

APPENDIX F-IV.D.3

Updated Historic Resources Assessment (July 2010)

TECHNICAL REPORT

Historic Resources Assessment Loyola-Marymount University

Los Angeles, California



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1.0 INTRODUCTION

Loyola Marymount University is preparing a twenty-year Master Plan to guide the future development of its Westchester campus. The purpose of this report is to determine if historical resources as identified in the California Environmental Quality Act (CEQA) are present on the Loyola Marymount University property so that any potential impacts to historical resources by the proposed Plan might be assessed.

This report was prepared using primary and secondary sources related to the University's development, building permits, site visits, archival research, photographic analysis, and the application of historic preservation planning principles. It focuses on the exterior architectural features, landscape characteristics, public spaces, and spatial organization of the campus.

The report includes a description of the existing setting, a review of regulations regarding historic resources, the history of the University campus, and an assessment of the historical significance of resources on the Loyola Marymount campus.

2.0 PROPOSED PROJECT

2.1 Setting

The Loyola Marymount University (LMU) campus is located in the West Los Angeles community of Westchester. The campus is currently approximately 142 acres in size. Westchester is in the southwestern portion of the City, approximately 15 miles west of downtown Los Angeles and due north of Los Angeles International Airport. Surrounding cities and communities include the communities of Marina del Rey and Venice to the north, the City of El Segundo to the south, the City of Inglewood to the east, and the Marina and Pacific Ocean to the west. Major regional access to Westchester and the LMU campus is provided by the San Diego Freeway (I-405), the Marina Freeway (Highway 90), and Lincoln Boulevard (Highway 1).

The campus is bordered on the north by the Westchester bluffs, Teale Street, and Playa Vista. The campus is bordered on the east by McConnell Avenue, on the west by Lincoln Boulevard, and on the south by W. 78th Street, Fordham Road, and W. 80th Street. The main University entrance is provided via LMU Drive, which is accessed from Lincoln Boulevard. Secondary campus access is provided via Loyola Boulevard at 80th Street along the southern edge of the campus.

2.2 Existing Conditions

The existing campus layout and facilities are shown in Figure 1. The LMU campus can be understood as three distinct areas generally referred to the following: (1) the original Burns Campus, (2) the Leavey Campus, and (3) the Hughes Campus.

The original Burns Campus is located on a largely flat expanse of land representing the University's original land holdings in Westchester. It is oriented around a central, north-south axis formed by Loyola Boulevard and the pedestrian-only Alumni Mall. A large, semi-circular landscaped area sits at the north end of Alumni Mall. The central, north-south axis is visually terminated by the Sacred Heart Chapel at the north end of the campus.

At the southern end of Alumni Mall, Loyola Boulevard branches east and west to form a loop through campus named Ignatian Circle. The Von der Ahe Library, Seaver Science Hall, the Communication Arts building, and the Foley Performing Arts Center are some of the buildings arranged along Alumni Mall within Ignatian Circle.

Residential buildings populate the majority of land in the northeastern portion of the campus east of Ignatian Circle. The northwestern portion of the main campus, along the west side of Ignatian Circle contains the Xavier Hall administrative building, an adjacent grouping of Jesuit Community buildings and the Hilton Business Center. Another grouping of campus residences sits at the southwest corner of Ignatian Circle.

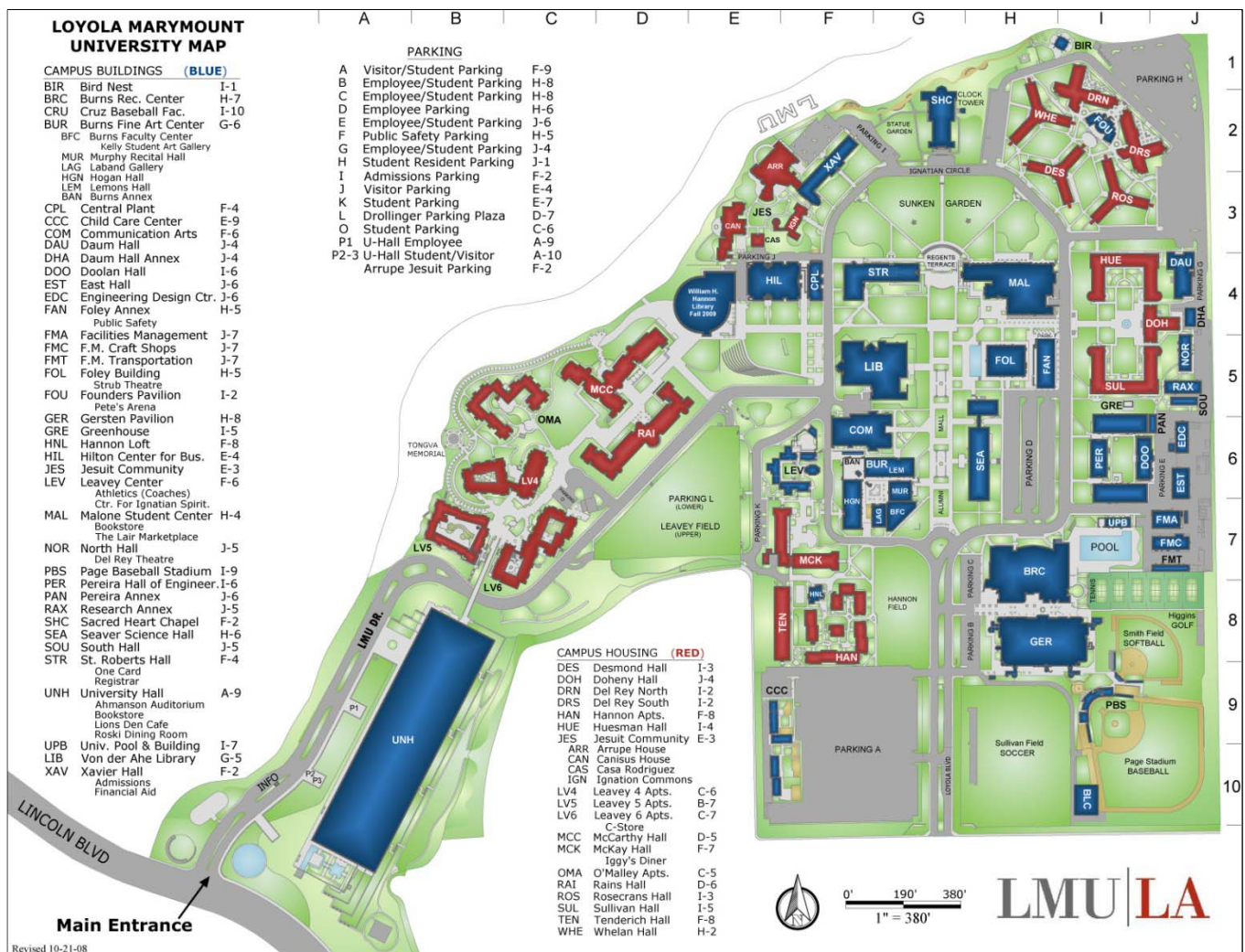


FIGURE 1: Loyola Marymount University campus map
 Provided by Loyola Marymount University Facilities Department

The southern portion of campus, below Ignatian Circle and east of Loyola Boulevard, is largely reserved for athletic facilities. These include soccer and baseball fields, tennis courts, a swimming pool, the Burns Recreation Center and Gersten Pavilion.

The Leavey Campus occupies an expanse of land directly west and adjacent to the Burns Campus. It contains the triangle-shaped Drollinger parking facility and its rooftop athletic fields, the Leavey Residential Village, and the William H. Hannon Library now under construction.

The Hughes Campus is located adjacent to and south of the Leavey Campus. It contains University Hall, a 680,000-square-foot building originally constructed as the world headquarters for the Hughes Corporation. The Hughes Campus also contains the University's main entrance, located where LMU Drive meets Lincoln Boulevard. LMU Drive traverses north through the Leavey Campus, connecting to the Main Campus at its north end.

LMU seeks to unify the three campuses and reconcile the various entitlements through the development of a single, comprehensive Master Plan for the approximately 142-acre property.

2.3 Project Objectives and Characteristics

LMU seeks to improve its facilities to accommodate the evolving needs of the University's academic, administrative, and student-support programs, to enhance the educational experience for the students, and to improve facilities and programs for students, faculty and staff, all within the existing enrollment limits currently in place for LMU. As part of the campus master planning process, LMU reviewed its academic and administrative divisions and identified space demands over the next twenty years. The proposed Master Plan was then prepared as a physical plan for the future and is the subject of this Environmental Impact Report (EIR).

The proposed Master Plan will renovate or replace existing campus facilities over a 20-year period, resulting in the development of approximately 1.1 million gross square feet (gsf) of new academic, student support, and administrative facilities and approximately 846,000 gsf of new student residential facilities for a total of approximately 2.4 million gsf of academic, student support, and administrative facilities and approximately 1.4 million gsf of student residential facilities on campus. This represents a net increase of approximately 566,000 gsf of academic, student support, and administrative support facilities and approximately 476,000 gsf of student residential housing. The Master Plan will also reconfigure campus recreational and open space facilities, automobile circulation, parking facilities, and pedestrian circulation.

Table 1, on the following page, summarizes existing and proposed new facilities under the Master Plan.

Table 1

LMU - Revised Project Description Square Footages

	EXISTING	TO REMAIN	ADDED	BUILDOUT	NET NEW
Academic / Administrative	1,651,000	1,136,000	1,023,000	2,159,000	508,000
Residential	942,000	572,000	846,000	1,418,000	476,000
Athletic – Indoor	185,000	105,000	108,000	213,000	28,000
TOTAL	2,778,000	1,813,000	1,977,000	3,790,000	1,012,000

The Master Plan is expected to require 20 years for full implementation following project approval by the City of Los Angeles, with build out anticipated for approximately 2030. The University proposes to implement the Master Plan in four major phases, each anticipated to be five to six years in duration, and beginning in 2009. The sequencing is intended to be adaptable to meet evolving University needs as funding permits.

3.0 REGULATORY REVIEW

3.1 Historical Resources under CEQA

A resource is considered historically significant, and therefore an “historical resource” under CEQA, if it falls into one of the three following categories as defined by Section 21084.1 of the California Public Resources Code:

- *Mandatory historical resources* are resources “listed in, or determined to be eligible for listing in, the California Register of Historical Resources.”
- *Presumptive historical resources* are resources “included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1” of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- *Discretionary historical resources* are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.¹

The fact that a resource is not listed in, or determined eligible for listing in, the California Register, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, does not preclude a lead agency from determining that the resource may be an “historical resource” for purposes of CEQA.

Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register.² Properties designated by local municipalities can also be considered historical resources. A review of properties that are potentially affected by a project for historic eligibility is also required under CEQA.

3.2 Historic Designations

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register or the California Register, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for

¹ California PRC, Section 21084.1.

² California PRC, Section 5024.1(c).

protection from destruction or impairment.³ The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of an historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. Furthermore, state and local regulations may apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.⁴

The National Park Service has established that a resource fifty years of age or older may be considered for listing on the National Register of Historic Places. This fifty-year threshold has become standard in preservation practice as baseline for screening properties for potential historic significance.⁵

California Register of Historical Resources

The California Register is an authoritative guide in California 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

³ 36CFR60, Section 60.2.

⁴ 36CFR60, Section 60.4.

⁵ *National Register Bulletin 15. How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, U.S. Department of the Interior, 1997. p. 2

⁶ California PRC, Section 5024.1(a).

The criteria for eligibility for listing in the California Register are based upon National Register criteria. These criteria are:

1. Associated with 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. Associated with the lives of persons important to local, California or national history.
3. 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. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

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

- Individual historical resources.
- Historical resources contributing to the significance of an historic district.
- Historical resources identified as significant in historical resources surveys, if the survey meets the criteria listed in subdivision (g).
- Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria.
- Local landmarks or historic properties designated under any municipal or county ordinance.⁷

Local Designation Programs

The Los Angeles City Council designates Historic-Cultural Monuments on recommendation of the City's Cultural Heritage Commission. Article 4, Section 22.130 of the City of Los Angeles Administrative Code defines an historical or cultural monument as:

"Any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, state or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer, or architect whose individual genius influenced his age."

⁷ California PRC, Section 5024.1(e).

Designation recognizes the unique architectural value of certain structures and helps to protect their distinctive qualities. Any interested individual or group may submit nominations for Historic-Cultural Monument status. Buildings may be eligible for historical cultural monument status if they retain their historic design and materials. Those that are intact examples of past architectural styles or that have historical associations may meet the criteria in the Cultural Heritage ordinance.

Age Thresholds

A generalized fifty-year age threshold has become standard in historic preservation, although buildings of earlier vintage may be considered under exceptional circumstances. The National Park Service, which provides guidance for the practice of historic preservation, has established that a resource fifty years of age or older may be considered for listing on the National Register of Historic Places:

*Ordinarily...properties that have achieved significance within the past fifty years shall not be considered eligible for the National Register.*⁸

The Park Service does make exceptions for properties that have achieved significance within the past fifty years that are of "exceptional importance":

*A property that has achieved significance within the past 50-years can be evaluated only when sufficient historical perspective exists to determine that the property is exceptionally important. The necessary perspective can be provided by scholarly research and evaluation, and must consider both the historic context and the specific property's role in that context.*⁹

In the City of Los Angeles, "there is no requirement that a resource be a certain age before it can be designated"¹⁰ as a Los Angeles Historic-Cultural Monument. The City's office of Historic Resources does qualify, however that "enough time needs to have passed since the resource's completion to provide sufficient perspective that would allow an evaluation of its significance within a historical context."

Religiously-affiliated Properties

It is important to note that California State law regarding religiously-affiliated institutions may apply to any possible future local designations of the Loyola Marymount campus. The law, known as AB133, exempts non-commercial property owned by "specified religiously-affiliated associations or corporations" from local landmarks laws. In order to invoke the exemption, the religiously affiliated organization must formally object to the application of the law, and determine in a public forum that application of the law will result in a substantial hardship, which is likely to deny the organization either an economic return on its property, the "reasonable use" of its property, or the appropriate use of its property in the furtherance of its religious mission."¹¹

⁸ Ibid. p. 2. The Park Service does make exceptions for properties that have achieved significance within the past 50 years that are of "exceptional importance".

⁹ *National Register Bulletin 15*, p. 42.

¹⁰ City of Los Angeles Office of Historic Resources website, accessed October 2007.
<http://preservation.lacity.org>

¹¹ http://www.leginfo.ca.gov/pub/93-94/bill/asm/ab_0101-0150/ab_133_bill_940930_chaptered

3.3 Historic Significance and Integrity

Significance

The definition of historic significance used by the California Office of Historic Preservation (OHP) in its administration of the California Register is based upon the definition used by the National Park Service for the National Register:

Historic significance is defined as the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation.¹² It is achieved in several ways:

- *Association with important events, activities or patterns*
- *Association with important persons*
- *Distinctive physical characteristics of design, construction, or form*
- *Potential to yield important information*

Historic Integrity

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 historic period.”¹³ The National Park Service defines seven aspects of integrity:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.¹⁴
- *Feeling* is a property’s expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

¹² *National Register Bulletin 16A. How to Complete the National Register Registration Form.* Washington D.C.: National Park Service, U.S. Department of the Interior, 1997. (3)

¹³ *Ibid*, p. 4.

¹⁴ *National Register Bulletin 15: How to Apply the National Register Registration Criteria for Evaluation.* Washington D.C.: National Park Service, U.S. Department of the Interior, 1997. p. 45.

3.4 Identified Historical Resources on the Project Site

As discussed earlier, a resource is considered a "historical resource" under CEQA, if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources," or is "included in a local register of historical resources," as defined by the Public Resources Code.

No resource or resources contained within Loyola Marymount University are currently listed in, nor have any been determined eligible for listing in the National Register or California Register. Similarly, no resource or resources have been designated as a Los Angeles City Historic-Cultural Monument, or identified as eligible for listing in a local survey.¹⁵

¹⁵ A survey is the primary process used to identify, record, and evaluate historic properties within a community, neighborhood, project area, or region. Local, state, and federal governmental agencies may conduct surveys to gather important data on a community's historic resources.

4.0 HISTORIC CONTEXT

4.1 University History

Loyola Marymount University was created in 1973 by the merger of Loyola University and Marymount College. Both Loyola and Marymount had operated for many years in Los Angeles and have historic associations with Catholic higher education throughout the world.

Loyola University began as St. Vincent's University for boys, established in Los Angeles in 1865. A Catholic organization associated with the Society of St. Vincent de Paul, St. Vincent's is credited as the first institution of higher learning in Southern California.¹⁶

In 1911, St. Vincent's was folded into Los Angeles College, newly founded by the Society of Jesus, commonly known as the Jesuits. Originally located at Broadway and 6th streets, the Jesuits relocated the College to Venice Boulevard in 1917. In 1918, the name of the school was changed to Loyola College of Los Angeles in honor of Saint Ignatius Loyola, the patron saint of the Jesuits. Graduate education was introduced in 1920 with the foundation of a separate Law School.

In 1928, approximately 100 acres in the Del Rey hills of West Los Angeles (present-day Westchester and parts of Marina Del Rey) was donated to the College by real estate developer Harry Culver as part of his efforts to develop land holdings in West Los Angeles. The College was relocated to the Del Rey location in 1929 and by 1930 it had achieved full University status and was re-named Loyola University of Los Angeles. The Law School did not move with the rest of the University but remained in Downtown Los Angeles.

The all-women Marymount Junior College opened in the Westwood district of Los Angeles in 1933. Marymount was founded by the Religious of the Sacred Heart of Mary, a Catholic community of apostolic sisters who had been teaching young women in Los Angeles since 1923. The College began granting four-year, baccalaureate degrees in 1948. In 1960, the school relocated to a new campus on the Palos Verdes Peninsula.

In 1968, Marymount College became affiliated with Loyola University and moved to Loyola's Westchester campus where facilities and faculty were shared between the two autonomous institutions. This cooperative agreement made both institutions co-educational for the first time. After five years of sharing faculties and facilities, Loyola University and Marymount University merged and formed Loyola Marymount University in 1973.

Today, Loyola Marymount offers over 80 majors and programs in four colleges (Bellarmino College of Liberal Arts, College of Business Administration, College of Communication and Fine Arts, and the Frank R. Seaver College of Science and Engineering) and two schools (the School of Education and the School of Film and Television). LMU also includes the Graduate Division, the Continuing Education Program, and Loyola Law School. Loyola Marymount is the largest Catholic university

¹⁶ Loyola Marymount University Website accessed June 27, 2007
<http://www.lmu.edu/Page18873.aspx>

in Southern California, enrolling more than 5,000 undergraduate students and 3,000 graduate and law school students.

4.2 Site History

The Loyola Marymount campus is located on a high bluff in the Westchester neighborhood of Los Angeles, just south of the City of Santa Monica and west of Culver City. Westchester is separated from the Pacific Ocean by Playa del Rey on the west.

The area that would become Westchester began the 20th century as an agricultural area, growing a wide variety of crops including wheat, barley and lima beans. Sheep grazing and pig farming were also popular endeavors. Interest in developing the area picked up in the late 1920s with the construction of Mines Field (later Los Angeles Airport), and population growth that was expanding Los Angeles westward. The advent of the Great Depression ended most development plans and the area remained largely rural. In 1941, real estate magnate Fritz Burns developed a tract of inexpensive prefabricated single-family homes on the site of a former hog farm at the intersection of Manchester and Sepulveda Boulevards. This community, dubbed "Westchester," was strategically located near several aviation firms that had located near Mines Field. When the aerospace industry boomed during World War II and the post-War years, Westchester boomed with it.

4.3 Campus Development History

Move to Westchester 1928-1929

Loyola Marymount's campus location in Los Angeles' Westchester district began in 1928, when real estate developer Harry Culver offered Loyola College (soon to be university) approximately 100 acres of land on a high bluff overlooking the Pacific Ocean. Culver had been involved in a similar offer of land to Los Angeles Lutheran University in 1927, organized by developer Fritz Burns. Burns and Culver clearly intended the two universities to spur growth in the area and attract positive publicity for developments on their own nearby land holdings.¹⁷

Locating institutions of higher learning in the vast open lands of Los Angeles' Westside was something of a trend at the time. Westwood was experiencing a real estate and population boom due to the construction of UCLA and Mount St. Mary's College would establish itself in Brentwood just a few years later. Occidental College also considered establishing a men's college in Brentwood and reserving its Eagle Rock campus for women. This plan, however, was never realized.¹⁸

While Lutheran University was not able to take advantage of the land offer, Loyola quickly announced ambitious plans for a \$5,000,000 new campus. The Los Angeles Times described architectural plans developed by Thomas Franklin Power in a "Tudor-Gothic" style.¹⁹ A 1927 rendering by Power reveals a landscaped central axis

¹⁷ Keane, James Thomas, *Fritz Burns and the Development of Los Angeles* p. 50

¹⁸ *Los Angeles Times*, "Los Angeles Becoming Capital of Education" March 11, 1928

¹⁹ *Los Angeles Times*, "Loyola Will Build at Once" December 25, 1927

crowned by an oval green and church at one end. Gothic Revival style campus buildings are arranged in quadrangles along both sides of the central axis. A circular residential district and adjacent athletic field are placed to one side of the church building.

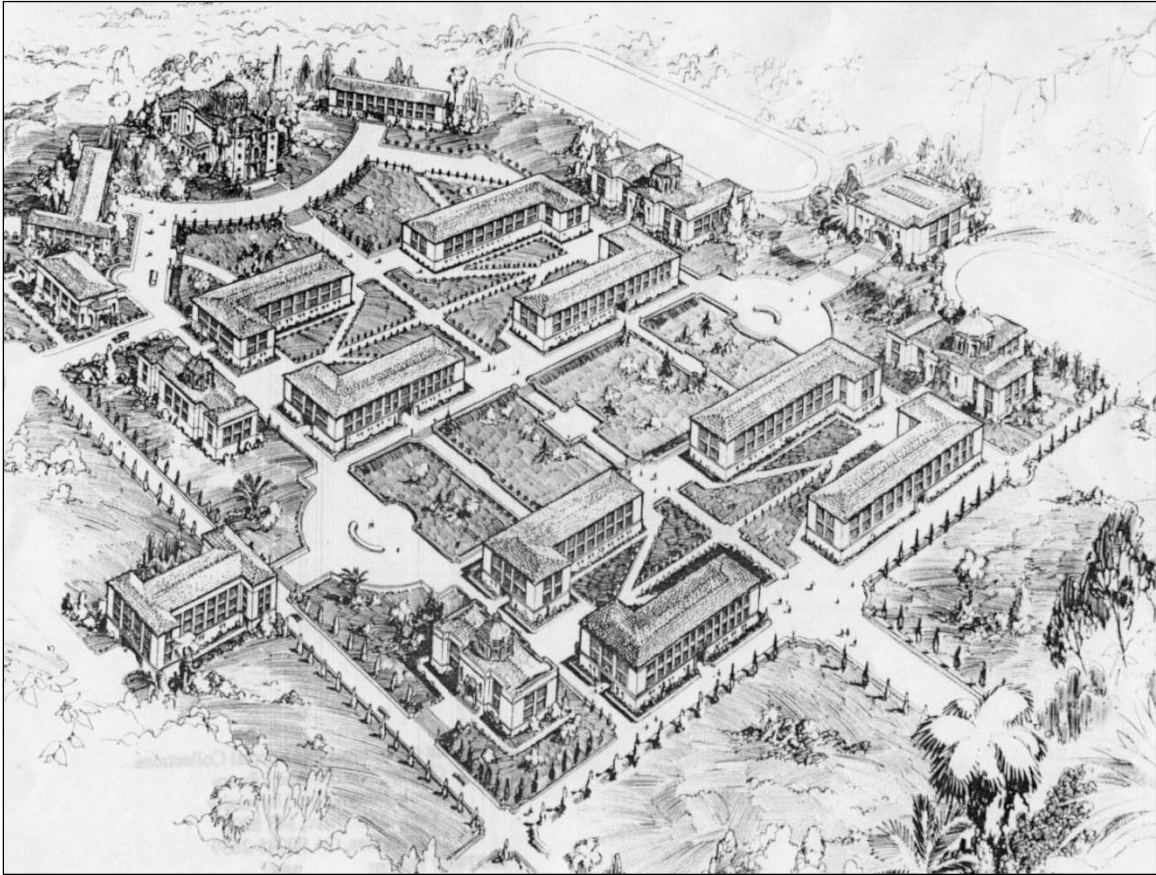


FIGURE 2: 1928 Illustration by Gerald A. Eddy believed to illustrate campus plan by D.E. Graham.

Van der Ahe Library/William H. Hannon Library, Archives and Special Collections

Loyola College broke ground on its new campus on May 20, 1928 and an aggressive fund-raising campaign was announced. Press reports continued to mention Thomas Franklin Power and a "Tudor-Gothic" campus.²⁰ By October 1928, however, press reports discuss plans "completed by David Elms Graham" that included 17 buildings of "Spanish-Colonial design".²¹ A campus drawing by artist Gerald A. Eddy is shown in Figure 2. It reveals a slightly less-ambitious plan of Mediterranean-revival buildings and a different cross-axial arrangement. The central spine of the earlier plan remains but it has been narrowed substantially and a broad, formal green space sits perpendicular to the central spine at the center of the campus. Two quadrangles formed by four L-shaped buildings sit on either side of the central green. A church, located at the terminus of the central spine remains from the earlier Thomas Franklin Power plan. Campus drawings credited to D.E. Graham were not located for this

²⁰ *Los Angeles Times*, "Earth to Turn for Loyola" May 20, 1928

²¹ *Los Angeles Times*, "Loyola's Plans Revealed" October 7, 1928

report, but Graham was clearly the architect of record for the initial phase of campus development and designed the first two buildings.²²

Loyola University's first building was designed as administrative offices and housing for the University's Jesuit community. Referred to as the Faculty Building, it was eventually named St. Xavier Hall, and is sited at the northwestern corner of the campus. A second building, referred to as the Arts Building and eventually named St. Roberts Hall, contained classrooms and lecture halls. Both buildings were completed in 1929.



FIGURE 3: Loyola University campus 1929

Spence photograph, courtesy of the Air Photo Archives, UCLA Department of Geography, negative number H-702

The design, placement and orientation of both buildings appear to follow the general campus plan illustrated in the Gerald A. Eddy drawing. A T-shaped building, similar to Xavier Hall can be seen at the top left corner of the Eddy illustration to the left of the church. Roberts Hall's L-shape and placement are also similar to the L-shaped building that forms the top right corner of the upper quadrangle in the Eddy drawing.

²² The Great Depression effectively ended Graham's association with Loyola University. Information regarding his work outside of the Loyola campus was not located.

In addition, aerial photos from 1929 (Figure 3) show the skeleton of a circulation system very similar to that shown in Eddy drawing. By all accounts, Loyola University had every intention to see its 1928 campus plan fully realized.

The Great Depression, World War II and the Post-War Period 1930-1949

The 1929 stock market crash and subsequent depression quickly put an end to Loyola University's ambitious building program. Financial backers either withdrew or could no longer make good on their pledges and the College struggled to continue operating out of its two completed buildings. A brief history of Loyola University that accompanied a 1963 letter by then University president Charles S. Casassa, S.J. to the U.S. House of Representatives Committee on Education and Labor, describes the difficulties of the depression years:

*"With the coming of the depression in 1929, many of the pledges made for payment of the building construction lapsed and the University found itself deeply in debt. Because of the distance from Los Angeles and the relative isolation from other surrounding communities, the student body was small and slow in growing. Access to the campus, particularly in rainy weather, was difficult if not on occasion impossible. Numbers of students paid tuition in food and other articles."*²³

Enrollment increased in 1939, but declined again with the advent of the Second World War. During the course of the war, the entire enrollment was less than one hundred students. Immediately after the war, returning servicemen swelled the student body to almost 1800 students. To accommodate the influx of veterans, steel-sided Quonset and Butler buildings were constructed to provide classroom and laboratory facilities (Figure 4).²⁴

It was during and immediately after World War II that noted Southern California architect Wallace Neff became involved with the Loyola University campus. Wallace Neff is celebrated as one of Southern California's most important architects, credited with creating a romantic regional style that would define southern California during the first half of the twentieth century. Born in La Mirada, California in 1895, Neff spent his childhood in Altadena near Pasadena. His family moved to Europe in 1909 where Neff attended school in Switzerland and studied art in Germany. He also briefly apprenticed with a Munich-based architect. In 1915, he returned to the United States and studied architecture at the Massachusetts Institute of Technology. When the United States entered World War I, he returned to California. He received his license in 1921 and opened an office in Pasadena in 1922.

²³ Letter from Charles S. Casassa, S.J. to Deborah P. Wolfe, Education Chief, Committee on Education and Labor, U.S. House of Representatives Sept. 18, 1963

²⁴ Ibid.



FIGURE 4: Loyola University temporary buildings circa 1950.

Van der Ahe Library/William H. Hannon Library, Archives and Special Collections

Neff made his name by designing elegant homes for wealthy and influential clients. His imaginative interpretations of Spanish Colonial, Mediterranean and other period revival styles can be found throughout Southern California. Important designs by Neff include the King Vidor House in Beverly Hills (1928), the Gillette Ranch in Calabasas (1929), the Frederick March Estate in Beverly Hills (1934), and the Doheny Memorial Library in Camarillo (1939). Wallace Neff practiced architecture late in life, continuing to build homes for the Southern California elite, as well as some institutional and commercial buildings. He retired from practice in 1975, and passed away in 1982.

Neff also experimented with ideas for low-cost housing and rapid construction methods, which were widely utilized during World War II. His design for circular dome structures built of reinforced concrete sprayed over a pneumatic "balloon" form proved to be extremely practical, functional and cost effective. Whole neighborhoods utilizing his techniques were realized in Africa and South America. Several of these structures were built on the Loyola campus to provide additional classroom, and laboratory spaces.

To accommodate the post-War influx of students, Neff also designed two, single-story dormitory buildings (Huesman and Sullivan Halls), in 1947. The U-shaped buildings are oriented towards each other around a central green space. In addition, Neff designed Memorial Gymnasium, the campus's first gym building, in 1948.



FIGURE 5: Aerial view of Loyola University campus in 1946.

Spence photograph, courtesy of the Air Photo Archives, UCLA Department of Geography, negative number H-2222

The aerial view shown in Figure 6 illustrates the Loyola University campus around 1950. After 22 years of existence as a college and university campus, the two original 1929 buildings along with the Wallace Neff dormitories are the only substantial buildings to be seen. Modest, single-story buildings and temporary structures house the remaining university facilities. It appears that much of the original 1928 campus plan had been abandoned, with the placement and orientation of the Wallace Neff dormitories and gym deviating from the plan. The athletic fields have been placed in the southeastern portion of the campus, also a substantial change from the original 1928 plan. The basic circulation pattern, with its defining central axis, cross-axial pathways and U-shaped outer road, remain from the original plan but are more oriented toward automobile circulation (and parking) than what was envisioned in 1928.

Mid-Century Development and Growth 1950-1967

By 1950, enrollment again dropped to below 1000 students. Undaunted, the University continued to develop its campus, led by Charles S. Casassa, S.J., who had become president in 1949. A master plan, dated 1951 and credited to George De Masirevich, is housed in the Archives and Special Collections of the Van der Ahe William H. Hannon Library. This plan discontinues the formal, cross-axial organization of the original plan in favor of an asymmetrical arrangement that re-ori-ent the proposed main chapel, sets new buildings at diagonals, and a de-emphasizes the central axis. Aggressively modernist in its approach, the purpose or

impact of the De Masirevich plan is not clear. While the plan proposes extensive academic, housing and athletic facilities, nothing from the plan appears to have been realized.

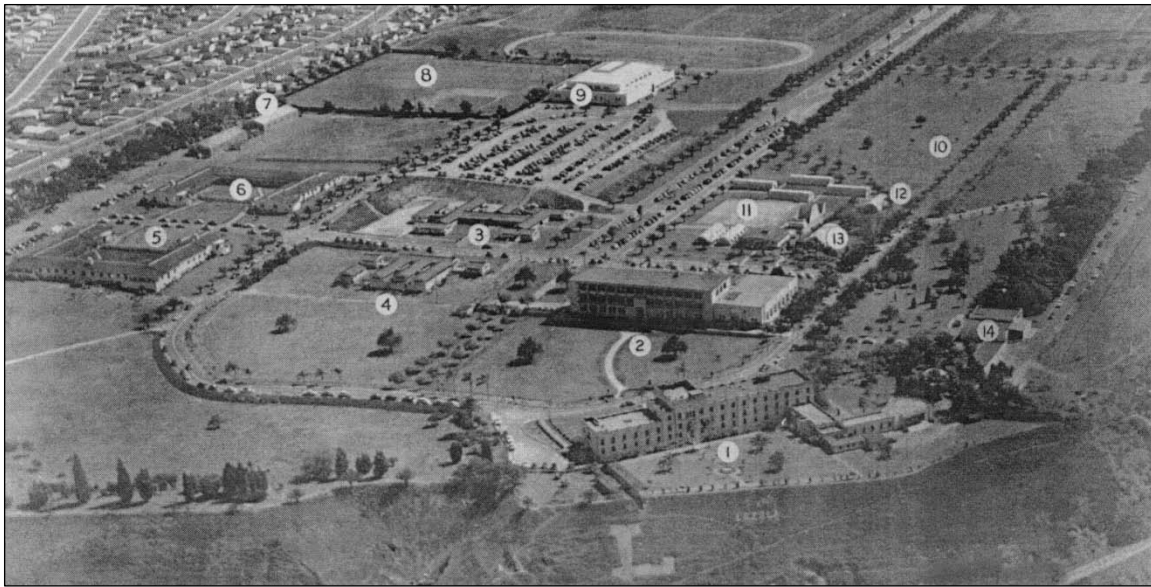


FIGURE 6: Aerial view of Loyola University campus circa 1950.

Van der Ahe Library, Archives and Special Collections

A defining feature of Loyola University's original plan was finally achieved when the Sacred Heart Chapel was dedicated in 1953. Designed by the architects M.L. Barker and G. Lawrence Ott, Sacred Heart Chapel realized the terminus and focal point to the campus's central spine first envisioned in 1928. It also provided this Catholic institution with a proper location to hold services for the first time.

Los Angeles architects M.L. Barker and G. Lawrence Ott worked in a variety of architectural styles, often for church-affiliated projects. Important works include the Chapel and Faculty building at Mount St. Mary's College in Brentwood (1939-1940), Jefferson-Bellarmine High School in Burbank (1945), and Saint Anthony's Church in Long Beach (1952)²⁵.

In 1954, San Francisco landscape architect and planner Prentiss French began working with the University to develop a master plan for the campus' further growth and development. French earned a master's degree in landscape architecture from Harvard in 1921, and together with his wife, architect Helen Douglas French, spent the early part of his career working in the office of architect Clarence Martin in Sarasota, Florida. The French's relocated to the San Francisco Bay Area in the mid 1940s and shared an office in San Francisco from 1947 into the 1960s. Together and separately their work focused primarily on residential projects throughout Northern California but also included institutional commissions including the U.S. Army Air Defense Missile Sites in California, Alaska, and other western states.

²⁵ Gebhard, David and Robert Winter. An Architectural Guidebook to Los Angeles, Salt Lake City, Gibbs Smith Publisher 2003

Important works by Prentiss French include public landscape designs for the town of Venice on Florida's Gulf Coast, the gardens of the Hillhome Estate in Massachusetts, and the campus plan for the University of Alaska, Fairbanks.²⁶

In contrast to the De Masirevich plan, French's plan placed buildings to reinforce the symmetrical, cross-axial orientation of the campus and define important public spaces. The French plan also rationalized circulation patterns and parking areas. Prentiss French designed the semi-circular Sunken Garden area directly south of Sacred Heart Chapel, and Regent's Terrace, a raised hardscape area marking the transition from the Sunken Garden to the campus' central spine. He would continue to update the master plan throughout the 1950s. His later drawings reveal plans to landscape the central corridor and create a pedestrian-only mall although this was not actually done until 1971, long after French has ceased his association with the University.

In 1955 the Pereira Hall of Engineering was constructed in accordance with French's master plan. The modern, U-shaped building, designed by Los Angeles architect C.B. Williams was Loyola's first substantial academic structure to be built since 1928. Pereira Hall's modernist style signaled Loyola's shift from the traditional architectural styles of the earlier buildings and an embrace of modern architectural styles that would continue through the 1970s.

In 1956, the Los Angeles architectural firm of A.C. Martin and Associates was engaged to help realize the University's expansion goals.²⁷ A.C. Martin and Associates was a pioneering family-owned architecture and engineering firm credited with helping to establish modern Los Angeles after World War II and designing some of the first modern high-rise buildings in downtown Los Angeles. The firm originated in 1906 when Albert C. Martin Sr., who would design local landmarks such as St. Vincent's Roman Catholic Church (1925), first established an architectural office.

Martin's son, Albert C. Martin Jr., joined the firm after graduating from the University of Southern California's architectural school in 1936. He served as chief architect from the early 1940s through the early 1980s. Under the leadership of Albert Jr. and his engineer brother Edward, Martin and Associates became known for a rational and austere aesthetic associated with modernism and the International Style. The firm became an exemplar of American Modernism, taking a leading role in creating a new image for corporations and institutions that spoke to American efficiency and the ascendancy of science and technology.²⁸

A.C. Martin and Associates played a significant role in shaping post World War II Los Angeles, designing everything from corporate skyscrapers to suburban school buildings. Important designs include the May Co. Department Store (1940), the Los

²⁶ Environmental Design Archives Website, University of California, Berkeley. Accessed September 6, 2007. <http://www.ced.berkeley.edu/cedarchives/profiles/french.htm>

²⁷ Drawings in the ~~Van der Ahe~~ William H. Hannon Library's Archives and Special Collections show that Prentiss French continued to update and refine the master plan throughout the 1950s, incorporating the A.C. Martin buildings. Several drawings in the collection contain the names of both Prentiss French and A.C. Martin and Associates. It appears that both firms worked in collaboration, with French establishing the overall plan and consulting on the landscape while A.C. Martin provided the design and programming of the individual buildings.

²⁸ Sanchez, Jesus. "A.C. Martin: A Dynasty of Design Endures", *Los Angeles Times*, August 11, 1998



FIGURE 7: Loyola University 1959

Van der Ahe Library William H. Hannon Library, Archives and Special Collections

Angeles Department of Water and Power building (1963), the Union Bank Building (1968) and Atlantic Richfield Plaza (1972).

A.C. Martin designed six new buildings for Loyola between 1958 and 1965. These included the Malone Student Center (1958); a three-building dormitory complex (Desmond Hall, Rosecrans Hall and Whelan Hall) constructed between 1958 and 1965; the Charles Von der Ahe Library (1959); and the Seaver Science Hall (1962). Each building was constructed on building pads described in the French master plan and designed in the modernist architectural styles in vogue during the mid-twentieth century.

With the arrival in 1962 of the Foley Hall of Communication (which included the Strub Memorial Theater) designed by renowned New York architect Edward Durrell Stone, Loyola's transformation into a modern and contemporary university campus was complete (Figure 8).



FIGURE 8: Loyola University 1963

Van der Ahe Library William H. Hannon Library, Archives and Special Collections

Edward Durrell Stone (born in 1902) was a major figure in twentieth-century architecture. Heavily influenced by European modernism, Stone adhered to strict interpretations of the International Style during the 1930s. The influence of Frank Lloyd Wright, whose houses at Taliesin East and Taliesin West he saw on a trip west in 1940, resulted in his veering away from International Style modernism and a greater use of natural materials, and expressive, decorative forms. In later work, beginning with the U.S. Embassy in New Delhi (1958) he designed buildings in a Romantic mode, incorporating classic traditions with contemporary materials and methods. Characteristic features include the extensive use of decorative grillwork facades, colonnades, and elaborate fountains and landscaping. It was these designs that brought him international attention as one of the first modernist architects to break away from the rigid modernist orthodoxy of the period.

Important works include the United States Embassy, New Delhi (1958), the United States Pavilion at the Brussels World's Fair (1958), and the Kennedy Center for the Performing Arts in Washington (1958). Designs for other colleges and universities include the plan and building design for the State University of New York in Albany (1968), Harvey Mudd College in Claremont, California (1955), the Beckman Auditorium (1963) on the California Institute of Technology campus in Pasadena, and the main Medical Center at Stanford University in Palo Alto, California.

Stone continued his architectural practice until 1974, when declining health forced his retirement. He died on August 6, 1978, in New York City after a brief illness.

Affiliation and Merger with Marymount College 1968-1989

In 1967, a cooperative agreement was announced between Loyola University and the Catholic, all-woman Marymount College, located in Palos Verdes.²⁹ Under the agreement, the smaller Marymount College would move its operations to the Loyola campus. Both institutions would maintain their separate identities but share faculty and facilities. The affiliation was intended to help Loyola and Marymount be more competitive with larger universities for faculty and funding as well as overcome the increasing resistance to single-sex education among prospective students.

A revised master plan, developed by the Bechtel Corporation in 1967, emphasized the auto-orientation of the campus by enhancing traffic circulation and parking. The University quickly constructed new facilities to accommodate its sister institution. The Leavey Center, designed by John Galbrith and Associates, provided living quarters and offices for Marymount faculty and staff. The McKay Hall dormitory housed Marymount students. Ground was broken for both buildings in the spring of 1968 and both were ready in time for Marymount's official opening on the Loyola campus that autumn.

The Von der Ahe Communication Arts Complex, completed in 1971, provided faculty offices, classrooms, workshops, film and television studios and a theater for the Communication Arts Department. It was designed by the architectural design department of the Bechtel Corporation. One year later, the northern half of the campus' central spine was closed to automobiles and landscaped to form Alumni Mall. Additional residential facilities as well as small academic spaces were also constructed at around this time.

In 1973, after five years of affiliation and shared resources, Loyola University and Marymount College announced that they would merge to form a single institution, Loyola Marymount University. The merger did not immediately precipitate significant changes to the campus although a new campus plan was developed, this time by A.C. Martin Associates, in 1977. It wasn't until 1978 that additional student housing (Hannon Apartments) were built in accordance with the 1977 plan. In the same year, the Von der Ahe Library was expanded, nearly doubling its size.

Athletic facilities were increased with the opening of the Albert Gersten Pavilion in 1982. Built to accommodate the 1984 Summer Olympic Games in Los Angeles, the Pavilion hosted the weightlifting competition during the Games.³⁰ The Gersten Pavilion was built directly adjacent to the 1948 Memorial Gymnasium. In 1983, the George C. Page Baseball Stadium was built on the site of the original ball field. The University also acquired a 27.5-acre parcel of vacant land immediately west of the main campus from the Hughes Corporation. This area has since been referred to as the Leavey Campus.

The Fritz Burns Fine Arts Center was constructed in 1983. Designed by A.C. Martin and Associates, the center combined four buildings around a series of courtyards and

²⁹ *Los Angeles Times*, "Dinner Celebrates College Affiliation" May 10, 1967

³⁰ LMU Athletics Website, accessed July 13, 2007. <http://lmuathletics.cstv.com/school-bio/gersten.html>

outdoor spaces. Sited on the southwestern end of Alumni Mall, the Burns Center completed the core of buildings immediately adjacent to the Mall.

In 1985, an additional building, or annex, was added on the western side of the Pereira Hall of Engineering. It was re-named Doolan Hall in 1991. In 1986, the Doheny Residence Hall, built between the 1946 Huesman and Sullivan halls, added to the campus' housing stock.

Campus Expansion, 1990-Present

The 1990s ushered in a period of significant building and expansion for the Loyola Marymount campus that vastly increased University facilities and transformed its orientation to the larger community. Major projects during this period include the four-story, 88,000 square-foot, Conrad N. Hilton Center for Business to house the College of Business Administration. Opened in 1995, the project was named in honor of the famous hotelier, the project's major donor.³¹

It was at this time that the University began developing the vacant parcel immediately west of the main campus, that had been acquired in 1983. Known as the Leavey Campus, development included the construction of the Drollinger parking structure topped by an athletic field in 1995, and a residential grouping of student apartment buildings designed by architect David J. Flood and constructed between 1996 and 2005. On the Burns Campus, Flood would also design the Jesuit Community Residence adjacent to Xavier Hall in 1999 and the Del Rey North and South Residential Halls in 2005.

In 1996, the Malone Memorial Student Center, originally constructed in 1958, was renovated and expanded by 19,000 square feet. The building's mid-century exterior was refurbished to approximate more traditional architectural styles.

In 2000, the 1948 Memorial Gymnasium was demolished and replaced by the Fritz Burns Recreation Center to increase the University's athletic facilities. That year, the University also acquired the long-vacant 680,000-square-foot office building and surrounding land originally developed as the world headquarters for Hughes Corporation.³² Designed by Skidmore, Owings and Merrill, the rectangular, glass and steel structure was converted for academic and administrative purposes and re-named University Hall. Referred to as the Hughes Campus, a pedestrian bridge linking the property to the Leavey Campus was also added.

The acquisition of University Hall allowed the University to relocate its main entrance to Lincoln Boulevard by extending the former Hughes Terrace (re-named LMU Drive) to the main campus. This re-routed the majority of traffic away from the residential neighborhoods along Loyola Boulevard and provided direct access to the Leavey Campus as well. The original Loyola Boulevard entrance became a secondary ingress and egress point for the University.

³¹ Kelly, David. *Los Angeles Times*, 1995

³² *Los Angeles Times*, 2000

5.0 EVALUATION OF POTENTIAL HISTORIC RESOURCES

As noted in Section 3, no resource or resources contained within the Loyola Marymount University campus are currently listed in, nor have any been determined eligible for listing in the California Register. Similarly, no resource or resources have been designated as a Los Angeles City Historic-Cultural Monument, City of Los Angeles HPOZ, or identified as eligible for listing in a local survey.

Potential historic resources on the LMU campus are evaluated in this section. Buildings, objects, and sites aged fifty years or older are identified out as a baseline for analysis. Potential resources (including buildings and sites that are less than fifty years old) are also examined in the context of important historic associations.³³ These associations include:

- Important historic events
- Important architects
- Important persons

Potential resources are also evaluated for potential designation as a historic district.

5.1 Potential Resources Fifty Years or Older

~~As noted in Section 3, no resource or resources contained within the Loyola Marymount University campus are currently listed in, nor have any been determined eligible for listing in the California Register. Similarly, no resource or resources have been designated as a Los Angeles City Historic-Cultural Monument, City of Los Angeles HPOZ, or identified as eligible for listing in a local survey.~~

The Loyola Marymount University campus does contain certain resources that are fifty years in age or older. Because this fifty-year threshold has become standard in preservation practice as a baseline for screening properties for potential historic significance, resources constructed before 1959 are evaluated in this section.

Resources fifty years old or older now present on the Loyola Marymount University campus are contained within the Burns Campus whose boundaries represent the original portion of land acquired in 1928. The Leavey Campus was acquired in 1983 and not developed until the 1990s. The Hughes property was constructed in the 1980s and acquired by the University in 2000. As such, these areas do not contain any properties fifty years or older.

Nine buildings, and one landscape object on the Loyola Marymount University campus are fifty years of age or older. These are described in Table 1 below.

³³ Potential resources constructed through 1969 are evaluated in this report through various associations and contexts. Buildings, objects, and sites on the LMU campus constructed after 1969 were either not found to be associated with important historic contexts or require more time before historic significance can be established.

Table 2±: Resources Fifty Years Old or Older

Construction Date	Resource Name	Resource Type	Architect	Notes
1929	Xavier Hall	Building	David Elms Graham	One of two original campus buildings.
1929	St. Robert's Hall	Building	David Elms Graham	One of two original campus buildings
1929	Letter "L"	Object	-	Letter "L" on the bluff is the original letter from 1929.
1947	Huesman Hall	Building	Wallace Neff	One of two buildings remaining from the 1940s
1947	Sullivan Hall	Building	Wallace Neff	One of two buildings remaining from the 1940s
1953	Sacred Heart Chapel	Building	M.L. Barker & G. Lawrence Ott	A chapel building appears as the northern terminus of the campus' central axis in original plan drawing.
1955	Pereira Hall of Science and Engineering	Building	C.B. Williams	
<u>1956</u>	<u>Sunken Garden</u>	<u>Landscape</u>	<u>Prentiss French</u>	
1958	Desmond Hall	Building	A.C. Martin and Associates	The first of three identical student residences.
<u>1958</u>	<u>Regents Terrace</u>	<u>Landscape feature</u>	<u>Prentiss French</u>	
1958/1996	Malone Memorial Student Center	Building	A.C. Martin and Associates	Significant alteration in 1996.
1959	Charles Von der Ahe Library	Building	A.C. Martin and Associates	1978 expansion <u>also by A.C. Martin and Associates.</u>

Individual resources are not generally considered historically significant simply because they ~~are fifty years of age or older~~ meet a particular age threshold. Instead, resources must meet established criteria for historic significance as outlined in Section 2 of this report. Criteria include associations with important persons or events in history; distinctive characteristics of type, period, or method of construction; as well as representative work of important architects or master builders. Of the total number of resources listed in Table 1, several appear to be

associated with important events in local history and others are associated with recognized architects and/or builders. These are analyzed separately below.

The Pereira Hall of Science and Engineering was constructed in 1955. It was designed by Los Angeles architect C.B. Williams in a modern style typical of mid-twentieth century commercial and institutional buildings. Symmetrical in plan, the U-shaped structure consists of a central, two-story rectangular volume flanked by two single-story rectangular volumes at either end. The building wraps a planted courtyard. Features include floor-to-ceiling windows, glassed entryways and horizontal bands of steel-frame windows.

Pereira Hall does not appear to be associated with important persons or events in history. Nor is it a particularly distinctive example of type, period, or method of construction. Little is known about architect C.B. Williams, and no evidence was uncovered to suggest anything particularly distinguished or important about his body of work. For these reasons, Pereira Hall does not appear to be historically significant.

5.2 Association with Historical Events

Establishment of Loyola University in Westchester (1928-1930)

Examination of the Loyola Marymount University resources fifty years of age or older reveals a small number of buildings and features that appear to be significant for their association with the initial planning, design and establishment of the Loyola University campus in Westchester. The period of significance extends from 1928, when the campus plan by David Elms Graham was first announced thru 1930 when the first two campus buildings were completed. This timeframe can be understood as the period during which Loyola obtained full university status and began operating as an independent, Catholic, all-male institution in Westchester. Loyola University was also one of a handful of pioneer colleges and universities that located in Los Angeles' west side during the late 1920s and early 30s, as anchor institutions for further development.

Two buildings and one landscape object have been identified as dating from Loyola Marymount's initial establishment in Westchester. Resources dating from or associated with the period of significance are described as follows:

Xavier Hall (1929)

Xavier Hall was the first building to be constructed on campus. It was designed by David Elms Graham in accordance with his 1928 plan and originally contained administrative offices and housing for faculty and students. The T-shaped building was designed in a restrained, Mediterranean-Revival style with shifting height levels. The main volume is rectangular in plan with a flat roof. Its southern façade is divided into two wings separated by a central entry portal featuring a Mediterranean-style decorative surround. The northern wing is two stories in elevation. The central entry portal and southern wing rise to three stories. A single-story section extends perpendicular to the main volume at its southern end. A small extension was added in 1959 to house a dining room. A separate but connecting Jesuit Residence building was added to the northwest of Xavier Hall in 1999.



FIGURE 9: Xavier Hall c. 1930

Van der Ahe Library William H. Hannon Library, Archives and Special Collections

St. Roberts Hall (1929)

St. Roberts Hall, also by D.E. Graham, was the second building to be constructed on campus. It was originally referred to as the Arts Building and contained classrooms, a lecture hall and office space. The L-shaped building was designed in a restrained, Mediterranean-Revival style with a hipped roof of red tiles, central entry portals and symmetrical fenestration pattern. The main volume is three stories tall. A single-story extension forms the cross bar of the "L" at the western end.

Letter "L"

The letter "L" in the large-scale LMU sign situated on the bluff below Xavier Hall has been a high-profile landscape feature from the campus' earliest days. The "M" and "U" were added after Loyola University merged with Marymount College.



FIGURE 10: St. Roberts Hall (left) and Xavier Hall (right) c. 1930

Van der Ahe Library William H. Hannon Library, Archives and Special Collections

Establishment of the First Religious Service Building: Sacred Heart Chapel (1953)

In addition to the buildings listed above which are associated with the establishment of the Loyola Marymount campus in Westchester, the Sacred Heart Chapel appears to be significant to the history of Loyola Marymount University as the first building on the Westchester campus dedicated to religious services. By providing this Catholic institution with a proper location to hold services, the Chapel's construction marked a significant step in the University's evolution as a Catholic-affiliated institution of higher learning. The Chapel realized the terminus and focal point to the campus's central spine first envisioned in 1928.



**FIGURE 11: Sacred Heart Chapel
c. 1955**

Van der Ahe Library William H. Hannon
Library, Archives and Special Collections

Sacred Heart Chapel was designed in 1953 by noted architects M.L. Barker and G. Lawrence Ott, in an eclectic, Mediterranean style. The symmetrical, stepped, south facade is distinguished by a tripartite, arched entry and central circular window. A slender campanile/clock tower sits alongside the chapel on its eastern side. The chapel interior features 29 stained glass windows depicting Jesuit saints and the seals of 27 Jesuit colleges and universities. Barker and Ott have been recognized for their church-affiliated projects throughout Southern California including the Chapel and Faculty building at Mount St. Mary's College in Brentwood (1939-1940) and Saint Anthony's Church in Long Beach (1952)³⁴.

Association with the Post-World War II College and University Expansion (1945-1965)

The end of World War II precipitated a period of enormous growth in facilities for higher education throughout California. The Servicemen's Readjustment Act of 1944 (the "G.I. Bill") gave unprecedented numbers access to higher education while government policy expanded educational opportunities in order to prepare an

³⁴ Gebhard, David and Robert Winter. An Architectural Guidebook to Los Angeles, Salt Lake City, Gibbs Smith Publisher 2003

American workforce for the challenges and opportunities inherent in the United States' newfound global supremacy.

Virtually every existing college or university in California constructed new facilities between 1945 and 1965 to meet the state's higher education needs. Post-war growth was most dramatically seen in the University of California and California State College³⁵ (later University) systems which expanded several fold during this period, including the construction of new campuses throughout the state.

Campus development associated with the post-war period is distinguished from earlier periods by the embrace of modernist architectural styles, a move away from traditional, axial site plans, increased facilities for automobiles, and informal landscape design. Local examples of post-war campus development include UCLA's north campus featuring a collection of modernist buildings arranged around a free-form sculpture garden; the central campus of CSU Long Beach designed by California modernist architect Edward Killingsworth (1950); the central campus of CSU Los Angeles (1955); the central campus of CSU Northridge (1957); the campus of CSU Dominguez Hills master planned by A. Quincy Jones (1960) and the campus of CSU San Bernardino (1965). Numerous examples of distinguished post-war architecture exist on the campuses of USC, UCLA, and Caltech.

To be considered historically significant, buildings and sites from the post war period need to embody the distinctive characteristics of the period individually or collectively form a district that embodies those distinctive characteristics. Hundreds of buildings were constructed on college and university campuses throughout California.

Eleven (11) buildings remain from post-war period at LMU. Of these, Huesman Hall (1947) and, Sullivan Hall (1947), have sustained substantial alterations over the years and no longer retain material integrity. Alterations include the replacement of all original windows, doors and roofing material, as well as changes to the original interior spatial configurations. The Malone Student Center (1958/1996) underwent a massive remodel and expansion in 1996 and the original building can no longer be discerned. The Von der Ahe Library (1959/1978) was significantly expanded in 1978 and can no longer be considered an intact "post-war" building.

The seven remaining post-war buildings are the Sacred Heart Chapel (1953), the Pereira Hall of Science and Engineering (1953), the Seaver Science Hall (1962), the Foley Center (1962), and the three identical student dormitories Desmond Hall (1958), Rosecrans Hall (1962), and Whelan Hall (1965). Landscape features from the period include the Sunken Garden (1956) and Regents Terrace (1958). The location and basic configuration of Alumni Mall dates from the early planning period and was further modified during the post-war period. Its pedestrian landscape design, however, is an early 1970s creation. None of the remaining post-war buildings or sites is a particularly distinguished or representative example of post-war institutional architecture or landscape design. Nor do they form a coherent district that is representative of the post-war period as the remaining post-war buildings and

³⁵ The California State College (later University) system alone established ten (10) new campuses between 1945 and 1965. These include CSU Long Beach in 1950; CSU Sacramento in 1953; San Francisco State's Lake Merced campus in 1954; CSU Los Angeles in 1955; CSU Fresno in 1956; CSU Northridge in 1958; CSU Fullerton in 1959; CSU East Bay (Hayward) in 1961, and the CSU Dominguez Hills and CSU San Bernardino campuses in 1965.

sites are interrupted by other buildings and sites dating from both earlier and later periods.

One of the remaining post-war buildings does appear to be historically significant. The Sacred Heart Chapel has historic significance as the first and only religious building for a Catholic institution and as a representative work of noted Los Angeles architects M.L. Barker and G. Lawrence Ott.

Three additional buildings were constructed in the last two years of the 1960s. The Leavey Center and McKay Hall were constructed in 1968 to provide housing and administrative space for incoming faculty, staff, and students from Marymount College. Both were designed by John Galbrith and Associates. West Hall, a small utilities building, was constructed in 1969. As buildings from the late 1960s, these fall outside the post-war, mid-century context. None appears to be associated with important persons or events in history. Nor does any appear to be a particularly distinctive example of type, period, design, or method of construction.

5.3 Associations with Important Architects

As noted in section 5.2, the Sacred Heart Chapel is significant for its association with architects M.L. Baker and G. Lawrence Ott in addition for being the first building on campus dedicated to religious services. Other buildings associated with important architects are as follows:

Buildings Associated with Wallace Neff

The work of renowned architect Wallace Neff is represented on the Loyola Marymount Campus by Huesman Hall and Sullivan Hall. Neff was active on the Loyola Campus from the mid- to late-1940s, when he designed several temporary buildings (now gone) and Memorial Gymnasium (demolished in 2000) in addition to Huesman and Sullivan Halls.

Huesman and Sullivan halls were constructed in 1946. These simple, single-story, u-shaped buildings combine elements of Spanish Colonial, Mediterranean and modern styles. The twin buildings feature stucco cladding, gable roofs and semi-circular extensions at the ends of each "U". The buildings are oriented towards each other around a central green space, where slender columns support an overhanging roofline. Originally constructed as student dormitories, Huesman and Sullivan Halls were converted to office space in the 1970s. Both buildings were re-converted for residential use beginning in 1984, providing housing for both faculty and students. Successive renovations of both buildings continued through 2000.

Neff's reputation rests largely on his designs of elegant homes for the wealthy using imaginative interpretations of Spanish Colonial, Mediterranean and other period revival styles. He is credited with helping to establish an important regional style of domestic architecture, and many high-quality examples of his work can be found throughout Southern California. As modest institutional buildings, Huesman and Sullivan halls are not representative of the type of work Neff is celebrated for, nor do they feature any technical or design innovations associated with Neff. Visual inspection of both buildings indicates that original doors, windows, and roof material have been replaced. Successive interior conversions appear to have substantially compromised the material integrity as well. For these reasons, Huesman and Sullivan

Halls would not qualify as important examples of the work of master architect Wallace Neff.

Buildings Associated with A.C. Martin and Associates

As discussed in Section 4, Los Angeles based architecture and engineering firm A.C. Martin and Associates designed seven buildings on the Loyola Marymount campus. Six of these were built between 1958 and 1964, during the period when A.C. Martin and Associates played a significant role in shaping post World War II Los Angeles.³⁶ Because high-profile buildings designed by A.C. Martin and Associates have previously been recognized for their architectural merit, the A.C. Martin contribution to the Loyola Marymount campus is analyzed here.

Table 3: Buildings Designed by A.C. Martin and Associates

<u>Construction Date</u>	<u>Resource Name</u>	<u>Resource Type</u>	<u>Notes</u>
<u>1958</u>	<u>Desmond Hall</u>	<u>Building</u>	<u>The first of three identical student residences.</u>
<u>1958/1996</u>	<u>Malone Memorial Student Center</u>	<u>Building</u>	<u>Remodeled and expanded in 1996. The original building is no longer discernable.</u>
<u>1959</u>	<u>Charles Von der Ahe Library</u>	<u>Building</u>	<u>1978 expansion also by A.C. Martin and Associates.</u>
<u>1962</u>	<u>Rosecrans Hall</u>	<u>Building</u>	<u>The second of three identical student residences.</u>
<u>1962</u>	<u>Seaver Science Hall</u>	<u>Building</u>	
<u>1965</u>	<u>Whelan Hall</u>	<u>Building</u>	<u>The third of three identical student residences.</u>
<u>1983</u>	<u>Fritz Burns Fine Arts Center</u>	<u>Building</u>	

³⁶ -Scholarship regarding the contribution of the full-service architectural and engineering firms such as A. C. Martin and Associates that rose to prominence during the post-World War II era is ongoing, and the full context for such buildings has yet to be established. Further research may yield additional architectural significance not uncovered for this report.

~~Of the seven campus buildings designed by A.C. Martin and Associates, only three are fifty years of age or older. These are the Malone Student Center and Desmond Hall, both constructed in 1958, and the Von der Ahe Library constructed in 1959.~~

~~Scholarship regarding the contribution of full-service architectural and engineering firms such as A. C. Martin and Associates that rose to or maintained prominence during the post-World War II era is ongoing. The full context for such buildings has yet to be established. The A.C. Martin buildings on the LMU campus must be evaluated in the context of other A.C. Martin from the same time period, particularly educational/institutional campus projects.~~

~~A.C. Martin and Associates capitalized on Southern California's post-World War II development boom, designing everything from corporate skyscrapers to suburban school buildings. Projects from the period prioritized the building's function and client needs while adhering to modernist principals. The best A.C. Martin buildings from the post-war period achieve an aesthetic elegance that transcends basic form and function. The steel and glass Los Angeles Department of Water and Power building (1963) is a perfect example and is today considered one of the finest post-war buildings in Los Angeles.³⁷ Institutional and industrial projects include the planning and design of the civic and business centers in Lakewood, CA (1952-55) and the master plan for CSU San Bernardino (1965). One of the best A.C. Martin post-war campus projects is the master plan and building designs for the TRW Science Research Park in Redondo Beach (1960-68). Following a strict rectangular geometry, the TRW campus features steel and glass buildings arranged within a landscape of lawns, trees and reflecting pools. The precision and attention to detail with which the campus was designed and implemented make the TRW campus a highpoint in corporate modern architecture and landscape design of the post-war era.~~

~~Of the seven A.C. Martin buildings on the LMU campus, two no longer remain in their original form (the Malone Student Center and the Von der Ahe Library) as discussed further below. None of the remaining five buildings achieve the understated elegance that A.C. Martin's post-war work is celebrated for. Instead, these buildings follow a straightforward modernist formula focused primarily on functional utility and cost-effectiveness. When evaluated against the population of extant resources in Los Angeles, none of the buildings by A.C. Martin on the LMU campus appear either especially significant or representative of the firm's work during this period.~~

The Malone Memorial Student Center was designed in a modernist style typical of institutional buildings of the mid-twentieth century. It featured an irregular plan of connected, rectangular volumes of two and four stories. A 1996 expansion added additional floors and overhauled the building's exterior to approximate more traditional architectural styles. As such, the original building can no longer be discerned.

Desmond Hall is a y-shaped building consisting of three, three-story wings joined by a central pavilion. Its stripped-down, functional style features flat roofs, horizontal window overhangs and brick accents. Two identical buildings (Rosecrans Hall constructed in 1962 and Whelan Hall constructed in 1965) form a three-building dormitory complex. Desmond Hall does not appear to be associated with important persons or events in history nor is it a particularly distinctive example of type,

³⁷ "Albert C. Martin Jr., 92; Architect Helped Shape Los Angeles Skyline", *Los Angeles Times*, April 4, 2006

period, design, or method of construction. By extension, the same is true for Rosecrans and Whelan halls as well.

The remaining mid-twentieth century buildings designed by A.C. Martin and Associates are the Von der Ahe Library and the Seaver Science Hall. Constructed in 1959, the Charles Von der Ahe Library is just fifty years old. It was designed in a restrained, modernist style with simple, unadorned facades. A 1978 expansion greatly increased the Library's square footage and altered much of the original building. Seaver Science Hall, constructed in 1962, consists of two rectangular volumes connected by a two-level passageway of glassed-in arches. The larger volume rises three stories and features recessed window bays fronted by concrete grillwork. A flat-roofed portico marks the main entrance. Neither the Library nor the Science Hall appears to be associated with important events in history nor is either building a particularly distinctive example of type, period, design, or method of construction.

A.C. Martin and Associates also designed the Fritz Burns Fine Arts Center, constructed in 1983. Only twenty-five years old, more time would be needed to establish historic significance.

Buildings Associated with Edward Durrell Stone

The Edward T. Foley Center was designed by renowned, New York architect Edward Durrell Stone, and is characteristic of the later work that brought him international attention. Beginning in the 1950s, Stone broke from the constraints of strict Modernist orthodoxy and designed buildings emphasizing expressive forms, ornamentation, and decorative detailing. Because of its departure from Modernism's emphasis on function, this expressive architectural style was subsequently named the "New Formalism."

While Stone's "New Formalism" was popular and brought him many high-profile commissions, some critics of the time derided his designs as shallow exercises in surface decoration that pandered to middle-brow tastes.³⁸ The recent destruction or alteration of buildings designed by Stone³⁹ has brought renewed discussion regarding the merits of his work and advocacy for the preservation of his legacy.⁴⁰ Stone's

³⁸ Lopate, Phillip. "Ada Louise Huxtable: History", *Metropolismag.com*, December 19, 2005. Accessed March 6, 2008. <http://www.metropolismag.com/cda/story.php?artid=1695> w

³⁹ The Stone-designed Busch Stadium in St. Louis, Missouri was demolished in 2005. (<http://www.builtstlouis.net/busch.html>)

Proposed alterations to the former Huntington Hartford Gallery at Two Columbus Circle in New York City sparked considerable debate and prompted the National Trust for Historic Preservation to name it one of America's "11 Most Endangered Historic Places in 2004. After much delay, the alterations were completed in 2008. (National Trust for Historic Preservation website. <http://www.preservationnation.org/travel-and-sites/sites/northeast-region/2-columbus-circle.html>)

⁴⁰ In 2007, the Getty Foundation awarded a Campus Heritage grant to the State University of New York for preservation planning of the Stone-designed campus at Albany. (Getty Foundation website. http://www.getty.edu/news/press/center/campus_heritage_grants_2007.html)

A portion of the former Stuart Pharmaceutical Company building in Pasadena, California – also designed by Stone – was preserved as part of a large redevelopment project. (City of Pasadena website. <http://www.ci.pasadena.ca.us/planninganddevelopment/developmentprojects>)

work has been recognized as a distinctive style in the evolution of American architecture and his importance and influence as an architect is now widely accepted.

Constructed in 1962, the Foley Center is not yet fifty years old. While it does feature many of the design characteristics Stone is celebrated for, including its perforated overhanging roof, arched colonnade, and decorative, lozenge-shaped wall pattern, these elements are not deployed in the dramatic and expressive manner that characterizes Stone's more celebrated works. The Foley Center is not generally mentioned in the available literature regarding Stone and it appears that the Foley Center is not considered a particularly noteworthy example of Stone's work when compared with Stone-designed buildings for other college and university campuses throughout the United States. In California, more distinguished and representative examples of Stone designs can be found in the campus plan and buildings of Harvey Mudd College (1955) and the Claremont School of Theology (1963), both in Claremont; the Stanford University Medical Center in Palo Alto (1955); the Von KleinSmid Center (1965), Waite Phillips Hall (1966), and the Social Sciences Building (1968) at the University of Southern California; and the Beckman Auditorium at the California Institute of Technology in Pasadena (1963). Local commercial buildings such as the Perpetual Savings and Loan (1963) in Beverly Hills and the partially-demolished Stuart Pharmaceutical building (1956) in Pasadena can also be viewed as more representative examples of Stone's signature style. For these reasons, the Foley Center does not appear to be significant as an important example of the work of Edward Durrell Stone.

5.4 Associations with Other Important Persons

Any distinguished persons and their academic accomplishments that are associated with Loyola Marymount University are understood to be associated with the University as a whole and not with individual campus buildings or sites. No specific building or site on the Loyola Marymount campus was found to be individually associated with important administrators, faculty, or students and/or the academic achievements of such persons.

5.5 Evaluation as an Historic District

Standard preservation practice evaluates collections of buildings from similar time periods and historic contexts as *districts*. The National Park Service defines an historic district as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."⁴¹

Although the Loyola Marymount University campus can be understood as a grouping of buildings and sites, no portion of the campus appears to qualify as a historic district due to the University's discontinuous and fragmented physical development. Formation of the campus involved multiple campus plans (Thomas Franklin Power, David Elms Graham, De Massirevich, Prentiss French), none of which were ever fully realized. In addition, the Great Depression and World War II caused major disruptions in the development process, delaying for many years the establishment

⁴¹ *National Register Bulletin 15. How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. p. 5.

of a coherent campus pattern. Subsequently, the older portions of the Loyola Marymount campus display a patchwork of only partially related planning strategies and architectural styles. No grouping or concentration of buildings exists today that is representative of a significant period in the University's history.

5.6 Summary of Potential Historic Resources

Examination of the Loyola Marymount University campus reveals two buildings (Xavier Hall, St. Roberts Hall) and one landscape object (the letter "L") that appear to be significant for their association with the initial planning, design, and establishment of the Loyola University campus in the Westchester district of Los Angeles.

The Sacred Heart Chapel also appears to be significant to the history of Loyola Marymount University as the first building on the Westchester campus dedicated to religious services, and as a representative example of the work of noted architects M.L. Barker and G. Lawrence Ott.

Potential historic resources located on the Loyola Marymount University campus are shown in Figure 12 on page 37.

5.7 Application of National Register Criteria

Evaluation of Xavier Hall for the National Register

Xavier Hall appears to be locally significant under National Register Criterion A for its association with the initial planning, design and establishment of the Loyola University (later Loyola Marymount University) campus in the Westchester district of Los Angeles. Xavier Hall is associated with the period during which Loyola University obtained full university status and began operating as an independent, Catholic, all-male institution in Westchester, one of a handful of pioneer colleges and universities that located in Los Angeles' west side during the late 1920s and early 30s as anchor institutions for further development.

Xavier Hall has also retained integrity of *design, materials, workmanship, feeling, association, location and setting*. For these reasons, Xavier Hall appears to be eligible for listing on the National Register of Historic Places.

Evaluation of St. Robert Hall for the National Register

St. Roberts Hall appears to be locally significant under National Register Criterion A for its association with the initial planning, design and establishment of the Loyola University (later Loyola Marymount University) campus in the Westchester district of Los Angeles. St. Roberts Hall is associated with the period during which Loyola University obtained full university status and began operating as an independent, Catholic, all-male institution in Westchester, one of a handful of pioneer colleges and universities that located in Los Angeles' west side during the late 1920s and early 30s as anchor institutions for further development.

St. Roberts Hall has also retained integrity of *design, materials, workmanship, feeling, association, location and setting*. For these reasons, St. Roberts Hall appears to be eligible for listing on the National Register of Historic Places.

Evaluation of the Letter "L" for the National Register

The letter "L" in the LMU sign imbedded in the northern slope of the bluff appears to be locally significant under National Register Criterion A for its association with the initial planning, design and establishment of the Loyola University (later Loyola Marymount University) campus in the Westchester district of Los Angeles. The letter "L" is associated with the period during which Loyola University obtained full university status and began operating as an independent, Catholic, all-male institution in Westchester, one of a handful of pioneer colleges and universities that located in Los Angeles' west side during the late 1920s and early 30s as anchor institutions for further development.

The letter "L" has retained integrity of *design, workmanship, feeling, association, location and setting*. For these reasons, the letter "L" appears to be eligible for listing on the National Register of Historic Places.

Evaluation of Sacred Heart Chapel for the National Register

Sacred Heart Chapel appears to be locally significant under National Register Criterion A as the first building on the Loyola University (later Loyola Marymount University) campus dedicated to religious services. By providing this Catholic institution with a proper location to hold services, the Chapel's construction marked a significant step in the University's evolution as a Catholic-affiliated institution of higher learning. Construction of the Chapel also realized the terminus and focal point to the campus's central spine first envisioned in 1928. Sacred Heart Chapel also appears to be significant under Criterion C as an example of the work of noted Los Angeles architects M.L. Barker and G. Lawrence Ott, celebrated for church-affiliated projects throughout Southern California.

Sacred Heart Chapel has also retained integrity of *design, materials, workmanship, feeling, association, location and setting*. For these reasons, Sacred Heart Chapel appears to be eligible for listing on the National Register of Historic Places.

5.8 Application of California Register Criteria

Evaluation of Xavier Hall for the California Register

Xavier Hall appears to be locally significant under California Register Criterion 1 for its association with the initial planning, design and establishment of the Loyola University (later Loyola Marymount University) campus in the Westchester district of Los Angeles. Xavier Hall is associated with the period during which Loyola University obtained full university status and began operating as an independent, Catholic, all-male institution in Westchester, one of a handful of pioneer colleges and universities that located in Los Angeles' west side during the late 1920s and early 30s as anchor institutions for further development.

Xavier Hall has also retained integrity of *design, materials, workmanship, feeling, association, location and setting*. For these reasons, Xavier Hall appears to be eligible for listing on the California Register of Historical Resources.

Evaluation of St. Robert Hall for the California Register

St. Roberts Hall appears to be locally significant under California Register Criterion 1 for its association with the initial planning, design and establishment of the Loyola University (later Loyola Marymount University) campus in the Westchester district of Los Angeles. St. Roberts Hall is associated with the period during which Loyola University obtained full university status and began operating as an independent, Catholic, all-male institution in Westchester, one of a handful of pioneer colleges and universities that located in Los Angeles' west side during the late 1920s and early 30s as anchor institutions for further development.

St. Roberts Hall has also retained integrity of *design, materials, workmanship, feeling, association, location and setting*. For these reasons, St. Roberts Hall appears to be eligible for listing on the California Register of Historical Resources.

Evaluation of the Letter "L" for the California Register

The letter "L" in the LMU sign imbedded in the northern slope of the bluff appears to be locally significant under California Register Criterion 1 for its association with the initial planning, design and establishment of the Loyola University (later Loyola Marymount University) campus in the Westchester district of Los Angeles. The letter "L" is associated with the period during which Loyola University obtained full university status and began operating as an independent, Catholic, all-male institution in Westchester, one of a handful of pioneer colleges and universities that located in Los Angeles' west side during the late 1920s and early 30s as anchor institutions for further development.

The letter "L" has retained integrity of design, materials, workmanship, feeling, association, location and setting. For these reasons, the letter "L" appears to be eligible for listing on the California Register of Historical Resources.

Evaluation of Sacred Heart Chapel for the California Register

Sacred Heart Chapel appears to be locally significant under California Register Criterion 1 as the first building on the Loyola University (later Loyola Marymount University) campus dedicated to religious services. By providing this Catholic institution with a proper location to hold services, the Chapel's construction marked a significant step in the University's evolution as a Catholic-affiliated institution of higher learning. Construction of the Chapel also realized the terminus and focal point to the campus's central spine first envisioned in 1928. Sacred Heart Chapel also appears to be significant under Criterion 3 as an example of the work of noted Los Angeles architects M.L. Barker and G. Lawrence Ott, celebrated for church-affiliated projects throughout Southern California.

Sacred Heart Chapel has also retained integrity of *design, materials, workmanship, feeling, association, location and setting*. For these reasons, Sacred Heart Chapel appears to be eligible for listing on the California Register of Historical Resources.

5.9 Local Evaluation⁴²

Local Evaluation of Xavier Hall

Xavier Hall appears to be eligible for listing as a Los Angeles Historic-Cultural Monument for its association with the initial planning, design and establishment of the Loyola University (later Loyola Marymount University) campus in the Westchester district of Los Angeles. Xavier Hall is associated with the period during which Loyola University obtained full university status and began operating as an independent, Catholic, all-male institution in Westchester, one of a handful of pioneer colleges and universities that located in Los Angeles' west side during the late 1920s and early 30s as anchor institutions for further development.

Xavier Hall has also retained integrity of *design, materials, workmanship, feeling, association, location and setting*. For these reasons, Xavier Hall appears to be eligible for listing as a Los Angeles Historic-Cultural Monument.

Local Evaluation of St. Robert Hall

St. Roberts Hall appears to be eligible for listing as a Los Angeles Historic-Cultural Monument for its association with the initial planning, design and establishment of the Loyola University (later Loyola Marymount University) campus in the Westchester district of Los Angeles. St. Roberts Hall is associated with the period during which Loyola University obtained full university status and began operating as an independent, Catholic, all-male institution in Westchester, one of a handful of pioneer colleges and universities that located in Los Angeles' west side during the late 1920s and early 30s as anchor institutions for further development.

St. Roberts Hall has also retained integrity of *design, materials, workmanship, feeling, association, location and setting*. For these reasons, St. Roberts Hall appears to be eligible for listing as a Los Angeles Historic-Cultural Monument.

Local Evaluation of the Letter "L"

The letter "L" in the LMU sign imbedded in the northern slope of the bluff appears to be eligible for listing as a Los Angeles Historic-Cultural Monument for its association with the initial planning, design and establishment of the Loyola University (later Loyola Marymount University) campus in the Westchester district of Los Angeles. The letter "L" is associated with the period during which Loyola University obtained full university status and began operating as an independent, Catholic, all-male institution in Westchester, one of a handful of pioneer colleges and universities that located in Los Angeles' west side during the late 1920s and early 30s as anchor institutions for further development.

The letter "L" has retained integrity of *design, materials, workmanship, feeling, association, location and setting*. For these reasons, the letter "L" appears to be eligible for listing as a Los Angeles Historic-Cultural Monument.

⁴² Note that California State Law AB133 may apply for local designation.

Local Evaluation of Sacred Heart Chapel

Sacred Heart Chapel appears to be eligible for listing as a Los Angeles Historic-Cultural Monument as the first building on the Loyola University (later Loyola Marymount University) campus dedicated to religious services. By providing this Catholic institution with a proper location to hold services, the Chapel's construction marked a significant step in the University's evolution as a Catholic-affiliated institution of higher learning. Construction of the Chapel also realized the terminus and focal point to the campus's central spine first envisioned in 1928. Sacred Heart Chapel also appears to be eligible as an example of the work of noted Los Angeles architects M.L. Barker and G. Lawrence Ott, celebrated for church-affiliated projects throughout Southern California.

Sacred Heart Chapel has also retained integrity of *design, materials, workmanship, feeling, association, location and setting*. For these reasons, Sacred Heart Chapel appears to be eligible for listing as a Los Angeles Historic-Cultural Monument.

6.0 POTENTIAL IMPACTS

6.1 Significance Threshold

The City of Los Angeles CEQA Thresholds Guide (2006, p. D.3-2) states that a project would normally have a significant impact on historic resources if it would result in a substantial adverse change in the significance of a historic resource. A substantial adverse change in significance occurs if the project involves:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and (historical/architectural) significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

In addition to this guidance provided by the City of Los Angeles, the State Legislature, in enacting the California Register, also amended CEQA to clarify which properties are significant, as well as which project impacts are considered to be significantly adverse. The County of Los Angeles does not provide a separate significance threshold to be used in evaluating historic resources.

A project with an effect that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment.⁴³ A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.⁴⁴

The Guidelines go on to state that "[t]he significance of an historic resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources... local register of historic resources... or its identification in a historic resources survey."⁴⁵

According to National Register Bulletin 15, to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it must also have integrity. Integrity is defined as the ability of a property to convey its significance.

As such, the test for determining whether or not the project will have a significant impact on the identified historic resources is whether it will materially impair their physical integrity such that they would no longer be listed in the National or

⁴³ CEQA Guidelines, section 15064.5(b).

⁴⁴ CEQA Guidelines, section 15064.5(b) (1).

⁴⁵ CEQA Guidelines, section 15064.5(b)(2).

California Registers or other landmark programs such as the City's list of Historic-Cultural Monuments.

6.2 Potential Impacts to Historic Resources

As outlined in the proposed Master Plan, no identified historic resources will be demolished or relocated. The Proposed Master Plan Project does not propose to substantially alter, convert, or rehabilitate Xavier Hall, St. Robert's Hall, or Sacred Heart Chapel such that the integrity or significance of the resources will be reduced. As such, implementation of the proposed Master Plan will not result in any significant impacts to identified historic resources located on the Loyola Marymount University campus.

7.0 RECOMMENDED MITIGATION MEASURES

No impacts to historic resources are contemplated under the proposed Facilities Master Plan. As the Facilities Master Plan is formulated and developed however, the following mitigation measures are suggested so that potential impacts continue to be avoided:

- 1) LMU shall prepare documentation of Xavier Hall, St. Robert's Hall, and Sacred Heart Chapel prior to issuance of a construction permit for any work on those buildings. This documentation shall include:
 - A brief written construction history in narrative format for each building.
 - A site plan showing the location of each building. This site plan shall include a photo key.
 - A sketch floor plan for each building.
 - Field photographs (35mm) based on Historic American Buildings Survey guidelines. Views shall include contextual views, all exterior elevations, detailed views of significant exterior architectural features, and interior views of significant historical architectural features or spaces (if any).
 - Available historic photographs and historic plans.
- 2) Renovation and rehabilitation of Xavier Hall, St. Robert's Hall, and Sacred Heart Chapel shall conform to the Secretary of the Interior's Standards.
- 3) Prior to issuance of a permit for earth excavation or earth moving activities that could impact Xavier Hall, St. Robert's Hall, or Sacred Heart Chapel, LMU shall create a shoring plan to ensure the protection of Xavier Hall, St. Robert's Hall, and Sacred Heart Chapel.

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APPENDIX A: HISTORIC RESOURCES ON CAMPUS

Xavier Hall (1929)

David Elms Graham architect





Saint Roberts Hall (1929)
David Elms Graham architect





The Letter "L" (1929)



Sacred Heart Chapel (1953)

M.L. Barker and G. Lawrence Ott architects

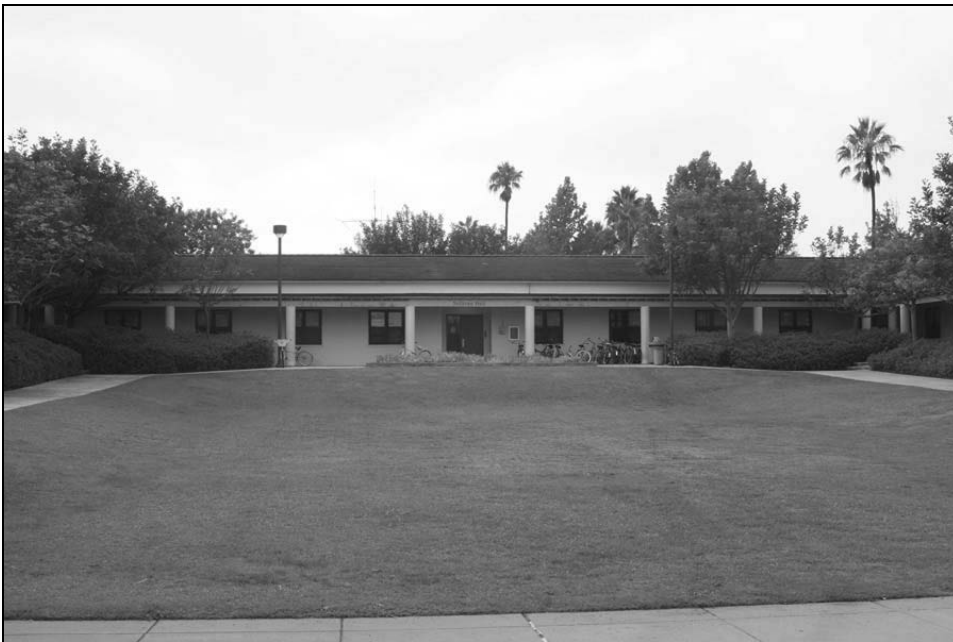


APPENDIX B: OTHER BUILDINGS ON CAMPUS

Huesman and Sullivan Halls (1947)

Wallace Neff architect







Pereira Hall (1955)
C.B. Williams architect





Malone Memorial Student Center (1958/1996)
A.C. Martin and Associates architects





Desmond Hall (1958), Rosecrans Hall (1962), Whelan Hall (1965)
A.C. Martin and Associates architects







Charles Von der Ahe Library (1959/1978)
A.C. Martin and Associates architects





Seaver Science Hall (1962)
A.C. Martin and Associates architects





Edward T. Foley Center (1962)
Edward Durrell Stone architect

