrical room accommodates transformers, the building's automatic transfer switch (ATS) for the emergency power system, a UPS, a motor control center, and panelboards. A secondary electrical room in the basement houses a step-down transformer, distribution switchboard, and other panels. A standby emergency generator is also located in the basement. Electrical distribution is handled by rooms in different wings of the building, and panelboards are strategically located throughout to serve nearby electrical loads. The building primarily utilizes fluorescent lighting and standard toggle switch controls. There is an existing fire alarm system installed in the building, as well as an independent fire alarm system for the main telecom room.

While the majority of the existing electrical distribution equipment dates back to the building's construction, equipment generally appears to be in good condition. The main breaker in the switchboard appears to have been replaced. Also, while the sources for mechanical equipment (i.e. motor control centers) were not replaced when the main breaker was, fuse sizes were reconfigured to match the newer mechanical equipment.



Basement main electrical room (ARG, 2023).

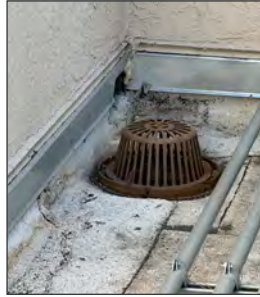


Basement electrical substation (ARG, 2023).

Existing Conditions



Roof scuppers (ARG, 2023).



Plumbing Systems

The building's plumbing systems include domestic hot- and cold-water piping, sanitary plumbing and vent systems, and natural gas piping. Domestic water piping is copper type "L" throughout the building and insulated. Sanitary and vent piping is cast iron, and natural gas piping is schedule 40 black steel. The building is serviced with a 2-1/2-inch water service line and reduced pressure backflow preventer, located on the lower level east side of the building near the loading docks. Sanitary exit lines are provided at the basement level, including one 4-inch exit at the northeast end within a pump room, and another assumed 4-inch exit at the north wing. There are no known sewage pumps. The gas meter is located in the east wing of the basement, including a 3-inch gas main shut-off valve. Gas service is only to the chillers in the basement. There is a diesel storage tank located below-grade under the east loading docks.

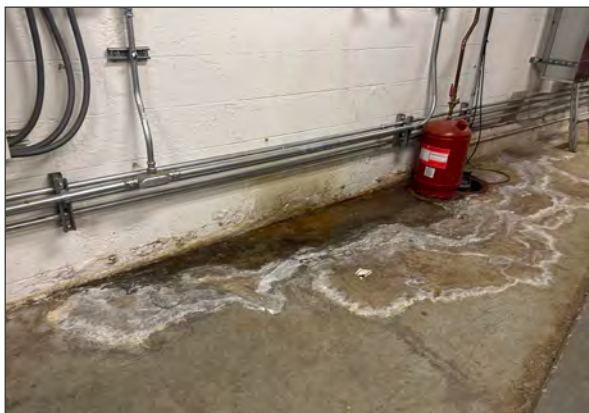
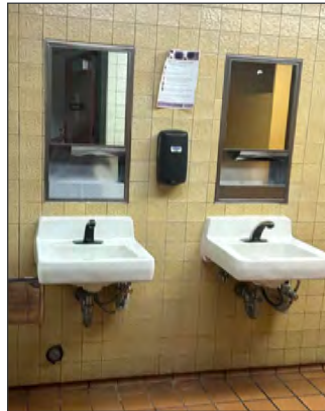
Primary roof drains and secondary overflow scuppers are provided across the building for roof drainage. Receptors are also provided for roof-mounted air-handling units for condensate disposal.

The building is protected with automatic fire sprinklers in select locations, such as the basement and lobby. The fire sprinkler riser is located in the basement air handling room. Plumbing fixtures and lavatory faucets are located in restrooms and kitchens at the basement, first floor, and second floor.

The building's plumbing systems generally appear to be in good condition. The primary issues noted were related to code compliance. The basement emergency submersible pumps do not appear to be working, with puddles of water noted within the areas.



Basement fire sprinklers (left) and typical restroom lavatories (right) (ARG, 2023).



Water ponding in basement chiller room, possibly due to submersible pumps not working (ARG, 2023).

Existing Conditions

Architectural Hardscape Features

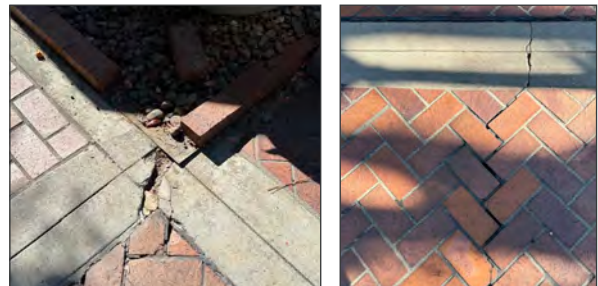
Main Entrance/ East Garden Hardscape

The east garden and main (north) public entrance area has remained largely unchanged since City Hall's completion in 1976. It is divided into two levels, with the upper garden featuring paved walkways lined with trees in planters and built-in planters along the building wall. The walkways are composed of concrete paving with brick pavers set in a herringbone pattern. Planter walls are reinforced concrete covered with painted plaster, similar to the building. Drainage appears to be by surface flow over the paved surfaces; building wall planters have drains which expel water onto the walkways. Planters have been recently refurbished in this area, including lining with new waterproofing.

Some damage was observed in these paved areas which may be attributed to ground movement/ settlement, moisture, and poor drainage conditions. These include cracking through brick pavers and grout joints, cracking through concrete paving and steps, concrete and brick spalling adjacent to cracks, ponding of water, biological growth, heavy water stains and efflorescence (salt deposits), and drip stains from water overflow. Several concrete steps appear to have been replaced, possibly due to similar damage. Cracking was also noted at the lower garden concrete paving and accessible ramp.



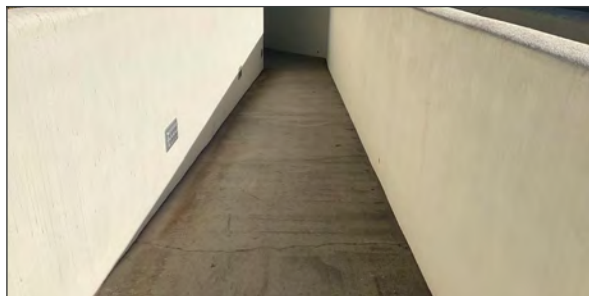
Heavy water stains and efflorescence at brick paving (ARG, 2023).



Concrete paving spalls (left) and cracked brick paving (right) (ARG, 2023).



Cracking and efflorescence at concrete steps (ARG, 2023).



Cracking at concrete ramp to lower east garden (ARG, 2023).



Water stains at concrete planter walls (ARG, 2023).

Existing Conditions



Missing tiles at plaza fountain, indicated by red arrow (ARG, 2023).



Deteriorated plaques at plaza fountain (ARG, 2023).



Detail of concrete spall at plaza steps (ARG, 2023).

Entrance Plaza/Fountain Hardscape

The south entrance plaza and fountain area underwent a major renovation in 2016-17 for ADA access upgrades. Changes included replacement of tiered planters, steps, and paving, and installation of an ADA ramp and reconfigured entry steps. The only original feature remaining is the fountain. Some minor damages were observed in this area, including deteriorated plaques and missing tile at the fountain wall, cracking through engraved concrete paving, concrete spalling at one stair tread.



Crack at engraved concrete paving, indicated by red arrow (ARG, 2023).

Existing Conditions

Architectural Landscape Features

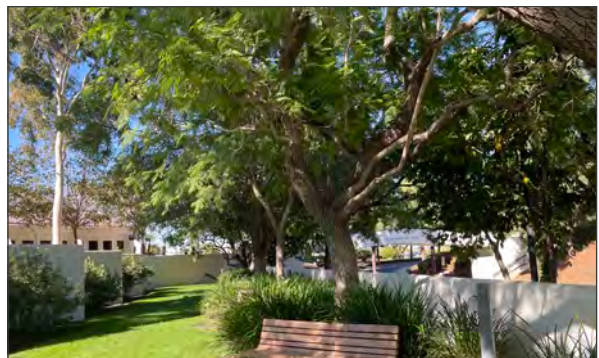
Some areas of the City Hall landscape have been modified over time, while others remain largely unchanged. Most landscape renovations since the complex's original construction have been focused on the perimeter areas, where new drought tolerant landscaping replaced original lawn, shrubs, and ground cover in 2023 (original eucalyptus and coral trees were retained). The perimeter irrigation system was also upgraded at this time.

The site perimeter outside of the north parking lot, interior parking lot, and island plantings appear to be from the original installation. Most of the shrub beds along Civic Center Drive have been cleared and are currently surfaced with mulch. The original trees (Canary Island pines) are primarily intact, as are some areas of lawn in the southernmost planters, nearest Carson Street.

The east garden area is adjacent to the main (north) public entrance and tucked between Civic Center Drive and the interior of the "Y" of the north and east wings. While some changes have been made to the garden since its completion (removal/ replacement of some ornamental plants and ground cover), the majority of original plants are present or have been replaced with similar species (eucalyptus and jacaranda trees, lawn, rose bushes). Original eucalyptus trees are showing signs of fungus, and original jacaranda trees appear in good health; however, a closer inspection of all trees by an arborist is recommended. Several areas of compaction and settlement were observed throughout the original bluegrass sod lawn in the upper east garden. The garden's irrigation system largely dates to the site's original construction, with some minor renovations.



Close-up of original Canary Island pine at Civic Center Drive (MIG, 2023).



Lower east garden and original jacarandas, which appear in good health (ARG, 2023).



Upper east garden and original eucalyptus with fungus indicated by red arrow (MIG, 2023).

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Part II

Treatment & Work Recommendations

Opposite: Carson City Hall east wing roof (ARG, 2023).

Historic Preservation Objectives

Selection of a Treatment Approach

Based on research in preparation of this HSR, ARG finds Carson City Hall eligible for listing in the National Register of Historic Places and the California Register of Historical Resources for its association with the city's civic development in its years following incorporation and for being an excellent example of a Late Modern building with historicist Spanish Colonial Revival influences. Completed in 1976, the building was designed by an ethnically diverse joint venture architectural team, including Robert E. Alexander, Robert Kennard of Kennard, Delahousie & Gault, and Frank Sata, in collaboration with landscape architect Yoshito Kuromiya and interior designer Michael Sanchez. Future repair and maintenance of the building should be carried out in such a way that the building's historic integrity and reasons for its significance are retained.

Future work on the building will be guided by the *Secretary of the Interior's Standards for the Treatment of Historic Properties* ("the Standards"). The Standards provide general information for stewards of historic resources to determine appropriate treatments. They are intentionally broad in scope so that they can be applied to a wide range of circumstances, and are designed to enhance the understanding of basic preservation principles. The Standards identify four defined levels of treatment for a property. Each level of treatment is accompanied by its own set of standards that serve to guide the approach to work.

Generally, in planning for anticipated work on a historic property, one of the four treatment levels is selected as the overall treatment approach.

The four approaches to treatment are as follows:

Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Reconstruction is the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Based on ARG's understanding of Carson City Hall's significance and its existing conditions, ARG recommends the **Rehabilitation** approach to treatment. To comply with the Standards for Rehabilitation, all interventions should be designed and constructed with a minimal loss of historic material. Additionally, they should be designed with an eye toward restoring altered or missing features from the building's period of significance.

Secretary of the Interior's Standards for Rehabilitation

Following are The *Secretary of the Interior's Standards for Rehabilitation*. These standards guide all repair and maintenance recommendations herein, and should inform all future work on Carson City Hall.

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

Requirements for Work

Applicable Codes

Applicable building regulations for the Carson City Hall as of February 2024 are:

- Building Code of the City of Carson (BCCoC), adopting Title 26, Building Code of 2020 Los Angeles County Code (LACBC) as adapted from 2019 California Building Code (CBC), California Code of Regulations, Title 24 Part 2.
 - Part 2: 2019 California Building Code, vols. 1 and 2
 - Part 3: 2019 California Electrical Code (CEC)
 - Part 4: 2019 California Mechanical Code (CMC)
 - Part 5: 2019 California Plumbing Code (CPC)
 - Part 6: 2019 California Energy Code (CEngC)
 - Part 8: 2019 California Historical Building Code (CHBC)
 - Part 9: 2019 California Fire Code (CFC)
 - Part 10: 2019 California Existing Building Code (CEBC)
 - Part 11: 2019 California Green Building Standards Code (CalGreen)
- City of Carson Municipal Code (CoCMC) provisions governing construction, site use, and parking
- Accessibility standards per LACBC Chapter 11B and as enumerated in the 2010 Americans with Disabilities Act (ADA)/ Architectural Barriers Act (ABA) Guidelines

Note: Chapter 11B is based in large part on the ADA/ ABA Guidelines. However, both sources should be consulted to ensure full compliance.

All code citations in this section are for the 2020 LACBC and its component parts. The current applicable version of the LACBC should be verified as work proceeds. (City of Carson amendments to LACBC in Carson Municipal Code Chapter 1 Sections 8102-8108 and 8111-8116 are not directly applicable to evaluation of the City Hall building.)

Historical Building Code and Existing Building Code

Carson City Hall is a “Qualified Historical Building or Property” per the definition given in CA Health and Safety Code Section 18955, and is subject to Los Angeles County Building Code as follows:

All building alterations are to comply with the provisions of both the CHBC and the LACBC except in cases where LACBC compliance is not fully compatible with preservation of contributing historical features. In such cases, CHBC mandates that the approving agency accept solutions that 1) provide a reasonable equivalent to LACBC intent and 2) are compatible with CHBC (per CHBC 8-101.2).

Existing Building Code may also be referenced for guidance in areas where it provides more detailed direction than CHBC. However, specific requirements of the EBC shall not be interpreted as overruling the CHBC’s mandate to preserve contributing historical features.

Note also LACFC Chapter 11: Construction Requirements for Existing Buildings, which directly addresses fire safety measures.

Whenever the CHBC is invoked to propose alternate solutions, there should be evident justification for divergence LACBC requirements and clear reasoning in support of the equivalent measures.

Occupancy Classification

The occupancies given in the 1974 construction documents are:

B-3 – Council Chambers

F-2 – Offices

These designations are superseded in newer codes. The corresponding current occupancies are:

Group A-3 – Council Chambers

Group B – Offices

These occupancies are effectively “non-separated” as defined by LACBC 508.3

Fire Life Safety: Construction

Construction Type

The construction type given in the 1974 construction documents is Type III 1-hour.

The concrete frame structure shown in the 1974 documents appears to meet the requirements of current Type III-A construction per LACBC Table 601 as follows:

<i>Building Element</i>	<i>Fire Rating Requirement</i>
Structural Frame	1
Bearing Walls	
Exterior	2
Interior	1
Nonbearing walls & partitions	
Exterior	0
Interior	0
Floor Construction	1
Roof Construction	1

Allowable Area and Height

Assuming the City makes no changes to the building’s use that alter its code-defined occupancy, its existing floor area and height are not subject to current code limitations. Note, however, that the total first floor area (28,332 gsf) is greater than the maximum allowable floor area for an equivalent new building (24,500). Were this to become a code issue, one means of addressing it would be to fully sprinkler the building; this would increase the maximum allowable floor area to 52,500 gsf.

	<i>Existing</i>	<i>Equivalent New Building - unsprinklered Type III-A, A-3/B non-separated</i>
Max Story Area	28,332 gsf	24,500 gsf
Building Height	~25 feet	65 feet
Number of Stories	2 + basement	3 above grade plane

Fire Life Safety: Systems

Fire Alarm System

Per site observation, the City Hall building has fire detection and alarm devices in at least some areas although the actual extent of coverage is not shown in the documentation provided. In any event, alterations to the existing system are not required as follows:

Per CHBC 8-409, every qualified historical building shall have a fire alarm system as required for the use or occupancy by base code, or an approved alternative. (Note also CFC 1103.1.1 for fire protection plans in historical buildings)

Per CFC Table 1103.1 / Section 1103.7, the City Hall building does not require a fire alarm system.

Sprinkler System

The City Hall building contains automatic sprinklers in select locations, such as throughout the basement and in the lobby space. Installation of a new sprinkler system is not required per CFC Table 1103.1 / Section 1103.5.

Egress

While a comprehensive review of building egress is outside the scope of this report, the existing configurations at each floor appear to be sufficient for applicable requirements:

Basement	Two egresses at opposite ends of the floor, approx. 140' apart
Ground Floor	Four egresses distributed roughly equally around perimeter and fifth egress primarily serving a stair from the second floor.
Second Floor	Two stair egresses approx. 80' apart, neither enclosed.

Maximum Exit Access Travel Distance:

200' for non-sprinklered, non-separated A/B occupancy (LACBC Table 1017.2)

Maximum Common Path of Egress Travel:

75' for non-sprinklered, non-separated A/B occupancy with an occupant load greater than 30 (LACBC Table 1006.2.1)

Note that egress paths cannot pass through lockable rooms (LACBC 1016.2.3) or kitchens, storage areas, and similar spaces (LACBC 1016.2.5).

Compliance measures:

- Provide appropriate door hardware for egress and security.

- Locked doors that are not available for emergency egress must be clearly labeled “Not An Exit.”

Egress widths: Per CHBC 8-502.2, existing door opening and corridor widths of less than the dimensions required by base code shall be permitted where there is sufficient width and height for the occupants to pass through the opening or traverse the exit.

Existing Stairs: Per CHBC 8-502.3, existing stairs having risers and treads or width nonconforming to base code shall be permitted if determined by the enforcing agency to not constitute a distinct hazard. Handrails with nonconforming grip size or extensions are allowed if determined by the enforcing agency to not constitute a distinct hazard.

Restroom Fixture Count

As the City Hall is an existing building, and no additions or other changes that would result in an increased occupant load are planned, conformance with current minimum facilities requirements is not mandatory (see introduction to LACPC Table 422.1; CHBC does not directly address fixture count requirements). However, the building would ideally provide sufficient facilities to the extent feasible.

None of the existing restrooms satisfy accessibility requirements. Code-required provisions are discussed in “Accessibility” section below.



Lobby elevator (ARG, 2023).

Elevator

All three levels of the City Hall Building are served by an existing, publicly accessible hydraulic elevator. This elevator is original to the building and its location, circular shaft enclosure, and finishes are notable characteristics. However, some features of the elevator may not meet current code and/or ADA standards, including:

- Cab operating panel location and operation
- Landing and cab indicators and communication devices
- Signage, including braille jamb plates
- Operational timing and door levelling.

Treatment Recommendations

The following are recommended repairs or treatments provided for Carson City Hall. Similar to the Conditions Assessment, the recommendations have been broadly grouped into the following categories: Structural systems, building envelope, exterior architectural features, interior architectural features, building systems (mechanical, electrical, and plumbing), and architectural hardscape and landscape features. All recommended work complies with the Standards for Rehabilitation.

A summary of each consultant’s recommendations has been included below, with complete reports included as appendices. Also see the “Treatment Recommendations Summary” matrix following this section. This matrix provides a handy reference of all compiled recommendations, grouped into four categories including high, medium, and low priority items, and items for further investigation.



Basement women’s restroom (ARG, 2023).

Structural Systems

The building's structural framing appears to be in good condition. In the limited areas where the structure is exposed, there was no significant damage observed. However, based on review of available structural drawings and performing a Tier 1 Seismic Evaluation, Structural Focus has identified several items related to the precast concrete panels that will require intervention or strengthening, including the following:

- Connections between individual precast concrete panels were not shown in the construction documents. This connection is required to transfer overturning forces between panels. New steel plates need to be provided between individual panels along the exterior walls of the building. These plates can be added on the interior faces of the concrete panel joints.
- The existing precast concrete walls are not doweled into the foundations. This connection is required for potential uplift or sliding of the walls off their foundation during a seismic event. The walls need to be strengthened with the addition of new steel plates and anchor bolts at the foundation.

Structural Focus also identified a number of potential deficiencies which will require further review or investigation to confirm existing conditions, and if found to be deficient then structural strengthening or other repair measures may be required. These include the following:

- Conduct a geotechnical study to assess the liquefaction risk of the building.
- Perform a more detailed Tier 2 Deficiency-based seismic assessment of the building to analyze the following potential deficiencies:
 - Analyze the seismic force-resisting elements in the southwest wing that are not continuous to the foundation, in particular the concrete beams and columns that support discontinuous shear walls and braced frame. If the concrete beams and columns are determined to be inadequate, they can be strengthened with the addition of fiber-reinforced polymer (FRP) wrap.
 - Analyze the existing columns throughout the three wings to determine if they are insufficiently reinforced. Additional FRP strengthening may be required.
 - Analyze whether the longitudinal dimensions of the existing roof diaphragms exceed the maximum allowable aspect ratio. If the diaphragms are found to be inadequate, they will need to be strengthened with supplementary nailing.
 - Analyze the masonry walls at the northwest stair to determine if they are adequately reinforced for the increased span. (The staircase horizontal opening length between stair platforms exceeds the allowable code limits.) If the walls are found to be inadequate, strengthening in the form of new horizontal struts to brace the walls will be required.
- Conduct additional non-destructive testing to field-verify the following potential deficiencies:
 - Verify if existing two-way slab reinforcing at the supporting columns has the required minimum of two reinforcing bars extending through the column reinforcing cage. If the required bars are not present, FRP strengthening will be required at the slab-to-column connections.

Treatment Recommendations

- Perform additional survey through exploratory openings to field-verify the following potential deficiencies:
- Verify if the existing roof framing (plywood-sheathed roof diaphragms) at all of the wings contains the required blocking. If the diaphragms are not blocked, they will need to be strengthened through the addition of new blocking and potentially supplementary nailing.
- Verify the existing roof framing load path around the skylight openings at the east and north wings, and at the transition between roof diaphragms and the shear walls at the wings. If the diaphragm and shear wall connections are not present or found to be inadequate, strengthening will be required using new steel hardware and nailing.
- Verify the adequacy of girder-to-columns connections at the east and north wings to determine if they are similar to connection details for the southwest wing. If the connections are not present, new steel hardware will be required.
- Confirm if out-of-plane anchors were provided at the precast wall connections at the first floor in all wings. If these anchors are not present, provide new out-of-plane wall anchors.
- In the east and north wings, confirm if out-of-plane anchors were provided at the low roof rafter-to-masonry spandrel connections between the high and low roof. If these anchors are not present, provide new out-of-plane wall anchors.

And finally, Structural Focus also identified a number of potential deficiencies related to the east wing in order to meet an Immediate Occupancy performance objective as an Emergency Operating Center (EOC). A more detailed Tier 2 Deficiency-based seismic assessment is required to analyze the following:

- Determine if the strength of the concrete shear walls is sufficient for the force expected for an Immediate Occupancy level. If this is inadequate, the existing concrete shear walls will need to be strengthened with the addition of new concrete walls throughout the east wing.
- Verify if the existing concrete walls lack confinement in the reinforcing bars at the ends of the shear walls (known as boundary zones). If the shear walls are found to be inadequate, the walls can be strengthened with the addition of FRP.
- Evaluate the existing precast concrete walls along the first floor perimeter of all wings to determine if the total width of openings exceeds the maximum allowed to meet the Immediate Occupancy performance level. If this deficiency is confirmed, the existing concrete shear walls will need to be strengthened with the addition of new concrete walls throughout the east wing. The new concrete walls will be used to increase the overall stiffness of the structure in order to reduce the potential damage that will be concentrated at these precast wall openings.
- Evaluate whether the height-to-thickness ratio of both concrete and masonry walls exceeds the allowable limits in order to meet the Immediate Occupancy performance level. If the ratios are found to be inadequate, the existing walls in the east wing can be strengthened with the addition of FRP.

Additionally, in order to meet the Immediate Occupancy performance objective for the east wing, a seismic joint is also recommended. This joint can be introduced between the east wing, where the EOC is located, and the rest of the other two wings. Also please note that Immediate Occupancy performance level for buildings is also highly dependent on the adequacy of non-structural components of the building, including partition walls, ceilings, MEP systems, etc. This assessment is limited to the performance of structural components only, and additional work may be required.

Building Envelope

Exterior Cladding

The building exterior was refinished in 2023, which included modification of the original textured plaster to a smoother finish. It appears to remain in good condition, with minimal evidence of cracking and a few isolated areas of delaminating concrete. Some soiling from adjacent landscaping was observed. Routine maintenance is encouraged to check for any signs of cracking or surface delaminations in the plaster finish, and regular maintenance associated with the landscape (leaves/debris removal, washing of painted plaster surfaces to remove soiling/stains, etc.) Any delaminations in concrete should be removed from overhead conditions to prevent fall hazards.

Windows, Doors and Storefronts

Existing punched aluminum windows and storefront systems have been previously repaired to mitigate water infiltration, particularly at the interface between the storefront sills and floor slab, and window sills and perimeter cladding. There were also several interior wet seals applied to the horizontal frame joints at window sills to prevent water intrusion. At localized areas, interior and exterior gaskets were loose and disengaged; wet seals were added on the exterior glass-to-frame interfaces; and weep holes were obstructed. In general, no perimeter seal was visible around the openings and there was no sill flashing to direct water out of the window and storefront systems.

In order to mitigate water infiltration at existing window framing and storefront glazing, we recommend a comprehensive repair program of wet sealing of the glass-to-frame interfaces and select frame-to-frame joints. Future sill repairs at the storefront and window systems should confirm weep systems at the assembly (do not obstruct); and modify existing plaster finish where weeps are currently obstructed.

Roofs and Skylights

According to facilities personnel, the built-up roofing and concrete tiles were replaced in 2023, including replastering of parapet walls on the upper roof level. There are no known reports of roof leakage or other indications of water infiltration at areas below the roof. Some existing sheet metal flashings and counterflashings were not replaced with the roofs. The existing skylights were also not repaired at that time, and continue to deteriorate. Broken glazing, deteriorated sealants and flashings, and water damage were noted at skylight locations.

Roof and skylight recommendations are as follows:

- Stabilize or replace existing broken glazing at skylights to prevent fall hazards.
- Perform comprehensive skylight repair, including replacement of existing glazing, seals and flashings, and repairs/treatment of the aluminum frames. Repairs should include integration with perimeter roof flashings.
- Monitor roofs and skylights for any signs of water intrusion, such as areas of extensive ponding, interior finish damage or other issues. Ensure that newly replaced roofs have been correctly installed and function as intended. Make any necessary additional repairs while the roof installation is still under the warranty period.
- Perform annual roof maintenance and regular landscape maintenance to minimize debris accumulation at the roof surface and around drains.

Below-Grade Walls and Planters

Three leaks were reported at exterior basement walls, including at the chiller room, the northwest stairs, and the east foundation wall. These correlate to water infiltration at below-grade walls, penetrations, and adjacent planters or landscaped areas around the building. Below-grade foundations walls currently have an exterior waterproofing membrane, which is aged, brittle, and de-bonding from the wall in many areas. There is also no termination bar present at the top of the membrane. Some self-adhered flashing has been added in localized areas, but it is also aged, curled, and de-bonded from the substrate. Leaking was also noted around a duct penetration through the east basement wall (chiller room leak). The first-floor planters at the building wall were refurbished in 2023, which included an application of spray-applied concrete (gunite) to the planter wall finishes. Unfortunately, gunite is not sufficient waterproofing for these areas. The leaks at the northwest stair exhibit the most distress and evidence of water intrusion, including blistering and debonded paint coatings, efflorescence, concrete slab spalling and corroded reinforcing bars.

Potential waterproofing repairs at below-grade walls will require further study. Among the solution options are typical “positive-side” and “negative-side” repairs, and alternate approaches. Each is discussed below, along with potential impacts to the site and structure.

- Positive-side Waterproofing Option: This solution would entail excavation at planters and landscaping to expose the exterior side of the below-grade walls; removal of existing waterproofing membranes; surface preparation and application of new waterproofing membrane and flashings; and installation of a sub-surface drainage system (French drain) for improved sub-surface water management.

Treatment Recommendations

- **Negative-side Waterproofing Option:** This option would include removal of the existing paint or finishes on the interior face of the foundation walls; and surface-preparation and application of new waterproofing membranes. This option is generally less desirable than positive-side, as it allows water to penetrate into portions of the foundation wall construction and is only stopped at the interior wall interface. It often ends up pushing the below-grade water to other locations around the building.
- **Alternate Positive-side Waterproofing Option:** This option would involve grout injection and installation of a grout curtain on the positive (exterior) side of the basement walls. This involves drilling holes from the inside of the building through the CMU walls and injecting a chemical grout into the soil to form a continuous screen of materials on the soil side of the wall. The holes are typically drilled in a diamond pattern at approximately 24-inches on center. The chemical grout injection is typically an iterative process and often repeated; the first treatment may reduce, but likely will not completely stop the leakage. The walls should then be monitored and followed up with repeat injection repairs as needed.

Exterior Architectural Features

Decorative Tile

The decorative bands of Spanish ceramic tile at principal building elevations have some deterioration, including cracked tile, missing tile, and potentially loose/detached tile. Tile surfaces are also soiled and grout joints are deteriorated. ARG recommends the following repairs:

- Perform an up-close investigation to mechanically sound each tile unit, and detect any that are loose or in need of repair.
- Collect a tile sample for matching purposes, and engage a tile manufacturer to fabricate custom matching tile.
- Clean existing tile surfaces to remove soiling and stains.
- Re-grout tiles to match existing grout color and profile.
- Remove cracked tile pieces, repair as necessary, and reinstall.
- Re-set any loose tiles in a new grout bed.
- Install custom replacement tiles where units are missing.

Terraces and Railings

Existing decorative railings at building terraces have some deterioration, including chipped and peeling paint, and paint loss at both railings and posts. Maintenance of paint coatings is essential for the protection of ferrous metal and long-term function of the railings. The post sleeves are currently in good condition, but will need to be maintained to prevent

Treatment Recommendations

any future corrosion and cracking of the concrete walls. As a maintenance procedure, we recommend the following:

- Clean, prepare, and repaint metal surfaces at railings and posts.
- Clean joints between post sleeves/posts and concrete walls, and install new sealant.

The aluminum storefronts at the terraces show some minor signs of wear, including nicks and scratches in the anodized finish, and some fading of the stain finish at cedar door pulls. These areas are generally protected from weather by the terrace overhang, but should be monitored for further damage. If desired, these items can be cleaned and refinished.

Wood Trellises

The wood members of the trellises were replaced in 2022-23. However, ARG noted that some members are warped or bowed, and many have deep checking or splitting. Bowing and checking are natural processes for this material, and occur as the wood dries and shrinks or moves over time. It is not necessarily a structural concern; however, some checking is located at the location of bolted connections, and could become a problem in the future. The wood trellises should be monitored for potential concerns, including fully split/broken members, and members loose at connection points. The trellises should be inspected at minimum annually.

The wood surfaces appear to be untreated and have already begun to lighten in color and blanched from UV radiation. Surfaces at wood and concrete piers are also covered with leaves/debris and tree sap/staining. As a maintenance item, we recommend regular blowing/removal of debris as part of yardwork. Wood surfaces, if desired, can also be further protected by applying a clear penetrating water repellent.

Interior Architectural Features

Lobby

The historic materials covering the ceiling of the double-height lobby space have been damaged from previous roof and skylight leaks. Water stains were noted at red cedar ceiling boards and acoustical ceiling tiles. Some tiles are loose and damaged, and some wood boards are also possibly warped or loose. To restore these character-defining features, we recommend the following:

- Inspect roofing and skylight conditions over the lobby atrium ceiling, and ensure that all leaks have been corrected.
- Perform an up-close inspection of ceiling tiles and boards to identify damaged areas and any potentially loose materials.
- Reaffix ceiling boards where loose to concealed nailing strips using finish nails. Set finish nails below surface of wood and fill nail holes with compatible wood filler.
- Reaffix loose acoustical ceiling tiles to concealed spline system with compatible adhesive.
- Clean water-stained ceiling tiles, and repaint if necessary to match surrounding areas.
- Clean and refinish wood ceiling boards to remove water stains and visually integrate with the surrounding finish. This step will likely require conservator testing.

Treatment Recommendations

Council Chambers

Minor damages from use were noted within the Council Chamber, including some abrasion marks at red cedar wall paneling, some damage to the Council desk, and a portion of missing base trim along the west interior wall. To correct these aesthetic issues, we recommend the following:

- Touch-up abrasion marks at wall panels to visually integrate with the surrounding wood finish.
- Repair damaged millwork; fill voids at surface with compatible wood filler and touch-up wood finish to match surrounding surfaces.
- Prepare wall surface and install new rubber base trim using adhesive; rubber base trim to match the existing.

First and Second Floor Offices

Offices have been remodeled over the years and generally remain in good condition. Some minor damage was noted, including localized cracks in plaster and peeling paint. These can be addressed as finishes in interior spaces are renewed.

Concrete thresholds/paving at office entrances in the southwest wing have cracking and spalling, and poor previous repairs. This appears to be a continual problem, and a better repair is needed. This will likely require removal of the entrance door, cutting out portions of the concrete slab, priming and painting embedded anchors or rebar, and patching of the slab to match surrounding surfaces. The repair may also require slight revisions to the detail where the door meets the slab; for example, providing a wider/larger metal threshold piece over the repaired concrete slab.

Many of the first and second floor offices contain the original red cedar millwork (cabinets and shelving).

These should be retained and preserved wherever possible. Some cabinets have been damaged and require repair, and others are missing door panels. We recommend repairing and refinishing these cabinets to their original configuration. At the first floor level public counters, an accessible station should be provided at each public service counter. Existing millwork may be modified to meet this requirement.

Public Restrooms

At public restrooms in the second floor and basement levels, ARG noted some broken and chipped tile at the base of walls. These broken tiles should be replaced with a matching Spanish ceramic tile and grout. Replacement tile will likely need to be custom-fabricated.

Basement Level

A few minor damages were noted in basement level public areas, including cracked/spalled plaster and a broken lens on a light fixture. These should be repaired accordingly. Basement leak locations will require further investigation and remediation at the foundation walls to control the leaks. Only then can interior finishes be renewed. See “Building Envelope” section above for additional information.

Mechanical Systems

The building's mechanical system was upgraded in 2021, which included replacement air handling units, chillers, and pumps. The building's cooling tower was not replaced at this time and is rusted in multiple locations; replacement is recommended.

The water side HVAC heating system currently consists of only one hot-water circulating pump and one hot-water boiler. If the existing pump or boiler fails, the heating system in the building will be out of service until repaired. We recommend adding a second hot water pump/motor and a second hot-water boiler for redundancy.

Electrical Systems

The majority of the existing electrical distribution equipment dates back to the building's construction, with some items replaced or upgraded to meet needs of contemporary mechanical equipment. In general, the equipment appears to be in good condition, but further testing is required to confirm, including the following:

- Perform IR testing of the main switchboard and all other electrical main distribution equipment.
- Test the grounding system to ensure it is in working condition.
- Conduct a power system study for the electrical equipment, and provide arc flash hazardous labels on applicable electrical equipment.
- Create as-built electrical drawings showing all panelboard locations and complete building single-line diagrams.

Other electrical system recommendations include the following:

- Install surge protective devices (SPDs) on the main switchboard and on emergency systems for additional safety of the electrical systems during voltage spikes.
- Replace existing electrical equipment no longer manufactured prior to equipment failure. This can include Sogel electrical equipment and Teledyne transformers.
- Recommend replacing existing fluorescent lighting and manual controls with LED lighting and smart controls.
- When refurbishing offices, etc. in future, recommend relocating outlets as required to ensure they are installed at 18 inches above the finished floor.

Plumbing Systems

The building's plumbing systems generally appear to be in good condition. The primary issues noted were related to code compliance. Recommendations are as follows:

- Replace basement level emergency submersible pumps; do not appear to be working, with puddles of water noted.
- Provide thermostatic mixing valves at all lavatories/hand-washing stations per California plumbing code and prevention from scalding.
- Applicable fixtures to be brought up to ADA compliance.
- Insulate all hot-water piping and cold-water piping within 10 feet of the water heater, per CA Title 24.
- Bring up water heater to current code conditions, including the following:
 - Provide an additional heat pump water heater (5kw) to distribute hot water at the north, center and east wings of the building. This will minimize the existing electric water heating load from a total of 64 kw to maximum 15kw.
 - Provide a recirculation pump and expansion tank at each water heater.
 - Insulate all piping from water heaters out for 10-feet.
 - Water heaters to meet CA plumbing code and CA Title 24.
- Provide a central water softening/filter system to remove multiple point-of-use filters.
- Provide dual-temperature drinking faucets and/or counter-mounted appliances with filtration to provide drinking water in lieu of portable water dispenser stations with filters.
- Bring all faucets up to code with low-flow fixtures per CA plumbing code and CA green building standards.

Architectural Hardscape Features

Main Entrance/ East Garden Hardscape

The paved walkways at the upper garden and main (north) entrance have some damage associated with ground movement/settling, moisture and poor drainage. Currently, building wall planters have been refurbished to include a new waterproofing lining, but they appear to continue to drain out the bottom and onto brick/concrete paved walkway surfaces. This drainage, combined with poor surface drainage at the walkways in this area has resulted in ponding water, heavy staining, and efflorescence. Cracks have also developed in the brick pavers and joints, and through some areas of concrete paving. It will be necessary to gain a better understanding of the existing surface drainage patterns/flows so that repairs can be performed and staining/efflorescence will not return. For this work, we recommend the following:

- Perform a site survey of the main entrance/east garden area and building wall planters. Survey to include spot elevations of pavements, walls, steps, drains, etc. Note areas of damage and staining/poor drainage. If necessary, perform a flood test using a water hose to visually observe and understand patterns of water drainage at existing pavements.
- Develop repairs for architectural hardscape in coordination with below-grade waterproofing. Work may include salvage and reinstallation of existing brick pavers, replacement of concrete pavements or steps, and improvements to existing drainage.

Entrance Plaza/Fountain Hardscape

The entrance plaza underwent a major renovation in 2016-17; however, ARG noted some minor damage, including deteriorated plaques and missing tile at the fountain wall, cracking through engraved concrete paving, and minor concrete spalling at one stair tread. To address these aesthetic concerns, we recommend the following:

- Conservator to clean and refinish eight (8) plaques attached to the fountain wall.
- Install new Spanish ceramic tile to match building tile at fountain wall where missing.
- Patch and resurface spalled concrete stair tread.
- Monitor cracking at engraved concrete paving, and repair if desired.

Architectural Landscape Features

Accessibility

The east garden area has limited ADA access. The upper garden is set two feet (2') below the main (north) public entrance and brick walkway, and there is no accessible pathway connection to the benches and lawn area.

A ramp parallel to the east wing connects the upper garden to the lower garden and continues down to Civic Center Drive.

The lower garden does not have an accessible pathway connection to the benches and lawn area. The ramp connection is on the east side of the garden, and a stair at the north end of the space connects to stairs leading down to the Civic Center Drive level. The original decomposed granite surface in the lower garden allowed better access to the benches and garden spaces.

A comprehensive review of the garden by an ADA specialist is recommended for the ramp and upgrades required to bring access to the east garden.

Preservation Objectives

- Preserve the east garden and its original design intent.
- Restore original (or appropriate drought tolerant replacements) plantings in the east garden.
- Establish priorities for repair and stabilization work in the east garden.
- Retain the overall open feeling and low ground cover of the perimeter landscapes to preserve the building's visibility from the street.
- Retain original perimeter plantings where present (Canary Island Pine, Lemon Scented Sweet Gum, and Coral Trees).

East Garden

Given its historic significance, more detailed recommendations are provided for the east garden.

- Preserve the original tree plantings:
 - Existing trees from the original installation (eucalyptus and jacaranda) should be retained.
 - Tree health should be assessed by a certified Arborist. Some trees are showing signs of disease and stress.
 - Pinpoint the source of disease and implement a treatment plan immediately to prevent the spread of diseases and extend the lifespan of the trees.
- Remove overgrown and unhealthy shrubs and groundcovers.
- Replace plants to preserve the garden design intent:
 - Install replacement plants that are similar in character and scale to the original plants.
 - Replace original plants where possible if they are drought tolerant and suited to the current light and climatic conditions.
 - New plants must be adapted to current climatic conditions with lower watering needs to conform to minimum watering requirements per current state of California codes.
- Perform on-site soil assessment and soils tests by certified soils lab to establish a treatment plan to maximize plant health.
- Implement soil management plans to remedy soil compaction and settlement.
- Improve grading and drainage to promote healthy plant growth and to prevent excessive erosion and runoff.

Treatment Recommendations

- Encourage the capture and retention of stormwater onsite to improve water use efficiency and water quality.
- Assess the current irrigation system:
 - Review the existing pop-up spray heads in lawn areas and planting areas to assess the watering efficiency.
 - Review controller and zoning.
 - Review the existing back flow devices are pressure vacuum breakers (PVB).
 - Review the static water pressure at the back flow device.
- Install a new irrigation system. The new system will be based on a landscape water budget to establish the maximum amount of water allowed through the irrigation system in response to climate, landscape area and plant needs.
- Connect the east garden to the recently renovated perimeter irrigation system to create a site-wide comprehensive irrigation system.
- Follow an established maintenance plan for the garden based on the needs of the new plantings and irrigation system.
 - Include provisions for landscape maintenance practices that foster landscape water conservation.
 - Landscape maintenance practices should include routine irrigation system repair and adjustments, water audits, and prescribed amounts of water applied per landscaped acre.

Accessibility

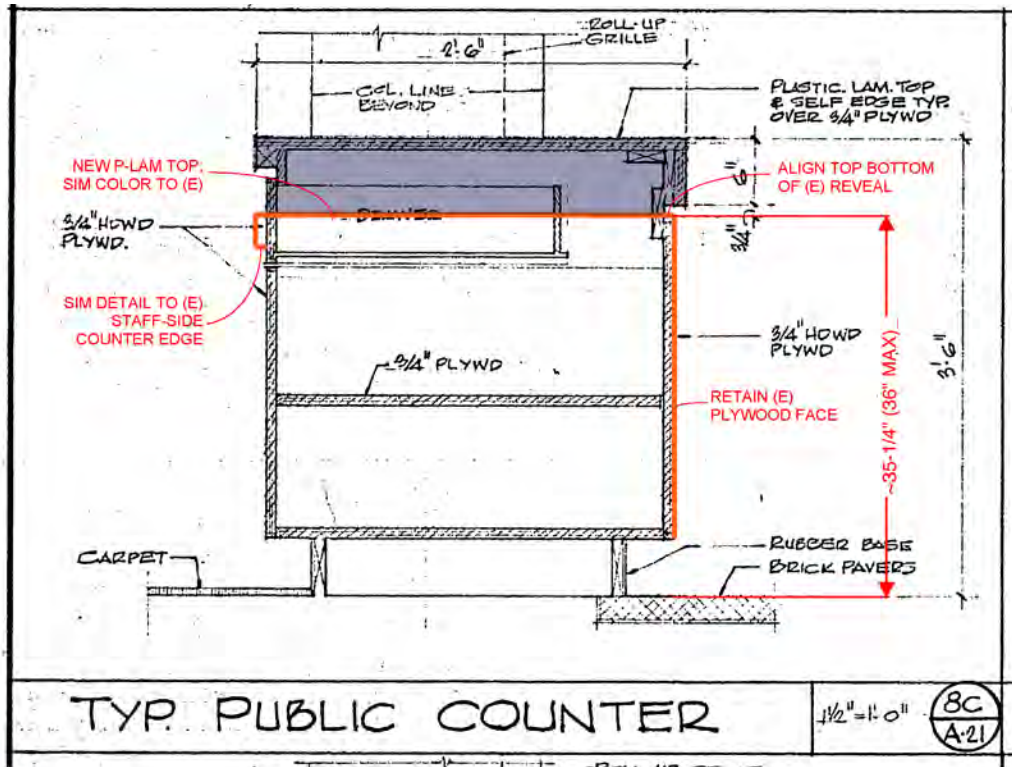
The following alterations will be or are likely to be required to bring the City Hall building up to an acceptable level of conformance with accessibility standards:

- Construction of a new single-user, gender-neutral accessible/family restroom, reachable by an accessible route.
 - Per LACEBC 410.8.10, provision of a fully accessible single-user toilet room is an acceptable code-compliance measure.
 - Ideally, this restroom would be located close to the main public spaces on the first floor. However, it could also be placed adjacent to the central public restrooms in the basement or on the second floor.
 - Additional single-user accessible restrooms, while not required, may be considered to improve the public’s experience of City Hall.
 - Signage should be added at non-accessible restrooms stating that an accessible restroom is available and describing its location clearly.
- An accessible station at each public service counter. See concept approach provided on the following pages.
- Egress, directional, and informational signage throughout the building should be reviewed for compliance with current accessibility requirements including but not limited to legibility, placement, and provision of braille elements.
- Other incidental adjustments such as lever-type door hardware along accessible routes may be required.

Note that staff work areas are governed by different, usually less extensive, accessibility regulations than public areas. This is true of both ADA and Los Angeles County Code.

Refer to “Architectural Landscape Features” section above and *Appendix D: Landscape Report* for recommendations related to ADA access in historic landscape spaces.

Treatment Recommendations



CARSON CITY HALL
ACCESSIBLE COUNTER CONCEPT
29 JAN 2024

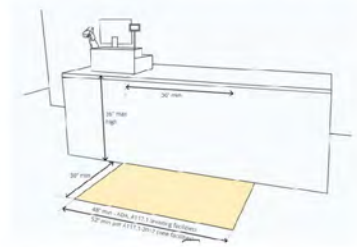
Treatment Recommendations



EXISTING



CONCEPT



CARSON CITY HALL



Treatment Summary

The following summary matrix has been provided based on the above treatment recommendations in order to help guide the future maintenance and repairs to Carson City Hall. The recommendations have been prioritized and grouped into four categories as follows:

High Priority: This category includes the minimum level of work required to maintain public safety and occupancy, including any necessary work to correct any safety hazards identified and to meet current building codes. It also includes higher priority building envelope items that are immediate concerns or issues which are damaging to historic materials and adjacent construction. This items should be addressed ideally within the next two years.

Medium Priority: This category includes further repairs to the building envelope and other architectural materials which are not immediate concerns but could lead to, or contribute to, future damage. This items should ideally be addressed within the next five years.

Low Priority: This category includes materials or features which are damaged or deteriorated, but do not affect adjacent construction; as well as items which are more cosmetic or aesthetic in nature. These items may be addressed as cost or time allows, or can be performed alongside other adjacent work.

Further Investigation: This category includes items for further research or investigation, including but not limited to: up-close survey, non-destructive testing, minimally destructive investigations (exploratory openings), excavations and test pits, and materials sampling and testing. These items are often associated with other recommendations and should be performed concurrently or prior to that work.



Basement chiller room (ARG, 2023).

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Treatment Recommendations Matrix

HIGH PRIORITY (YEARS 1-2)	MED. PRIORITY (YEARS 3-5)	LOW PRIORITY UPGRADES	FURTHER INVESTIGATION
Structural Systems			
<p>Perform a Tier 2 Deficiency-Based Seismic Assessment to analyze the following:</p> <ul style="list-style-type: none"> In the southwest wing, seismic force-resisting elements are not continuous to the foundation. Analyze the existing concrete beams and columns that support discontinuous shear walls and braced frame construction. If found to be inadequate, strengthen with the addition of fiber-reinforced polymer (FRP) Analyze the existing concrete columns throughout the three wings which are insufficiently reinforced. If determined to be inadequate, strengthen with FRP At the northwest stair (north wing), the horizontal opening length between stair platforms exceeds the allowable code limit, and may limit the ability of the diaphragm to provide out-of-plane support. Analyze the existing masonry walls to determine if adequately reinforced for the increased span. If inadequate, strengthen and brace the walls with new horizontal struts <p>Verify in field through exploratory openings the following items:</p> <ul style="list-style-type: none"> Verify the adequacy of girder-to-column connections for the east and north wings to determine if they are similar to connection details for the southwest wing. If the connections are not present, new steel hardware will be required Confirm if out-of-plane anchors were provided at the precast wall connections at the first floor in all wings. If these anchors are not present, provide new out-of-plane wall anchors In the east and north wings, confirm if out-of-plane anchors were provided at the low roof rafter-to-masonry spandrel connections between the high and low roof. If these anchors are not present, provide new out-of-plane wall anchors. 	<ul style="list-style-type: none"> Verify in field through non-destructive testing the amount of slab reinforcing present at the existing concrete columns and two-way flat slabs. If required minimum of two reinforcing bars are not present, FRP strengthening will be required Verify in field through exploratory openings the existing roof framing load path around the skylight openings in the east and north wings; and confirm if there is proper shear wall transfer between the roof diaphragms and shear walls at these wings. If found inadequate, provide strengthening for the diaphragms and shear wall connections with new steel hardware and nailing <p>East Wing Requirements, if necessary to meet the Immediate Occupancy performance objective as an Emergency Operating Center (EOC):</p> <p>Perform a Tier 2 Deficiency-Based Seismic Assessment to analyze the following:</p> <ul style="list-style-type: none"> Confirm if the strength of the existing concrete shear walls is sufficient for the force expected. If deficient, the shear walls can be strengthened with the addition of new concrete walls throughout the east wing Confirm if the existing concrete shear walls lack confinement in the reinforcing bars (boundary zones). If deficient, the shear walls can be strengthened with FRP Confirm if the total width of openings along precast walls exceeds the maximum allowed. If deficient, new concrete walls can be added to increase the overall stiffness of the structure Confirm if the height-to-thickness ratio of both concrete and masonry walls is within allowable limits. If ratio exceeds the limits, the existing walls can be strengthened with FRP 	<ul style="list-style-type: none"> Conduct a geotechnical study to assess the liquefaction risk of the building Perform a Tier 2 Deficiency-Based Seismic Assessment to analyze the existing plywood roof diaphragms to determine if they exceed the maximum allowable aspect ratio. Verify in field through exploratory openings the nailing of the existing plywood roof diaphragms. If the diaphragms are inadequate, additional supplementary nailing will be needed Verify in field through exploratory openings if the existing plywood sheathed roof diaphragms are blocked. If not blocked, strengthen existing diaphragms with the addition of blocking and potentially supplementary nailing Provide new steel plates between individual precast concrete panels along the exterior walls of the building; plates may be added on the interior faces of the concrete panel joints Provide new steel plates and anchor bolts for connection of precast walls to the foundations; connections to be installed at the base of walls along the exterior of all wings 	<ul style="list-style-type: none"> Geotechnical Study for liquefaction risk Tier 2 Deficiency-Based Seismic Assessment (various items) Field non-destructive testing (GPR at flat slab-to-column connections) Exploratory openings (various items)

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Treatment Recommendations Matrix

HIGH PRIORITY (YEARS 1-2)	MED. PRIORITY (YEARS 3-5)	LOW PRIORITY UPGRADES	FURTHER INVESTIGATION
Building Envelope			
<ul style="list-style-type: none"> Remove or stabilize all overhead fall hazards, including such items as broken skylight glazing and local delaminations in the concrete cladding. Re-seal existing open joint between the areaway and exterior wall above the chiller room Perform a comprehensive skylight assessment and develop a repair approach to address existing framing, sheet metal flashings, joints and seals and broken glazing. Replace glass in kind or with low-visible light transmittance (VLT) units Verify in field through exploratory openings or test pits the presence and condition of sub-surface drains (French drains) Conduct water testing to determine other sources of water infiltration at basement walls Pressure-test landscape irrigation lines to identify any line breaches and water leaks Analyze below-grade waterproofing options based on further testing and exploration, and select waterproofing system. Proceed with design and implementation 	<ul style="list-style-type: none"> Assess and develop comprehensive repairs to windows, doors and storefronts. Assess and document water intrusion and functionality; confirm presence and condition of perimeter seals around all openings; review storefront sill conditions and addition of seal at slab-to-storefront interfaces Implement a repair approach at windows and storefronts to address water intrusion and other performance issues determined during assessment. Repairs will likely include wet-sealing of glass-to-frame interfaces and select frame-to-frame joints Perform routine maintenance of roof, including removal of debris around drainage systems. Monitor granule loss on the roofing cap sheet and implement localized re-surfacing as needed 	<ul style="list-style-type: none"> Consider original design intent when planning for future work, such as exterior and interior plaster refinishing 	<ul style="list-style-type: none"> Skylight assessment and repair design Below-grade waterproofing sub-surface exploration and test pits Water testing at basement walls/foundations Pressure testing of landscape irrigation lines Below-grade waterproofing assessment and repair design Window/door/storefront assessment and repair design
Exterior Architectural Features			
<ul style="list-style-type: none"> Perform an assessment and up-close survey of the existing ceramic tile decorative bands at building façades; remove any tile that may be loose (fall hazard) and salvage for reinstallation 	<ul style="list-style-type: none"> Restore decorative tile bands at building façades, including cleaning, regrouting of joints, tile repairs, and replacement. Coordinate with a tile manufacturer to produce custom matching units Repaint metal terrace railings and posts. Re-seal joints at post sleeves as required Perform routine maintenance of wood trellises, including removal of debris and regular inspections. Replace any wood members that are heavily split or deteriorated 	<ul style="list-style-type: none"> Monitor aluminum-framed storefronts for damage; clean and refinish if desired Consider application of clear penetrating water repellent at wood trellises for improved UV performance and wood protection; coating must be renewed every 1-3 years 	<ul style="list-style-type: none"> Assessment and up-close survey/ sounding of exterior ceramic tile

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HIGH PRIORITY (YEARS 1-2)	MED. PRIORITY (YEARS 3-5)	LOW PRIORITY UPGRADES	FURTHER INVESTIGATION
Interior Architectural Features			
<ul style="list-style-type: none"> Perform an assessment and up-close survey of wood ceiling boards and acoustical tiles at the lobby ceiling. Inspect roofing/skylight conditions and confirm leaks have been corrected. Remove any loose materials (fall hazards) and salvage for reinstallation Assess floor slab damage at interior storefront entrances in association with window/door/storefront assessment noted above, and repair as required Replace broken lens at light fixture in basement hallway east wing (fall hazard) 	<ul style="list-style-type: none"> Restore lobby ceiling historic materials. Reaffix wood boards and acoustical tiles where loose; clean water-stained ceiling tiles and repaint if necessary; clean and refinish wood boards to remove stains Repair damage at council chambers, including repair of damaged millwork, touching up abrasion marks on wood paneling, and replacing missing base trim Replace broken tile at public restrooms with new ceramic tile and grout to match Modify existing millwork at first floor lobby to provide one accessible station at each public service counter 	<ul style="list-style-type: none"> Repair damaged finishes and millwork in office spaces as areas are renewed or refurbished 	<ul style="list-style-type: none"> Assessment and up-close survey of lobby ceiling
Mechanical Systems			
<ul style="list-style-type: none"> Replace existing cooling tower 	<ul style="list-style-type: none"> Add one (1) hot water circulating pump/motor for redundancy of water-side heating system 	<ul style="list-style-type: none"> Add one (1) hot water boiler for redundancy of water-side heating system 	
Electrical Systems			
<ul style="list-style-type: none"> Perform IR testing of main switchboard and all other electrical main distribution equipment Perform testing of the grounding system to ensure in working condition Conduct a power system study for the existing electrical equipment Provide arc flash hazardous labels on electrical equipment Create as-built electrical drawings showing all panelboard locations and complete building single line diagram 	<ul style="list-style-type: none"> Install surge protective devices (SPDs) on main switchboard and on emergency system for additional safety of electrical systems due to voltage spikes Replace existing electrical equipment no longer manufactured prior to equipment failure. Can include Sogel electrical equipment and Teledyne transformers 	<ul style="list-style-type: none"> Replace existing fluorescent lighting and manual controls with new LED lighting and smart controls When performing future interior refurbishment or upgrades, ensure all outlets are installed at 18-inches above finished floor per code 	<ul style="list-style-type: none"> IR Testing Ground Testing Power System Study As-built Electrical Drawings

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Treatment Recommendations Matrix

HIGH PRIORITY (YEARS 1-2)	MED. PRIORITY (YEARS 3-5)	LOW PRIORITY UPGRADES	FURTHER INVESTIGATION
Plumbing Systems			
<ul style="list-style-type: none"> • Provide ASSE 1070 thermostatic mixing valves at all lavatories/ hand-washing stations per CA plumbing code • Applicable fixtures to be brought up to ADA compliance • Replace basement level emergency submersible pumps 	<ul style="list-style-type: none"> • Upgrade existing water heaters and bring up to code. Provide new 5KW heat pump water heater to distribute hot water at north, center and east wings. • Provide recirculation pump and expansion tank at each water heater • Insulate all hot-water and cold-water piping within 10 feet of water heaters per CA Title 24 	<ul style="list-style-type: none"> • Provide central water softening/filter system to replace multiple point-of-use filters • Provide dual-temperature drinking faucets and/or counter-mounted appliances with filtration to provide drinking water in-lieu of portable water dispenser stations with filters • All faucets to be brought up to CA plumbing code and Cal-Green standards with low-flow fixtures and manual or sensor options 	
Architectural Hardscape Features			
<ul style="list-style-type: none"> • Perform a site survey and water testing of the main entrance/east garden area, including building planters, to gain understanding of the existing surface drainage patterns and impacts to below-grade foundation walls. Survey should be coordinated with below-grade waterproofing investigations 	<ul style="list-style-type: none"> • Develop and implement repairs for architectural hardscape features in coordination with (or following) below-grade waterproofing. Work may include salvage and reinstallation of brick pavers, replacement of concrete pavements or steps, and improvements to existing drainage 	<ul style="list-style-type: none"> • Clean and refinish eight plaques attached to fountain wall • Install new Spanish ceramic tile at fountain wall where missing • Patch and resurface spalled concrete at stair tread. • Monitor cracking at engraved concrete pavement areas and repair or replace if desired 	<ul style="list-style-type: none"> • Site survey and water testing • Architectural hardscape assessment and repair design
Architectural Landscape Features			
<ul style="list-style-type: none"> • Arborist to perform a tree health assessment and implement a treatment plan • Certified Soils Lab to perform an on-site soil assessment and soils tests as required to establish a treatment plan and maximize plant health. Implement soil management plans to remedy soil compaction and settlement • Perform an assessment of the existing irrigation system, including sprinklers in lawn and planting areas, controller and zoning, back flow devices and pressure vacuum breakers, and static water pressure. Coordinate with pressure testing recommended in Building Envelope section above 	<ul style="list-style-type: none"> • Provide a new irrigation system based on landscape water budget, landscape area and plant needs. Connect the east garden to recently renovated perimeter irrigation system to create a site-wide comprehensive irrigation system • Develop and follow an established maintenance plan for the garden based on the needs of the new plantings and irrigation system. • Perform routine landscape maintenance to remove overgrown and unhealthy shrubs and groundcovers • Replace plants to preserve the garden design intent. Replacement plants should be similar in character and scale to the original plants. Use drought-tolerant plants where possible and when suited to the current light and climatic conditions. Adapt new plants to current climatic conditions with lower watering needs • Improve grading and drainage to promote healthy plant growth and to prevent excessive erosion and runoff; coordinate with below-grade waterproofing and architectural hardscape scopes of work 	<ul style="list-style-type: none"> • Encourage the capture and retention of stormwater onsite to improve water use efficiency and water quality 	<ul style="list-style-type: none"> • Arborist assessment • Certified Soils Lab assessment/ soils testing • Irrigation system assessment and design • Landscape maintenance plan • A comprehensive review of the garden by an ADA specialist is recommended for the ramp and upgrades required to bring access to the east garden

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HIGH PRIORITY (YEARS 1-2)	MED. PRIORITY (YEARS 3-5)	LOW PRIORITY UPGRADES	FURTHER INVESTIGATION
Accessibility and Code-Required Work			
<ul style="list-style-type: none"> • Review egress, directional, and informational signage throughout the building for compliance with current accessibility requirements, including but not limited to legibility, placement, and provisions for braille • Provide appropriate door hardware for egress and security as required; lever-type door hardware along accessible routes may be required • Any locked doors that are not available for emergency egress must be clearly labeled “Not An Exit”. 	<ul style="list-style-type: none"> • Recommend providing sufficient restroom facilities to the extent feasible within the existing building to satisfy current code and accessibility requirements. (Voluntary) • Recommend constructing a new single-user, gender-neutral accessible/family restroom, reachable by an accessible route. • Provide an accessible station at each public service counter at the first floor lobby (see “Interior Architectural Features” above) 		<ul style="list-style-type: none"> • Assessment of existing door hardware and signage

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