

Appendix C-2

Historic Resources Evaluation University Park Campus



Historic Resources Evaluation University of Southern California University Park Campus Specific Plan

Los Angeles, California



prepared for

University of Southern California

prepared by

Architectural Resources Group, Inc.
Architects, Planners & Conservators

Pasadena, California

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**Historic Resources Evaluation
University of Southern California
University Park Campus Specific Plan
December 18, 2009**

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I. OVERVIEW/INTRODUCTION

Architectural Resources Group, Inc. (ARG) has prepared this Historic Resources Evaluation for the USC “Specific Plan.” The Specific Plan is subject to the California Environmental Quality Act (CEQA) pursuant to Public Resource Code Section 21084.1, which states: “a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.”

ARG’s review is based on the *Project Description* section of the *USC Specific Plan Environmental Impact Report*, dated September 2009, prepared by Matrix Environmental for the City of Los Angeles. An assessment of the impact of the Specific Plan on archaeological resources was not part of the scope of this report.

The Specific Plan proposes three planning Subareas:

- Subarea 1: University Park Academic Core
- Subarea 2: East Area
- Subarea 3: University Village

ARG conducted a review of project impacts to all potential historical resources within these three Subareas.

METHODOLOGY

In order to evaluate the impact of the Specific Plan on historic resources, the resources first needed to be identified. ARG evaluated the eligibility of historic resources in Subarea 1 in the report *University of Southern California University Park Campus Historic Resources Survey Update*, dated May 2009. The cut-off year of 1980 was selected for the scope of this study as that date that would include a preliminary look ahead at all existing campus buildings that may reach fifty years of age within the proposed planning horizon of 2030 for the Specific Plan.

In addition, as part of this Historic Resources Evaluation, ARG conducted an Intensive Level Survey of all buildings within Subareas 2 and 3. One Department of Parks and Recreation (DPR) Primary Record (523A) and Building, Structure and Object Record (523B) set was completed for all resources constructed prior to 1980 consistent with the survey of Subarea 1.

The research design and methodology for the surveys of Subareas 1, 2, and 3 were outlined by ARG and incorporated guidelines recommended by *The Secretary of the*

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Interior's Standards for Preservation Planning and Developing Historic Contexts. The following National Register Bulletins were consulted:

- *National Register Bulletin 15: How to Apply the National Register Criteria of Evaluation*
- *National Register Bulletin 22: Guidelines for Evaluating Properties That Have Achieved Significance Within the Past Fifty Years*
- *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*

Additionally, the *Instructions for Recording Historical Resources* by the California Office of Historic Preservation were followed to complete the DPR forms.

ARG consulted the State of California Historic Resources Inventory (HRI) to determine whether any of the properties within Subareas 1, 2 and 3 had been previously surveyed or evaluated. The HRI is a list maintained by the State of California Office of Historic Preservation (OHP) and includes information on historical resources that have been identified and evaluated through one of the programs that OHP administers under the National Historic Preservation Act or the California Public Resources Code. The HRI includes data on:

- Resources listed in local government historic resource surveys partially funded through Certified Local Government grants or in surveys which local governments have submitted for inclusion in the statewide inventory;
- Resources evaluated and determinations of eligibility (DOEs) made in compliance with Section 106 of the National Historic Preservation Act;
- Resources evaluated for federal tax credit certifications;
- Resources considered for listing in the National and California Registers or as California State Landmarks or Points of Historical Interest.

It should be noted that ARG did not inspect the interiors of buildings when it conducted its field surveys, and therefore interiors were not considered in the evaluation process.

ARCHIVAL RESEARCH

For the purposes of this project, especially in relation to developing the historic contexts, the following collections were consulted:

- Los Angeles Public Library
- University of Southern California Office of Capital Construction

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- University of Southern California Libraries (Doheny Library and the Architecture and Fine Arts Library)
- University of Southern California, Facilities Management Services, CAD Services
- ARG's in-house library
- Various internet sites and repositories

Sanborn Fire Insurance maps, a common resource for historic resources surveys, are available for the USC campus and surrounding areas for the following years: 1910, 1920, and 1950. The maps were useful in establishing a chronology of campus development and in assessing the impact of the 1960s master plans on the overall campus. Historic aerial photographs, which are available for the years 1948, 1972, 1980, 2003, 2004 and 2005, were also useful in identifying changes to the campus (and surrounding area) over the course of its history.¹

II. LOCATION AND BACKGROUND

SUBAREA 1, THE ACADEMIC CORE

Subarea 1, referred to as the "Academic Core Area" or as Subareas 1A and 1B in the Specific Plan, comprises approximately 166 net acres that contain the core University activities. Subarea 1 is generally bound by Jefferson Boulevard to the north, Vermont Avenue to the west, Exposition Boulevard to the south, and Flower Street to the east. Approximately 165 net acres of the land within this Subarea are owned by the University. The remaining non-University owned property includes a gas station (0.5 acres) and the United University Church (0.6 acres). The surrounding area is largely residential to the north and west. The Harbor Freeway (CA-110) is located just east of the campus and Exposition Park and the Los Angeles Coliseum sit directly to the south.

Although now an integral part of Los Angeles' metropolitan center, the University of Southern California was, in 1880, located on the outskirts of town. The campus was sited on a streetcar line that led south out of Los Angeles to Agricultural Park, or what is now known as Exposition Park. The land to the west and south of campus was primarily composed of ranchland in the 1880s; by the 1890s, it had joined the rapidly growing city in its urbanization and residential growth.

¹ Aerial photographs were accessed online from <www.historicaerials.com>.

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For the first few decades, USC was confined to a relatively small campus with only a few small buildings. The early university was centered on a one-block area and, as it grew, buildings were constructed on nearby streets among neighboring residences and businesses. In the late nineteenth century, USC began to establish schools outside of the University Park campus, with the College of Fine Arts and the College of Medicine located on land adjacent to downtown Los Angeles. The University Park campus continued to expand with growing enrollment and academic programming, and by the first decade of the twentieth century, USC officials began to realize that a cohesive plan was needed to guide future development of the burgeoning University. In 1919, local architect John Parkinson was enlisted to draft the new campus plan, and beginning with the Bovard Administration Building in 1921, the campus building boom of the 1920s began to take root along the east and west sides of University Avenue.

Parkinson's plan for USC drew heavily from the Beaux Arts tradition and brought the campus into the age of modern campus planning. Under his guidance, the new campus had a linear arrangement along University Avenue (now Trousdale Parkway), a broad street that connected Exposition Park to downtown Los Angeles. This arrangement along a busy street created an automobile—rather than pedestrian—oriented campus. The Parkinson campus is still identifiable today along Trousdale Parkway and serves as USC's historic core.

Few changes were made to USC's campus in the years between the two World Wars; with fluctuating enrollment and finances, the University was able to sustain its existing facilities but made few major advances. In the years following the conclusion of World War II, however, it was clear that a new campus plan was an essential step in leading the University into the postwar era. USC leaders began to think creatively about ways to not only absorb a swelling student population, but also to expand and update the current University Park Campus. Henry C. Burge, Arthur B. Gallion, and C. Raimond Johnson, the latter two University architects, were selected to prepare the new campus plan and provide guidance in the broader geographic expansion of the University. The 1946 Campus Plan, which was approved by University Trustees in 1950, marks the point of departure from the use of traditionalist or "revival" architectural styles at USC, instead directing campus design toward the influences of Modernism. The Plan also specifically directed the use of concrete and brick as building materials in order to maintain a sense of coherence among disparate architectural styles on an expanding campus.

In the 1946 Campus Plan, an analysis of required space needs was undertaken, and based on the projected deficit of space, recommendations were offered to both expand

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the total area of the campus as well as to construct new facilities. Rather than predetermining the physical form, the 1946 Campus Plan emphasizes flexibility in the design and siting of new facilities, as well as leaving open how new space should be divided between departments. The plan offers generalized recommendations, such as locating certain facilities in a specific campus region, or expanding a particular building, but other than recommending an adherence to the red brick aesthetic, it does not go into detail regarding how these buildings should look and how their design should interact with existing buildings and spaces. Another major focus of postwar campus planners and urban planners was how to accommodate the growing use of automobiles as the primary mode of transportation. The 1946 Campus Plan undertook a basic analysis of parking demands for the campus and proposed utilizing significant portions of land acquired in the proposed campus boundary expansion for use as surface parking lots. It also recommended closing the internal campus street network to through traffic. Trousdale Parkway was closed to public traffic in 1953, and a pedestrian-oriented campus became more fully realized in the subsequent master plans authored in the 1960s.

Unlike the 1946 Campus Plan, the two USC master plans authored in the 1960s focus more overtly on design as a means for shaping future growth. The 1960 Master Plan Report was prepared under the direction of Donald C. Cameron, with architect William L. Pereira charged with the assignment of creating a Campus Master Plan.

The goals of Pereira's plan included the determination of the desirable physical size of the campus, the development of a vision for the relationship between existing and future buildings, and the determination of a proper area of University influence within the context of the surrounding community.² The quadrangle was used by Pereira as a central feature in his 1960 Master Plan. The quadrangle was viewed as a design unit that promoted more intimate educational communities.³ Despite utilizing the aged tradition of the quadrangle, the Pereira & Associates plans for USC are also a product of their time, with an emphasis on automobile and pedestrian circulation, parking, and the use of projections in anticipating enrollment, housing, and parking needs as a basis for planning.

The 1960 and 1966 Master Plans called for the expansion of the campus's western boundary to include all property to the east of Vermont Avenue, increasing the size of

² William L. Pereira & Associates, *A Master Plan Report for the University of Southern California*. (Los Angeles: William L. Pereira & Assoc. Planning and Architecture, 1960). 6.

³ Paul Venable Turner. *Campus: American Planning Tradition*. (Cambridge, MA: The MIT Press, 1987) 215.

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the campus from 95 to 153 acres.⁴ The City had concurrently been working on the Hoover Redevelopment Project, which targeted areas of “blight” for urban renewal and in part paved the way for the expansion of USC’s campus. The Hoover Redevelopment Project facilitated the acquisition by USC of parcels bounded by McClintock Avenue, Exposition Boulevard, Vermont Avenue and Figueroa Street, as well as parcels fronting west on Figueroa Street between Jefferson and Exposition Boulevards.

The 1960 and 1946 plans envisioned expansion of the campus, the elimination of the existing public “street block” character of the campus and turning it into a defined area within the city. Under Pereira’s vision, the campus was shut off from the external vehicular traffic and access to the interior of the campus was limited to four entrances, or “gateways.” Large parking structures were constructed near each of the gateways, with a desire to keep vehicular traffic on the campus periphery.

With the 1960s Master Plans came an increase in the campus’s acreage and substantial expansion of its physical plant. More than twenty buildings were constructed in the 1960s alone, with an additional thirty new buildings or complexes after 1970. Some of the country’s leading architects designed new buildings on campus during this period, and each worked to establish designs that were modern and innovative while adhering to the USC vernacular of Romanesque arches and brick and concrete façades. Joining Pereira, notable architects designing on campus after 1960 included A. Quincy Jones; Edward Durell Stone; Killingsworth, Brady & Associates; Ladd & Kelsey; and I. M. Pei. Several had ties to the USC School of Architecture and Fine Arts; A. Quincy Jones taught at the School from 1951-67 and was Dean of the School of Architecture from 1975-1978, Edward A. Killingsworth and Jules Brady were both alumni (1940), as were Thornton Ladd and John Kelsey (1952 and 1954, respectively).

For a more detailed history of USC, see the *University of Southern California University Park Campus Historic Resources Survey Update*, dated May 2009 (Appendix E).

SUMMARY OF CAMPUS CHARACTER

The USC University Park Campus comprises a wide variety of buildings and landscape elements representing evolving ideas in university planning and architecture. The first major phase of development occurred with the 1919 drafting of a master plan by John Parkinson. Representative of prevailing campus planning trends at the time, Parkinson’s plan called for a Beaux Arts-inspired campus plan with grand buildings constructed in

⁴ James Steele, ed. *William Pereira*. (Los Angeles: USC Guild Press, 2002), 103.

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the Northern Italian Romanesque style. The next major wave of development occurred after World War II, concurrent with a major expansion of the campus's student population and educational offerings. The 1946 master planning efforts recognized a need for new buildings on campus, but indicated that new design should follow a campus vernacular of red brick and concrete to match the Parkinson-era buildings. Subsequent planning efforts, which were spearheaded by master planner and architect William Pereira in the 1960s, resulted in a widespread building campaign and campus expansion. Pereira was an advocate of garden city planning concepts and the quadrangle approach to campus planning. Pereira's vision was a campus with historic buildings mingling with new, modern buildings, with old and new tied together by a series of pedestrian pathways and lush, gladed landscaping. Buildings constructed during this period embraced Modern styles popular in the postwar era such as the International Style, New Formalism, and Brutalism, among others.

Although the campus does not represent one unified planning concept or architectural theme, the amalgam of its parts (many of which are executed in red brick and concrete) is a vernacular very much identified with the USC campus. New construction, of which there has been a fair amount in recent years, has continued to adhere to the red brick and concrete building vocabulary.

SUBAREA 2, EAST AREA

Subarea 2, or the East Area, consists of approximately 11 net acres and is bounded by Jefferson Boulevard to the north, the Metro right-of-way/extension of Exposition Boulevard to the south, Hill Street to the east and Hope Street to the west. The University owns all of the land in Subarea 2.

In the early twentieth century, Subarea 2 was a mix of single-family dwellings with some industrial uses. By the late 1920s, a pattern of warehouse and light industrial use was established along the Pacific Electric Railway Company right of way. In 1922, spanning from South Hope Street east to Maple Avenue along the right of way, there were businesses such as the Birch-Smith Furniture Co., a spotlight manufacturer; the W. B. Pinneo's Wood Yard, a manufacturer of sheet metal products; Marble Onyx & Granite Works; and J. Niederer Co. (bank, office and store fixtures and mill work).⁵ By 1950, the warehouses/light industries along the right of way included Bekins Van & Storage Co., a woodworking shop, a radio warehouse, a radio manufacturer, a pharmaceutical warehouse, a general electric appliance warehouse, an electroplating shop, and a rug

⁵ Sanborn Map Company, 1922

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and carpet manufacturer. The Harbor Freeway (CA-110) was built west of the Subarea in 1952, significantly changing the character of the area.

SUBAREA 3, UNIVERSITY VILLAGE, CARDINAL/CENTURY

Subarea 3, referred to as the University Village, Cardinal/Century Area, includes approximately 30 net acres of land located across Jefferson Boulevard to the north of Subarea 1, the core campus area. Subarea 3 is generally bounded by Jefferson Boulevard to the south, Hoover Street to the east, Vermont Avenue to the west, and 30th Place and 30th Street to the north.

By 1922, the area was built out primarily with single- and multi-family dwellings, with some businesses along West Jefferson Boulevard. However, these were cleared in the 1960s when the area was developed as part of the Hoover Redevelopment Project.

The redevelopment project included 177 acres surrounding the USC campus north of Exposition Boulevard. Fifty seven of these acres were acquired by the University, and 120 acres were allocated for the creation of a complex of low-income and medium-density apartments, university-oriented shopping centers, and motels.⁶ The plan was adopted in 1965, and the stage was set for a \$50 million redevelopment program which, in Subarea 3, included three apartment complexes and the University Village shopping center.⁷

III. PROJECT DESCRIPTION

The following is excerpted from the USC Specific Plan Project Description.

The USC Specific Plan would provide approximately 2,500,000 square feet of academic and University-serving uses; up to 350,000 square feet of retail/commercial uses; and approximately 2,135,000 square feet of student and faculty housing with up to 5,400 student beds in a variety of housing types and configurations and approximately 250 faculty housing units. The Specific Plan would also provide for an approximately 165,000 square foot hotel and conference center with: up to 150 guest rooms; conference and banquet facility areas; sit-down restaurant area; swimming pool; and other related amenities. In addition, a new University-affiliated K-8 laboratory school and community educational academy comprised of up to approximately 80,000 square feet may also be developed. New landscaped public open space areas and associated

⁶"Leaders Want New Life Put in Hoover Area." *The Los Angeles Times*. (3 December 1964) A1.

⁷"First Land Parcels Sold in Hoover-USC Project." *The Los Angeles Times*. (18 July 1968), A1.

facilities for community use are also proposed to enhance the Campus and surrounding area. Furthermore, the proposed Project would also provide for improved pedestrian, bicycle, and vehicle circulation, and increased pedestrian safety. The Specific Plan includes flexibility to allow exchanges between the housing and academic floor area on a per square foot basis as well as transfers of floor area across Subareas as long as specified thresholds are not exceeded.

SUBAREA 1, THE ACADEMIC CORE

Anticipated uses within Subarea 1 include approximately 1,500,000 square feet of new buildings for Academic/University-serving uses (teaching and research, with related University administration and support services), as well as the addition of approximately 200 new beds (comprising approximately 70,000 square feet) for student housing.

Figure 1 provides an illustration of the potential development locations within Subarea 1. As shown therein, new buildings for this Subarea would generally be developed on existing vacant and/or underutilized sites in the core campus area. It is anticipated that approximately 300,000 square feet of existing buildings could be removed within Subarea 1.

As part of the Specific Plan, Subarea 1 would receive new landscaped open space areas and pedestrian paths. The pedestrian-oriented nature of the campus would be maintained.

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Figure 1, Potential Development Sites Map, from the USC Specific Plan (Matrix Environmental, September 2009)

SUBAREA 2, EAST AREA

Under the proposed Specific Plan, new development in Subarea 2 would expand the existing ancillary University uses (e.g., administration/support) in the Subarea. It is anticipated that up to 120,289 square feet of existing buildings could be removed within Subarea 2, including the buildings at 3440 S. Hope Street and 3500 S. Hope Street.

SUBAREA 3, UNIVERSITY VILLAGE, CARDINAL/CENTURY

With the exception of the Jessie L. Terry Manor senior housing development (Subarea 3B) and potentially Fire Station No. 15, all of the buildings within Subarea 3 would be demolished and replaced with a new mix of University-affiliated uses that would be oriented along new pedestrian-friendly pathways that would include landscaped medians, courtyards and plazas. New development within this Subarea would provide opportunities for students, faculty, and staff to live, work, shop and spend leisure time.

Anticipated uses within Subarea 3 include approximately 500,000 square feet of academic/University-serving uses. In addition, approximately 350,000 square feet of neighborhood-serving retail/commercial uses that would include retail/shopping center uses, restaurants, a grocery store, a 2,000-seat movie theater, and a University fitness center would be provided. New housing uses within this Subarea would comprise approximately 2,065,000 square feet of floor area that would provide approximately 5,200 student beds and 250 faculty units in a variety of housing types to serve undergraduate students, graduate students, and faculty.

Implementation of the proposed Project (the Specific Plan) would require removal of approximately 564,652 square feet of existing buildings in Subarea 3 (all buildings in the Subarea except the Jessie L. Terry Manor senior housing). Additionally, the Project would potentially require the relocation of Fire Station No. 15, which is currently located in Subarea 3. Based on discussions with the Los Angeles Fire Department, Fire Station No. 15 may be relocated to Parking Lot 1 in Subarea 1 (within the USC Core Campus).

IV. REGULATIONS AND CRITERIA OF EVALUATION

CEQA

Pursuant to Section 15064.5 of the CEQA *Guidelines*, a historical resource is presumed significant if it is listed on the California Register of Historical Resources (California Register) or has been determined to be eligible by the State Historical Resources Commission (SHRC). A historical resource may also be considered significant if the lead agency determines, based on substantial evidence, that the resource meets the criteria

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for inclusion in the California Register. CEQA also contains the following additional guidelines for defining a historical resource:

- California properties formally determined eligible for, or listed in the National Register of Historic Places (National Register) (Section 5024.1.d.1);
- Those resources included in a local register of historical resources, as defined in Section 5020.1(k) of the *Public Resources Code*, or identified as significant in a historical resources survey meeting the requirements of Section 5024.1(g) of the *Public Resources Code*;
- Those resources that a lead agency determines to be historically significant (generally, if it meets criteria for listing on the California Register), provided the determination is supported by substantial evidence; and/or
- Those resources a local agency believes are historical for more broadly defined reasons than identified in the preceding criteria.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register is the nation's master inventory of known historic resources. Authorized under the National Historic Preservation Act of 1966 (36 Code of Federal Regulations Part 60), the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture.

The National Register defines a historic property or resource as a building, site, historic district, object, or structure evaluated as historically significant. In most cases these must be over fifty years of age. However, properties less than fifty years old may be eligible for the National Register if they meet Criterion Consideration G, which states that a property achieving significance within the last fifty years is eligible if it is of exceptional importance.

There are four criteria under which a historic resource can be considered significant for listing on the National Register. A resource may be eligible for listing on the National Register if it meets one or more of the following criteria:

- A) It is associated with events that have made a significant contribution to the broad patterns of our history; or
- B) It is associated with the lives of persons significant in our past; or

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C) It embodies 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) It has yielded or may likely yield information important in prehistory or history.

The National Register Criteria recognize different types of values, which fall into three categories, associative (A and B), design or construction (C), and information (D). A resource can be considered significant within a historic context at the national, state or local level, in the areas of architecture, archaeology, engineering, or culture. Historic resources can be individually eligible for listing on the National Register or groups of resources can be considered as a historic district. A historic district is a geographically definable area — urban or rural, small or large — possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history. Districts have defined boundaries and are comprised of individual resources identified as contributing and non-contributing to the significance of the district.

NATIONAL REGISTER INTEGRITY REQUIREMENTS

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. A test of integrity is whether a contemporary would recognize the building, site or district. In order to be listed on the National Register, a historic property must both meet one or more of the significance criteria listed above and must also possess historic integrity of location, design, setting, materials, workmanship, feeling, and association. An eligible resource will exhibit most of these aspects of integrity although the elements that are most important will vary with the property type and with the historic context that defines the resource's significance. The following are the definitions of the seven aspects of integrity:

Location: The place where the historic property was constructed or the place where the historic event occurred

Design: The combination of elements that create the form, plan, space, structure, and style of a property

Setting: The physical environment of a historic property

Materials: 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

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Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory

Feeling: A property's expression of the aesthetic or historic sense of a particular period of time

Association: The direct link between an important historic event or person and a historic property

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources is the authoritative guide to the State's significant historical and archaeological resources. It serves to identify, evaluate, register and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for historic preservation grant funding and affords certain protections under CEQA. All resources listed on or formally determined eligible for the National Register are automatically listed on the California Register. In addition, properties designated under municipal or county ordinances are also potentially eligible for the California Register.

The California Register criteria are modeled on the National Register criteria, addressed above. For listing on the California Register an historical resource must be significant at the local, state or national level under one or more of the following criteria:

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

Unlike the National Register of Historic Places, the California Register does not hold fast to the rule that a property must be more than fifty years of age in order to be eligible for listing. Rather, it recommends that sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource.

CALIFORNIA REGISTER INTEGRITY REQUIREMENTS

The California Register regulations have specific language regarding integrity. Specifically, the regulations state that integrity is “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.”⁸ Similar to the National Register guidelines, integrity is evaluated with regard to the retention of location, workmanship, design, feeling, setting, association and materials.

It is possible that a historical resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

CITY OF LOS ANGELES HISTORIC-CULTURAL MONUMENT

Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The Cultural Heritage Ordinance establishes criteria for designation; these criteria are contained in the definition of a Monument in the City of Los Angeles Cultural Heritage Ordinance. A historical or cultural monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Los Angeles, such as historic structures or sites:

- in which the broad cultural, political, 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
- which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above. The City of Los Angeles Cultural Heritage Ordinance does not include

⁸ California Dept. of Transportation, *Exhibit 2.16: National Register & California Register Comparison*. (From the Environmental Handbook, *Cultural Resources*, Vol. 2).

language on integrity with regard to the evaluation of potential Historic-Cultural Monuments.

V. ELIGIBILITY EVALUATION

LISTED PROPERTIES SUBAREA 1

Widney Hall was designated a City of Los Angeles Historic-Cultural Monument (#70) in 1970 and is a California State Historical Landmark (#536). No resources within Subarea 1 have been formally listed on the National Register. However, a historic district and individual buildings have been determined eligible for listing on the National Register (see “Past Survey Efforts in Subarea 1” below) and are therefore automatically listed on the California Register.

The buildings evaluated in the 1994 USC University Park Campus survey (see “Past Survey Efforts in Subarea 1”) were the only Subarea 1 buildings listed on the California Historic Resources Inventory (HRI).

PAST SURVEY EFFORTS IN SUBAREA 1

The USC University Park Campus (Subarea 1) was surveyed in 1994 as part of a Section 106 review conducted for FEMA following the Northridge earthquake. Historic Resources Group, the firm that completed the Determination of Eligibility, identified a National Register-eligible district within the core campus centered along Trousdale Parkway. The district was determined eligible for listing on the National Register under Criterion A, “as one of the first institutions of higher education in Southern California”; under Criterion B, “for its association with Judge Robert Maclay Widney, who originated the idea of founding a Methodist college to be known as the University of Southern California, and the Reverend M. M. Bovard, its first president”; and under Criterion C, “as one of the oldest and most architecturally distinguished university campuses in Southern California.”⁹ Also as part of this study, Doheny Memorial Library and Widney Alumni House were determined to be individually eligible for the National Register.

The 1994 Determination of Eligibility identified a period of significance for the district of 1880-1944. The end date reflects the fifty-year cut off, a convention for closing the period of significance if there is no other clear end date. The findings identified twenty buildings and landscape features as “contributors” to the district. Ten additional buildings, although technically “non-contributors” at the time of the evaluation, were

⁹ Historic Resources Group. *Determination of Eligibility, University of Southern California*. DPR District Record. (October, 19, 1994).

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identified as “Buildings that may be considered contributing when they reach fifty years of age.”

In 2006 USC was surveyed as part of a Historic Assessment Survey of the Hoover Redevelopment Project Area, conducted by PCR Services Corporation for the Community Redevelopment Agency (CRA) of the City of Los Angeles. The purpose of this survey was to “update the previously completed survey of the area that was conducted in 1985 and to identify, evaluate, and document all potentially significant historic resources located within the Hoover Redevelopment Project Area not previously surveyed.”¹⁰ Although the USC University Park Campus was located within the CRA Project Area, no determinations were made as to the potential significance of buildings within the campus boundaries or the campus as a whole.

FINDINGS FOR SUBAREA 1

INDIVIDUALLY ELIGIBLE RESOURCES

As part of this 2009 survey effort, ARG identified a number of buildings on the USC University Park Campus that appear to be individually eligible for the California Register. Because this document aims to identify all resources that may be considered historic resources under CEQA, ARG placed emphasis on the criteria of the California Register when making its determinations. Please refer to Appendix B for a complete table of all resources evaluated and information regarding their eligibility.

George F. Bovard Administration Building (ADM), 1921

The Bovard Administration Building is significant under California Register Criterion 1 and National Register Criterion A for its association with the development of the University and as the oldest extant University building still in its original location. It is also significant under California Register Criterion 3 and National Register Criterion C as an exceptional example of the Northern Italian Romanesque style, built by one of Los Angeles’s most celebrated early 20th-century architects, John Parkinson.

This building also appears eligible for listing as a Los Angeles Historic-Cultural Monument for its cultural and architectural distinction.

Annenberg School of Communication (ASC), 1976

The Annenberg School for Communication is significant under California Register Criterion 3 for its architectural distinction, innovative design, and as an excellent

¹⁰ PCR Services Corporation. *Historic Assessment Survey Report*. (March 2006).

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example of the design principles of significant and influential local architect A. Quincy Jones and Associates.

This building also appears eligible for listing as a Los Angeles Historic-Cultural Monument for its architectural distinction.

Because of the fifty-year age requirement, it does not appear eligible for the National Register. It does not appear rise to the level of exceptional importance required for listing under National Register Criterion Consideration G.

A. Seeley Wintersmith Mudd Hall of Philosophy (MHP), 1929

The Colonel Seeley Wintersmith Mudd Memorial Hall of Philosophy is significant under California Register Criterion 3 and National Register Criterion C as an exceptional example of the Northern Italian Romanesque style, built by notable Los Angeles architects Flewelling & Moody.

This building also appears eligible for listing as a Los Angeles Historic-Cultural Monument due to its architectural distinction.

Olin Hall of Engineering (OHE), 1963

Olin Hall of Engineering is significant under California Register Criterion 3 for its architectural distinction and as emblematic of the design and planning principals of master architect and planner William L. Pereira, FAIA.

This building also appears eligible for listing as a Los Angeles Historic-Cultural Monument due to its architectural distinction.

Because of the fifty-year age requirement, it does not appear eligible for the National Register. It does not appear rise to the level of exceptional importance required for listing under National Register Criterion Consideration G.

Registration Building (REG), 1964

The Registration Building is significant under California Register Criterion 3 for its architectural distinction as emblematic of the International style, and as embodying the design principles of significant and influential local architects Ladd & Kelsey.

This building also appears eligible for listing as a Los Angeles Historic-Cultural Monument due to its architectural distinction.

Because of the fifty-year age requirement, it does not appear eligible for the National Register. It does not appear rise to the level of exceptional importance required for listing under National Register Criterion Consideration G.

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University Religious Center (URC), 1965

The University Religious Center is significant under California Register Criterion 3 for its architectural distinction as emblematic of the International style, and as a good example of the design principles of significant and influential local architects Killingsworth, Brady & Associates.

This building also appears eligible for listing as a Los Angeles Historic-Cultural Monument due to its architectural distinction.

Because of the fifty-year age requirement, it does not appear eligible for the National Register. It does not appear rise to the level of exceptional importance required for listing under National Register Criterion Consideration G.

Von KleinSmid Center (VKC), 1965

The Von KleinSmid Center is significant under California Register Criterion 3 for its architectural distinction as emblematic of the New Formalism style and as an important work of internationally acclaimed architect Edward Durell Stone.

This building also appears eligible for listing as a Los Angeles Historic-Cultural Monument for its architectural distinction.

Because of the fifty-year age requirement, it does not appear eligible for the National Register. It does not appear rise to the level of exceptional importance required for listing under National Register Criterion Consideration G.

DISTRICT RESOURCES

Also as part of the 2009 survey effort, ARG's report *University of Southern California University Park Campus, Historic Resources Survey Update* identified a potential California Register-eligible historic district on the USC University Park Campus. This potential California Register historic district is an expansion of the National Register-eligible historic district identified in 1994. It is ARG's professional opinion that this expanded historic district is eligible for the California Register under Criteria 1 and 3. The period of significance was identified as 1880-1976 to include those resources constructed during the implementation phase of the 1960s master planning efforts. Following is a discussion describing how this determination was made.

A resource may be eligible for the California Register under Criterion 1 if it is associated with events that have made a significant contribution to the broad patterns of local or regional history. USC was one of the first institutions of higher learning in Southern California. The only institution to have been established at an earlier date is Loyola Marymount College, which was originally known as St. Vincent's College. St. Vincent's,

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founded in 1865 just off the El Pueblo Plaza, was moved in 1917 to its current location. The origins of USC can be traced back to 1880 at its current location, north of Exposition Park. Therefore, USC is the oldest college or university in Southern California to still exist at its original location. The current campus is a physical reflection of the continued history and development of the University into one of the country's leading research institutions, with a current University population that includes approximately 16,000 undergraduate students, 14,800 graduate students, 1,700 full-time and part-time faculty, 5,700 staff employees as well as 1,400 visitors (including contract employees).

A resource may be eligible for the California Register under Criterion 3 if it embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values. The USC University Park Campus is an ensemble of site plan, buildings, and landscape elements that are valuable as representative of the work of masters, starting with John Parkinson in the 1920s and, in the postwar era, William Pereira & Associates and the group of distinguished Modernist architects who contributed to the development of the current campus. The Parkinson-era campus embodied elements of Beaux Arts-style urban planning concepts, with grand buildings facing broad lawns, symmetrical walkways, and plazas. Buildings from this period were constructed by such nationally acclaimed masters as Parkinson & Parkinson, Cram & Ferguson and Ralph C. Flewelling.

The postwar expansion of the campus was also executed by some of the area's most accomplished architects and planners. In both architecture and site plan, William Pereira advocated a Modern approach to planning and design, very distinct from the classically inspired buildings and layout of the University's Beaux Arts site plan and Northern Italian Romanesque style. Like many American university campuses during this period, new campus buildings began to reflect the significant turn toward Modernism in American campus planning and architecture. Joining Pereira, notable architects designing on campus after 1960 included A. Quincy Jones; Edward Durell Stone; Killingsworth, Brady & Associates; Ladd & Kelsey; Adrian Wilson, and I. M. Pei. In fact, the USC University Park Campus has one of the largest concentrations of E. D. Stone buildings in the western United States. Today's University Park Campus represents more than a century of work by some of the area's—and, in some cases, the nation's—finest architects and urban planners.

Determinations of Contributor and Non-Contributor Status

In order to be identified as a Contributor to a historic district, a resource must meet the eligibility criteria. Specifically, it must:

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- Have been constructed within the period of significance;
- Relate to the contexts and themes called out in the historic context statement;
and
- Retain sufficient integrity to portray its significance.

There are 67 buildings located within the boundaries of the potential California Register-eligible historic district. Applying the eligibility criteria listed above, ARG has identified 49 Contributors and 18 Non-Contributors.

Contributors include:

| BLDG | NAME | DATE | ARCHTECT |
|------|---|---------|---|
| ACB | Ahmanson Center for Biological Research | 1964 | William Pereira |
| ACC | Leventhal School of Accounting | 1926 | John & Donald Parkinson |
| ADM | Bovard Administration Building | 1921 | John Parkinson |
| AHF | Allan Hancock Foundation | 1940 | Samuel E. Lunden |
| ALM | Widney Alumni House | 1880 | E. F. Kysor & Octavius Morgan |
| ASC | Annenberg School of Communication | 1976 | A. Quincy Jones & Associates |
| BHE | Biegler Hall of Engineering | 1939 | C. Raimond Johnson |
| BIT | Bing Theatre | 1976 | William Pereira |
| BMH | Booth Memorial Hall | 1965 | William Pereira |
| BRI | Bridge Memorial Hall | 1928 | John & Donald Parkinson |
| BSR | Birnkrant Residence Hall | 1963 | A. C. Martin & Associates |
| CLH | College House | c. 1905 | Unknown |
| COL | College Residence Hall | 1963 | A. C. Martin & Associates |
| DCC | Davidson Conference Center | 1975 | E. Durrell Stone |
| DML | Doheny Memorial Library | 1932 | Cram & Ferguson w/ Samuel E. Lunden |
| EDL | Stoops Education Library | 1923 | L. H. Hubbard, H. S. Gerity, H. A. Kerton |
| EVK | Elisabeth von KleinSmid Residence Hall | 1951 | Samuel E. Lunden |
| FAC | University Club (Faculty Center) | 1960 | A. Quincy Jones & Frederick E. Emmons |
| GER | Ethel Percy Andrus Gerontology Center | 1972 | E. Durrell Stone |
| HAR | Harris Hall & Fisher Gallery | 1939 | Ralph C. Flewelling |
| HER | Heritage Hall | 1969 | Grillias, Savage, Alves |
| HOH | Hoffman Hall of Business Administration | 1967 | I. M. Pei |
| HRH | Harris Residence Hall | 1951 | Samuel E. Lunden |
| HSH | Hazel & Stanley Hall | 1976 | Samuel E. Lunden and Joseph Johnson |
| JEP | Joint Educational Project House | c. 1905 | Unknown |
| JHH | John Hubbard Hall (Student Academic Services) | 1925 | William Lee Woollett |
| MHP | Seeley Wintersmith Mudd Hall of Philosophy | 1929 | Ralph C. Flewelling |
| MUS | Albert S. Raubenheimer Music Faculty Building | 1975 | William Pereira |

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| | | | |
|-----|---|------|-----------------------------------|
| NCT | Eileen Norris Cinema Theatre | 1976 | A. C. Martin & Associates |
| OHE | Olin Hall of Engineering | 1963 | William Pereira |
| PED | Physical Education Building | 1930 | John & Donald Parkinson |
| PHE | Charles Lee Powell Hall | 1973 | William Pereira |
| REG | Registration Building | 1964 | Ladd & Kelsey |
| RHM | Virginia Ramo Hall of Music | 1974 | William Pereira |
| SAL | Henry Salvatori Computer Science Center | 1976 | William Pereira |
| SHS | John Stauffer Hall of Science | 1965 | William Pereira |
| SOS | Social Sciences Building | 1966 | E. Durrell Stone |
| SSC | Frank R. Seaver Science Center | 1969 | William Pereira |
| SSL | Seaver Science Library | 1969 | William Pereira |
| STO | Stonier Hall | 1927 | William H. Mead |
| STU | Gwynn Wilson Student Union | 1928 | John & Donald Parkinson |
| TGF | Town & Gown | 1929 | William Lee Woollett |
| UUC | University United Church | 1931 | C. Raimond Johnson |
| URC | University Religious Center | 1964 | Killingsworth, Brady & Associates |
| URH | University Residence Hall | 1959 | A. C. Martin & Associates |
| VHE | Vivian Hall of Engineering | 1966 | William Pereira |
| VKC | Von KleinSmid Center | 1965 | E. Durrell Stone |
| WPH | Waite Phillips Hall of Education | 1968 | E. Durrell Stone |
| ZHS | Zumberge Hall (Science Hall) | 1928 | John & Donald Parkinson |

Non-Contributors include:

| | | | |
|-----|---|----------|-----------------------------------|
| AHN | Dosan Ahn Chang Ho Family House | pre-1907 | Unknown |
| BKS | Pertusati University Bookstore | 1989 | Grillas, Pirc, Rosier, Alves |
| CAS | College Academic Services | 1955 | Stanton & Stockwell |
| CEM | Center for Electron Microscopy | 1943 | C. Raimond Johnson |
| EEB | Hughes Aircraft Electrical Engineering Center | 1990 | Grillas, Pirc, Rosier, Alves |
| HED | Hedco Petroleum and Chemical Engineering | 1982 | Samuel E. Lunden |
| LHI | Loker Hydrocarbon Institute | 1979/95 | William Pereira |
| LJS | Laird J. Stabler Memorial Hall | 1964 | William Pereira |
| LVL | Leavey Library | 1993 | Shepley, Bulfinch, Richardson, & |
| OCW | Harold E. Moulton Organic Chemistry Wing | 1951 | Heitschmidt & Matchum |
| PCE | Neely Petroleum & Chemical Engineering Building | 1958 | Smith, Powell & Morgridge |
| RRB | Robert Glen Rapp Engineering Research Building | 1957 | Smith, Powell & Morgridge |
| SLH | John Stauffer Science Lecture Hall | 1965 | William Pereira |
| TCC | Tutor Campus Center | 2009 | AC Martin Partners |
| THE | Ronald Tutor Hall of Engineering | 2003 | AC Martin Partners |
| THH | Mark Taper Hall of Humanities | 1950 | Marsh, Smith, Powell |
| WAH | Watt Hall of Architecture | 1973 | Killingsworth, Brady & Associates |
| YWC | YWCA Building | 1951 | Vincent Palmer & Associates |

Landscape

Although the efforts of this project have focused primarily on the built environment, the man-made landscape and its elements are considered to be contributing to the

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character of the USC University Park Campus Historic District. In addition to the remnants of the Beaux Art Parkinson-era landscape and the lush, gladed landscape of the mid-century campus plans, several elements have been identified as significant landscape features within the expanded USC Campus Historic District. Specific significant landscape features are: the Trojan Shrine (Tommy Trojan), Trousdale Parkway, Alumni Park, and Associates Park.

General character-defining features of the landscape include:

- formal plazas with axial walkways (such as the plaza between Doheny Library and Bovard Administration Building)
- pedestrian-oriented circulation with limited vehicular access
- lush, gladed landscapes with graded topography and informal meandering walkways (such as the quadrangle north of the Bovard Administration Building)
- smaller designed landscapes, often with fountains and benches, situated between buildings (such as that between the Bing Theatre and Norris Cinema Theatre and Hancock Foundation and Hoffman Hall)
- the overall lush, green character of campus with plantings and shade trees
- courtyard spaces defined by surrounding buildings (such as the Engineering Quad and Harris Hall courtyard)

LISTED PROPERTIES SUBAREAS 2 & 3

Within the survey area of Subareas 2 and 3, there are no resources currently listed on the National Register, California Register, or as Los Angeles Historic-Cultural Monuments. There are three resources that are included in the Historic Resources Inventory (HRI):

| APN | ADDRESS | DATE | STATUS | HRI DATE |
|------------|--------------------|------------|--------|--------------|
| 5122025007 | 3705 S. Grand Ave. | 1921 | 6Y1 | 28 Aug 1990 |
| 5122022002 | 3500 S. Hope St. | 1928 | 6Y1 | 28 Aug 1990 |
| 5122021011 | 3401 S. Grand Ave. | 1946, 1960 | 6Y2 | 29 June 1994 |

6Y1: Determined ineligible for the National Register by consensus with no potential for any listing.

6Y2: Determined ineligible for the National Register by consensus, not evaluated for Local listing.

HISTORIC RESOURCES SUBAREAS 2 & 3

A table of all parcels in Subareas 2 & 3 that contain buildings is provided in Appendix C and includes: APN, address, historic name, current name, construction date, and California Historical Resource Status codes. One DPR 523A and B set (Primary Record and Building, Structure and Object Record) was completed for all resources constructed prior to 1980. The DPR forms are included in Appendix D.

Of the thirty parcels ARG surveyed, ARG identified one property that appears to be eligible for the California Register: 3440 S. Hope Street, which is significant under California Register Criteria 1 and 3. Under Criterion 1, the building is significant for its representation of the expansion of the California National Guard and California National Guard Reserves during the Korean War in the early 1950s. The building is also significant under Criterion 3 as a good example of industrial architecture exhibiting characteristics of the Art Deco style, designed by the notable Los Angeles architecture firm Morgan, Walls and Clements. Because the criteria and integrity thresholds for the City of Los Angeles Historic-Cultural Monuments are very similar to those of the California Register, this property also appears to be individually eligible for listing as a Historic-Cultural Monument.

As stated in Section IV (Regulations and Criteria of Evaluation) of this report, the integrity threshold for the National Register is higher than that of the California Register. Therefore, although the National Guard building appears eligible for the California Register, it does not appear to be eligible for the National Register due to compromised integrity.

VI. ANALYSIS OF PROJECT IMPACTS

Section 15065 of the CEQA *Guidelines* mandates a finding of a significant impact if a project would eliminate important examples of major periods of California history or prehistory. In addition, pursuant to Section 15064.5 of the CEQA *Guidelines*, a project could have a significant effect on the environment if it “may cause a substantial adverse change in the significance of an historical resource.” A “substantial adverse change” means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource is impaired.” Material impairment means altering “in an adverse manner those characteristics of an historical resource that convey its historical significance and its eligibility for inclusion in the California Register of Historical Resources.”

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The *City of Los Angeles CEQA Thresholds Guide* states the following: “A project would normally have a significant impact on historical resources if it would result in a substantial change in the significance of the 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 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.”¹¹

Impacts to historic resources not determined to be significant according to any of the significance criteria described above are not considered significant for the purposes of CEQA. Generally, under CEQA, a project that follows *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA *Guidelines* 15064.5). *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* are intended to provide guidance to historic building owners and managers, preservation consultants, architects, contractors, and project reviewers prior to treatment. The treatment *Standards* are designed to be applied to all historic resource types --buildings, sites, structures, districts, and objects.

The *Secretary of the Interior’s Standards for Rehabilitation* are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

¹¹ From the City of Los Angeles *CEQA Thresholds Guide*, found on the City of Los Angeles website: <http://www.lacity.org/ead/eadweb-aqd/thresholdsguide.htm>

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3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.¹²

SUBAREA 1: ACADEMIC CORE

The USC University Park Campus Specific Plan indicates that in Subarea 1 there is potential for up to 1,500,000 net new gross square feet of Academic/University use and 200 beds/70,000 net new gross square feet of Student Housing for a total allowable new

¹² "The Secretary of the Interior's Standards for Rehabilitation," Department of Interior Regulations, 36 CFR 67, National Park Service, Technical Preservation Services, <http://www.nps.gov/hps/TPS/tax/rhb/stand.htm>

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floor area of 1,570,000 square feet in Subarea 1. The buildings shall not exceed 150 feet in height.

Because there is a California Register-eligible USC University Park Campus Historic District and individually eligible properties within Subarea 1, the following analysis of impacts is divided into Individually Eligible Resources and the Historic District.

INDIVIDUALLY ELIGIBLE HISTORIC RESOURCES

DIRECT IMPACTS

The Draft Development Sites map, July 16, 2009 (Figure 1, page 10), indicates that three potential new development sites are planned at the current location of three buildings that ARG identified as potentially individually eligible for the California Register in its *University of Southern California University Park Campus Historic Resources Survey Update*, May 2009:

- OHE Olin Hall of Engineering
- REG Registration Building
- URC University Religious Center

If any of the above three buildings are demolished, there will be an impact; demolition of a historic resource is a significant and unavoidable impact under CEQA and cannot be mitigated to a less than significant level.

Because "Potential Conceptual New Development" is proposed throughout campus near other individually eligible historic resources, there is the potential for the new projects to impact the setting of these resources. New construction in or adjacent to the individually eligible historic resources should be compatible in massing, height, scale, setback, materials, roof form, and fenestration patterns.

HISTORIC DISTRICT RESOURCES

DIRECT IMPACTS

Because there is a potential California Register-eligible USC University Park Campus Historic District, there is the possibility this resource may be impacted by development. Of the 49 district contributors, the Draft Development Sites map, dated July 16, 2009 (figure 1), indicates that 15 potential conceptual new development sites are located where historic district contributors currently sit:

- BMH Booth Memorial Hall
- BSR Birnkrant Residential College

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- CLH College House
- COL College Hall 1
- EVK von KleinSmid Memorial Residence Hall
- FAC University Club (Faculty Center)
- HRH Harris Residence Halls
- HSH Hall Financial Services
- OHE Olin Hall of Engineering
- PHE Powell Hall
- REG Registration Building
- SHS Stauffer Hall of Science
- STO Stonier Hall
- URC University Religious Center
- URH University Hall

Under CEQA, a district is a historic resource. However, the *Guidelines* do not establish a threshold indicating when compromising the integrity of a historic district—through the demolition of a contributing structure or multiple contributing structures—represents an adverse impact to the resource. Thus a key question is whether a significant impact occurs when the demolition of a contributing structure (or multiple contributing structures) harms the integrity of the district.

Although National Register, California Register, and Los Angeles HPOZ (Historic Preservation Overlay Zone) documents discussing historic districts do not include language regarding a required percentage of district contributors, the generally accepted professional standard is 60% or higher.

Of the 67 buildings within the district, 49 are contributors; in other words, 73% are district contributors. If 15 district contributors are demolished, the percentage is reduced to 51% district contributors. Because the loss of 15 district contributors would result in a percentage below the 60% standard (51%), it is ARG's professional opinion that the demolition of 15 district contributors would represent a significant loss of district integrity, and it is very likely that the historic district would no longer be eligible for the California Register. The loss of a historic district is a significant impact under CEQA.

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However, Specific Plans are conceptual in nature and anticipate future projects that may or may not occur. It is not anticipated that all of the 15 district contributors cited above will be removed over the life of the Specific Plan. If eight or fewer of the historic district contributors that have been identified as potential development sites were removed, the percentage of district contributors would still be 61% or higher. It is ARG's professional opinion that the demolition of eight or fewer district contributors which have been identified in the Specific Plan as potential developments sites would not represent a significant adverse impact to the historic district. With a maintained percentage of 60% or more contributing structures, the historic district would still retain sufficient integrity and would still be eligible for the California Register under Criteria 1 and 3. Prior to demolishing any district contributors beyond eight, further environmental analysis should be undertaken to determine if a significant adverse impact would occur.

The Specific Plan allows for new development up to 150 feet in height in Subarea 1. Within the National Register-eligible historic district identified in 1990, the buildings are primarily three to four stories and the period of significance is 1880-1944. The tallest, and the exception, is the eight-story Doheny Memorial Library. Within this National Register-eligible historic district and immediately adjacent to it, new construction should be similar in height and scale to the nearby district contributors. The impact of new construction on adjacent district contributors is dependent on the height of the new buildings, the number of the new buildings, and their location within the district. For example, one tall building within or adjacent to the historic district may not be an impact while two or three may be. In addition to height, new construction in or adjacent to the historic district should be compatible in massing, height, scale, setback, materials, roof form, and fenestration patterns.

The following potential development sites are located within or immediately adjacent to the National Register-eligible historic district and have the potential to impact the historic district if the new construction is incompatible.

Potential Development Sites within the National Register-Eligible Historic District:

- University Religious Center site
- College House site
- Mrs. Willis H. Booth Ferris Hall site
- Site east of Marcia Lucas Post Production Building

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- Stonier Hall site
- Faculty Center site

Potential Development Sites Immediately adjacent to the National Register- Eligible Historic District:

- Claire Zellerbach Saroni Student Health Center site and lot to the north
- Site northeast of Emery Stoops & Joyce Kingstoops Education Library
- Ahmanson Center for Biological Research, Center for Electron Microscopy and Microanalysis, John Stauffer Hall of Science, Harold E. and Lillian M. Moulton Organic Chemistry Wing, Laird J. Stabler Memorial Hall, and Robert Glen Rapp Engineering Research Building site
- Hazel & Stanley Hall Financial Services Building and Belle D. Vivian YWCA Building site and parking lot to the north
- Carson Television Center and Harold Lloyd Motion Picture Scoring building site

ARG identified a potential California Register historic district that expands the National Register-eligible historic district in terms of boundary and period of significance: from 1880-1944 for the National Register-eligible historic district to 1880-1976 for the potential California Register historic district. In general, the buildings located outside the National Register-eligible historic district boundaries but included in the potential California Register historic district were constructed later (many between 1944 and 1976) and are generally taller than those of the National Register-eligible historic district. New infill construction in or immediately adjacent to this expanded boundary may be taller than in the National Register-eligible historic district without representing an impact. However, any new construction in or immediately adjacent to the expanded district should be compatible with the massing, height, scale, setback, materials, roof form, and fenestration patterns of the nearby district contributors.

Potential Development Sites Outside the National Register-Eligible Historic District but Within the Potential California Register Historic District:

- Cecele & Michael Birnkrant Residence Hall, May Ormerod Harris Residence Hall, Elisabeth Von Kleinsmid Memorial Residence Hall, College Residence Hall, and University Residence Hall site
- Site west of Parking Structure C

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- Registration Building site
- H. Leslie Hoffman Hall of Business site (also listed above as adjacent to the National Register-eligible historic district)
- Charles Lee Powell Hall site
- Olin Hall of Engineering site
- Ahmanson Center for Biological Research, Center for Electron Microscopy and Microanalysis, John Stauffer Hall of Science, Harold E. and Lillian M. Moulton Organic Chemistry Wing, Laird J. Stabler Memorial Hall, and Robert Glen Rapp Engineering Research Building site (also listed above as adjacent to the National Register-eligible district)
- Hazel & Stanley Hall Financial Services Building and Belle D. Vivian YWCA Building site and parking lot to the north (also listed above as adjacent to the National Register-eligible historic district)

Potential Development Sites Immediately Adjacent to the Potential California Register Historic District:

- Figueroa Building site
- Site south of Ray & Nadine Watt Hall of Architecture & Fine Arts
- Parkside Apartments site
- Childs Way Building 1 site
- Temporary Dining Facility site
- Music Practice and Instructional Center, Intramural Field site
- Harold Lloyd Motion Picture Scoring and Carson Television Center site (also listed above as adjacent to the National Register-eligible historic district)
- Claire Zellerbach Saroni Student Health Center site and lot to the north (also listed above as adjacent to the National Register-eligible historic district)

It is ARG's professional opinion that if all new construction adjacent to or within the National Register and potential California Register Historic Districts meets the *Secretary of the Interior's Standards* and is compatible with the massing, height, scale, setback,

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materials, roof form, and fenestration patterns of the nearby district contributors, an impact will be mitigated to a less than significant level.

SUBAREA 2: UNIVERSITY PARK EAST AREA:

The USC University Park Campus Specific Plan indicates that in Subarea 2 there is potential for up to 500,000 net new gross square feet of Academic/University use for a total allowable new floor area of 500,000 square feet. The buildings shall not exceed 150 feet in height.

ARG identified one building in Subarea 2 that appears to be a resource under CEQA, the Down Town Shopping News Factory/National Guard Building (3440 S. Hope Street). According to the *Specific Plan Project Description* "It is anticipated that up to approximately 120,289 square feet of existing buildings could be removed within Subarea 2, including the buildings at 3440 S. Hope Street and 3500 S. Hope Street."¹³

Pursuant to Section 15064.5 of the CEQA Guidelines, a project could have a significant effect on the environment if it "may cause a substantial adverse change in the significance of an historical resource." A "substantial adverse change" means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource is impaired." Material impairment means altering "in an adverse manner those characteristics of an historical resource that convey its historical significance and its eligibility for inclusion in the California Register of Historical Resources." The Down Town Shopping News Factory/National Guard Building appears to be potentially eligible for the California Register of Historical Resources. If demolished as proposed in the Project Description, the impact to the historic resource would be significant and unavoidable. Demolition cannot be lessened to a less than significant impact.

In Subarea 2, the Specific Plan indicates new development shall not exceed 150 feet. The Down Town Shopping News Factory/National Guard Building is four stories. A building of 150 feet in height would be approximately 10-15 stories and would be significantly taller than 3440 S. Hope Street. However, because the subarea setting has been compromised by the Harbor Freeway (CA-110) directly to the west and other recent development in the area, it is ARG's opinion that new development reaching 150 feet would not represent a significant adverse impact on 3440 S. Hope Street.

¹³ Matrix Environmental, "USC Specific Plan: II. Project Description." September 2009.

SUBAREA 3: UNIVERSITY VILLAGE/CARDINAL/CENTURY

In Subarea 3, the Specific Plan provides for new floor area in the following use categories: 500,000 square feet Academic/University Serving; 202,000 square feet of Retail/Shopping Center; 45,000 square feet Restaurant; 40,000 square feet Supermarket, 43,000 square feet Movie Theater; 5,200 beds/1,765,000 square feet student housing; 250 units/300,000 square feet Faculty Staff House; 165,000 square feet/150 rooms Hotel/Conference Center; and 80,000 square feet Lab School & Community Educational Academy. The buildings shall not exceed 150 feet in height.

ARG did not find any historic resources in Subarea 3. As a result, the multiple projects that are proposed for the district will not have a direct impact on any historic resources.

In addition, Subarea 3A does not directly abut the USC University Park Campus National Register-eligible or potential California Register historic districts. However, Subarea 3A is directly across Hoover Street from three historic district contributors: University Religious Center (also an individually eligible resource), College House, and University United Church. Currently Jefferson Boulevard and a parking lot to the north of the historic district contributors provide a buffer between this historic resources and any new development north of Jefferson Boulevard. It is not expected that any new development in Subarea 3A that is up to 150 feet in height as anticipated in the Specific Plan, would have a significant impact on the USC University Park Campus historic districts.

VII. MITIGATION MEASURES

The following describes mitigation measures for the impacts identified above. While implementation of these measures would reduce impacts on historic resources, because the impacts include demolition of individually eligible historic resources, the impacts would remain significant adverse impacts. In addition, ARG has identified a potential California Register-eligible USC University Park Campus Historic District. If more than eight district contributors are demolished, further environmental analysis would be required to determine whether the demolition represents the loss of a historic district, and thus a significant adverse impact. Infill construction within the district has the potential to adversely impact the historic district but can be mitigated to a less than significant level if the infill is consistent with the *Secretary of the Interior's Standards* (see Mitigation for Impacts to Historic District below).

MITIGATION FOR IMPACTS TO INDIVIDUALLY ELIGIBLE RESOURCES

- **Prepare archival documentation (similar to Historic American Building Survey [HABS] level II documentation) on individually eligible structures or district contributors that will be demolished.**

HABS Level II documentation consists of the following:

- Architectural and Historical Narrative
- Measured Drawings
- Medium or Large Format Photography

- **Designate Historic Resources**

To offset the loss of individually-eligible resources, consider nominating individual resources that have been identified as potentially eligible for the National Register, California Register or as Los Angeles Historic-Cultural Monuments.

MITIGATION FOR IMPACTS TO HISTORIC DISTRICT

- **Create Design Guidelines for the USC University Park Campus Historic District**

To ensure that the impact of new construction is mitigated to a less than significant level, develop Design Guidelines for the USC University Park Campus potential California Register historic district consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*.

General recommendations may include but would not be limited to:

- exterior rehabilitation of individually eligible resources and district contributors
 - materials conservation and appropriate cleaning of buildings
 - recommendations for stabilization and long-term maintenance measures

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- window rehabilitation
- treatment of major interior public spaces such as lobby areas
- general recommendations for new development or additions
- compatible design enhancements for non-contributing buildings
- general signage guidelines
- recommendations for landscape preservation and maintenance
- **Interpretation of Historic District**
Partner with LA Conservancy to provide walking tours.
- **Designate Historic Resources**

To offset the loss of district contributors, consider the nomination and designation of the historic district identified as potentially eligible for the California Register.
- **Create Construction Monitoring Plan**
Hire qualified preservation professional to conduct periodic site visits to monitor demolition or new construction adjacent to district contributors or the rehabilitation of district contributors.

VIII. CONCLUSION

The Specific Plan identifies potential development on the sites of four buildings that ARG identified as potentially individually eligible for the California Register. These buildings are considered historic resources for the purposes of CEQA

Subarea 1:

- OHE Olin Hall of Engineering
- REG Registration Building
- URC University Religious Center

Subarea 2:

- Down Town Shopping News Factory/National Guard Building (3440 S. Hope Street)

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If any of the above four buildings are demolished, there will be an impact; demolition of a historic resource is a significant and unavoidable impact under CEQA and cannot be mitigated to a less than significant level.

Additionally, because there is a potential USC University Park Campus California Register-eligible historic district, there is the potential to impact this resource by the development proposed in the Specific Plan. Of the 67 buildings within the district, 49 are contributors; in other words, 73% are district contributors. If 15 district contributors are demolished, as proposed in the Specific Plan, the percentage is reduced to 51% district contributors. Because the loss of 15 district contributors would result in a percentage below the 60% standard (51%), it is ARG's professional opinion that this would represent a significant loss of district integrity, and it is very likely that the historic district would no longer be eligible for the California Register. The loss of a historic district is a significant impact under CEQA.

However, Specific Plans are conceptual in nature and anticipate future projects that may or may not occur. It is not anticipated that all of the 15 district contributors cited above will be removed over the life of the Specific Plan. If eight or fewer of the historic district contributors that have been identified as potential development sites were removed, the percentage of district contributors would still be 61% or higher. It is ARG's professional opinion that the demolition of eight or fewer district contributors which have been identified in the Specific Plan as potential developments sites would not represent a significant adverse impact to the historic district. With a maintained percentage of 60% or more contributing structures, the historic district would still retain sufficient integrity and would still be eligible for the California Register under Criteria 1 and 3. Prior to demolishing any district contributors beyond eight, further environmental analysis should be undertaken to determine if a significant adverse impact would occur.

In addition, the Specific Plan indicates construction in all three Subareas may be up to 150 feet in height. Although it is ARG's opinion that this does not represent an impact in Subareas 2 and 3, there is the potential for infill construction of that height within the historic district or adjacent to it to impact the historic resources. The impact will be determined by a number of factors including the amount of infill, height, and location in relation to historic district contributors. As these projects are proposed, they should be designed to be compatible with the historic district contributors in terms of height, massing, scale, setback, materials, roof form, and fenestration patterns. Creation of design guidelines, interpretation of the historic district, and the creation of a

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construction monitoring plan will mitigate the impact of new construction within the district to a less than significant level.

ARG has proposed mitigation measures (see VII. Mitigation Measures) for the loss of individually eligible resources. While these measures help reduce the impact, demolition cannot be mitigated to a less than significant level, and there remains a significant adverse impact.

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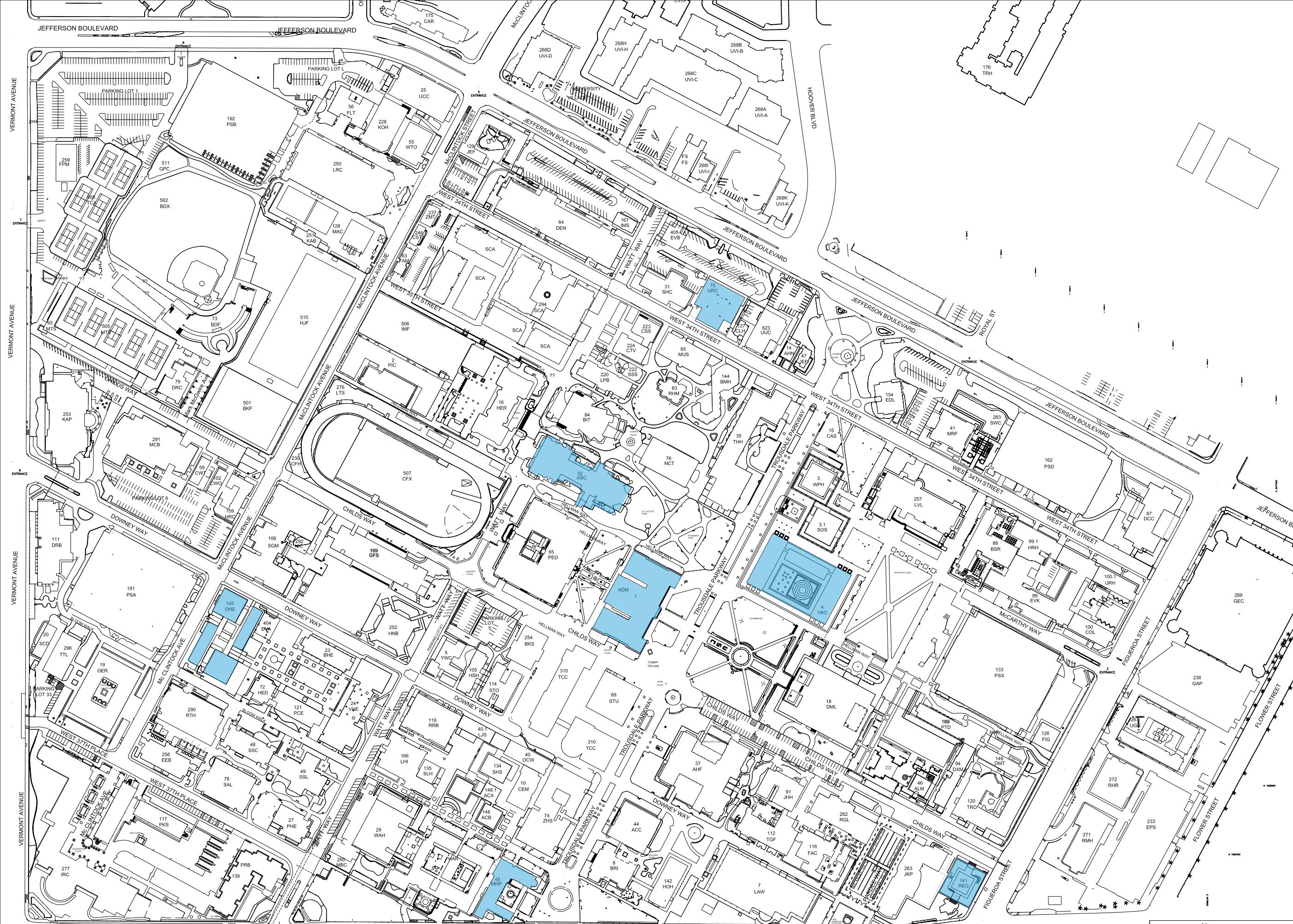
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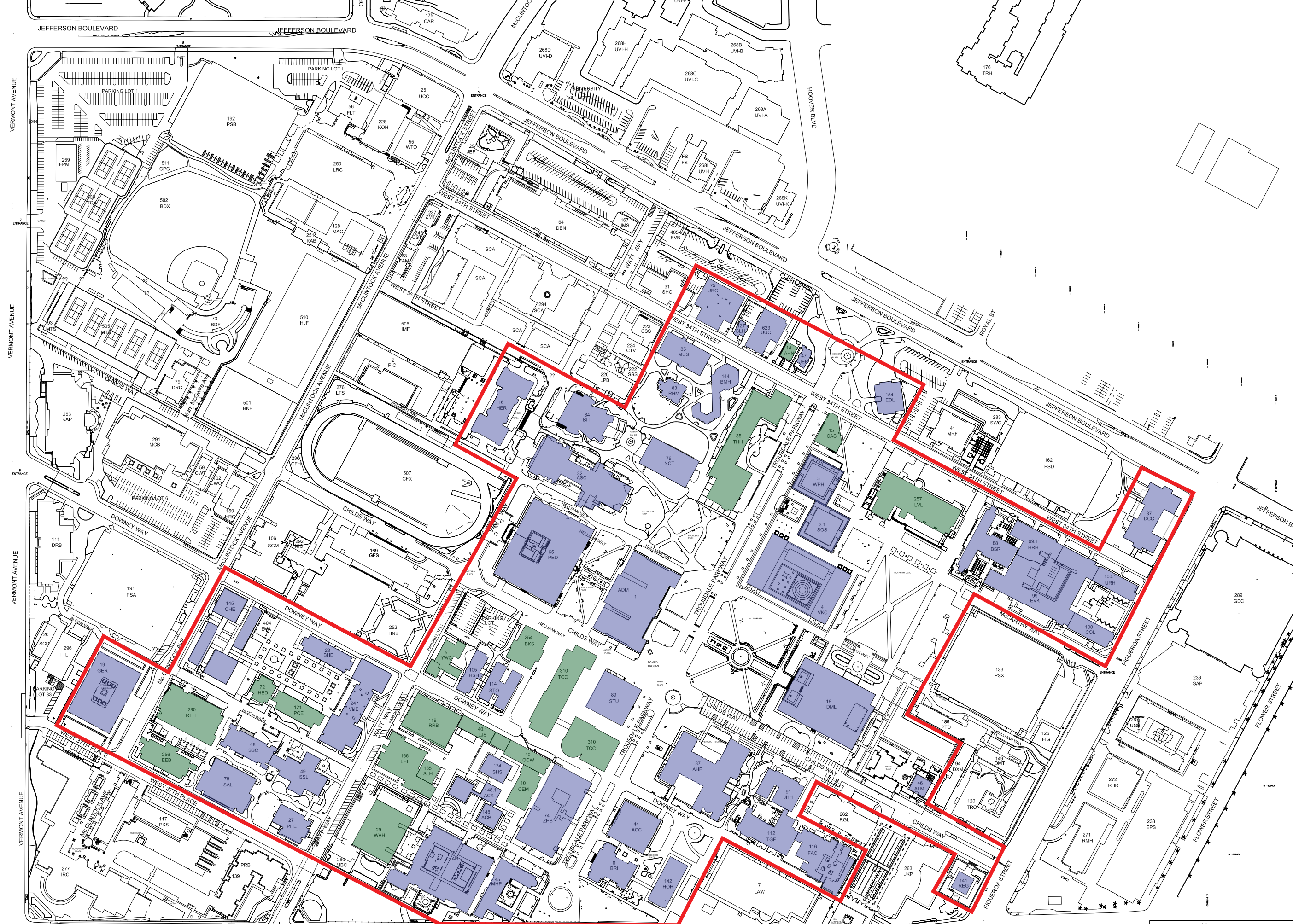
Map of Individually-Eligible Resources 2009

LEGEND

INDIVIDUALLY ELIGIBLE RESOURCE

USC
UNIVERSITY PARK CAMPUS
VICINITY MAP

DATE: 05/03
SCALE: 1" = 80'-0"
G:\SITEPLNS\UPC\UPCBASE.dwg



USC Proposed California Register-Eligible Historic District 2009

LEGEND

| | |
|-------------------|--|
| CONTRIBUTORS | |
| NON-CONTRIBUTORS | |
| DISTRICT BOUNDARY | |

USC
UNIVERSITY PARK CAMPUS
VICINITY MAP

DATE: 05/03
SCALE: 1" = 80'-0"
G:\SITEPLNS\UPC\UPC.BAS

**USC Districts 2 and 3
Parcel Information Table**

| | APN | Address | Historic Name | Current Name | Construction Date | NRHP Status Code |
|----|------------|----------------------|------------------------------|-------------------------|--------------------------|-------------------------|
| 1 | 5037029018 | 451 W 37TH ST | | TYLER BUILDING | 1950 | 6Z |
| 2 | 5037029020 | 3702 S FIGUEROA ST | | USC PARKING STRUCTURE 1 | 2005 | N/A |
| 3 | 5037030022 | 3720 S FLOWER ST | | USC | 2007 | N/A |
| 4 | 5039001040 | 1182 W 31ST ST | | LA SORBONNE APTS | 1964 | 6Z |
| 5 | 5039001060 | 3015 S ORCHARD AVE | TROJAN APARTMENTS | CENTURY APARTMENTS | 1977 | 6Z |
| 6 | 5039019051 | 1118 W 31ST ST | | CARDINAL GARDEN | 1976 | 6Z |
| 7 | 5039020030 | 3015 S HOOVER ST | UNIVERSITY VILLAGE | UNIVERSITY VILLAGE | 1976 | 6Z |
| 8 | 5039020030 | 3015 S HOOVER ST | WENDY'S | WENDY'S | 1989 | 6Z |
| 9 | 5039020032 | 911 W JEFFERSON BLVD | BURGER KING | BURGER KING | 1976 | 6Z |
| 10 | 5039020033 | 821 W JEFFERSON BLVD | U.S. BANK | DENNY'S | 1973 | 6Z |
| 11 | 5039020912 | 915 W JEFFERSON BLVD | FIRE STATION NO. 15 | FIRE STATION NO. 15 | 1949 | 6Z |
| 12 | 5122021010 | 3440 S HOPE ST | LOS ANGELES DOWN TOWN | USC WAREHOUSE | 1927 | 3CS |
| 13 | 5122021011 | 3401 S GRAND AVE | THE MAY CO. SERVICE BLDG AND | USC PARKING GARAGE | 1946 | 6Z |
| 14 | 5122022002 | 3500 S HOPE ST | FISK TIRE CO./DMV | USC | 1928 | 6Z |
| 15 | 5122025006 | 3711 S GRAND AVE | HOFFMAN LABORATORIES | | 1957 | 6Z |
| 16 | 5122025008 | 3705 S GRAND AVE | | APT BUILDING | 1921 | 6Z |
| 17 | 5122030020 | 3411 S HILL ST | MAY DEPARTMENT CO. | USC | 1966 | 6Z |
| 18 | 5123022026 | 3574 S FIGUEROA ST | STANDARD OIL CO. | CHEVRON | 1971 | 6Z |
| 19 | 5123022031 | 3520 S FIGUEROA ST | | RADISSON HOTEL AND USC | 1974 | 6Z |
| 20 | 5123022034 | 3500 S FIGUEROA ST | | UNIVERSITY GARDENS | 1976 | 6Z |
| 21 | 5123022040 | 3444 S FIGUEROA ST | | USC GALE CENTER | 2006 | N/A |

6Z = Found ineligible or local designation through survey evaluation

3CS = Appears eligible for CR as an individual property through survey evaluation

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) Tyler Building

P1. Other Identifier: _____

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M.

c. Address 451 West 37th Street City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5037029018

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story, mid-century building is triangular in plan. The three elevations face S. Flower Street, Exposition Boulevard, and W. 37th Street. Finished in concrete, this building is distinctive for its streamlined design featuring vertical bays of mosaics tiles in an alternating rectangular pattern that extend from the roofline to the foundation. There are no windows openings. A cutaway corner at the intersection of Exposition Boulevard and S. Flower Street contains the main entrance. An angled slab of concrete projects over the main entrance. The overhang is supported by a triangular pillar which is also finished with mosaic tiles. The main entrance features an aluminum frame, glazed, double door assembly with sidelights and transom. A brick wall along the south end of the property is textured with projecting bricks, which echo the pattern of rectangles in the mosaics on the main facade. This portion of the property appears to be under construction.

P3b. Resource Attributes: HP6 - 1-3 story Commercial Building HP15 - Educational building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

*View looking west toward east elevation
(ARG, 11 March 2009)*

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1950 Assessor's information.

P7. Owner and Address:

University of Southern California

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

- None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 6Z

Resource Name or #: (Assigned by recorder) Tyler Building

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Commercial B4. Present Use: Academic

B5. Architectural Style: Midcentury Modern

B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1950. At some point prior to 2004, a rear addition was built, filling out the triangular block. The interior of the building was remodeled in 2003, 2004, and 2008.

B7. Moved? No Yes Unknown Date: _____ Original Location: _____

B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

B10. Significance: Theme Education, Dev. and Architecture

Area Los Angeles

Period of Significance 1880-1980

Property Type Institutional

Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to assessor's information, the commercial building at 451 W. 37th Street was built in 1950 in the University Addition Tract. In 1922, prior to construction of the current commercial building, a single-family 1 1/2-story dwelling was located on site (Sanborn Map Company, 1922). At that time S. Flower Street terminated at Exposition Blvd and did not extend through the block. By 1950, S. Flower Street cut through the block, and, as a result, the commercial property at 451 W. 37th Street was built to face three streets, W. 37th Street, Exposition Boulevard, and S. Flower Street (Sanborn Map Company, 1950). At that time the building consisted of rectangular footprint with corner cutout at the corner of S. Flower Street and Exposition Boulevard. The building was constructed of reinforced concrete and contained two shops. The remainder of the triangular block contained three one-story, single-family dwellings and an auto repair painting and upholstery shop (Sanborn Map Company, 1950). In 1953 the commercial building at 451 W. 37th Street and the composition of the block remained the same but the Harbor Freeway had been constructed to the south, changing the setting. As early as 2003 USC owned the property. The building is currently called the "Tyler Building" on campus maps.

The building at 451 W. 37th Street is over fifty years of age and has good integrity. However, the property does not appear to reach the level of significance necessary to be eligible for the California Register of Historical Resources or listed as a Los Angeles Historic-Cultural Monument.

B11. Additional Resource Attributes: HP6 - 1-3 story Commercial Building

HP15 - Educational building

B12. References:

See continuation sheet.

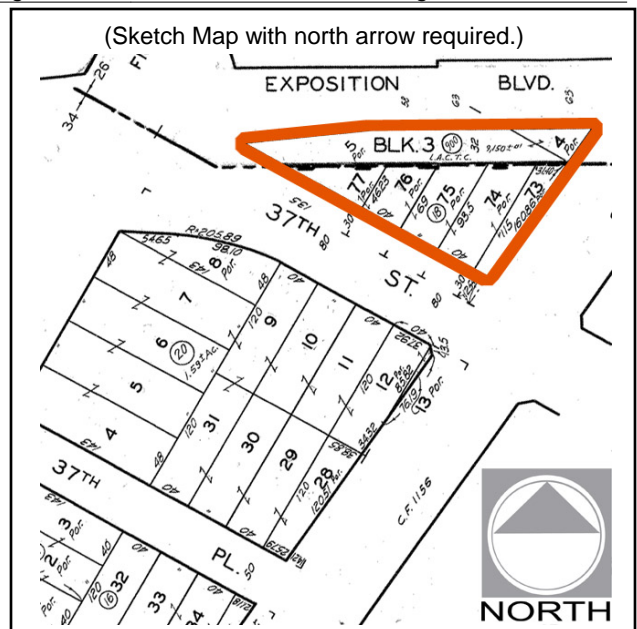
B13. Remarks:

Jody Stock and Anny Su

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 7 April 2009

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) Tyler Building

Recorded by Jody Stock and Anny Su **Arch. Resources Group** Date 7 April 2009 Continuation Update

B12. References:

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Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 Resource Name or #: (Assigned by recorder) 1182 W 31st Street

P1. Other Identifier: La Sorbonne Apartments

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M.

c. Address 1182 West 31st Street City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5039001040

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This apartment building has a roughly rectangular footprint and is composed of two- and three-story portions. The first story of the southern portion of the building is parking. A simple rectangular projecting cornice surrounds the flat roof. A flat-roofed structure with coved eaves projects above the main roofline at the northeast corner of the building. Smooth stucco clads the walls. Windows are horizontally oriented aluminum sliders or narrow vertical windows with aluminum sliders in the upper portion. Balconies composed of projecting slabs topped by wrought-iron railings are located at the second and third floors of the north elevation. Aluminum sliding glass doors provide access to the balconies. A canted entrance with aluminum glazed door and sidelights is located at the northeast corner of the building, recessed under the second floor. A cantilevered flat roof projects from the corner sheltering the entrance. The building is surrounded by parking on three sides and S. Orchard on the fourth.

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

View looking north toward south elevation (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1964 Assessor's information.

P7. Owner and Address:

Not recorded

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

NRHP Status Code 6Z

Resource Name or #: (Assigned by recorder) 1182 W 31st Street

B1. Historic Name: _____

B2. Common Name: La Sorbonne Apartments

B3. Original Use: Multi-family dwelling B4. Present Use: Multi-family dwelling

B5. Architectural Style: Midcentury Modern

B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1964.

B7. Moved? No Yes Unknown Date: _____ Original Location: _____

B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

B10. Significance: Theme Redevelopment Area Los Angeles

Period of Significance 1966-1977 Property Type Multi-family dwelling Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to assessor's information, the apartment building at 1182 W. 31ST Street was built in 1964 in the Hunt Tract for owner David Kinarchy. An architect was not listed on the original building permit issued on July 10, 1964 (Bldg. permit 1964LA70433), but Tim Larson was listed as the architect for a public pool on a November 16, 1964 permit (Bldg. permit 1964LA70433). The apartment building was built just prior to the approval of the Hoover Redevelopment Plan in 1966. With the exception of the apartment building at 1182 W. 31st Street and the fire station at 915 W. Jefferson Boulevard, the blocks between S. Vermont Avenue, W. Jefferson Boulevard, W. 30th Place, and S. Hoover Street were cleared for development in the late 1960s. The Hoover Redevelopment Project included 177 acres surrounding the University of Southern California campus north of Exposition Boulevard. Fifty seven of these acres were acquired by the University, and 120 acres were allocated for the creation of a complex of low-income and medium-density apartments, university-oriented shopping centers, and motels (Los Angeles Times, 12/3/1964, A1). The redevelopment project was promoted by officials and developers for its ability "to rescue a key neighborhood from threatened blight" (Los Angeles Times, 10/5/1964, F7) but the project called for the demolition of existing commercial and residential buildings and was actively opposed by some residents (Los Angeles Times, 12/4/1964, A1). As a result, approval of the highly controversial project was delayed for eleven years. In 1966 the City Council finally adopted the ordinance which declared the area blighted, setting the stage for a \$50 million revitalization program (Los Angeles Times, 1/28/1966, 3 and 7/18/1968, A1).

See continuation sheet.

B11. Additional Resource Attributes: HP3 - Multiple Family Property

B12. References:

See continuation sheet.

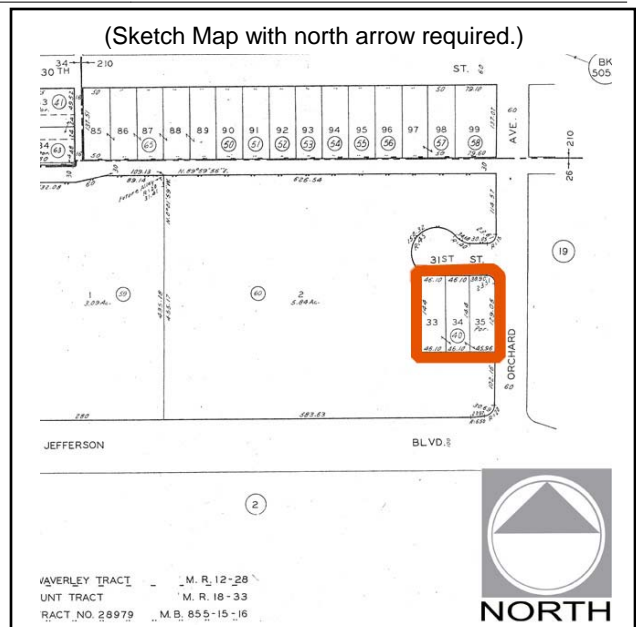
B13. Remarks:

Jody Stock and Anny Su

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 7 April 2009

(This space reserved for official comments.)



Page 3 of 5 Resource Name or #: (Assigned by recorder) 1182 W 31st Street

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

Supplemental Photograph or Drawing



Description of Photo:
(View, date, accession #)
*View looking southwest toward east
elevation (11 March 2009)*

Supplemental Photograph or Drawing

Description of Photo:
(View, date, accession #)

B10. Significance:

The Community Redevelopment Agency (CRA) negotiated with a sponsoring group to purchase and develop the site on the northeast corner of S. Vermont Avenue and W. Jefferson Boulevard for low- to moderate-income housing. The complex, called University Gardens, was a 113-unit, HUD-financed, low-income apartment project built in 1974. The CRA also selected a businessmen's organization to develop a \$5 million shopping center at S. Hoover Street and W. Jefferson Boulevard, now called University Village (Los Angeles Times, 2/8/1976, G1).

The next project to be constructed was 1118 W. 31st Street located directly east of 1182 W. 31st Street. This nine-building apartment complex was the first non-subsidized housing complex in the Hoover Redevelopment Project. Construction of the \$4.3 million project began in 1976 and included 210 one- and two-bedroom apartment units on a 6.14-acre site. The project was developed by Cardinal Development Co., a partnership of Watt Industries, Jefferson McClintock Co., and Reese Myers in close cooperation with the Community Redevelopment Agency (Los Angeles Times, 2/8/1976, G1). The apartment complex at 3015 S. Orchard Avenue, which surrounds 1182 W. 31st Street on three sides, was the first Title II, Section 8 family housing development to be built in California, according to Jack Harper, vice president of Watt Industries (Los Angeles Times, 2/13/1977, 11), the Santa Monica developer of the \$5 million project (Los Angeles Times, 2/1/1977, A16). Groundbreaking ceremonies for the complex were attended by Mayor Bradley, Rep. Yvonne Brathwaite Burke, Councilman Robert Farrell, redevelopment officials, and the project's developer. The Orchard Avenue complex, initially called the Trojan Apartments and later the Century Apartments, included a recreation building, swimming pool, volleyball and basketball courts, and play area (Los Angeles Times, 2/13/1977, 11). The general contractor was Watt Industries, landscape architect was William Johnson, electrical engineer was John Snyder, and the civil engineer was E.L. Pearson & Associates (Los Angeles Times, 2/8/1976, G1). The project was designed to retain as much open space as possible according to Glucksman (Los Angeles Times, 2/8/1976, G1). The buildings at 1182 W. 31st Street are now called La Sorbonne Apartments and continue to function as an apartment complex.

The apartment complex at 1182 W. 31st has good integrity. However, the property is less than fifty years of age. To be eligible for the California Register, properties must have either reached fifty years of age or sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. At this time, the property does not appear to reach the level of significance necessary to be eligible for the California Register of Historical Resources or listed as a Los Angeles Historic-Cultural Monument.

B12. References:

- "32nd Street Market Continues 'little store on the corner' tradition." *The Los Angeles Times*. 14 October 1981, 15.
- Baker, Erwin. "Renewal Program Near USC Substandard Area Under Way." *The Los Angeles Times*. 3 September 1967, F1.
- "Bank Branch Set to Open." *The Los Angeles Times*. 11 November 1973, G32.
- "Bank Opens New Branch." *The Los Angeles Times*. 4 November 1973, G26.
- "Bankruptcy Dims Bright Spot in Renewal Effort." *The Los Angeles Times*. 18 January 1974, C1.
- "Evolution of the Shopping Center." <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.
- "Funding Arranged for USC Shopping Center." *The Los Angeles Times*. 10 June 1973, F18.
- Gebhard, David, and Robert Winter. *A Guide to Architecture in Los Angeles & Southern California*. Santa Barbara [Calif.]: Peregrine Smith, 1977.
- Green, Terence M. "Complex Under Way at Hoover Project." *The Los Angeles Times*. 8 February 1976, G1.
- Herbert, Ray. "Council Gives Final OK to Hoover-USC Project." *The Los Angeles Times*. 28 January 1966, 3.
- Herbert, Ray. "Hoover Project to Get Mobile Shopping Center." *The Los Angeles Times*. 5 June 1969, D1.
- Herbert, Ray. "Shopping Center Plan for USC Area Outlined." *The Los Angeles Times*. 21 August 1969, C1.
- Herbert, Ray. "Urban Project Called Effort to 'Insulate' USC." *The Los Angeles Times*. 29 October 1965, A1.
- Herbert, Ray. "Watts, Hoover Renewal Work Speeded Up." *The Los Angeles Times*. 17 July 1969, B1.
- Historic Aerials: Historic Maps/Coverage. <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.
- "Hoover Area Urban Plan Called 'Mess.'" *The Los Angeles Times*. 4 December 1964, A1.
- "In New Home Area." *The Los Angeles Times*. 7 April 1946, 14.
- "Leaders Want New Life Put in Hoover Area." *The Los Angeles Times*. 3 December 1964, A1.
- Los Angeles (California.). [City of Los Angeles Assessor's Property Information]. Los Angeles, CA: City of Los Angeles Department of City Planning, 2009.
- "Negotiations Set on Hoover Housing Plan." *The Los Angeles Times*. 18 September 1969, B4.
- "New Building Completed." *The Los Angeles Times*. 12 September 1948, E5.

Page 5 of 5

Resource Name or #: (Assigned by recorder) 1182 W 31st Street

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

"New Firm Plans to Build 1,500 Homes." *The Los Angeles Times*. 8 June 1969, H6.

"Nixon to Take MacArthur Messages to Far East." *The Los Angeles Times*. 4 October 1953, 42.

"Planners Push \$50-Million Hoover-USC Urban Project." *The Los Angeles Times*. 5 October 1964, F7.

"Plans for \$50 Million USC Project Approved." *The Los Angeles Times*. 13 November 1964, OC1.

"Redevelopment Project Altered to Allow Housing." *The Los Angeles Times*. 10 November 1978, B27.

"Rent Subsidy Projects Get Under Way." *The Los Angeles Times*. 13 February 1977, 11.

R.L. Polk & Co. *Polk's San Gabriel (Los Angeles County, Calif.) City Directory*. Los Angeles, Calif: R.L. Polk & Co, 1900s.

Roseman, Wallch and Taube, et al. *A University and A Neighborhood: University of Southern California in Los Angeles, 1880-1984*. (Los Angeles: Figueroa Press, 2006).

Sanborn Map Company. *Sanborn Fire Insurance Maps. [Los Angeles] California*. Teaneck, NJ: Chadwyck-Healy, 1922, 1950, 1953, and 1954.

Tully, William. "First Land Parcels Sold in Hoover-USC Project." *The Los Angeles Times*. 18 July 1968, A1.

Turpin, Dick. "University Village Introduces New Concept." *The Los Angeles Times*. 9 June 1974, G1.

"University Village Adds to Community's Appeal." *The Los Angeles Times*. 14 October 1981, I13.

"University Village Observes Opening." *The Los Angeles Times*. 3 October 1976, 113.

"Work Begins on Senior Subsidized Development." *The Los Angeles Times*. 13 November 1977, J8.

"Work Started on Housing Project." *The Los Angeles Times*. 1 February 1977, A16.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 Resource Name or #: (Assigned by recorder) 3015 S Orchard Avenue

P1. Other Identifier: Century Apartments

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 3015 South Orchard Avenue City Los Angeles Zip 90007
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5029001060

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This apartment complex spans the block between W. Jefferson Boulevard and 30th Place and is bordered on the east and west by apartment buildings. The complex is composed of two buildings, which have pinwheel or Y-shaped footprints. A swimming pool is located between the two buildings. Lawns, mature landscaping, curvilinear walkways, and fixed Modern benches surround the apartment buildings.

The buildings are four stories; the first is parking and the upper three are apartments. Flat-topped hipped roofs with the sloped sections clad in red clay tile cover the buildings. Wing walls project beyond the wall plane and above the roof lines, separating the buildings into sections. The walls of the building are masonry block at the first floor and are separated from the second floor by a simple stringcourse. The upper walls are clad in stucco with vertical wood panels beneath some windows. Molding surrounds the windows and panels creating strong vertical elements. The windows are simple aluminum sliders, often paired. Security grills have been added to the second floor windows, and grills also span the openings to the garage at the first floor. At the second, third, and fourth floors, balconies are partially recessed and have low stucco walls with simple horizontal wood post railings. Sliding glass aluminum doors provide access to the balconies. Side elevations are primarily blank, with two columns of windows.

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

View looking north toward south elevation (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1977 Assessor's information.

P7. Owner and Address:

Not recorded

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

NRHP Status Code 6Z

Resource Name or #: (Assigned by recorder) 3015 S Orchard Avenue

B1. Historic Name: Century Apartments

B2. Common Name: Century Apartments

B3. Original Use: Multi-family dwelling

B4. Present Use: Multi-family dwelling

B5. Architectural Style: Modern

B6. Construction History: (Construction date, alterations, and date of alterations)

The apartment complex was built in 1977.

B7. Moved? No Yes Unknown Date: _____

Original Location: _____

B8. Related Features:

B9a. Architect: Leon Glucksman & Associates

b. Builder: Watt Industries

B10. Significance: Theme Redevelopment

Area Los Angeles

Period of Significance 1966-1977

Property Type Multi-family dwelling

Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to assessor's information, the apartment complex at 3015 Orchard Avenue was built in 1977 in Tract 28979 for Watt Industries. Leon Glucksman and Associates was listed as the architect.

The apartment complex was developed as part of the Hoover Redevelopment Project. The project included 177 acres surrounding the University of Southern California campus north of Exposition Boulevard. Fifty seven of these acres were acquired by the University, and 120 acres were allocated for the creation of a complex of low-income and medium-density apartments, university-oriented shopping centers, and motels (Los Angeles Times, 12/3/1964, A1). The redevelopment project was promoted by officials and developers for its ability "to rescue a key neighborhood from threatened blight" (Los Angeles Times, 10/5/1964, F7), but the project called for the demolition of existing commercial and residential buildings and was actively opposed by some residents (Los Angeles Times, 12/4/1964, A1). As a result, approval of the highly controversial project was delayed for eleven years. In 1966 the City Council finally adopted the ordinance which declared the area blighted, setting the stage for a \$50 million revitalization program (Los Angeles Times, 1/28/1966, 3 and 7/18/1968, A1).

The Community Redevelopment Agency (CRA) negotiated with a sponsoring group to purchase and develop the site on the northeast corner of S. Vermont Avenue and W. Jefferson Boulevard (directly west of 3015 S. Orchard Avenue) for low- to moderate-income housing. The complex, called University Gardens, was a 113-unit, HUD-financed, low-income apartment project (Los Angeles Times, 2/8/1976, G1) built in 1974. The CRA also selected a businessmen's organization to develop a \$5 million shopping center at S. Hoover Street and W. Jefferson Boulevard, now called University Village. See continuation sheet.

B11. Additional Resource Attributes: HP3 - Multiple Family Property

B12. References:

See continuation sheet.

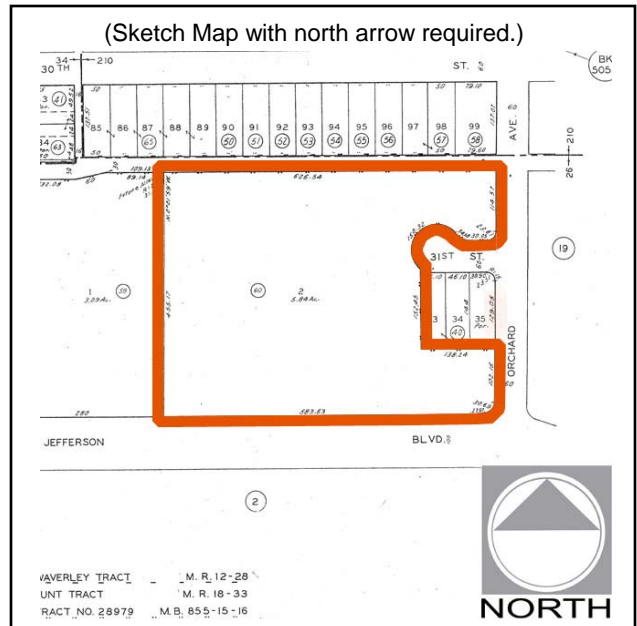
B13. Remarks:

Jody Stock and Anny Su

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 7 April 2009

(This space reserved for official comments.)



Page 3 of 5 Resource Name or #: (Assigned by recorder) 3015 S Orchard Avenue

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

Supplemental Photograph or Drawing



Description of Photo:
(View, date, accession #)
*View looking south toward north
elevation (11 March 2009)*

Supplemental Photograph or Drawing

Description of Photo:
(View, date, accession #)

B10. Significance:

The next project to be constructed was 1118 W. 31st Street located directly east of 3015 S. Orchard Avenue. This nine-building apartment complex was the first non-subsidized housing complex in the Hoover Redevelopment Project. Construction of the \$4.3 million project began in 1976 and included 210 one- and two-bedroom apartment units on a 6.14-acre site. The project was developed by Cardinal Development Co., a partnership of Watt Industries, Jefferson McClintock Co., and Reese Myers in close cooperation with the Community Redevelopment Agency (Los Angeles Times, 2/8/1976, G1).

The apartment complex at 3015 S. Orchard Avenue was the first Title II, Section 8 family housing development to be built in California, according to Jack Harper, vice president of Watt Industries, the Santa Monica developer of the \$5 million project (Los Angeles Times, 2/13/1977, 11). Groundbreaking ceremonies for the complex were attended by Mayor Bradley, Rep. Yvonne Brathwaite Burke, Councilman Robert Farrell, redevelopment officials, and the project's developer.

Leon Glucksman & Associates designed the apartment complex at 3015 S. Orchard Avenue using a pinwheel concept for the two, four-story apartment blocks. That same year, the firm also employed the pinwheel concept for the Lancaster senior citizens project sponsored by the Los Angeles County Housing Authority (Los Angeles Times, 11/13/1977, J8). Leon Glucksman also designed the apartment complex directly to the east at 1118 W. 31st Street built in 1976.

The Orchard Avenue complex, initially called the Trojan Apartments and later the Century Apartments, included a recreation building, swimming pool, volleyball and basketball courts, and play area (Los Angeles Times, 2/13/1977, 11). The general contractor was Watt Industries, landscape architect was William Johnson, electrical engineer was John Snyder, and the civil engineer was E.L. Pearson & Associates. The project was designed to retain as much open space as possible according to Glucksman (Los Angeles Times, 2/8/1976, G1).

The buildings continue to function as an apartment complex and have retained the name Century Apartments.

The apartment complex at 3015 S. Orchard Avenue has good integrity. However, the property is less than fifty years of age. To be eligible for the California Register, properties must have either reached fifty years of age or sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. This property may be significant as the first Title II, Section 8 family housing development to be built in California. However, it is ARG's opinion that enough time has not passed to gain a scholarly perspective on this federal program. As a result, at this time, the property does not appear to be eligible for the California Register of Historical Resources or listing as a Los Angeles Historic-Cultural Monument.

B12. References:

- "32nd Street Market Continues 'little store on the corner' tradition." *The Los Angeles Times*. 14 October 1981, I5.
- Baker, Erwin. "Renewal Program Near USC Substandard Area Under Way." *The Los Angeles Times*. 3 September 1967, F1.
- "Bank Branch Set to Open." *The Los Angeles Times*. 11 November 1973, G32.
- "Bank Opens New Branch." *The Los Angeles Times*. 4 November 1973, G26.
- "Bankruptcy Dims Bright Spot in Renewal Effort." *The Los Angeles Times*. 18 January 1974, C1.
- "Evolution of the Shopping Center." <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.
- "Funding Arranged for USC Shopping Center." *The Los Angeles Times*. 10 June 1973, F18.
- Gebhard, David, and Robert Winter. *A Guide to Architecture in Los Angeles & Southern California*. Santa Barbara [Calif.]: Peregrine Smith, 1977.
- Green, Terence M. "Complex Under Way at Hoover Project." *The Los Angeles Times*. 8 February 1976, G1.
- Herbert, Ray. "Council Gives Final OK to Hoover-USC Project." *The Los Angeles Times*. 28 January 1966, 3.
- Herbert, Ray. "Hoover Project to Get Mobile Shopping Center." *The Los Angeles Times*. 5 June 1969, D1.
- Herbert, Ray. "Shopping Center Plan for USC Area Outlined." *The Los Angeles Times*. 21 August 1969, C1.
- Herbert, Ray. "Urban Project Called Effort to 'Insulate' USC." *The Los Angeles Times*. 29 October 1965, A1.
- Herbert, Ray. "Watts, Hoover Renewal Work Speeded Up." *The Los Angeles Times*. 17 July 1969, B1.
- Historic Aerials: Historic Maps/Coverage. <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.
- "Hoover Area Urban Plan Called 'Mess.'" *The Los Angeles Times*. 4 December 1964, A1.
- "In New Home Area." *The Los Angeles Times*. 7 April 1946, 14.
- "Leaders Want New Life Put in Hoover Area." *The Los Angeles Times*. 3 December 1964, A1.
- Los Angeles (California.). [City of Los Angeles Assessor's Property Information]. Los Angeles, CA: City of Los Angeles Department of City Planning, 2009.

Page 5 of 5

Resource Name or #: (Assigned by recorder) 3015 S Orchard Avenue

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

"Negotiations Set on Hoover Housing Plan." *The Los Angeles Times*. 18 September 1969, B4.

"New Building Completed." *The Los Angeles Times*. 12 September 1948, E5.

"New Firm Plans to Build 1,500 Homes." *The Los Angeles Times*. 8 June 1969, H6.

"Nixon to Take MacArthur Messages to Far East." *The Los Angeles Times*. 4 October 1953, 42.

"Planners Push \$50-Million Hoover-USC Urban Project." *The Los Angeles Times*. 5 October 1964, F7.

"Plans for \$50 Million USC Project Approved." *The Los Angeles Times*. 13 November 1964, OC1.

"Redevelopment Project Altered to Allow Housing." *The Los Angeles Times*. 10 November 1978, B27.

"Rent Subsidy Projects Get Under Way." *The Los Angeles Times*. 13 February 1977, 11.

R.L. Polk & Co. *Polk's San Gabriel (Los Angeles County, Calif.) City Directory*. Los Angeles, Calif: R.L. Polk & Co, 1900s.

Roseman, Wallch and Taube, et al. *A University and A Neighborhood: University of Southern California in Los Angeles, 1880-1984*. (Los Angeles: Figueroa Press, 2006).

Sanborn Map Company. *Sanborn Fire Insurance Maps. [Los Angeles] California*. Teaneck, NJ: Chadwyck-Healy, 1922, 1950, 1953, and 1954.

Tully, William. "First Land Parcels Sold in Hoover-USC Project." *The Los Angeles Times*. 18 July 1968, A1.

Turpin, Dick. "University Village Introduces New Concept." *The Los Angeles Times*. 9 June 1974, G1.

"University Village Adds to Community's Appeal." *The Los Angeles Times*. 14 October 1981, I13.

"University Village Observes Opening." *The Los Angeles Times*. 3 October 1976, 113.

"Work Begins on Senior Subsidized Development." *The Los Angeles Times*. 13 November 1977, J8.

"Work Started on Housing Project." *The Los Angeles Times*. 1 February 1977, A16.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 Resource Name or #: (Assigned by recorder) 1118 W 31st Street

P1. Other Identifier: Cardinal Garden Apartments

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1118 West 31st Street City Los Angeles Zip 90007
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5039019051

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This apartment complex is bounded by Orchard Avenue, 30th Place, McClintock Avenue, and W. Jefferson Boulevard and is composed of nine buildings in an irregular layout with parking and landscaped areas interspersed.

The buildings are almost all three stories and have irregularly shaped footprints and massing. The center sections of the buildings have flat roofs with shed roofs on the side elevations covered in red clay tile. Wing walls project beyond the wall plane and above the roof lines, separating the center section from the end sections, which are also setback. The end sections have flat roofs. The walls of the buildings are clad in stucco with diagonal wood panels beneath some windows. Molding surrounds the windows and panels creating strong vertical elements. The windows are simple aluminum sliders. Security grills have been installed at first story windows. At the second and third floors, balconies are partially recessed with solid stucco railings. Sliding glass aluminum doors provide access to the balconies. Entrances and stairways are located in the center of each building and are open to the exterior. Metal security gates have been installed at the entrances.

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

View looking north toward south elevation (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1976 Assessor's information.

P7. Owner and Address:

Not recorded

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)

Historic Resource Evaluation

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

NRHP Status Code 6Z

Resource Name or #: (Assigned by recorder) 1118 W 31st Street

B1. Historic Name: _____

B2. Common Name: Cardinal Garden Apartments

B3. Original Use: Multi-family dwelling

B4. Present Use: Multi-family dwelling

B5. Architectural Style: Modern

B6. Construction History: (Construction date, alterations, and date of alterations)

The apartment complex was built in 1976.

B7. Moved? No Yes Unknown Date: _____

Original Location: _____

B8. Related Features:

B9a. Architect: Leon Glucksman and Associates

b. Builder: Scottfield Corp.

B10. Significance: Theme Redevelopment

Area Los Angeles

Period of Significance 1966-1977

Property Type Multi-family dwelling

Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to assessor's information, the nine-building apartment complex at 1118 W. 31st Street was built in 1976 in the TR 27955 tract. The complex was constructed for Cardinal Development of Santa Monica and designed by Leon Glucksman and Associates. Marvin Hornstein served as engineer, and the contractor was Scottfield Corp.

The apartment complex was developed as part of the Hoover Redevelopment Project. The project included 177 acres surrounding the University of Southern California campus north of Exposition Boulevard. Fifty-seven of these acres were acquired by the University, and 120 acres were allocated for the creation of a complex of low-income and medium-density apartments, university-oriented shopping centers, and motels (Los Angeles Times, 12/3/1964). The redevelopment project was promoted by officials and developers for its ability "to rescue a key neighborhood from threatened blight" (Los Angeles Times, 10/5/1964, F7), but the project called for the demolition of existing commercial and residential buildings and was actively opposed by some residents (Los Angeles Times, 12/4/1964, A1). As a result, approval of the highly controversial project was delayed for eleven years. In 1966 the City Council finally adopted the ordinance which declared the area blighted, setting the stage for a \$50 million revitalization program (Los Angeles Times, 1/28/1966, 3 and 7/18/1968, 7/18/1969, A1).

The Community Redevelopment Agency (CRA) negotiated with a sponsoring group to purchase and develop the site on the northeast corner of S. Vermont Avenue and W. Jefferson Boulevard for low- to moderate-income housing.

See continuation sheet.

B11. Additional Resource Attributes: HP3 - Multiple Family Property

B12. References:

See continuation sheet.

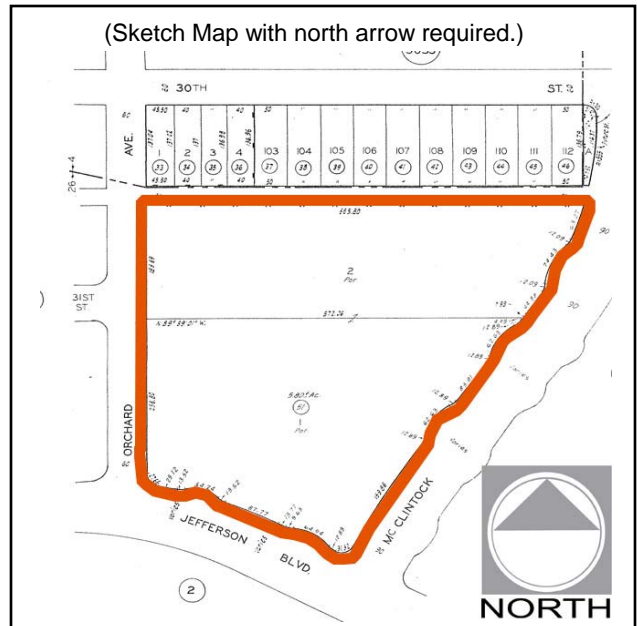
B13. Remarks:

Jody Stock and Anny Su

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 7 April 2009

(This space reserved for official comments.)



Page 3 of 5 Resource Name or #: (Assigned by recorder) 1118 W 31st Street

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

Supplemental Photograph or Drawing



Description of Photo:
(View, date, accession #)
*View looking east toward west elevation
(11 March 2009)*

Supplemental Photograph or Drawing



Description of Photo:
(View, date, accession #)
*View looking east toward west elevation
(11 March 2009)*

B10. Significance:

The complex, called University Gardens, was a 113-unit, HUD-financed, low-income apartment project and opened in 1971 (Los Angeles Times, 2/8/1976, G1 and 1/18/1974, C1). The CRA also selected a businessmen's organization to develop a \$5 million shopping center at S. Hoover Street and W. Jefferson Boulevard, now called University Village.

The next project to be constructed was 1118 W. 31st Street. This nine-building apartment complex was the first non-subsidized housing complex in the Hoover Redevelopment Project. Construction of the \$4.3 million project began in 1976 and included 210 one- and two-bedroom apartment units on a 6.14-acre site. The project was developed by Cardinal Development Co., a partnership of Watt Industries, Jefferson McClintock Co., and Reese Myers in close cooperation with the Community Redevelopment Agency (Los Angeles Times, 2/8/1976, G1).

The apartment complex at 3015 S. Orchard Avenue (directly west of 1118 W. 31st Street) was constructed in 1977 and was the first Title II, Section 8 family housing development to be built in California (Los Angeles Times, 2/13/1977, 11). Leon Glucksman also designed this project.

The buildings continue to function as an apartment complex and are called Cardinal Garden Apartments.

The apartment complex at 1118 W. 31st Street has good integrity. However, the property is less than fifty years of age. To be eligible for the California Register, properties must have either reached fifty years of age or sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. At this time, the property does not appear to reach the level of significance necessary to be eligible for the California Register of Historical Resources or listing as a Los Angeles Historic-Cultural Monument.

B12. References:

- "32nd Street Market Continues 'little store on the corner' tradition." *The Los Angeles Times*. 14 October 1981, 15.
- Baker, Erwin. "Renewal Program Near USC Substandard Area Under Way." *The Los Angeles Times*. 3 September 1967, F1.
- "Bank Branch Set to Open." *The Los Angeles Times*. 11 November 1973, G32.
- "Bank Opens New Branch." *The Los Angeles Times*. 4 November 1973, G26.
- "Bankruptcy Dims Bright Spot in Renewal Effort." *The Los Angeles Times*. 18 January 1974, C1.
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- "Funding Arranged for USC Shopping Center." *The Los Angeles Times*. 10 June 1973, F18.
- Gebhard, David, and Robert Winter. *A Guide to Architecture in Los Angeles & Southern California*. Santa Barbara [Calif.]: Peregrine Smith, 1977.
- Green, Terence M. "Complex Under Way at Hoover Project." *The Los Angeles Times*. 8 February 1976, G1.
- Herbert, Ray. "Council Gives Final OK to Hoover-USC Project." *The Los Angeles Times*. 28 January 1966, 3.
- Herbert, Ray. "Hoover Project to Get Mobile Shopping Center." *The Los Angeles Times*. 5 June 1969, D1.
- Herbert, Ray. "Shopping Center Plan for USC Area Outlined." *The Los Angeles Times*. 21 August 1969, C1.
- Herbert, Ray. "Urban Project Called Effort to 'Insulate' USC." *The Los Angeles Times*. 29 October 1965, A1.
- Herbert, Ray. "Watts, Hoover Renewal Work Speeded Up." *The Los Angeles Times*. 17 July 1969, B1.
- Historic Aerials: Historic Maps/Coverage. <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.
- "Hoover Area Urban Plan Called 'Mess.'" *The Los Angeles Times*. 4 December 1964, A1.
- "In New Home Area." *The Los Angeles Times*. 7 April 1946, 14.
- "Leaders Want New Life Put in Hoover Area." *The Los Angeles Times*. 3 December 1964, A1.
- Los Angeles (California.). [City of Los Angeles Assessor's Property Information]. Los Angeles, CA: City of Los Angeles Department of City Planning, 2009.
- "Negotiations Set on Hoover Housing Plan." *The Los Angeles Times*. 18 September 1969, B4.
- "New Building Completed." *The Los Angeles Times*. 12 September 1948, E5.
- "New Firm Plans to Build 1,500 Homes." *The Los Angeles Times*. 8 June 1969, H6.
- "Nixon to Take MacArthur Messages to Far East." *The Los Angeles Times*. 4 October 1953, 42.
- "Planners Push \$50-Million Hoover-USC Urban Project." *The Los Angeles Times*. 5 October 1964, F7.
- "Plans for \$50 Million USC Project Approved." *The Los Angeles Times*. 13 November 1964, OC1.

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 5

Resource Name or #: (Assigned by recorder) 1118 W 31st Street

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

"Redevelopment Project Altered to Allow Housing." The Los Angeles Times. 10 November 1978, B27.

"Rent Subsidy Projects Get Under Way." The Los Angeles Times. 13 February 1977, 11.

R.L. Polk & Co. Polk's San Gabriel (Los Angeles County, Calif.) City Directory. Los Angeles, Calif: R.L. Polk & Co, 1900s.

Roseman, Wallch and Taube, et al. A University and A Neighborhood: University of Southern California in Los Angeles, 1880 -1984. (Los Angeles: Figueroa Press, 2006).

Sanborn Map Company. Sanborn Fire Insurance Maps. [Los Angeles] California. Teaneck, NJ: Chadwyck-Healy, 1922, 1950, 1953, and 1954.

Tully, William. "First Land Parcels Sold in Hoover-USC Project." The Los Angeles Times. 18 July 1968, A1.

Turpin, Dick. "University Village Introduces New Concept." The Los Angeles Times. 9 June 1974, G1.

"University Village Adds to Community's Appeal." The Los Angeles Times. 14 October 1981, I13.

"University Village Observes Opening." The Los Angeles Times. 3 October 1976, 113.

"Work Begins on Senior Subsidized Development." The Los Angeles Times. 13 November 1977, J8.

"Work Started on Housing Project." The Los Angeles Times. 1 February 1977, A16.

D1. Historic Name: University Village

D2. Common Name: University Village

D3. Detailed Description: (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

University Village shopping center occupies the block bounded by W. Jefferson Boulevard, McClintock Avenue, 30th Street, and S. Hoover Street. The mall property is composed of the main mall block with four freestanding buildings around the perimeter of the property (University Village Buildings D3, I [attached to Fire Station No. 15], K, and J).

The buildings of the main mall are organized along spines of open air walkways. Together, the buildings form an irregular T-shape. Each building footprint is irregular, and Building G1, which houses the Superior supermarket, is the largest. The buildings are one or two-stories. Most have flat roofs but some are composed of a flat central section with shed side sections (a flat-topped gable) clad in red clay tiles. At some walkway entrances and above some first floor storefronts, there are shed roofs covered in red clay tiles. Other walkways are marked by flat roofs supported by massive posts. The walls of the buildings appear to be faux post and beam construction (post-like elements are exposed at building corners with beams spanning the gap at the cornice line). Seams and bolts indicate that the posts and beams are not solid. The spaces framed by the posts and beams are filled with heavily textured stucco, smooth stucco, diagonal boards, a combination of stucco and diagonal boards, or ceramic tile.

D4. Boundary Description: (Describe limits of district and attach map showing boundary and district elements.)

The block bounded by W. 30th Street, S. Hoover Boulevard, W. Jefferson Boulevard, and S. Vermont Avenue with the exception of parcel 5039020912, Fire Station No. 15.

D5. Boundary Justification:

The boundary follows the historic boundary of the property. Fire Station No. 15 was built in 1949 prior to the construction of the shopping center.

D6. Significance: Theme Redevelopment

Area Los Angeles

Period of Significance 1966-1977 Applicable Criteria _____ (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

According to assessor's information, the University Village shopping center was built in 1974 on a 15-acre lot in the TR 23107 Tract. The Community Redevelopment Agency (CRA) had selected Hoover Commercial Development to develop the shopping center at S. Hoover Street and W. Jefferson Boulevard, (Los Angeles Times, 10/3/1976, 113). The new center was designed by Leech, Cleveland & Associates, Beverly Hills architects, and the builder was Ernest W. Hahn, Inc. (Los Angeles Times, 6/10/1973, F18). In 1970s Ernest Hahn Company became one of the largest mall builders in the West ("Evolution of the Shopping Center", 2009).

University Village replaced a neighborhood of single-family houses, apartment buildings, duplexes, businesses and offices (Sanborn Map Company, 1954). Demolition and site clearance began in 1973 (Los Angeles Times, 6/9/1974, G1), and by 1974 the basic configuration of the mall as it exists today had been built, with the exception of the Wendy's, Village Gate Theatre and Gallery, and Burger King. Although the shopping center was built in 1974, it remained vacant until the following year because of leasing issues (Los Angeles Times, 10/14/1981, 113). The \$7.8 million project officially opened September 30, 1976 (Los Angeles Times, 10/3/1976, 113).

University Village was designed with an open-air plan in a "village-like complex" giving the building's their name (Los Angeles Times, 6/9/1974, G1).

See continuation sheet.

D7. References (Give full citations including the names and addresses of any informants, where possible.)

See continuation sheet.

D8. Evaluator: Jody Stock and Anny Su

Architectural Resources Group Date: 7 April 2009

Affiliation and Address: Architectural Resources Group, Pier 9, The Embarcadero

D3. Description:

Individual storefronts vary great and few appear to be original. At the second floors of the buildings, there are metal sash windows. Wood and metal stairways and elevated walkways provided access to the second-story spaces. Walkways between buildings are brick or pebbled concrete. A bandstand, an original design component, is located at the juncture of the walkways. Hexagonal brick planters are located throughout the mall. The mall is surrounded by parking lots.

D6. Significance:

The shopping center followed the "mall" configuration established in 1950 by the Northgate shopping complex in Seattle, which was the first to arrange stores in a linear pattern along a 44-foot wide pedestrian walkway or mall. The organization of stores along a central spine became the basis for future regional shopping centers ("Evolution of the Shopping Center", 2009).

The shopping center was developed as part of the Hoover Redevelopment Project. The project included 177 acres surrounding the University of Southern California campus north of Exposition Boulevard. Fifty-seven of these acres were acquired by the University, and 120 acres were allocated for the creation of a complex of low-income and medium-density apartments, university-oriented shopping centers, and motels (Los Angeles Times, 12/3/1964, A1). The redevelopment project was promoted by officials and developers for its ability "to rescue a key neighborhood from threatened blight" (Los Angeles Times, 10/5/1964, F7), but the project called for the demolition of existing commercial and residential buildings and was actively opposed by some residents (Los Angeles Times, 12/4/1964, A1). As a result, approval of the highly controversial project was delayed for eleven years. In 1966 the City Council finally adopted the ordinance which declared the area blighted, setting the stage for a \$50 million revitalization program (Los Angeles Times, 1/28/1966, 3 and 7/18/1968, A1).

The Community Redevelopment Agency (CRA) negotiated with a sponsoring group to purchase and develop the site on the northeast corner of S. Vermont Avenue and W. Jefferson Boulevard for low- to moderate-income housing. The complex, called University Gardens, was a 113-unit, HUD-financed, low-income apartment project built in 1974 (Los Angeles Times, 2/8/1976, G1).

After University Village, the next project to be constructed was 1118 W. 31st Street. This nine-building apartment complex was the first non-subsidized housing complex in the Hoover Redevelopment Project. Construction of the \$4.3 million project began in 1976 and included 210 one- and two-bedroom apartment units on a 6.14-acre site. The project was developed by Cardinal Development Co., a partnership of Watt Industries, Jefferson McClintock Co., and Reese Myers in close cooperation with the Community Redevelopment Agency (Los Angeles Times, 2/8/1976, G1).

Freestanding Buildings

971 W. Jefferson Boulevard (1966). Bank of America

Although located on a separate parcel, the building at 971 W. Jefferson Boulevard is functionally part of the University Village shopping center and was one of the first buildings constructed. A building permit was issued for a bank and retail store building on the site in 1973; the owner and architect are illegible (Bldg. permit 1973LA6392). The building currently houses a Bank of America branch.

911 W. Jefferson Boulevard (1977). Burger King

Although located on a separate parcel, the building at 911 W. Jefferson Boulevard is functionally part of the University Village shopping center. A building permit was issued for a "Restaurant-Food to go" to Burger King Corp in 1976 (Bldg. permit 1976LA24802). The building continues to function as a Burger King.

821 W. Jefferson Boulevard (1973). Denny's

Although located on a separate parcel, the building at 821 W. Jefferson Boulevard is functionally part of the University Village shopping center. A building permit was issued for a U.S. Bank in 1973; the owner was Hoover Community Development, and the architecture firm and builders were the same as those of the main shopping center: Leach, Cleveland & Associates, Beverly Hills architects, and Ernest W. Hahn Inc., contractor (Los Angeles Times, 11/4/1973, G26). In 1997 the building use was changed from a bank to a restaurant (Bldg. permit 1996LA58212). The building currently functions as a Denny's.

3015 S. Hoover Street (1989). Wendy's

In 1990 a Wendy's, designed by Jim Monsul, was constructed at the northeast corner of the property (Bldg. permit 1989LA2911). The building continues to function as a Wendy's.

Conclusion

The complex of buildings has retained its function and name; it continues to operate as the University Village shopping center.

University Village has good integrity. However, the property is less than fifty years of age. To be eligible for the California Register, properties must have either reached fifty years of age or sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. At this time, the property does not appear to reach the level of significance necessary to be eligible for the California Register of Historical Resources or listing as a Los Angeles Historic-Cultural Monument.

Page 3 of 9

Resource Name or #: (Assigned by recorder) 3015 S Hoover Street

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

B12. References:

- "32nd Street Market Continues 'little store on the corner' tradition." *The Los Angeles Times*. 14 October 1981, I5.
- Baker, Erwin. "Renewal Program Near USC Substandard Area Under Way." *The Los Angeles Times*. 3 September 1967, F1.
- "Bank Branch Set to Open." *The Los Angeles Times*. 11 November 1973, G32.
- "Bank Opens New Branch." *The Los Angeles Times*. 4 November 1973, G26.
- "Bankruptcy Dims Bright Spot in Renewal Effort." *The Los Angeles Times*. 18 January 1974, C1.
- "Evolution of the Shopping Center." <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.
- "Funding Arranged for USC Shopping Center." *The Los Angeles Times*. 10 June 1973, F18.
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- Los Angeles (California.). [City of Los Angeles Assessor's Property Information]. Los Angeles, CA: City of Los Angeles Department of City Planning, 2009.
- "Negotiations Set on Hoover Housing Plan." *The Los Angeles Times*. 18 September 1969, B4.
- "New Building Completed." *The Los Angeles Times*. 12 September 1948, E5.
- "New Firm Plans to Build 1,500 Homes." *The Los Angeles Times*. 8 June 1969, H6.
- "Nixon to Take MacArthur Messages to Far East." *The Los Angeles Times*. 4 October 1953, 42.
- "Planners Push \$50-Million Hoover-USC Urban Project." *The Los Angeles Times*. 5 October 1964, F7.
- "Plans for \$50 Million USC Project Approved." *The Los Angeles Times*. 13 November 1964, OC1.
- "Redevelopment Project Altered to Allow Housing." *The Los Angeles Times*. 10 November 1978, B27.
- "Rent Subsidy Projects Get Under Way." *The Los Angeles Times*. 13 February 1977, 11.
- R.L. Polk & Co. *Polk's San Gabriel (Los Angeles County, Calif.) City Directory*. Los Angeles, Calif: R.L. Polk & Co, 1900s.
- Roseman, Wallch and Taube, et al. *A University and A Neighborhood: University of Southern California in Los Angeles, 1880-1984*. (Los Angeles: Figueroa Press, 2006).
- Sanborn Map Company. *Sanborn Fire Insurance Maps. [Los Angeles] California*. Teaneck, NJ: Chadwyck-Healy, 1922, 1950, 1953, and 1954.
- Tully, William. "First Land Parcels Sold in Hoover-USC Project." *The Los Angeles Times*. 18 July 1968, A1.
- Turpin, Dick. "University Village Introduces New Concept." *The Los Angeles Times*. 9 June 1974, G1.
- "University Village Adds to Community's Appeal." *The Los Angeles Times*. 14 October 1981, I13.
- "University Village Observes Opening." *The Los Angeles Times*. 3 October 1976, 113.
- "Work Begins on Senior Subsidized Development." *The Los Angeles Times*. 13 November 1977, J8.
- "Work Started on Housing Project." *The Los Angeles Times*. 1 February 1977, A16.

P1. Other Identifier: University Village

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M.

c. Address 3015 South Hoover Street City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5039020030

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

University Village shopping center occupies the block bounded by W. Jefferson Boulevard, McClintock Avenue, 30th Street, and S. Hoover Street. The mall property is composed of the main mall block with four freestanding buildings around the perimeter of the property (University Village Buildings D3, I [attached to Fire Station No. 15], K, and J are described separately below).

The main mall block is composed of seven structures, University Village Buildings A, B, C, E, F, G, and H. The buildings are organized along spines of open air walkways. Together, the buildings form an irregular T-shape. Each building footprint is irregular, and Building G1, which houses the Superior supermarket, is the largest. The buildings are one or two-stories. Most have flat roofs but some are composed of a flat central section with shed side sections (a flat-topped gable) clad in red clay tiles. At some walkway entrances and above some first floor storefronts, there are shed roofs covered in red clay tiles. Other walkways are marked by flat roofs supported by massive posts. The walls of the buildings appear to be faux post and beam construction (post-like elements are exposed at building corners with beams spanning the gap at the cornice line). Seams and bolts indicate that the posts and beams are not solid. The spaces framed by the posts and beams are filled with heavily textured stucco, smooth stucco, diagonal boards, a combination of stucco and diagonal boards, or ceramic tile.

P3b. Resource Attributes: HP6 - 1-3 story Commercial Building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

View looking northwest toward southwest elevation of Buildings C and A (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1976 Assessor's information.

P7. Owner and Address:

Not recorded

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

- None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

Page 5 of 9 Resource Name or #: (Assigned by recorder) 3015 S Hoover Street

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

Supplemental Photograph or Drawing



Description of Photo:
(View, date, accession #)
*View looking southeast toward
northwest elevation of Building G (11
March 2009)*

Supplemental Photograph or Drawing



Description of Photo:
(View, date, accession #)
*View looking south toward north
elevation of Building A (11 March 2009)*

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 6 of 9 Resource Name or #: (Assigned by recorder) Bank of America

P1. Other Identifier: _____

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 971 West Jefferson Boulevard City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5029020031

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story commercial building, University Village Building D3, is located at the northeast intersection of W. Jefferson Boulevard and McClintock Avenue. The building is L-shaped in plan with a flat roof. The walls of the buildings appear to be faux post and beam construction (post-like elements are exposed at building corners with beams spanning the gap at the cornice line). Seams and bolts indicate that the posts and beams are not solid. The spaces framed by the posts and beams are filled with heavily textured stucco. Timber buttresses divide the western portion of the façade into three bays. Concrete steps and ADA ramp are located in front of the building and lead to the main entrances which are metal frame window and door assemblies. The second story contains long, narrow windows with metal sashes and tinted glazing. Signs for Bank of America, Yoshinoya, and Subway are mounted on the walls.

P3b. Resource Attributes: HP6 - 1-3 story Commercial Building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

View looking northeast toward southwest elevation of Building D (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1966 Assessor's information.

P7. Owner and Address:

Not recorded

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

- None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 7 of 9 Resource Name or #: (Assigned by recorder) Burger King

P1. Other Identifier: _____

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M.

c. Address 911 West Jefferson Boulevard City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5039020032

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building, University Village Building I, faces W. Jefferson Boulevard. The building is rectangular in plan and abuts Fire Station No. 15 to the west. Simple coping tops the parapet that surrounds the flat roof. Posts mark the buildings corners. Stucco or diagonal wood siding clad the walls. The façade is characterized by a wall that is sloped in profile. Bands of vertical metal fixed windows with a glazed door dominate the façade. A slightly recessed section of the façade has horizontal metal fixed windows. A lit sign composed of individual letters spells out Burger King.

A patio in front of the building is surrounded by a low stone wall topped by a metal railing.

P3b. Resource Attributes: HP6 - 1-3 story Commercial Building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)
View looking northeast toward southwest elevation (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1977 Assessor's information.

P7. Owner and Address:

Not recorded

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 8 of 9 Resource Name or #: (Assigned by recorder) Denny's

P1. Other Identifier: 821 W Jefferson Boulevard

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M.

c. Address 821 West Jefferson Boulevard City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5039020033

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building, University Village Building K, is located at the northwest intersection of W. Jefferson and Hoover Boulevards. The building has an irregular-shaped footprint. A roof composed of a flat central section with shed side sections (flat-topped gable) covers the building. Red clay tiles interrupted by vertical bands clad the sloped sections. The building is constructed of timber framed (or faux timber-framed) posts and lintels filled with highly textured stucco. Irregularly shaped tinted fixed windows are located on several elevations. An entrance composed of tinted glazing with metal fixed frames and glazed metal doors is located at the north elevation. Illuminated signs for Denny's are mounted on the walls.

P3b. Resource Attributes: HP6 - 1-3 story Commercial Building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

View looking southwest toward northeast elevation of Building K (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1973 Assessor's information.

P7. Owner and Address:

Not recorded

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 9 of 9 Resource Name or #: (Assigned by recorder) Wendy's

P1. Other Identifier: _____

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 3015 South Hoover Street City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5039020030

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building, University Village Building J, faces south. The building is rectangular in plan and is located in the northeast corner of the University Village parking lot. Simple coping tops the parapet that surrounds the flat roof. A stringcourse wraps the building directly above awnings that shade the windows and entrances. Textured stucco clads the walls. Large banks of metal-framed, tinted windows are located on the front façade. Cylindrical light are attached to the elevations. Lit Wendy's signs are located on several elevations. A patio surrounded by a metal railing is in front of the building.

P3b. Resource Attributes: HP6 - 1-3 story Commercial Building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

View looking south toward northwest elevation of Building J (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1989 Assessor's information.

P7. Owner and Address:

Not recorded

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) Fire Station No. 15

P1. Other Identifier: _____

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M.

c. Address 915 West Jefferson Boulevard City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5039020912

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story modern building, rectangular in plan, is located on the north side of W. Jefferson Boulevard. The building has a flat roof surrounded by a parapet. Finished in scored concrete, the building features a band of wood, double-hung, divided light windows alternating with horizontal scored concrete panels. The band of windows and panels are enframed by a concrete molding. The main entrance is located on the south elevation and consists of a flush, wood, main entry door grouped with two, double-hung, wood windows with divided lights. West of the main entrance are two, wood-paneled fire-truck doors. The main entrance and fire truck doors are framed by a projecting, cantilevered overhang that extends west of the building to cover the entrance to a surface parking lot. Freestanding metal letters mounted on the overhang spell out "Fire Station No. 15." The west elevation features pairs of wood, double-hung windows with divided lights at the second story and groups of four windows at the first story. A fire tower is located at the northwest corner of the building.

P3b. Resource Attributes: HP14 - Government building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

View looking north toward southwest elevation (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1949 Assessor's information.

P7. Owner and Address:

Not recorded

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 6Z

Resource Name or #: (Assigned by recorder) Fire Station No. 15

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Fire Station B4. Present Use: Fire Station

B5. Architectural Style: Moderne

B6. Construction History: (Construction date, alterations, and date of alterations)

Fire Station No. 15 was built in 1949.

B7. Moved? No Yes Unknown Date: _____ Original Location: _____

B8. Related Features:

B9a. Architect: Orr, Palmer, Inslee & Huber b. Builder: Unknown

B10. Significance: Theme Redevelopment Area Los Angeles

Period of Significance 1966-1977 Property Type Shopping Mall Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Fire Station No. 15 was built in 1949 by the Los Angeles Bureau of Construction, designed by the architecture firm Orr, Palmer, Inslee & Huber. Other Orr, Palmer, Inslee & Huber projects include the International style Wilshire Medical Center Building and Ranch style residences in Bel Air (Los Angeles Times, 10/12/1948, E5 and 4/7/1946, 14). In 1950, the year after it was built, Fire Station No. 15 was surrounded by single-family residences, offices, apartment buildings and commercial shops (Sanborn Map Company, 1950). With the exception of the fire station, the surrounding buildings between W. Jefferson Boulevard, W 30th Place, S. Vermont Avenue, and S. Hoover Street were demolished as part of the Hoover Redevelopment Project, and the University Village shopping center was built their place in 1974.

A building permit was issued for a "Restaurant-Food to go" to the Burger King Corp in 1976 (Bldg. permit 1976LA24802), and the building was constructed abutting the southeast wall of the fire station. The building continues to function as Fire Station No. 15. The building was designed in a simple International style with details characteristic of the idiom such as simple massing, flat roof, smooth stucco wall surfaces, enframed band of windows, cantilevered continuous flat awning, and freestanding metal letters spelling out "FIRE STATION No. 15." The International style and two-story form of the building were typical of fire stations built in Los Angeles in the 1940s and 1950s. Of the 114 fire stations currently in the City of Los Angeles, approximately sixteen are similar in massing and style to Fire Station No. 15.

See continuation sheet.

B11. Additional Resource Attributes: HP14 - Government building

B12. References:

See continuation sheet.

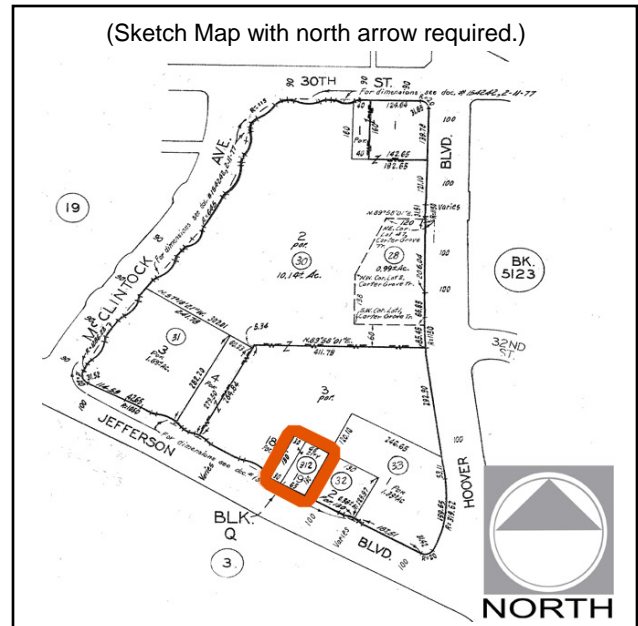
B13. Remarks:

Jody Stock and Anny Su

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 7 April 2009

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) Fire Station No. 15

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

B10. Significance:

Fire Station No. 15 is over fifty years of age and has good integrity. However, the property does not appear to reach the level of significance necessary to be eligible for the California Register of Historical Resources or listed as a Los Angeles Historic-Cultural Monument.

B12. References:

Gebhard, David, and Robert Winter. A Guide to Architecture in Los Angeles & Southern California. Santa Barbara [Calif.]: Peregrine Smith, 1977.

Historic Aerials: Historic Maps/Coverage. <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.

Los Angeles (California.). [City of Los Angeles Assessor's Property Information]. Los Angeles, CA: City of Los Angeles Department of City Planning, 2009.

R.L. Polk & Co. Polk's San Gabriel (Los Angeles County, Calif.) City Directory. Los Angeles, Calif: R.L. Polk & Co, 1900s.

Sanborn Map Company. Sanborn Fire Insurance Maps. [Los Angeles] California. Teaneck, NJ: Chadwyck-Healy, 1922, 1950, 1953, and 1954.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 Resource Name or #: (Assigned by recorder) National Guard Armory

P1. Other Identifier: Down Town Shopping News Printing Factory

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M.

c. Address 3440 South Hope Street City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5122021010

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This large, four-story, concrete warehouse structure is rectangular in plan and located on the northeast corner of the intersection of S. Hope and W. 35th Streets. Designed in the Art Deco style, the west and south elevations (the primary facades) are notable for thin vertical bays of steel-framed, multilight, awning windows alternating with projecting rectilinear pilasters that span from the second floor to the cornice. Wider bays emphasize the corners. The main façade faces west and has a scored concrete finish. Molded stringcourses are located above the first story and at the roofline. The main entrance is located at the northwest corner of the building, recessed from view and supported by a squared concrete pier. The south side of the building faces W. 35th Street and features five loading doors at the first story and two sets of metal fire stairs at the upper stories. A four-bay wide structure, most likely an elevator tower, extends above the parapet of the south elevation.

P3b. Resource Attributes: HP8 - Industrial Building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

View looking northeast toward southwest elevation (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1927 Assessor's information.

P7. Owner and Address:

University of Southern California

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

- None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

NRHP Status Code 3CS

Resource Name or #: (Assigned by recorder) National Guard Armory

B1. Historic Name: Down Town Shopping News Printing Factory

B2. Common Name: University of Southern California East Library

B3. Original Use: Factory

B4. Present Use: Academic

B5. Architectural Style: Moderne

B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1927. A one-story abutting building was built by 1950, since demolished. Over the decades numerous alterations have been made to the building's interior. At some point, grillwork and plaster ornamentation at the building's corners were removed.

B7. Moved? No Yes Unknown Date: _____

Original Location: _____

B8. Related Features:

B9a. Architect: Morgan, Falls & Clements

b. Builder: P.J. Walker

B10. Significance: Theme National Guard and Reserves

Area Los Angeles

Period of Significance 1950-1967

Property Type Factory

Applicable Criteria 1 and 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Prior to the construction of the current building, the site contained two vacant lots and a single-family dwelling (Sanborn Map Company, 1922). According to building permit information, the current structure was built in 1927 in the E.E. Thomas Home Tract No. 2 as a printing factory for the Los Angeles Down Town Shopping News. Morgan, Falls & Clements were the architects, and P. J. Walker was the contractor. The Los Angeles Down Town Shopping News specialized in producing advertising for businesses ("About the Armory", 2009) and occupied the building through at least 1940. By 1947 the Pacific Press Inc. occupied the building (Bldg. permit 1947LS15848).

By 1950 the building was home to the California National Guard Armory, and the abutting one-story building to the northeast (since demolished) housed the Army Ordinance Warehouse Depot (Sanborn Map Company, 1950). The acquisition of the property was made during a period of expansion for the National Guard. According to Major General O'Sullivan, the Adjutant General of California, a significantly larger California force and armories to house them were needed. "For national defense, for the benefit of the youth of the State and for the development of community assets, California will need 218 armories to house and train 43,000 men, which is the ultimate goal of the State's National Guard"(Los Angeles Times, 4/1/1947, A1). In 1946 there were 13 state-owned armories with an enrollment of 6700 men, far short of their goal of 43,000 men.

See continuation sheet.

B11. Additional Resource Attributes: HP8 - Industrial Building

B12. References:

See continuation sheet.

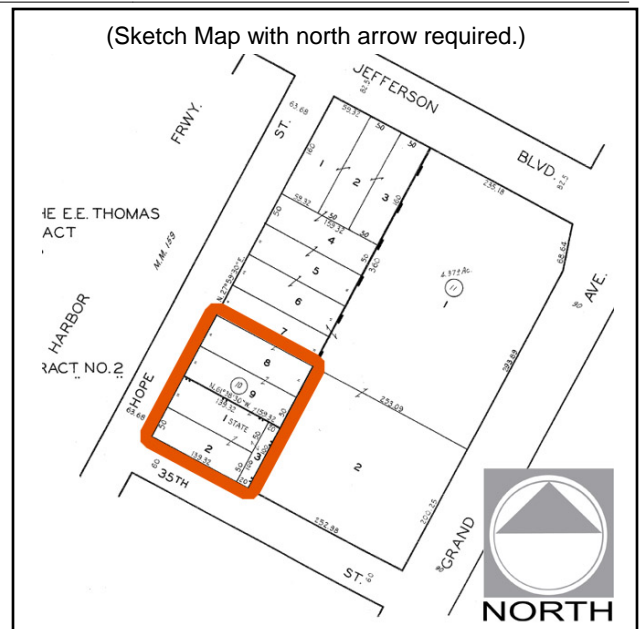
B13. Remarks:

Jody Stock and Anny Su

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 7 April 2009

(This space reserved for official comments.)



Page 3 of 5 Resource Name or #: (Assigned by recorder) National Guard Armory

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

Supplemental Photograph or Drawing



Description of Photo:
(View, date, accession #)
*View looking southeast toward
northwest elevation (11 March 2009)*

Supplemental Photograph or Drawing



Description of Photo:
(View, date, accession #)
*View looking south toward northeast
elevation (11 March 2009)*

B10. Significance:

At that time, only one armory was located in Los Angeles (700 Exposition Boulevard) and the city required four more according to General O'Sullivan (Los Angeles Times, 4/1/1947, A1). The building at 3440 S. Hope Street helped fill the need. Armories were also built in the cities surrounding Los Angeles in 1949 such Azusa, Vista, Montebello, Oxnard, etc (Los Angeles Times, 6/30/1949, 12).

When the Korean War started, the California National Guard was federalized, and the 40th Infantry Division moved to Camp Cooke and later Japan for advanced training ("The History of the California National Guard", 2009). In response, the California National Guard Reserves (formerly the California Defense and Security Corps) became the states' defense force (Los Angeles Times, 9/7/1952). To fill this role, the California National Guard Reserves was rapidly expanded as prescribed by Gov. Warren and the State Legislature. The purpose of the corps was to fulfill the former functions of the National Guard such as assisting municipal or county peace officers in the event of any emergency such as air raids, riots, sabotage, or natural disaster and in the protection of war installations. Two divisions of the reserve were set up, one in Northern California and one in Southern California (Los Angeles Times, 10/29/1950). Four group headquarters were established for the Reserves, the National Guard Armory, Exposition Park; National Guard Armory in Pasadena; the Armory in Ontario and the San Diego Armory (Los Angeles Times, 8/11/1950, 4). The building at 3440 S Hope St. housed the 1st Division of the California National Guard Reserve headquarters (Los Angeles Times, 12/16/1951, 4).

The 40th Infantry Division was relieved from federal service in June 1954, redesignated the 40th Armory Division, and once again came under state control ("The History of the California National Guard.", 2009). By 1956, the headquarters of the 40th Armored Infantry Division had been moved from Exposition Park to 3440 S. Hope Street (R.L. Polk & Co., 1956). In addition to administration and training, numerous LA Times articles indicate the building was used for various California National Guard and Reserve ceremonial occasions such as the presentation of colors (Los Angeles Times, 10/17/1950, A1), commendations, services for soldier killed in Korea, promotions, and presentation of State military medals. In 1967 the California National Guard Reserves was deactivated when the Legislature failed to approve its budget appropriation (Los Angeles Times, 2/4/1986, V8). Similarly the National Guard moved out of the building in the 1960s.

From the late 1970s to the mid 1980s, the building housed local California Conservation Corps administrative offices. The program, created in 1976, promoted the employment and training to youth in the development and maintenance of the state's natural resources and environment ("About the Armory", 2009).

The University of Southern California purchased the property in the 1970s and remodeled the building to become the East Library. By the early 1980s, the building was used as archival storage space for USC libraries (Roseman, Wallach and Taube, 153). The building is currently labeled the "East Library" on campus maps.

The designers of the building, Morgan, Walls and Clements, were a prolific local architectural firm known for their theater designs and commercial work from the 1910s to the early 1930s (Pitt, 332). The firm's principals were Octavius Morgan, J.A. Walls, and Stile O. Clements. Stiles Clement was trained at the preeminent architecture school, the Ecole de Beaux-Arts in Paris. The firm brought Spanish and Mexican Churrigueresque and Plateresque styles to southern California (Gebhard, 20-21). The firm's commercial work included: Owl drugstore, Chamber of Commerce Building, Toberman Storage Warehouse (now Bekins), Coulter's Department Store (since demolished), Automobile Showroom, McKinley Building, Richfield Building (since demolished), and Fuller Paint Company Building. The firm's numerous theaters designs included the Wiltern Theatre, El Capitan Theater (now the Paramount), Pantages and Mayan. Almost a dozen Morgan, Walls, and Clements projects have been designated Los Angeles Historic-Cultural Monuments.

The building at 3440 Hope Street is significant under California Register criteria 1 and 3. Under criterion 1, the building is significant for its representation of the expansion of the California National Guard and California National Guard Reserves during the Korean War in the early 1950s. The building is also significant under criterion 3 as a good example of industrial architecture designed by the notable Los Angeles architecture firm Morgan, Walls and Clements.

B12. References:

"1st Division of Guard Will Mark Birthday." The Los Angeles Times. 25 September 1955, 9.

"1st Division Promotes Two Staff Officers." The Los Angeles Times. 18 May 1952, C1.

"About the Armory: Regional History Collections." The Regional History Collections. 31 March 2009 <<http://www.usc.edu/libraries/archives/arc/libraries/regional/armory.html>>.

"California Defense Security Corps Expanding Rapidly." The Los Angeles Times. 29 October 1950, B1.

"Defense Division to Receive Colors." The Los Angeles Times. 17 October 1950, A1.

Gebhard, David, and Robert Winter. A Guide to Architecture in Los Angeles & Southern California. Santa Barbara [Calif.]: Peregrine Smith, 1977.

Page 5 of 5

Resource Name or #: (Assigned by recorder) National Guard Armory

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

"General Voices State's Need for Armories." *The Los Angeles Times*. 1 November 1947, A1.

Historic Aerials: Historic Maps/Coverage. <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.

"The History of the California National Guard." *The California National Guard*. 31 March 2009 <<http://www.calguard.ca.gov/Pages/History.aspx>>.

"Last Tribute Paid to Hero From 40th." *The Los Angeles Times*. 30 March 1952, 27.

"Los Angeles Briefs: Guard Changes Policy." *The Los Angeles Times*. 7 November 1946, 14.

Los Angeles (California.). [City of Los Angeles Assessor's Property Information]. Los Angeles, CA: City of Los Angeles Department of City Planning, 2009.

"Mayor Proclaims Mourning Period of 24 Hours to Honor War Dead." *The Los Angeles Times*. 17 October 1947, A1.

"Medical Students to Get Officer Rating in Guard." *The Los Angeles Times*. 9 January 1955, 30.

"National Guard Reserve Will Be Expanded." *The Los Angeles Times*. 2 December 1961, 5.

"National Guard Strength at New High, Chief Says." *The Los Angeles Times*. 25 October 1955, 23.

"Navarro Gives Colors to Guard Reserve Unit." *The Los Angeles Times*. 24 May 1951, 31.

"New Armory Opening Set for Today." *The Los Angeles Times*. 10 February 1952, 42.

"New Building Completed." *The Los Angeles Times*. 12 September 1948, E5.

"Nixon to Take MacArthur Messages to Far East." *The Los Angeles Times*. 4 October 1953, 42.

"Progress Listed on Armories." *The Los Angeles Times*. 30 June 1949, 12.

R.L. Polk & Co. Polk's San Gabriel (Los Angeles County, Calif.) City Directory. Los Angeles, Calif: R.L. Polk & Co, 1900s.

Roseman, Wallch and Taube, et al. *A University and A Neighborhood: University of Southern California in Los Angeles, 1880 -1984*. (Los Angeles: Figueroa Press, 2006).

Sanborn Map Company. *Sanborn Fire Insurance Maps. [Los Angeles] California*. Teaneck, NJ: Chadwyck-Healy, 1922, 1950, 1953, and 1954.

"Soldier for 44 Years Honored by State Guard." *The Los Angeles Times*. 16 December 1951, 4.

"State Guard Has 10th Birthday." *The Los Angeles Times*. 13 August 1956, 20.

"State Military Reserve Growing Despite Its Role on Sidelines." *The Los Angeles Times*. 4 February 1986, V8.

"State to Raise Home Guard to Protect Plants." *The Los Angeles Times*. 11 August 1950, 4.

"State's Guard Reserve Will Remain Active." *The Los Angeles Times*. 7 September 1952, B1.

"State's Guard Reserve Will Remain Active." *The Los Angeles Times*. 24 February 1960, B8.

"Ten Million in New Factories." *The Los Angeles Times*. 28 August 1927, F7.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 Resource Name or #: (Assigned by recorder) USC Parking Garage

P1. Other Identifier: May Company Warehouse

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 3401 South Grand Avenue City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5122021011

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This six-story concrete parking structure, roughly rectangular in plan, is located on the south side of Jefferson Boulevard spanning the block between S. Hope Street and S. Grand Avenue. The roof is flat and paved with asphalt for parking. The structure is roughly organized in two sections, an open concrete slab and steel frame at the western half, and a concrete structure at the east end with small rectangular openings. The west elevation features metal awnings cantilevered over each garage at the first story and horizontal openings at the upper five stories. The main entrance into the structure is located at the southwest corner featuring squared concrete pillars lining the sidewalk. An open surface parking lot forms the southern boundary to the east building.

P3b. Resource Attributes: HP8 - Industrial Building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

View looking northeast toward northwest elevation (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1946 Assessor's information.

P7. Owner and Address:

University of Southern California

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

- None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

NRHP Status Code 6Z

Resource Name or #: (Assigned by recorder) USC Parking Garage

B1. Historic Name: May Co. Warehouse

B2. Common Name: _____

B3. Original Use: Warehouse

B4. Present Use: Parking Garage

B5. Architectural Style: Modern

B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1945. Sometime between 1952 and 1972 a large addition was built on the northwest elevation of the building. In 1990, the four-story portion of the building was demolished down to the slab foundation by then owner, USC. In 1997 USC converted the warehouse into a parking structure with the addition of car access ramps and lobby addition.

B7. Moved? No Yes Unknown Date: _____

Original Location: _____

B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

B10. Significance: Theme Industrial Development

Area Los Angeles

Period of Significance 1920-1959

Property Type Warehouse

Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 3401 S Grand Avenue was built in 1945-46 in the Thomas Home Tract (Sanborn Map Company, 1950 and assessors) on the former site of the A. Hamburger & Sons Company warehouse (Sanborn Map Company, 1922). The 1945-46 structure was composed of a six-story section (extant) and a four-story plus basement portion (since demolished). By 1950 the building was used as a service building and warehouse for The May Co., Department Store. The May Co. owned the building through at least 1969 (Bldg. permit LA56150/67). Sometime between 1952 and 1972 a large addition was built on the northwest elevation of the building. In 1990, the four-story portion of the building was demolished down to the slab foundation by then owner, University of Southern California (Application for Inspection, 11/14/1990). In 1997 USC converted the warehouse into a parking structure with the addition of car access ramps and lobby addition (Bldg. permit 91LA71245). The building continues to function as a USC Parking Garage.

The building at 3401 S Grand Avenue is over fifty years of age and has good integrity. However, the property does not appear to reach the level of significance necessary to be eligible for the California Register of Historical Resources or listed as a Los Angeles Historic-Cultural Monument.

B11. Additional Resource Attributes: HP8 - Industrial Building

B12. References:

See continuation sheet.

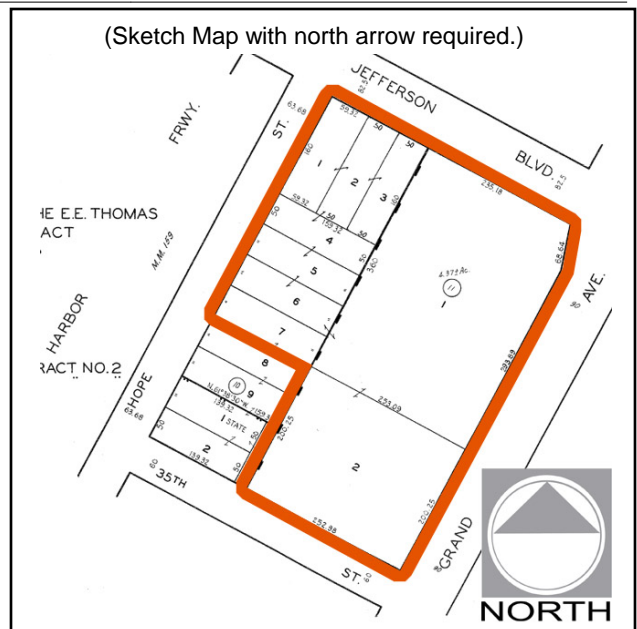
B13. Remarks:

Jody Stock and Anny Su

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 7 April 2009

(This space reserved for official comments.)



Page 3 of 4 Resource Name or #: (Assigned by recorder) USC Parking Garage

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

Supplemental Photograph or Drawing



Description of Photo:
(View, date, accession #)
*View looking northeast toward
southwest elevation (11 March 2009)*

Supplemental Photograph or Drawing

Description of Photo:
(View, date, accession #)

Page 4 of 4

Resource Name or #: (Assigned by recorder) USC Parking Garage

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

B12. References:

"Furniture Company Building Four-Story , Class "A" Concrete Warehouse Now Under Way for Local Manufacturer." The Los Angeles Times. 24 February 1960, B8.

Gebhard, David, and Robert Winter. A Guide to Architecture in Los Angeles & Southern California. Santa Barbara [Calif.]: Peregrine Smith, 1977.

Historic Aerials: Historic Maps/Coverage. <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.

Los Angeles (California.). [City of Los Angeles Assessor's Property Information]. Los Angeles, CA: City of Los Angeles Department of City Planning, 2009.

"May Co. Gets Permit to Building Warehouse Wing." The Los Angeles Times. 24 February 1960, B8.

R.L. Polk & Co. Polk's San Gabriel (Los Angeles County, Calif.) City Directory. Los Angeles, Calif: R.L. Polk & Co, 1900s.

Sanborn Map Company. Sanborn Fire Insurance Maps. [Los Angeles] California. Teaneck, NJ: Chadwyck-Healy, 1922, 1950, 1953, and 1954.

"Ten Million in New Factories." The Los Angeles Times. 28 August 1927, F7.

"Union Tries to Sign Up Warehouse of May Co." The Los Angeles Times. 5 June 1957, B3.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 Resource Name or #: (Assigned by recorder) Fisk Tire Company, Inc.

P1. Other Identifier: Department of Motor Vehicles

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M.

c. Address 3500 South Hope Street City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5122022002

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This large, three-story, concrete warehouse structure is located at southeast corner of the intersection of S. Hope and 35th Streets. The building has a roughly rectangular footprint composed of the main building and an addition at the southwest elevation. Designed in the Art Deco style, the rectangular building is distinguished by fluted pilasters that alternate with large, steel-frame windows with divided lights. Pronounced mullions extend from the second- to third-story windows. A stepped parapet surrounds the flat roof. The windows are organized in groups of three. The first story is characterized by solid concrete walls with steel-frame, clerestory windows. The north and west elevations facing 35th and S. Hope Streets, respectively, contain multiple recessed entrances with aluminum-frame, glazed double doors secured by non-original metal gates. The main entrance facing S. Hope Street at the northwest corner of the building features a molded door surround topped by a rectangular panel. A fire escape is mounted in the center of the north elevation.

P3b. Resource Attributes: HP8 - Industrial Building HP14 - Government building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

View looking south toward northwest elevation (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1928 Assessor's information.

P7. Owner and Address:

University of Southern California

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

- | | | | | |
|---------------------------------------|--|---|--|---------------------------------------|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List) |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

NRHP Status Code 6Z

Resource Name or #: (Assigned by recorder) Fisk Tire Company, Inc.

B1. Historic Name: Department of Motor Vehicles

B2. Common Name: _____

B3. Original Use: Office/Warehouse

B4. Present Use: Vacant

B5. Architectural Style: Art Deco

B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1928. Alterations were made to the interior of the building, such as plastering the walls and upgrading lighting, in 1950. Sometime between 1953 and 1972 an addition was built on the southwest elevation. A mural by Ulysses Jenkins "Transportation Brought Art to the People," was painted in 1976 on the northwest elevation of the addition.

B7. Moved? No Yes Unknown Date: _____

Original Location: _____

B8. Related Features: _____

B9a. Architect: John M. Cooper

b. Builder: John M. Cooper

B10. Significance: Theme Architecture & Industrial Development

Area Los Angeles

Period of Significance 1920-1959

Property Type Warehouse/office

Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to assessor's information, the building at 3500 S. Hope Street was built in 1928 in the E.E. Thomas Home Tract No. 2. The Sanborn map shows that in 1922 the future site of the building was occupied by single-family dwellings. The 1928 building was constructed by owner Ralph B. Lloyd for long-term leasee Fisk Tire Company Inc. The John M. Cooper Company served both as the architect and contractor (Los Angeles Times, 7/19/1928, A8). The building employed the Art Deco style, an architectural idiom popular for commercial and industrial buildings in Los Angeles in the 1920s and 1930s.

The Fisk Tire Company building continued the pattern of warehouse and light industrial development established along the Pacific Electric Railway Company right of way, which bordered the south side of the building. Spanning from Hope Street east to Maple Street along the right of way, in 1922, there were businesses such as the Birch-Smith Furniture Co., a spotlight manufacturer, the W. B. Pinneo's Wood Yard, a manufacturer of sheet metal products, Marble Onyx & Granite Works, J. Niederer Co. (bank, office and store fixtures and mill work) (Sanborn Map Company, 1922). By 1950 the warehouses/light industries along the right of way included Bekins Van & Storage Co., a woodworking shop, a radio warehouse, a radio manufacturer, a pharmaceutical warehouse, a general electric appliance warehouse, a electroplating shop, and a rug and carpet manufacturer.

By 1935 the Fisk Tire Company had moved out, and the building housed the offices of the Los Angeles Department of Motor Vehicles (DMV).

See continuation sheet.

B11. Additional Resource Attributes: HP8 - Industrial Building

HP14 - Government building

B12. References:

See continuation sheet.

B13. Remarks:

Jody Stock and Anny Su

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 7 April 2009

(This space reserved for official comments.)



Page 3 of 5 Resource Name or #: (Assigned by recorder) Fisk Tire Company, Inc.

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

Supplemental Photograph or Drawing



Description of Photo:
(View, date, accession #)
*View looking south toward northeast
elevation (11 March 2009)*

Supplemental Photograph or Drawing



Description of Photo:
(View, date, accession #)
*View looking north toward southwest
elevation (11 March 2009)*

B10. Significance:

That year, a new motor vehicle license tax was instituted to replace the county property tax on automobiles. Starting in 1936, the new tax was paid annually by car owners at the DMV office on 3500 S. Hope Street (Los Angeles Times, 12/8/1935, F4). By 1950, 500 regular Department of Motor Vehicles employees worked in the building, and the California Highway Patrol occupied one floor. The California Highway Patrol moved into its own building on S. Vermont Avenue in 1951 (Los Angeles Times, 12/13/1950, 23). The DMV continued to occupy the building through at least 1967 (Los Angeles Times, 2/7/1967, A1).

By 1984 the building was owned by the University of Southern California and was used as a storage facility (Roseman, Wallach and Taube, 154).

John Montgomery Cooper, the architect and contractor for the building at 3500 S. Hope Street, practiced in the Los Angeles area primarily from 1913 through the 1940s. Born in 1883 in Dayton, Ohio, Cooper moved east to attend Yale University before working on the Panama Canal as an engineer. Cooper arrived in Los Angeles in 1910, and, after receiving his architectural license on 17 July 1913, started a practice in Long Beach with partner Frank H. Webster. The Cooper/Webster partnership dissolved in 1919, and Cooper opened the John M. Cooper Company, which was a combination architecture/general contracting business. (PCR) The firm promoted its approach as "Undivided Responsibility" for their dual role as architecture and contractor (Los Angeles Times, 1/29/1928, F9).

"I am a strong adherent to the principles of undivided responsibility between the architect and the builder, for I have seen the results in the years that our organization has practiced it. We have made more money, the one who pays has saved money and been satisfied with the all-around results while our organization has become more efficient. All departments work in perfect accord with each other." (Los Angeles Times, 8/2/1925, F3).

The firm operated in Los Angeles, San Diego, and Oakland (Los Angeles Times, 3/20/1927, E12) and were known for their combined design/construction approach and speed of construction. A search of the Los Angeles Times shows numerous listings for John M. Cooper's projects; the firm was particularly prolific in warehouse and factory design and construction. By 1925 the firm had constructed thirty buildings for the automotive industry alone (Los Angeles Times, 10/4/1925, F15). The firm also designed other types of buildings, including retail buildings, religious structures, residences, hotels, and civic and academic buildings. Notable works include the Shell Oil Building, Angelus Furniture Co. Building, addition to the Hollywood Knickerbocker Hotel, the Roxie and Wilshire Theatres, the Pepperdine College in Los Angeles, and Glass Containers Corp. Building.

Like many architects of the time, Cooper employed a variety of styles, including Mediterranean Revival, Art Deco, and Streamline Moderne. However, the firm specialized in simple designs where the concrete mass and refinement of proportion provided architectural distinction without added ornamentation (Los Angeles Times, 7/6/1924, D1).

John M. Cooper died in 1950 at age 66 in Beverly Hills (Moruzzi).

The building at 3500 S. Hope Street is over fifty years of age. However, the building has only fair integrity: all of the very large windows that filled most bays of the first floor of the west and north elevations have been infilled, and clearstory windows have been inserted. In addition, a large addition has been built at the sound end of the building. Although the building is a good example of the Art Deco style applied to a commercial building, and a good example of the work of John M. Cooper, because of the loss of integrity, the building is no longer among the strongest examples of its type, style or John M. Cooper's work. As a result, the property does not appear to reach the level of significance necessary to be eligible for the California Register of Historical Resources or listed as a Los Angeles Historic-Cultural Monument.

B12. References:

"Altered Auto License Law Puzzles Motorists." The Los Angeles Times. 8 December 1935, F4.

"Bakersfield Project Started: Hotel Structure to Cost \$1,000,000." The Los Angeles Times, 21 August 1927, E5.

"Cold Winds Don't Deter Motorists' Registration." The Los Angeles Times. 4 January 1949, 2.

"Concrete in Mass Now Featured Eliminate Expensive Ornamentation in Proposed Building." The Los Angeles Times, 6 July 1924, D1.

"Fisk Project Among Plants." The Los Angeles Times. 22 July 1928, E7.

"Fisk Tires Building to be Erected." The Los Angeles Times. 19 July 1928, A8.

"Furniture Company Building Four-Story, Class "A" Concrete Warehouse Now Under Way for Local Manufacturer." The Los Angeles Times. 24 February 1960, B8.

Gebhard, David, and Robert Winter. A Guide to Architecture in Los Angeles & Southern California. Santa Barbara [Calif.]: Peregrine Smith, 1977.

Page 5 of 5

Resource Name or #: (Assigned by recorder) Fisk Tire Company, Inc.

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

"Growth Laid to Modern Policy." *The Los Angeles Times*, 4 October 1925, F15.

Historic Aerials: Historic Maps/Coverage. <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.

"Home Builders Are Active." *The Los Angeles Times*, 3 September 1916, VI.

"Hundreds Line Up For Auto Licenses." *The Los Angeles Times*. 4 February 1956, A1.

"In New Home Area." *The Los Angeles Times*. 7 April 1946, 14.

"John M. Cooper, Noted Southland Architect, Dies." *The Los Angeles Times*, 29 May 1950, A2.

"Large Factory Is Projected." *The Los Angeles Times*, 18 March 1926, E11.

"Late-Comers Line up for Auto Tabs." *The Los Angeles Times*. 5 February 1949, A1.

Los Angeles (California). [City of Los Angeles Assessor's Property Information]. Los Angeles, CA: City of Los Angeles Department of City Planning, 2009.

Moruzzi, Peter, PCR. "Supplemental Information: John M. Cooper, architect; Wilshire Theatre character-defining features." Memorandum, 8 January 2008.

"Motor Vehicle Office Building to Be Altered." *The Los Angeles Times*. 13 December 1950, 23.

"New Coffee Home Near Completion." *The Los Angeles Times*, 23 November 1924, E11.

"Registration Renewals Now Easy to Obtain." *The Los Angeles Times*. 16 January 1949, E5.

R.L. Polk & Co. *Polk's San Gabriel (Los Angeles County, Calif.) City Directory.* Los Angeles, Calif: R.L. Polk & Co, 1900s.

Roseman, Walch and Taube, et al. *A University and A Neighborhood: University of Southern California in Los Angeles, 1880-1984.* (Los Angeles: Figueroa Press, 2006).

Sanborn Map Company. *Sanborn Fire Insurance Maps. [Los Angeles] California.* Teaneck, NJ: Chadwyck-Healy, 1922, 1950, 1953, and 1954.

"Ten Million in New Factories." *The Los Angeles Times*. 28 August 1927, F7.

"Theater Work to Start." *The Los Angeles Times*, 27 July 1930, D1.

"These Buildings Part of New College Group." *The Los Angeles Times*, 23 May 1937, F1.

"Thousands in Rush to Register Autos." *The Los Angeles Times*. 7 February 1967, A1.

"Tidelands Market Terminal Which Will Cost \$300,000." *The Los Angeles Times*, 20 March 1927, E12.

"Undivided Responsibility." *The Los Angeles Times*, 29 January 1928, F9.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) Hoffman Laboratories

P1. Other Identifier: _____

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M.

c. Address 3711 South Grand Avenue City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5122025006

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This large concrete building, square in plan, is located on the west side of S. Grand Avenue south of W. 37th Street. The building is characterized by its windowless facades and a brick veneer at the foundation. A flat roof surrounded by parapet tops the building. The walls are clad in stucco and are articulated by two rectangular bands framing the façade. The main entrance, located in the center of the east elevation, contains a recessed rectangular opening. A single, wood, flush door is located in the center topped with a band of transom windows with aluminum sashes. The main entrance is framed by a slightly projecting, scored concrete surround topped with a molded overhang. Surface parking lots are located to the south and west of the building.

P3b. Resource Attributes: HP8 - Industrial Building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

View looking north toward southeast elevation (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1957 Assessor's information.

P7. Owner and Address:

Not recorded

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 6Z

Resource Name or #: (Assigned by recorder) Hoffman Laboratories

B1. Historic Name: Hoffman Laboratories

B2. Common Name: _____

B3. Original Use: Laboratory

B4. Present Use: Unknown

B5. Architectural Style: Midcentury Modern

B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1957. The engineer was George J. Fosdyke.

B7. Moved? No Yes Unknown Date: _____

Original Location: _____

B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

B10. Significance: Theme Industrial Development

Area Los Angeles

Period of Significance 1920-1959

Property Type _____

Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to assessor's information, the building at 3711 S. Grand Ave. was built in 1957 in the Rindge Tract. The 1922 Sanborn map shows that prior to construction of the commercial building, three single-family, one-story dwellings were located on site. The current building was constructed in 1957 by Hoffman Laboratories as an engineering laboratory (Bldg. permit 1956LA59991). Hoffman Laboratories manufactured transmitters and field communication equipment for the Army, Air Force, and Navy (Los Angeles Times, 4/8/1952). An architect was not listed, but the engineer was George J. Fosdyke (Bldg. permit 1956LA59991). By 1984 the property was owned by University of Southern California (Bldg. permit 1981LA22853). The building is currently owned by University of Southern California.

The building at 3711 S. Grand Street is over fifty years of age and has good integrity. However, the property does not appear to reach the level of significance necessary to be eligible for the California Register of Historical Resources or listed as a Los Angeles Historic-Cultural Monument.

B11. Additional Resource Attributes: HP8 - Industrial Building

B12. References:

See continuation sheet.

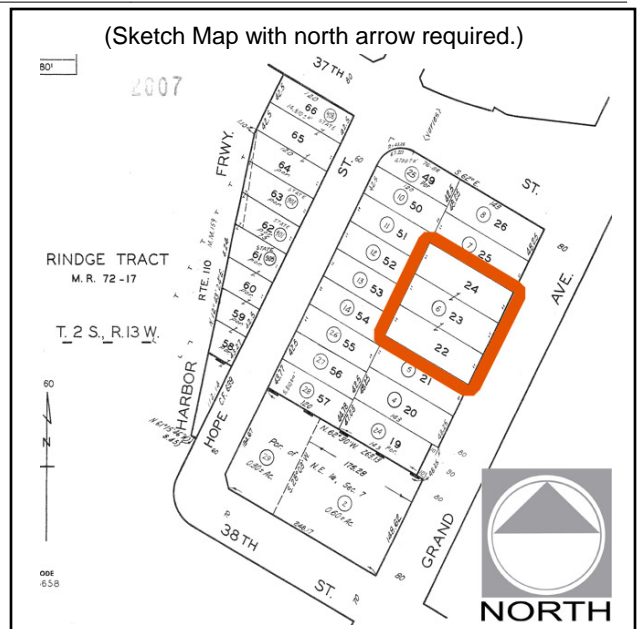
B13. Remarks:

Jody Stock and Anny Su

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 7 April 2009

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) Hoffman Laboratories

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

B12. References:

Gebhard, David, and Robert Winter. *A Guide to Architecture in Los Angeles & Southern California*. Santa Barbara [Calif.]: Peregrine Smith, 1977.

Historic Aerials: Historic Maps/Coverage. <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.

"Hoffman Forms New Subsidiary." *The Los Angeles Times*. 8 April 1952.

Los Angeles (California.). [City of Los Angeles Assessor's Property Information]. Los Angeles, CA: City of Los Angeles Department of City Planning, 2009.

R.L. Polk & Co. *Polk's San Gabriel (Los Angeles County, Calif.) City Directory*. Los Angeles, Calif: R.L. Polk & Co, 1900s.

Sanborn Map Company. *Sanborn Fire Insurance Maps. [Los Angeles] California*. Teaneck, NJ: Chadwyck-Healy, 1922, 1950, 1953, and 1954.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 Resource Name or #: (Assigned by recorder) 3701 S Grand Avenue

P1. Other Identifier: _____

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 3705 South Grand Avenue City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5122025008

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

There are three buildings on the property. The first, 3705 S. Grande Avenue, is a 2-story building, rectangular in plan and is located on the west side of Grand Avenue. The façade is symmetrically organized into three bays. The building's roof is flat and has a surrounding parapet lined with clay tiles. A projecting cornice under the roofline wraps around the main elevation. The walls are clad in stucco. Windows are fixed, wood sash with divided lights in the upper portion. The building features a partial-width porch accessed by a concrete steps. The main entrance is centrally located and recessed into the façade. There are two main entrances with flush, wood doors. The porch is composed of squared, stucco piers, which support a balcony at the second story surrounded by a wood balustrade. The balcony can be accessed at the second story by two, wood doors that share a shed-roof awning supported by knee brackets. A driveway is located at the northern end of the property. The front of the property has mature trees and small shrubs. The building at 3705 S. Grand Avenue is similar to 3701 S. Grand Avenue.

The second building is two-stories, rectangular in plan, and faces S. Grand Avenue. The façade is symmetrically organized into three bays. The building's roof is flat and has a surrounding parapet lined with clay tiles. A projecting cornice under the roofline wraps around the main elevation. The walls are clad in stucco. See continuation sheet.

P3b. Resource Attributes: HP3 - Multiple Family Property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

View looking northwest toward southeast elevation of 3701 S Grand Avenue (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1921 Assessor's Information.

P7. Owner and Address:

Not recorded

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

NRHP Status Code 6Z

Resource Name or #: (Assigned by recorder) 3701 S Grand Avenue

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Multi-family dwelling B4. Present Use: Multi-family dwelling

B5. Architectural Style: Period Revival style

B6. Construction History: (Construction date, alterations, and date of alterations)

The buildings were constructed in 1921. A third apartment building was added in 1924.

B7. Moved? No Yes Unknown Date: _____ Original Location: _____

B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

B10. Significance: Theme Residential Development Area Los Angeles

Period of Significance 1920-1929 Property Type Multi-family residence Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to assessor's information, the two apartment buildings at 3701 and 3705 S. Grand Ave. were built in 1921 in the Rindge Tract for owners M.S. and Jessie Bley. Each apartment building included four units and a private garage at the rear of the property. Another four-flat apartment building was constructed behind 3701 in 1924 (Parcel profile). Likely at that time, the garage on 3701 was moved to 3705 or a new, second garage was built behind the building at 3705 S. Grand Avenue (Sanborn Map Company, 1950 Sanborn map). By 1956 G. Gerder owned the property at 3705 S. Grand (Bldg. permit 1956LS39024). In the 1970s Linda Gerder owned 3701 S. Grand (Bldg. permit 1975LA03051), and in 1983 the property was owned by Enso Investment Corp. (Bldg. permit 1983LA74322). All three buildings continue to be used as multi-family dwellings.

The buildings at 3701 and 3705 S. Grand Avenue are over fifty years of age and have good integrity. However, the properties do not appear to reach the level of significance necessary to be eligible for the California Register of Historical Resources or listed as a Los Angeles Historic-Cultural Monument.

B11. Additional Resource Attributes: HP3 - Multiple Family Property

B12. References:

See continuation sheet.

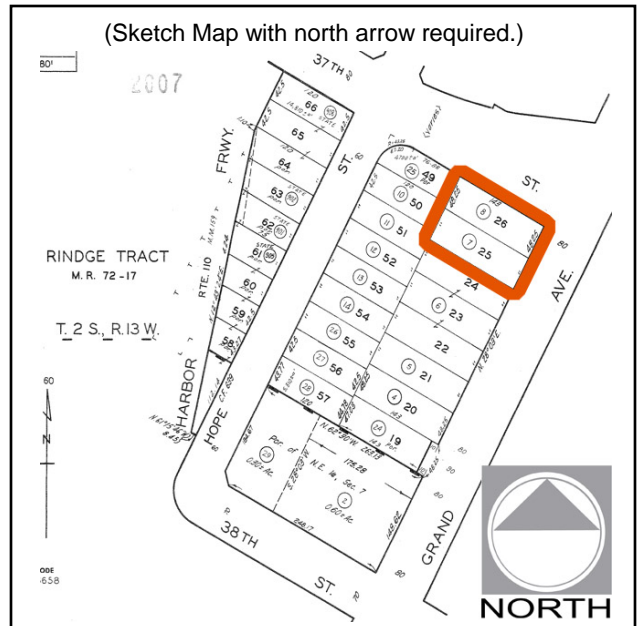
B13. Remarks:

Jody Stock and Anny Su

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 7 April 2009

(This space reserved for official comments.)



Page 3 of 4 Resource Name or #: (Assigned by recorder) 3701 S Grand Avenue

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

Supplemental Photograph or Drawing



Description of Photo:
(View, date, accession #)
*View looking southwest toward
northeast elevation of 312 W 37th
Street (11 March 2009)*

Supplemental Photograph or Drawing



Description of Photo:
(View, date, accession #)
*View looking northwest toward
southeast elevation of 3705 S Grand
Avenue (11 March 2009)*

Page 4 of 4

Resource Name or #: (Assigned by recorder) 3701 S Grand Avenue

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

P3a. Description:

One window is fixed, wood sash with divided lights in the upper portion. Other windows on the façade have been changed to aluminum sliders, one has false divided lights. The building features a partial-width porch accessed by a concrete steps. The main entrance is centrally located and recessed into the façade. There are two main entrances with flush, wood doors. The porch is composed of squared, slightly battered, stucco piers and an arch, which support a balcony at the second story surrounded by a wood balustrade. A rectilinear panel is inset above the arch. The balcony can be accessed at the second story by two, wood doors. The front of the property has mature trees and small shrubs. The building at 3701 S. Grand Avenue is similar to 3705 S. Grand Avenue.

The third apartment building is U-shaped in plan and is located on the south side of W. 37th Street. The building is two-stories, and the façade is symmetrical. The building's roof is flat and has a shaped parapet lined with clay tiles. Stucco clads the building's walls. Many of the windows are the original tripartite, wood frames composed of three double-hung windows, with the central window larger than the outer two. The upper sashes have divided lights. One group of windows on the façade has been replaced with aluminum-sash, double-hung or sliding windows. The building features an enclosed entrance porch with gabled roof clad in clay tiles and stucco walls. Two small windows are located on the façade of the porch. Two wood doors provide access to the side elevations of the porch, and concrete steps lead to the porch. Two more wood doors are located on the main façade.

B12. References:

Gebhard, David, and Robert Winter. *A Guide to Architecture in Los Angeles & Southern California*. Santa Barbara [Calif.]: Peregrine Smith, 1977.

Historic Aerials: Historic Maps/Coverage. <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.

Los Angeles (California.). [City of Los Angeles Assessor's Property Information]. Los Angeles, CA: City of Los Angeles Department of City Planning, 2009.

R.L. Polk & Co. *Polk's San Gabriel (Los Angeles County, Calif.) City Directory*. Los Angeles, Calif: R.L. Polk & Co, 1900s.

Sanborn Map Company. *Sanborn Fire Insurance Maps. [Los Angeles] California*. Teaneck, NJ: Chadwyck-Healy, 1922, 1950, 1953, and 1954.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 Resource Name or #: (Assigned by recorder) 3411 S Hill Street

P1. Other Identifier: _____

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M.

c. Address 3411 South Hill Street City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5122030020

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel spans the block between S. Grand Avenue, S. Hill Street, W. Jefferson Boulevard, and a rail right of way. Two large buildings occupy the parcel. The northern building is two-stories and has a rectangular footprint. A very shallow-pitched gabled roof tops the building. The first floor of the building appears to be reinforced concrete post and beam construction. The second floor is clad in standing seam metal siding. The spaces between the beams on the first floor are fitted with metal-framed tinted glazing. On the second floor, the windows are long horizontal bands of fixed, metal-framed tinted glazing. The elevation facing W. Jefferson has no windows and only a single door.

The southern building is composed of a three-story section with a triangular footprint, and a four-story section, which is rectangular in plan with a cutout at the northwest corner. Both sections have flat roofs. The walls are covered in stucco with metal panels beneath the windows. The windows are fixed with metal sash. The building faces S. Grand Avenue, and the façade is asymmetrical, dominated by the cutout at the northwest corner that contains a curvilinear wall, which projects above the roofline. A flat roof spans the first floor of the corner gap sheltering the entrance. The entrance is accessed by concrete stairs and is composed of a pair of glazed metal doors surrounded by fixed glazing. At the first floor facing S. Grand Avenue there are also loading docks and fixed tinted windows.

P3b. Resource Attributes: HP15 - Educational building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

View looking south toward northwest elevation (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

1966 Assessor's Information.

P7. Owner and Address:

University of Southern California

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

NRHP Status Code 6Z

Resource Name or #: (Assigned by recorder) 3411 S Hill Street

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Warehouse B4. Present Use: Offices

B5. Architectural Style: Modern

B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1966. A large, low, two-story addition was built on the north end of the 1966 building sometime between 1980 and 2003. In 1998 a warehouse was changed to offices and a mezzanine was added.

B7. Moved? No Yes Unknown Date: _____ Original Location: _____

B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

B10. Significance: Theme Industrial Development Area Los Angeles

Period of Significance 1929-1950 Property Type Warehouse Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to assessor's information, the building at 3411 S. Hill Street was built in 1966 in the Milton Thomas Tract. The 1922 Sanborn map shows that prior to construction of the current buildings, the block was mostly vacant with a few residences and a Papier Mache Art Shop Plaster Works. By 1950 all residences on the block were gone, replaced with a woodworking shop, a decoration and display manufacturer, dairy and ice cream manufacturer, sign painting and storage, and an auto transmission rebuild company (Sanborn Map Company, 1950). The current building at the south end of the property was constructed in 1966 and the north portion functioned as a parking lot. At that time, the property was owned by the May Department Store Co. who also owned the warehouse across Hill Street. The building was substantially altered over the next four decades. A large, low, two-story addition was built on the north end of the 1966 building sometime between 1980 and 2003 ("Historic Aerials", 2009). In 1998 a warehouse was changed to offices and a mezzanine was added (Bldg. permit 1994WL17892). The building is currently owned by University of Southern California.

The apartment complex at 3411 S. Hill Street has good integrity. However, the property is less than fifty years of age. To be eligible for the California Register, properties must have either reached fifty years of age or sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. At this time, the property does not appear to reach the level of significance necessary to be eligible for the California Register of Historical Resources or listing as a Los Angeles Historic-Cultural Monument.

B11. Additional Resource Attributes: HP15 - Educational building

B12. References:

See continuation sheet.

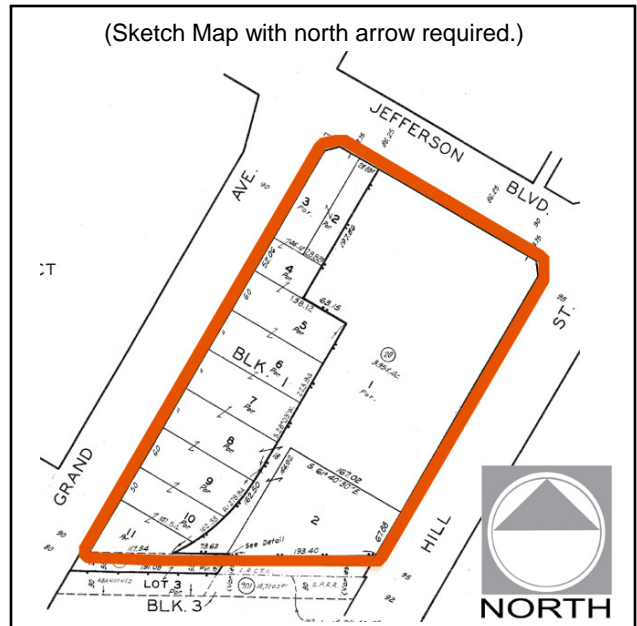
B13. Remarks:

Jody Stock and Anny Su

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 7 April 2009

(This space reserved for official comments.)



Page 3 of 4 Resource Name or #: (Assigned by recorder) 3411 S Hill Street

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

Supplemental Photograph or Drawing



Description of Photo:
(View, date, accession #)
*View looking south toward northwest
elevation (11 March 2009)*

Supplemental Photograph or Drawing



Description of Photo:
(View, date, accession #)
*View looking southeast toward
northwest elevation (11 March 2009)*

Page 4 of 4

Resource Name or #: (Assigned by recorder) 3411 S Hill Street

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

B12. References:

"Furniture Company Building Four-Story , Class "A" Concrete Warehouse Now Under Way for Local Manufacturer." *The Los Angeles Times*. 24 February 1960, B8.

Gebhard, David, and Robert Winter. A Guide to Architecture in Los Angeles & Southern California. Santa Barbara [Calif.]: Peregrine Smith, 1977.

Historic Aerials: Historic Maps/Coverage. <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.

Los Angeles (California.). [City of Los Angeles Assessor's Property Information]. Los Angeles, CA: City of Los Angeles Department of City Planning, 2009.

"May Co. Gets Permit to Building Warehouse Wing." *The Los Angeles Times*. 24 February 1960, B8.

R.L. Polk & Co. Polk's San Gabriel (Los Angeles County, Calif.) City Directory. Los Angeles, Calif: R.L. Polk & Co, 1900s.

Sanborn Map Company. Sanborn Fire Insurance Maps. [Los Angeles] California. Teaneck, NJ: Chadwyck-Healy, 1922, 1950, 1953, and 1954.

"Ten Million in New Factories." *The Los Angeles Times*. 28 August 1927, F7.

"Union Tries to Sign Up Warehouse of May Co." *The Los Angeles Times*. 5 June 1957, B3.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) Chevron

P1. Other Identifier: _____

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 3574 South Figueroa Street City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5123022026

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The gas station property is composed of three structures; the main building that houses the cashier and convenience store and two structures that shelter the pumping stations.

The commercial building is one-story and has a rectangular footprint. A hipped roof clad in red-clay tiles tops the building. The walls are glazed above a low brick wall with wood mullions and clerestory. The east wall is brick. The two structures that shelter the pumps also have rectangular footprints and are topped by hipped roofs covered with red clay tiles. Metal parapets surround the roof eaves and lit "Chevron" signs are mounted on the parapets. These roofs are supported by metal columns, and the undersides of the roofs is clad in metal panels. The lot is paved with planting beds around the exterior of the lot.

P3b. Resource Attributes: HP6 - 1-3 story Commercial Building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

*View looking east toward west elevation
(ARG, 11 March 2009)*

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1971 Assessor's Information.

P7. Owner and Address:

Not recorded

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 6Z

Resource Name or #: (Assigned by recorder) Chevron

B1. Historic Name: Standard Oil Company

B2. Common Name: _____

B3. Original Use: Gas station

B4. Present Use: Gas station

B5. Architectural Style: Modern

B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1971.

B7. Moved? No Yes Unknown Date: _____

Original Location: _____

B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

B10. Significance: Theme Redevelopment

Area Los Angeles

Period of Significance 1966-1977

Property Type Gas station

Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The 1953 Sanborn map shows that prior to construction of the current building, there was a used auto sales shop on the lot. According to assessor's information, the building at 3574 S. Figueroa St. was built in 1971 in the Clark and Bryans Figueroa Street Tract. A certificate of occupancy was issued for the property for a service station owned by Standard Oil Co. in 1971 (Bldg. permit 1973LA27294/71). The property continues to function as a gas station, although now a Chevron.

The Chevron at 3574 S. Figueroa Street has good integrity. However, the property is less than fifty years of age. To be eligible for the California Register, properties must have either reached fifty years of age or sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. At this time, the property does not appear to reach the level of significance necessary to be eligible for the California Register of Historical Resources or listing as a Los Angeles Historic-Cultural Monument.

B11. Additional Resource Attributes: HP6 - 1-3 story Commercial Building

B12. References:

See continuation sheet.

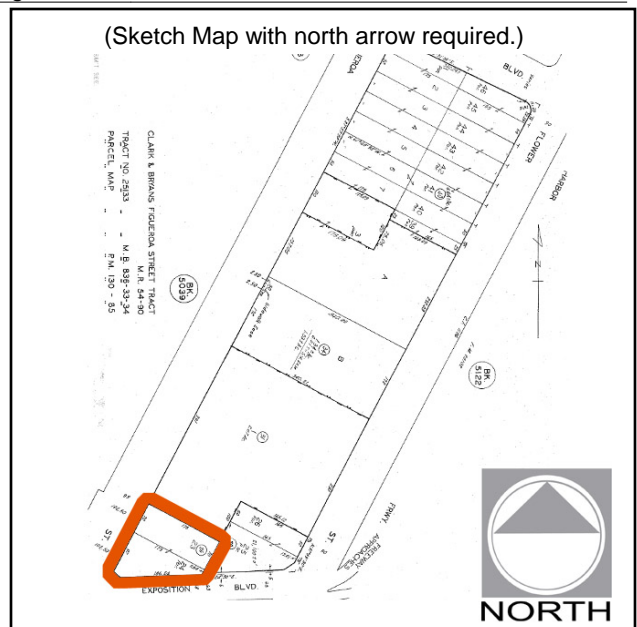
B13. Remarks:

Jody Stock and Anny Su

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 7 April 2009

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or #: (Assigned by recorder) Chevron

Recorded by Jody Stock and Anny Su **Arch. Resources Group** Date 7 April 2009 Continuation Update

B12. References:

Gebhard, David, and Robert Winter. A Guide to Architecture in Los Angeles & Southern California. Santa Barbara [Calif.]: Peregrine Smith, 1977.

Historic Aerials: Historic Maps/Coverage. <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.

Los Angeles (California.). [City of Los Angeles Assessor's Property Information]. Los Angeles, CA: City of Los Angeles Department of City Planning, 2009.

R.L. Polk & Co. Polk's San Gabriel (Los Angeles County, Calif.) City Directory. Los Angeles, Calif: R.L. Polk & Co, 1900s.

Sanborn Map Company. Sanborn Fire Insurance Maps. [Los Angeles] California. Teaneck, NJ: Chadwyck-Healy, 1922, 1950, 1953, and 1954.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 Resource Name or #: (Assigned by recorder) Radisson Hotel and USC Exposition Parking

P1. Other Identifier: _____

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 3520 South Figueroa Street City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5123022031

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Two buildings form the Radisson Hotel complex at 3520 S. Figueroa Street: an eleven-story tower and a two-story building to the north that houses a restaurant and commercial functions.

The tower faces S. Figueroa Street and has a rectangular footprint. The building has a flat roof, surrounded by a simple parapet with lit "Radisson" signs mounted on its south, west, and north elevations. Cement stucco clads the building's walls. The first floor, containing the entrance, is recessed. The second through tenth stories contain seven bays of openings divided by concrete attached piers. In each bay at each floor, there is a continuous band of sliding windows with metal frames over horizontal bands of textured concrete. Between the tenth and eleventh floors, a full-width balcony projects, divided by projecting attached piers. Each bay of the eleventh story, like the other floors, has a continuous band of sliding windows with metal frames. The north and south elevations are blank, with projecting stair towers.

See continuation sheet.

P3b. Resource Attributes: HP5 - Hotel/Motel HP39 - Other

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

View looking northeast toward northwest elevation (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1974 and 2006 Assessor's information.

P7. Owner and Address:

Not recorded

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)

Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

- | | | | | |
|---------------------------------------|--|---|--|---------------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Continuation Sheet | <input type="checkbox"/> District Record | <input type="checkbox"/> Rock Art Record | <input type="checkbox"/> Other (List) |
| <input type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Building, Structure, and Object Record | <input type="checkbox"/> Linear Feature Record | <input type="checkbox"/> Artifact Record | |
| <input type="checkbox"/> Sketch Map | <input type="checkbox"/> Archaeological Record | <input type="checkbox"/> Milling Station Record | <input type="checkbox"/> Photograph Record | |

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

NRHP Status Code 6Z

Resource Name or #: (Assigned by recorder) Radisson Hotel and USC Exposition Parking

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Hotel and parking structure B4. Present Use: hotel and parking structure

B5. Architectural Style: Modern

B6. Construction History: (Construction date, alterations, and date of alterations)

The hotel was constructed in 1974, and the parking structure was built in 2006.

B7. Moved? No Yes Unknown Date: _____ Original Location: _____

B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

B10. Significance: Theme Redevelopment Area Los Angeles

Period of Significance 1966-1977 Property Type Hotel Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to assessor's information, the hotel at 3574 S. Figueroa Street was built in 1974 in the 5123022031 Tract. On the east side of the block, a seven-level University of Southern California parking structure was completed in 2006. The hotel currently functions as a Radisson Hotel.

The buildings at 3520 S. Figueroa Street have good integrity. However, the building's less than fifty years of age. To be eligible for the California Register, properties must have either reached fifty years of age or sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. At this time, the property does not appear to reach the level of significance necessary to be eligible for the California Register of Historical Resources or listing as a Los Angeles Historic-Cultural Monument.

B11. Additional Resource Attributes: HP5 - Hotel/Motel

HP39 - Other

B12. References:

See continuation sheet.

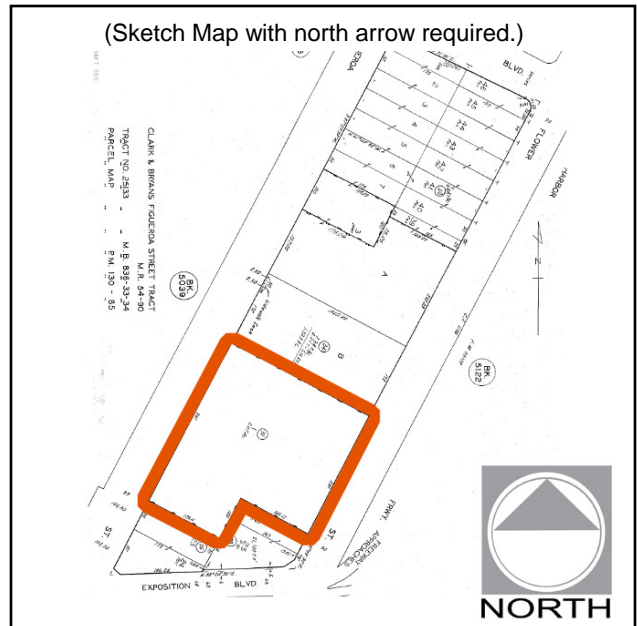
B13. Remarks:

Jody Stock and Anny Su

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 7 April 2009

(This space reserved for official comments.)



Page 3 of 4

Resource Name or #: (Assigned by recorder) Radisson Hotel and USC Exposition Parking

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

P3a. Description:

The two-story building also has a rectangular plan. The building is topped by a crested parapet hipped roof. Red clay tiles clad the sloped sections, and stucco covers the vertical sections. The walls of the building are clad in stucco, reinforced adobe brick, and slate tiles at the watertable level. Five, two-story concrete buttresses divide the façade into six bays. The first floor, including entrance, is recessed and is clad in reinforced adobe and tinted glazed windows. Each bay of the second floor has continuous bands of aluminum, tinted, sliding windows. Horizontal bands of stucco separate the first and second floors.

A parking lot, driveway, and swimming pool are located west of the buildings.

B12. References:

- "32nd Street Market Continues 'little store on the corner' tradition." *The Los Angeles Times*. 14 October 1981, I5.
- Baker, Erwin. "Renewal Program Near USC Substandard Area Under Way." *The Los Angeles Times*. 3 September 1967, F1.
- "Bank Branch Set to Open." *The Los Angeles Times*. 11 November 1973, G32.
- "Bank Opens New Branch." *The Los Angeles Times*. 4 November 1973, G26.
- "Bankruptcy Dims Bright Spot in Renewal Effort." *The Los Angeles Times*. 18 January 1974, C1.
- "Evolution of the Shopping Center." <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.
- "Funding Arranged for USC Shopping Center." *The Los Angeles Times*. 10 June 1973, F18.
- Gebhard, David, and Robert Winter. *A Guide to Architecture in Los Angeles & Southern California*. Santa Barbara [Calif.]: Peregrine Smith, 1977.
- Green, Terence M. "Complex Under Way at Hoover Project." *The Los Angeles Times*. 8 February 1976, G1.
- Herbert, Ray. "Council Gives Final OK to Hoover-USC Project." *The Los Angeles Times*. 28 January 1966, 3.
- Herbert, Ray. "Hoover Project to Get Mobile Shopping Center." *The Los Angeles Times*. 5 June 1969, D1.
- Herbert, Ray. "Shopping Center Plan for USC Area Outlined." *The Los Angeles Times*. 21 August 1969, C1.
- Herbert, Ray. "Urban Project Called Effort to 'Insulate' USC." *The Los Angeles Times*. 29 October 1965, A1.
- Herbert, Ray. "Watts, Hoover Renewal Work Speeded Up." *The Los Angeles Times*. 17 July 1969, B1.
- Historic Aerials: Historic Maps/Coverage. <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.
- "Hoover Area Urban Plan Called 'Mess.'" *The Los Angeles Times*. 4 December 1964, A1.
- "In New Home Area." *The Los Angeles Times*. 7 April 1946, 14.
- "Leaders Want New Life Put in Hoover Area." *The Los Angeles Times*. 3 December 1964, A1.
- Los Angeles (California.). [City of Los Angeles Assessor's Property Information]. Los Angeles, CA: City of Los Angeles Department of City Planning, 2009.
- "Negotiations Set on Hoover Housing Plan." *The Los Angeles Times*. 18 September 1969, B4.
- "New Building Completed." *The Los Angeles Times*. 12 September 1948, E5.
- "New Firm Plans to Build 1,500 Homes." *The Los Angeles Times*. 8 June 1969, H6.
- "Nixon to Take MacArthur Messages to Far East." *The Los Angeles Times*. 4 October 1953, 42.
- "Planners Push \$50-Million Hoover-USC Urban Project." *The Los Angeles Times*. 5 October 1964, F7.
- "Plans for \$50 Million USC Project Approved." *The Los Angeles Times*. 13 November 1964, OC1.

Page 4 of 4

Resource Name or #: (Assigned by recorder) Radisson Hotel and USC Exposition Parking

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

"Redevelopment Project Altered to Allow Housing." The Los Angeles Times. 10 November 1978, B27.

"Rent Subsidy Projects Get Under Way." The Los Angeles Times. 13 February 1977, 11.

R.L. Polk & Co. Polk's San Gabriel (Los Angeles County, Calif.) City Directory. Los Angeles, Calif: R.L. Polk & Co, 1900s.

Roseman, Wallch and Taube, et al. A University and A Neighborhood: University of Southern California in Los Angeles, 1880-1984. (Los Angeles: Figueroa Press, 2006).

Sanborn Map Company. Sanborn Fire Insurance Maps. [Los Angeles] California. Teaneck, NJ: Chadwyck-Healy, 1922, 1950, 1953, and 1954.

Tully, William. "First Land Parcels Sold in Hoover-USC Project." The Los Angeles Times. 18 July 1968, A1.

Turpin, Dick. "University Village Introduces New Concept." The Los Angeles Times. 9 June 1974, G1.

"University Village Adds to Community's Appeal." The Los Angeles Times. 14 October 1981, I13.

"University Village Observes Opening." The Los Angeles Times. 3 October 1976, 113.

"Work Begins on Senior Subsidized Development." The Los Angeles Times. 13 November 1977, J8.

"Work Started on Housing Project." The Los Angeles Times. 1 February 1977, A16.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: (Assigned by recorder) University Gardens

P1. Other Identifier: _____

P2. Location: Not for Publication Unrestricted a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M.

c. Address 3500 South Figueroa Street City Los Angeles Zip 90007

d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. 5123022034

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The two-story building faces S. Figueroa and extends through the block to S. Flower Street. The building has a rectangular plan with a central courtyard. A two-story structure is located in the center of the courtyard. The building is topped by a crested parapet hipped roof. Red clay tiles clad the sloped sections, and stucco covers the vertical sections. The walls of the building are clad in stucco and reinforced adobe brick. Six, two-story concrete buttresses divide the façade into seven bays. The first floor, including entrance, is recessed, clad in reinforced adobe bricks, and has tinted glazed windows. Awnings cover the first floor openings. Each bay of the second floor has continuous bands of aluminum, tinted, sliding windows. Horizontal bands of stucco separate the first and second floors.

A driveway and seven palm trees border the building on the west, and to the east is a parking lot.

P3b. Resource Attributes: HP6 - 1-3 story Commercial Building HP15 - Educational building

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)

View looking east toward northwest elevation (ARG, 11 March 2009)

P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1975 1974 Assessor's information.

P7. Owner and Address:

University of Southern California

P8. Recorded by:

*Jody Stock and Anny Su
Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111*

P9. Date Recorded: 7 April 2009

P10. Survey Type (Describe)
Intensive

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

University of Southern California, Master Plan CEQA Evaluation

Attachments:

None Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

NRHP Status Code 6Z

Resource Name or #: (Assigned by recorder) University Gardens

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Office

B4. Present Use: Educational

B5. Architectural Style: Brutalist

B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1975.

B7. Moved? No Yes Unknown Date: _____

Original Location: _____

B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

B10. Significance: Theme Redevelopment

Area Los Angeles

Period of Significance 1966-1977

Property Type Office

Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to assessor's information, the building at 3500 S. Figueroa Street was built in 1976 in the PM4736 Tract. The building was constructed by Hoover Community Hotel Development as part of the Hoover Redevelopment project. No architect was given (Bldg. permit 1976LA22846). The building currently functions as University Gardens, an office building that is part of the University of Southern California campus.

The building at 3500 S. Figueroa Street has good integrity. However, the property is less than fifty years of age. To be eligible for the California Register, properties must have either reached fifty years of age or sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. At this time, the property does not appear to reach the level of significance necessary to be eligible for the California Register of Historical Resources or listing as a Los Angeles Historic-Cultural Monument.

B11. Additional Resource Attributes: HP6 - 1-3 story Commercial Building

HP15 - Educational building

B12. References:

See continuation sheet.

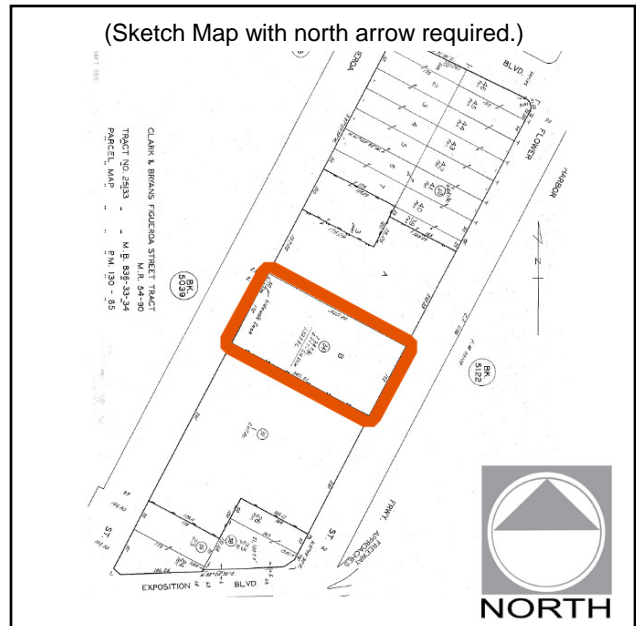
B13. Remarks:

Jody Stock and Anny Su

B14. Evaluator: Architectural Resources Group

Date of Evaluation: 7 April 2009

(This space reserved for official comments.)



Page 3 of 4

Resource Name or #: (Assigned by recorder) University Gardens

Recorded by Jody Stock and Anny Su Arch. Resources Group Date 7 April 2009 Continuation Update

B12. References:

- "32nd Street Market Continues 'little store on the corner' tradition." *The Los Angeles Times*. 14 October 1981, I5.
- Baker, Erwin. "Renewal Program Near USC Substandard Area Under Way." *The Los Angeles Times*. 3 September 1967, F1.
- "Bank Branch Set to Open." *The Los Angeles Times*. 11 November 1973, G32.
- "Bank Opens New Branch." *The Los Angeles Times*. 4 November 1973, G26.
- "Bankruptcy Dims Bright Spot in Renewal Effort." *The Los Angeles Times*. 18 January 1974, C1.
- "Evolution of the Shopping Center." <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.
- "Funding Arranged for USC Shopping Center." *The Los Angeles Times*. 10 June 1973, F18.
- Gebhard, David, and Robert Winter. *A Guide to Architecture in Los Angeles & Southern California*. Santa Barbara [Calif.]: Peregrine Smith, 1977.
- Green, Terence M. "Complex Under Way at Hoover Project." *The Los Angeles Times*. 8 February 1976, G1.
- Herbert, Ray. "Council Gives Final OK to Hoover-USC Project." *The Los Angeles Times*. 28 January 1966, 3.
- Herbert, Ray. "Hoover Project to Get Mobile Shopping Center." *The Los Angeles Times*. 5 June 1969, D1.
- Herbert, Ray. "Shopping Center Plan for USC Area Outlined." *The Los Angeles Times*. 21 August 1969, C1.
- Herbert, Ray. "Urban Project Called Effort to 'Insulate' USC." *The Los Angeles Times*. 29 October 1965, A1.
- Herbert, Ray. "Watts, Hoover Renewal Work Speeded Up." *The Los Angeles Times*. 17 July 1969, B1.
- Historic Aerials: Historic Maps/Coverage. <http://history.sandiego.edu/gen/soc/shoppingcenter.html>, 26 March 2009.
- "Hoover Area Urban Plan Called 'Mess.'" *The Los Angeles Times*. 4 December 1964, A1.
- "In New Home Area." *The Los Angeles Times*. 7 April 1946, 14.
- "Leaders Want New Life Put in Hoover Area." *The Los Angeles Times*. 3 December 1964, A1.
- Los Angeles (California.). [City of Los Angeles Assessor's Property Information]. Los Angeles, CA: City of Los Angeles Department of City Planning, 2009.
- "Negotiations Set on Hoover Housing Plan." *The Los Angeles Times*. 18 September 1969, B4.
- "New Building Completed." *The Los Angeles Times*. 12 September 1948, E5.
- "New Firm Plans to Build 1,500 Homes." *The Los Angeles Times*. 8 June 1969, H6.
- "Nixon to Take MacArthur Messages to Far East." *The Los Angeles Times*. 4 October 1953, 42.
- "Planners Push \$50-Million Hoover-USC Urban Project." *The Los Angeles Times*. 5 October 1964, F7.
- "Plans for \$50 Million USC Project Approved." *The Los Angeles Times*. 13 November 1964, OC1.
- "Redevelopment Project Altered to Allow Housing." *The Los Angeles Times*. 10 November 1978, B27.
- "Rent Subsidy Projects Get Under Way." *The Los Angeles Times*. 13 February 1977, 11.
- R.L. Polk & Co. *Polk's San Gabriel (Los Angeles County, Calif.) City Directory*. Los Angeles, Calif: R.L. Polk & Co, 1900s.
- Roseman, Wallch and Taube, et al. *A University and A Neighborhood: University of Southern California in Los Angeles, 1880 -1984*. (Los Angeles: Figueroa Press, 2006).
- Sanborn Map Company. *Sanborn Fire Insurance Maps. [Los Angeles] California*. Teaneck, NJ: Chadwyck-Healy, 1922, 1950, 1953, and 1954.

CONTINUATION SHEET

Page 4 of 4

Resource Name or #: (Assigned by recorder) University Gardens

Recorded by Jody Stock and Anny Su **Arch. Resources Group** Date 7 April 2009 Continuation Update

Tully, William. "First Land Parcels Sold in Hoover-USC Project." The Los Angeles Times. 18 July 1968, A1.

Turpin, Dick. "University Village Introduces New Concept." The Los Angeles Times. 9 June 1974, G1.

"University Village Adds to Community's Appeal." The Los Angeles Times. 14 October 1981, I13.

"University Village Observes Opening." The Los Angeles Times. 3 October 1976, 113.

"Work Begins on Senior Subsidized Development." The Los Angeles Times. 13 November 1977, J8.

"Work Started on Housing Project." The Los Angeles Times. 1 February 1977, A16.

University of Southern California University Park Campus Historic Resources Survey Update

Los Angeles, California



prepared for

University of Southern California

prepared by

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I. INTRODUCTION

In August 2005, the University of Southern California (USC) contracted with Architectural Resources Group (ARG) to conduct a survey update for their University Park Campus. USC is currently developing a University Park Campus Master Plan to guide the University's development through 2030. This survey is intended to identify historic resources, inform the development of a campus historic resources treatment plan, and assist the environmental consultant in the drafting of the cultural resources section of the Environmental Impact Report.

Under the California Environmental Quality Act (CEQA), a "historical resource" is defined as one that is listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register). Properties formally determined eligible for the National Register of Historic Places (National Register) are automatically listed on the California Register. The University Park Campus contains a National Register-eligible district, identified in 1994. It also contains two properties determined individually eligible for the National Register, as well as one designated Los Angeles Historic-Cultural Monument. This survey update, completed in 2009, aims to identify and evaluate all buildings and landscape elements that may be considered historical resources under CEQA currently and, to the extent feasible at this time, those resources that may attain significance during the life of the proposed Master Plan.

Background of the University of Southern California

The University of Southern California is a distinguished research university with a current enrollment of approximately 33,500 students. Its main campus is located in the University Park neighborhood, just southwest of downtown Los Angeles, California. The academic core campus is bounded by Jefferson Boulevard to the north, Vermont Avenue to the west, Exposition Boulevard to the south, and Figueroa Street to the east. The surrounding area is largely residential to the north and west. The Harbor Freeway (CA-110) is located just east of the campus and Exposition Park and the Los Angeles Coliseum directly to the south.

USC was founded as a Methodist college in 1880, making it one of the pioneering institutions of higher learning in Southern California. The current campus began to take shape with the 1919 Parkinson campus plan and subsequent construction. Like similar institutions across the country, USC experienced expansive growth following World War II, altering its form to meet the needs of a growing research university while maintaining its location within the community. Still located at its original site, the USC University Park Campus is an amalgam of nearly 130 years of ideas in campus planning and architecture.

Past Survey Efforts in the Area

The USC University Park Campus was surveyed in 1994 as part of a Section 106 review conducted for FEMA following the Northridge earthquake. Historic Resources Group, who completed this Determination of Eligibility, identified a National Register-eligible district within the core campus centered along Trousdale Parkway (see figure 2). The district was determined eligible for listing on the National Register under Criterion A, "as one of the first

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Area Map

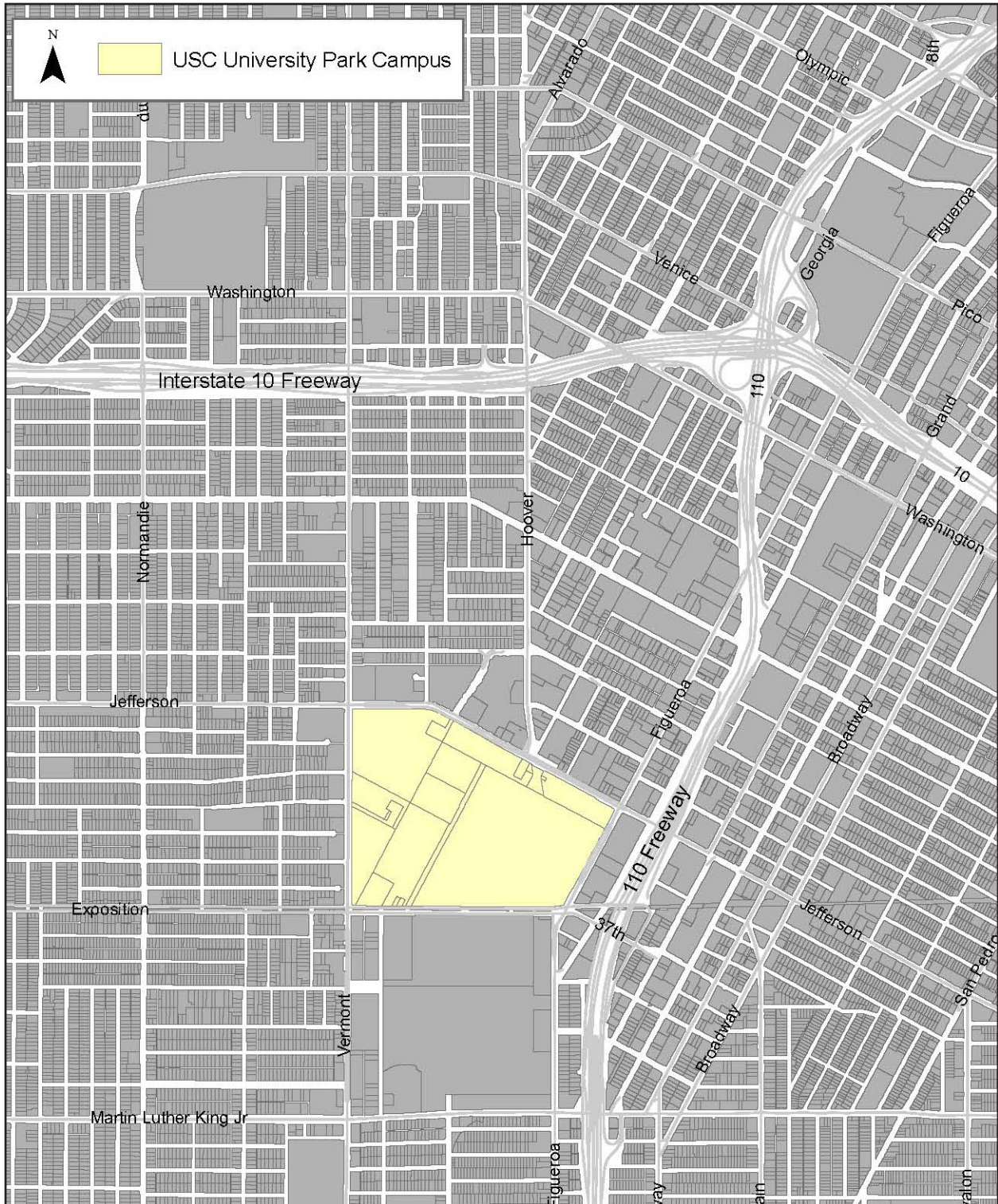


Figure 1. University of Southern California and Surrounding Area

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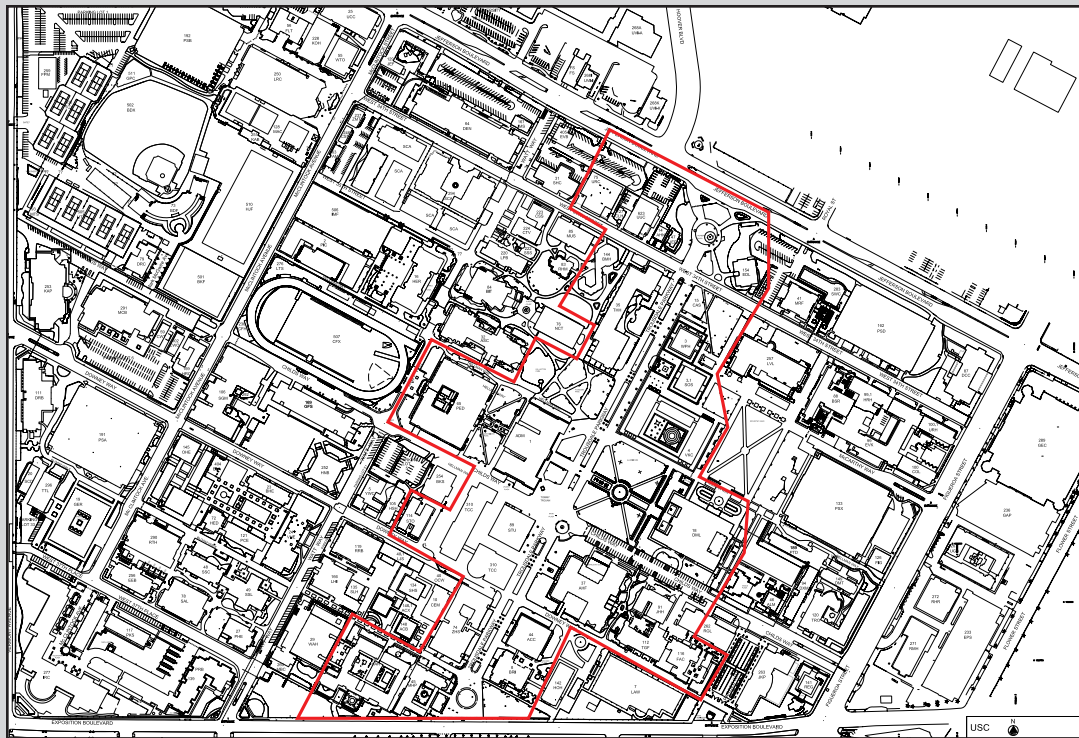


Figure 2. The red line indicates the boundaries of the National Register-eligible historic district that was identified in 1994.

institutions of higher education in Southern California”; under Criterion B, “for its association with Judge Robert Maclay Widney, who originated the idea of founding a Methodist college to be known as the University of Southern California, and the Reverend M. M. Bovard, its first president”; and under Criterion C, “as one of the oldest and most architecturally distinguished university campuses in Southern California.”¹ Also as part of this study, Doheny Memorial Library and Widney Alumni House were determined to be individually eligible for the National Register.

The 1994 Determination of Eligibility identified a period of significance for the district of 1880-1944. The end date reflects the fifty-year cut-off, a convention for closing the period of significance if there is no other clear end date. The findings identified twenty buildings and landscape features as “contributors” to the district. Ten additional buildings, although technically “non-contributors” at the time of the evaluation, were identified as “Buildings that may be considered contributing when they reach fifty years of age.”

In 2006, USC was surveyed as part of a Historic Assessment Survey of the Hoover Redevelopment Project Area, conducted by PCR Services Corporation for the Community Redevelopment Agency of the City of Los Angeles. The purpose of this survey was to “update the previously completed survey of the area that was conducted in 1985 and to identify,

¹ Historic Resources Group. *Determination of Eligibility, University of Southern California*. DPR District Record. October 19, 1994.

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evaluate, and document all potentially significant historic resources located within the Hoover Redevelopment Project Area not previously surveyed.”² Although the USC University Park Campus was located within the Project Area, no determinations were made as to the potential significance of buildings within the campus boundaries or the campus as a whole.

II. PROJECT METHODOLOGY

Scope of the Project

In order to update the existing documentation, this historic resources survey included two major tasks: the development of a historic context statement for the entire campus within the period of 1880-1980 and the survey of all individual buildings constructed within this time period. The cut-off year of 1980 was selected for the scope of this study as a date that would include a preliminary look ahead at all existing campus buildings that may reach fifty years of age within the proposed planning horizon of the current 2030 master planning effort.

The first major task of the project was the development of historic contexts and themes, which helps to provide the framework for interpreting information about historic properties that share a common theme, geographical area and time period. The second major task was the reconnaissance and, later, intensive survey of individual buildings. According to *National Register Bulletin 24*, “Reconnaissance may be thought of as a ‘once over lightly’ inspection of an area, most useful for characterizing its resources in general and for developing a basis for deciding how to organize and orient more detailed survey efforts. Reconnaissance and intensive surveys are often conducted in sequence with reconnaissance being used in planning an intensive survey.”³ A reconnaissance-level survey of the campus was conducted to familiarize ARG staff with the campus layout and buildings, followed by an intensive survey effort which informed the documentation and evaluation of buildings on the University Park Campus. To assist with the survey effort, USC provided ARG with a list of all buildings constructed on campus between 1880 and 1980, including construction dates and architects.

Upon completion of the field survey, one State of California Departments of Park and Recreation Series 523a (Primary Record) was completed for each building within the potential California Register-eligible historic district that was identified as part of this study. In addition, a DPR District Record (DPR 523D) was prepared to update the 1994 findings. One DPR 523A and B set (Primary Record and Building, Structure and Object Record) was completed for all resources determined to be individually eligible for the California Register.

The research design and methodology for the project was outlined by ARG during the course of the project and incorporated guidelines recommended by *The Secretary of the Interior’s Standards for Preservation Planning and Developing Historic Contexts*. The following National Register Bulletins were consulted:

- *National Register Bulletin 15: How to Apply the National Register Criteria of Evaluation*

² PCR Services Corporation. *Historic Assessment Survey Report*. March 2006.

³ *National Register Bulletin 24*, (Washington, D.C.: US Dept. of the Interior, NPS, 1985), 12.

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- *National Register Bulletin 16A: How to Complete the National Register Registration Form*
- *National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes*
- *National Register Bulletin 22: Guidelines for Evaluating Properties that Have Achieved Significance Within the Past Fifty Years*
- *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*

Additionally, the *Instructions for Recording Historical Resources* by the California Office of Historic Preservation were followed to complete the DPR forms.

It should be noted that ARG did not inspect the interiors of buildings when it conducted its field survey, and therefore interiors were not considered in the evaluation process. Also, no archaeological or pre-historic Native-American resources were surveyed during this project. There may be potential for the discovery of archeological resources in the survey area. In the future, when major construction projects are undertaken within the survey area, it is recommended that an archaeologist be consulted to assess the site and potential for resources.

Archival Research

For the purposes of this project, especially in relation to developing the historic contexts, the following collections were consulted:

- Los Angeles Public Library
- University of Southern California Office of Capital Construction
- University of Southern California Libraries (Doheny Library and the Architecture and Fine Arts Library)
- University of Southern California, Facilities Management Services, CAD Services
- ARG's in-house library
- Various internet sites and repositories

Sanborn Fire Insurance Maps, a common resource for historic resource surveys, are available for the USC campus for the following years: 1910, 1920, and 1950. The maps were useful in establishing a chronology of campus development and in assessing the impact of the 1960s master plans on the overall campus. Historic aerial photographs, which are available for the years 1948, 1972, 1980, 2003, 2004 and 2005, were also useful in identifying changes to the campus over the course of its history.⁴

Criteria of Evaluation

The criteria of both the National and California Registers formed the basis of the historical evaluations.

⁴ Aerial photographs were accessed online courtesy of <www.historicaerials.com>.

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National Register of Historic Places

The National Register is the nation's master inventory of known historic resources. Authorized under the National Historic Preservation Act of 1966 (36 Code of Federal Regulations Part 60), the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

The National Register defines a historic property or resource as a building, site, historic district, object, or structure evaluated as historically significant. In most cases these must be over fifty years of age. However, properties under fifty years of age that are of exceptional importance or are contributors to a historic district can also be included on the National Register. There are four criteria under which a historic resource can be considered significant for listing on the National Register. A resource may be eligible for listing on the National Register if it meets one or more of the following criteria:

- A) It is associated with events that have made a significant contribution to the broad patterns of our history; or
- B) It is associated with the lives of persons significant in our past; or
- C) It embodies 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) It has yielded or may likely yield information important in prehistory or history.

The National Register Criteria recognize different types of values, which fall into three categories, associative (A and B), design or construction (C), and information (D). A resource can be considered significant within a historic context at the national, state or local level, in the areas of architecture, archaeology, engineering, or culture. Historic resources can be individually eligible for listing on the National Register or groups of resources can be considered as a historic district. A historic district is a geographically definable area — urban or rural, small or large — possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history. Districts have defined boundaries and are comprised of individual resources identified as contributing and non-contributing to the significance of the district.

California Register of Historical Resources

The California Register of Historical Resources is the authoritative guide to the State's significant historical and archaeological resources. It serves to identify, evaluate, register and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for historic preservation grant funding and affords certain protections under CEQA. All resources listed on or formally determined eligible for the National Register

are automatically listed on the California Register. In addition, properties designated under municipal or county ordinances are also eligible for listing on the California Register.

The California Register criteria are modeled on the National Register criteria, addressed above. For listing on the California Register a historical resource must be significant at the local, state or national level under one or more of the following criteria:

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

Unlike the National Register of Historic Places, the California Register does not hold fast to the rule that a property must be more than fifty years of age in order to be eligible for listing. Rather, it recommends that sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource.

Integrity Requirements

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. A test of integrity is whether a contemporary would recognize the building, site or district. In order to be listed on either the National or California Registers, a historic property must both meet one or more of the significance criteria listed above and must also possess historic integrity of location, design, setting, materials, workmanship, feeling, and association. An eligible resource will exhibit most of these aspects of integrity although the elements that are most important will vary with the property type and with the historic context that defines the resource's significance. The following are the definitions of the seven aspects of integrity:

Location: The place where the historic property was constructed or the place where the historic event occurred

Design: The combination of elements that create the form, plan, space, structure, and style of a property

Setting: The physical environment of a historic property

Materials: 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: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory

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Feeling: A property's expression of the aesthetic or historic sense of a particular period of time

Association: The direct link between an important historic event or person and a historic property

The California Register regulations have specific language regarding integrity. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

Eligibility Standards

The USC University Park Campus comprises a wide range of historic resources, representing a variety of planning principles and architectural styles spanning more than 125 years. The first major wave of development on campus occurred in the 1920s, and although many of these buildings and landscape elements remain intact, the campus as it appears today is largely a product of modern ideas in campus planning and architectural design. Of the 88 buildings surveyed for this report, approximately 55% were constructed within the past fifty years.

As previously mentioned, the National Register and the California Register vary in their approaches to evaluating resources of the recent past. The California Register guidelines do not include specific language about a resource needing to be fifty years or older in order to be eligible. Therefore, an individual resource or historic district may be eligible for inclusion on the California Register but not the National Register. Because this survey aims to identify and evaluate all buildings and landscape elements that may be considered historic resources under CEQA, ARG placed emphasis on the criteria of the California Register when making its determinations. For the purposes of identifying contributors and non-contributors to a California Register-eligible historic district on the USC University Park Campus, the resources' connection to the historic contexts and themes as well as their retention of integrity were carefully considered, and a strict fifty-year age requirement was not implemented.

The period of significance for the USC University Park Campus was identified as 1880-1976. It appears that by 1976, the majority of buildings and landscape features constructed as part of the implementation phase of the William Pereira master plans of 1960 and 1966 had been completed. It is the professional opinion of ARG that enough time has passed in order to gain a scholarly perspective on the contributions of master planner and architect William Pereira and the accomplished Modernist architects who were recruited to work on campus in the 1960s and 70s. Therefore, buildings that can be directly tied to this pattern of development were considered for contributory status regardless of their age of less than fifty years.

In order to be considered for contributor status to the proposed California Register-eligible USC University Park Campus Historic District, a building must:

- have been constructed within the period of significance (1880-1976);
- retain sufficient integrity to portray its significance; and
- be clearly and directly associated with the historical themes identified in the historic context statement.

Buildings were considered non-contributors to the proposed California Register-eligible USC University Park Campus Historic District if:

- they were constructed after 1976;
- they have been altered in ways that have diminished their integrity to the point that they are no longer able to portray their significance; or
- research did not reveal a clear and direct association with the historical themes identified in the historic context statement.

III. HISTORIC CONTEXTS

Cultural resource surveys are not complete without linking resources to their associated historic contexts; the establishment of historic contexts is vital to targeting survey work effectively. In addition, contexts are necessary to make future significance evaluations for resources and to evaluate the potential for historic districts. Historic contexts provide the framework for interpreting historical developments that group properties that share a common theme, geographical area, and time period. The establishment of these contexts provides the foundation for decision-making concerning the planning, identification, evaluation, restoration, registration, and treatment of historic properties, based upon comparative significance. Contexts can be developed for all types of resources including, but not limited to, buildings, structures, objects, sites, and historic districts. The methodology for developing historic contexts does not vary greatly with different resource types, and they may relate to any of the four National or California Register criteria.

The contexts or themes for the USC University Park Campus are:

- I. Education
- II. Campus Development
- III. Architecture

EDUCATION⁵

1880-1920: Birth of the University of Southern California

The concept of a Methodist college in Southern California was realized in the 1870s under the direction of Judge Robert Maclay Widney who, with an active group of local citizens and a board of trustees, secured over 400 acres of land from various influential members of the community. The University of Southern California (USC) was established in 1880 and contained a single building, Widney Hall, which housed all the needs of a combined student

⁵ Sources for this selection include: Curtis C. Roseman, Ruth Wallach, etc al. *A University and a Neighborhood: University of Southern California in Los Angeles, 1880-1984* (Los Angeles: Figueroa Press, 2006); Sarah Lifton and Annette Moore, *The University of Southern California: 1880-2005* (Los Angeles: Figueroa Press, 2007).

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and faculty population of sixty-three. Marion McKinley Bovard was honored as the University's first president and presided over the University for the next eleven years. Bovard oversaw many of the University's significant early accomplishments, including the establishment of the College of Letters, Arts and Sciences (1880), and the Schools of Music (1884), Medicine (1885), and Fine Arts (1887).

Dr. Joseph P. Widney was named president of USC in 1892. President Widney accepted the post in the midst of one of USC's most financially tenuous periods and served as president until 1895, when Reverend George W. White took the baton as USC's third president. During President White's term, USC's student population reached 500 (1895), the School of Law was formed (1896), and students began to train in dentistry (1897), sparking what would become USC's School of Dentistry, the first program of its kind in the southwestern United States.



Robert Maclay Widney
(courtesy of USC University Archives)

Reverend White retired as president in 1899, and, rather than filling the post immediately, the University's administration was placed in a holding pattern until the right candidate materialized. In the interim, each of the colleges was left under the supervision of its respective dean, while large decisions were left to the president of the Board of Trustees, George Finley Bovard (brother of Marion Bovard). Under Bovard's leadership, the University advanced financially and academically: its endowment swelled, enrollment increased, and the physical plant was enhanced with the construction of two new dormitories. In 1903, George Bovard was unanimously elected as the University's fourth president.

Bovard, who had been a member of the University's first graduating class in 1884, proved to be the appropriate person to lead the University in the Progressive Era. In 1908 he announced his Greater University Campaign, whose ultimate goal was to turn USC into a great metropolitan university. During his eighteen-year presidency, the following departments and schools were established: School of Pharmacy (1905); Department of Education (1909); Department of Oriental Studies (1911); Department of Sociology (1915); Department of Architecture (1919); College of Commerce and Business Administration (1920); and the Graduate School of Arts and Sciences (1920). Several of these were the first of their kind in Southern California; one course, in automotive science, was the first of its kind in the world. Enrollment continued to increase, academics flourished, and by 1916 USC was the second largest denominational university in the country, surpassed only by Northwestern University. Bovard also led USC through World War I, during which enrollment plummeted and finances suffered. The University endured, and the end of the war brought another period of unprecedented growth.

1921-1947: The von KleinSmid Era

In 1921, USC named its fifth president, Rufus Bernhard von KleinSmid. President von

KleinSmid served the longest term of any USC president to date, twenty-six years in all, and helped turn the University into a nationally renowned institution. Shortly after his inauguration, von KleinSmid announced a ten million dollar capital campaign to raise funds for new campus facilities and to establish an endowment. Although this ambitious goal was not reached, the campaign was nonetheless successful and enabled one of the University's most substantial periods of physical and academic growth. In 1922, less than a year after President von KleinSmid's inauguration, USC was placed on the approved list of the Association of American Universities, bringing it up to par with America's leading institutions.

The growth of the campus's physical plant enabled a substantial increase in academic offerings. During this period, USC established the following schools and departments: School of International Relations – the country's first of its kind (1924); College of Engineering (1925); School of Public Administration – the second of its kind in the country (1929); Department of Cinema – the country's first filmmaking program (1929); Department of Occupational Therapy (1942); Departments of Biokinesiology and Physical Therapy (1945); and the Department of Drama – established by playwright William C. DeMille (1945). The Graduate School of Arts and Sciences was reorganized to encompass all graduate work at the university, and USC began to offer courses leading to a Ph.D. These accomplishments boosted the University's reputation as a leading research institution, and enrollment continued to increase.

In 1930, USC celebrated its 50th anniversary with the dedication of four new buildings, the unveiling of the Trojan Shrine (better known as "Tommy Trojan"), and a series of ceremonies and special programs. Enrollment had nearly tripled in the nine years since President von KleinSmid took office, and USC had become a non-denominational institution, freeing the Methodist community from the burden of financial support and making the University more appealing to a wider student body. However, this era of progress was followed by the Great Depression, to which the growing University was not immune. By 1932, enrollment declined, and President von KleinSmid asked the faculty to take a ten-percent reduction in salary to help make ends meet. The commencement of World War II took an additional toll on USC, with hundreds of students and faculty leaving to join the armed forces. Those remaining on campus contributed to the war effort, many volunteering with the Red Cross or donating blood. Military programs began to appear on campus, such as a naval preparatory flight cadet school, the Marine Corps Reserves, the Army's Specialized Training Unit, and the Naval V-12 program and ROTC. By 1943, there were more than 1,400 military students at USC; men and women in uniform were a common sight on campus until the end of the war in 1945.

1947-1976: USC in the Postwar Era

The years that followed World War II were a period of monumental growth for universities, due principally to veterans taking advantage of the Servicemen's Readjustment Act of 1944, better known as the G.I. Bill. The G.I. Bill invested billions of dollars in education and training for millions of veterans. The country's existing educational infrastructure could not accommodate the sudden growth, and universities were forced to expand. Between 1945 and 1947, USC's student population nearly tripled as it ballooned from 8,500 to 24,000.

The tasks of physical expansion and land acquisition fell into the hands of President Fred D. Fagg, Jr., who had taken over the presidency in 1947, and his successor, Dr. Norman Topping,

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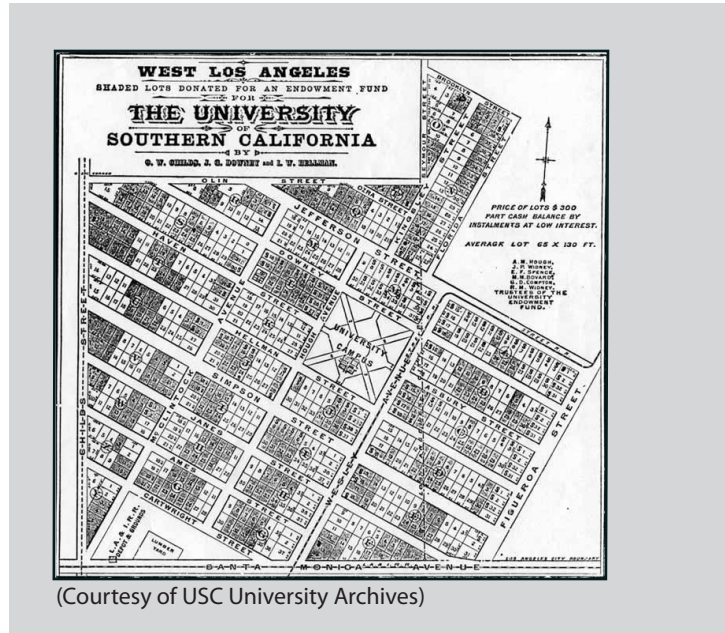
who was introduced as USC's seventh president in 1958. President Fagg oversaw the construction of several buildings, the acquisition of the current USC Health Sciences Campus (1952), which is located seven miles northeast of University Park Campus, and the closing of Trousdale Parkway (formerly University Avenue) to public vehicular traffic (1953). In 1961, President Topping unveiled an academic strategic plan that inspired what would become the most aggressive building campaign up to that point in the University's history, the *Master Plan for Enterprise and Excellence in Education*. The plan called for the addition of a total of thirty new buildings to the University Park and Health Sciences campuses. This era of physical growth exemplified USC's

ardent dedication to research, with particular emphasis on groundbreaking programs in science and engineering. Indeed, Southern California's first graduate program in computer science began at USC in 1968 when the Departments of Electrical Engineering and Mathematics combined to offer master's and doctoral degrees. In 1969, President Topping ended his tenure after the University received one of its greatest accolades: USC was inducted into the Association of American Research Universities, an honor currently bestowed on only sixty-two universities with outstanding achievements in graduate and research programs.

Finding a successor to President Topping was a challenge; after screening nearly one hundred candidates, John "Jack" Hubbard was selected to take the reins. President Hubbard focused his efforts almost immediately on continuing to strengthen the college, graduate school, and faculty. One of his first moves was the creation of the USC Office of Academic Planning and Research, which would help define institutional goals and increase the faculty of the university. Particular attention was paid to engineering and the sciences, and success was yielded particularly in the emerging fields of electrical engineering, communications, signal processing and computer engineering.

Additional benchmarks of these important years include the following: the establishment of the USC Annenberg School for Communication (1971); and the opening of the Davis School of Gerontology—the first gerontology program in the country (1975).

Associated property types related to the context of Education on the University of Southern California University Park Campus include institutional buildings and single-family residences.



CAMPUS DEVELOPMENT⁶

1880-1945: The Creation of the USC Campus

Although now an integral part of Los Angeles' metropolitan center, the University of Southern California was, in 1880, located on the outskirts of town. The campus was sited on a streetcar line leading south out of Los Angeles to Agricultural Park, or what is now known as Exposition Park. The land to the west and south of campus was primarily composed of ranchland in the 1880s; by the 1890s, it had joined the rapidly growing city in its urbanization and residential growth. The neighborhood's early residents were some of the city's most prestigious, particularly around the West Adams area, and middle-class growth continued in the surrounding neighborhood into the twentieth century.

For the first few decades, USC was confined to a relatively small campus with only a few small buildings. The early university was centered on a one-block area, and as it grew, buildings were constructed on nearby streets among neighboring residences and businesses. In the late nineteenth century, USC began to establish schools outside of the University Park campus, with the College of Fine Arts and the College of Medicine located on land adjacent to downtown Los Angeles. The University Park campus continued to expand with growing enrollment and academic programming, and by the first decade of the twentieth century, USC officials began to realize that a cohesive plan was needed to guide future development of the burgeoning University. In 1919, local architect John Parkinson was enlisted to draft the new campus plan, and beginning with the Bovard Administration Building in 1921 the campus building boom of the 1920s began to take root along the east and west sides of University Avenue.

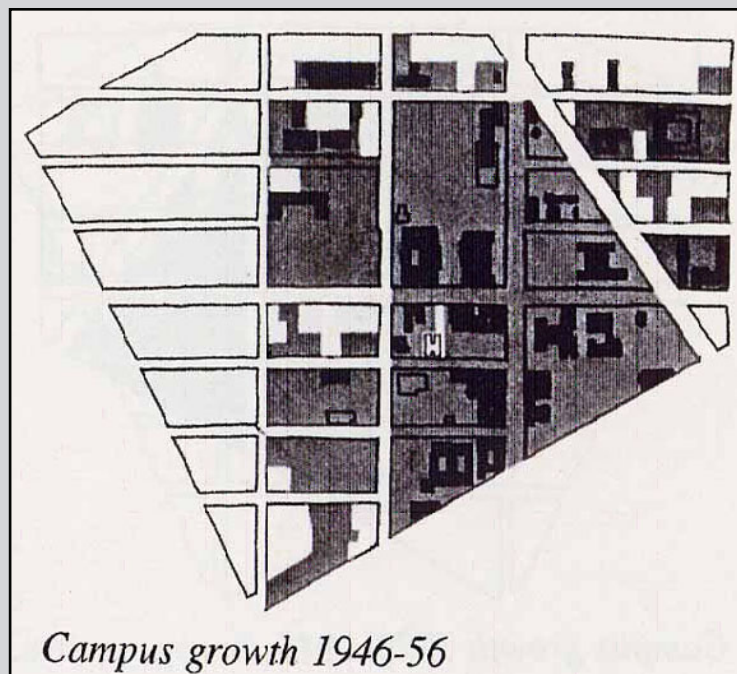
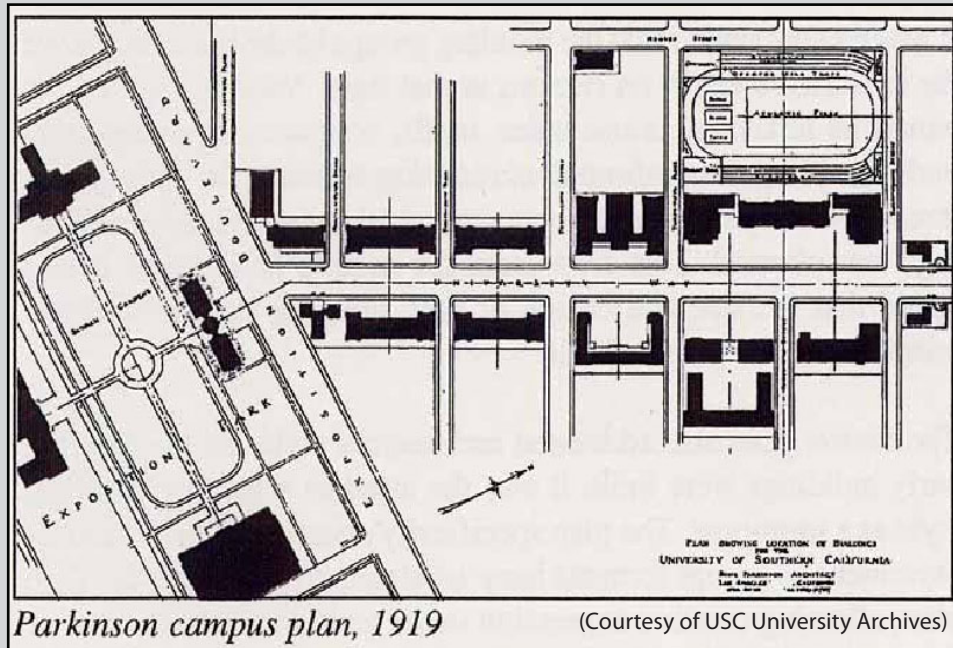
The turn of the twentieth century saw monumental developments in campus planning. For nearly two centuries, university campuses had been based on the colonial models of Harvard and Yale Colleges, both of which had been developed at around the turn of the eighteenth century. These traditional college campuses were based on the village rather than the urban model; as universities grew larger and more complex, modern campus planning began to take its cues from urbanism. The City Beautiful Movement, which adopted Beaux Arts planning principles, had been making a profound influence on city planning in the United States since its debut at the 1893 Columbian Exposition in Chicago, and its principles found their way into campus planning of the era. According to architectural historian R. Stephen Sennot, with the Exposition's ordered City Beautiful buildings and boulevards, it "emphasized stately systems of organization that implied not only virtue but order, characteristics eminently suited to the image of the university."⁷ The tenets of Beaux Arts urban planning were based on symmetry and formalism, with grand buildings connected by a network of wide boulevards and plazas.

⁶ Sources for this selection include: Robert Fishman, *Urban Utopias in the Twentieth Century* (Cambridge: The M.I.T. Press, 1999); Peter Hall "The Turbulent Eighth Decade: A Challenge to American City Planning." *Journal of the American Planning Association* 55.3 (1989): 275-282; Kevin Lynch, *The Image of the City* (Cambridge: The M.I.T. Press, 1960); William L. Pereira & Associates, *A Master Plan Report for the University of Southern California* (Los Angeles: William L. Pereira & Assoc. Planning and Architecture, 1960); R. Steven Sennot, *Encyclopedia of 20th Century Architecture* (New York: Taylor & Francis, 2003); James Steele, *William Pereira* (Los Angeles: University Guild Press, 2002); Paul Venable Turner, *Campus: An American Planning Tradition* (Cambridge: The M.I.T. Press, 1985).

⁷ Sennot, 205.

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(From A Master Plan Report for the University of Southern California, by William Pereira)

Parkinson's plan for USC drew heavily from the Beaux Arts tradition and brought the campus into the age of modern campus planning. Under his guidance, the new campus had a linear arrangement along University Avenue (now Trousdale Parkway), a broad street that connected Exposition Park to downtown Los Angeles. This arrangement along a busy street created an automobile—rather than a pedestrian—campus, which was appropriate to Los Angeles' ascent into the automobile age. Grand new campus buildings were situated adjacent to University Avenue, their façades fronted by broad plazas crisscrossed with lawns and diagonal walkways. In addition to drafting the campus plan, Parkinson served as architect of many of the new campus buildings, working alongside his son, Donald. The Parkinson campus is still identifiable today along Trousdale Parkway, serving as USC's historic core.

1946-1959: USC Campus Planning: Absorbing Postwar Growth

1946 Campus Plan

Few changes were made to USC's campus in the years between the two World Wars; with fluctuating enrollment and finances, the University was able to sustain its current facilities but made few major advances. In the years following the conclusion of World War II, however, it was clear that a new campus plan was an essential step in leading the University into the postwar era. USC leaders began to think creatively about ways to not only absorb a swelling student population, but also to expand and update the current University Park Campus. Recognizing the need for a solution to this problem, President von KleinSmid initiated a master plan to update the 1919 campus plan. Henry C. Burge, Arthur B. Gallion and C. Raimond Johnson, the latter two University architects, were selected to prepare the new campus plan and provide guidance in the broader geographic expansion of the University. The 1946 Campus Plan, which was approved by University Trustees in 1950, marks the point of departure from the use of traditionalist or "revival" architectural styles at USC, instead directing campus design toward the influences of Modernism. The Plan also specifically directed the use of concrete and brick as building materials in order to maintain a sense of coherence among disparate architectural styles on an expanding campus.

The postwar master plans for the University of Southern California authored between 1946 and 1966 are reflective of their era of American campus planning and incorporate important modernist urban planning concepts that were in favor during that time period. Paul Venable Turner, who wrote *Campus*, the definitive history of campus planning in the United States, suggests that the shifts in campus planning during that time period were in part responses to the dramatically increasing enrollments driven by the G.I. Bill, as well as the baby boom.⁸ Campus plans therefore became oriented towards planning facility needs based on enrollment projections rather than utilizing design or aesthetics as organizing principles to guide campus development. Turner cites several characteristics of campus planning during the postwar period that the 1946 USC campus plan emphasizes. In particular, campus planners moved away from master plans based on overarching design principles that indicated locations and even architectural styles for future campus facilities, instead focusing on more generalized principles for growth driven by projections for need.⁹

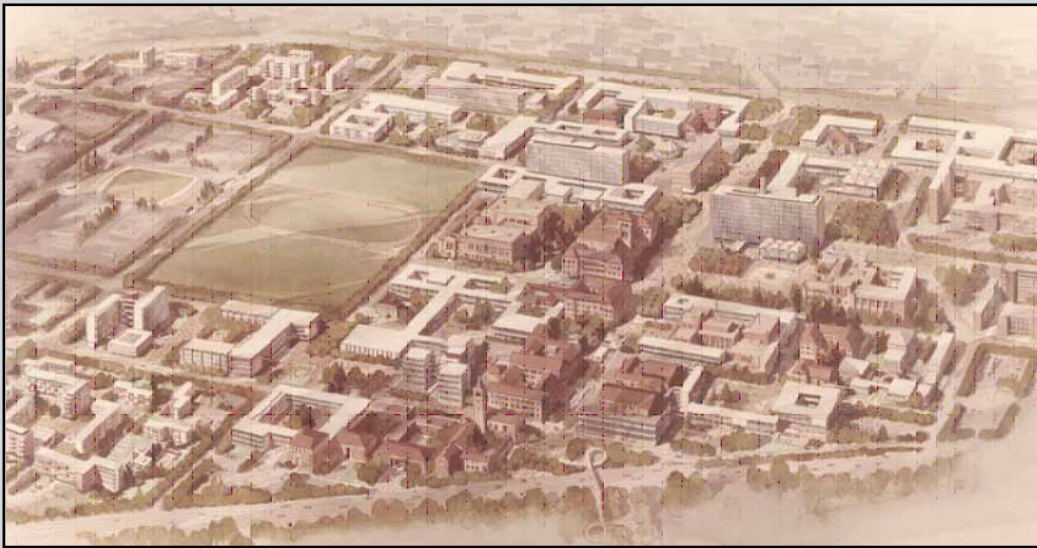
In the 1946 Campus Plan, an analysis of required space needs was undertaken, and based on

⁸ Turner, 249.

⁹ Turner, 266.

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*Proposed University Park Campus Land Use Plan developed by Pereira
(Courtesy of USC University Archives)*

the projected deficit of space, recommendations were offered to both expand the total area of the campus as well as to construct new facilities. Rather than predetermining the physical form, the 1946 Campus Plan emphasizes flexibility in the design and siting of new facilities, as well as leaving open how new space should be divided between departments. The plan offers generalized recommendations, such as locating certain facilities in a specific campus region, or expanding a particular building, but other than recommending an adherence to the red brick aesthetic, it does not go into detail regarding how these buildings should look and how their design should interact with existing buildings and spaces.

Another major focus of postwar campus planners and urban planners was how to accommodate the growing use of automobiles as the primary mode of transportation. With limited space on most campuses, locating parking lots and determining how both vehicles and pedestrians access and circulate within campuses became a principal factor shaping the form of American universities.¹⁰ The 1946 Campus Plan undertook a basic analysis of parking demands for the campus and proposed utilizing significant portions of land acquired in the proposed campus boundary expansion for use as surface parking lots. It also recommended closing the internal campus street network to through traffic. Trousdale Parkway was closed to public traffic in 1953, and a pedestrian-oriented campus became more fully realized in the subsequent master plans authored in the 1960s.

As recommendations made in the 1946 Campus Plan came to fruition, the University Park campus began to take on a new appearance. No longer simply a core linear campus with educational facilities scattered among neighboring residential buildings, by the end of the 1950s, the expanding campus had begun to adopt clear boundaries: Exposition Boulevard to the south, Figueroa Street to the east, Jefferson Boulevard to the north, and McClintock Avenue
10 Turner, 267.

to the west. Even with these changes, it was clear the current campus could not accommodate its growing population, and President Topping employed preeminent architect and planner William L. Pereira to create a new master plan.

1960-1976: The Pereira Master Plans, Concept and Implementation

Unlike the 1946 Campus Plan, the two USC master plans authored in the 1960s focus more overtly on design as a means for shaping future growth. The 1960 Master Plan Report was prepared under the direction of Donald C. Cameron, with architect William L. Pereira charged with the assignment of creating a Campus Master Plan. The goals of Pereira's plan included the determination of the desirable physical size of the campus, the development of a vision for the relationship between existing and future buildings, and the determination of a proper area of University influence within the context of the surrounding community.¹¹

The quadrangle was used by Pereira as a central feature in his 1960 Master Plan. Its precedents can be traced to the medieval English college, which was resurrected in American campus planning in the early twentieth century as a response to growing and increasingly impersonal universities. The quadrangle was viewed as a design unit that promoted more intimate educational communities.¹² Pereira & Associates found prototypes for USC's quadrangles at Oxford, Cambridge, and Yale. Rather than focus on the "community-making" aspects of quadrangles, the plans emphasize their role in creating "places," public spaces that were functional and memorable. The plans emphasize that the architecture of buildings should serve to create and define the outside space, as well as to make it memorable by creating a "jewel" that acts as a focal point in the space. Published in the same year as the 1960 Pereira & Associates Master Plan, Kevin Lynch's *Image of the City* was a seminal text that convinced planners that physical design, and especially pedestrian-scaled design, has a major impact on the ways that people use, view, and remember city spaces. Pereira & Associates' emphasis on place-making through the use of quadrangles with certain buildings acting as "jewels" suggests a Lynch influence. In Lynchian terms, the quadrangles act as nodes, places that become memorable both for their concentration of activity, as well as physical definition by the surrounding buildings.¹³ Indeed, in his *Master Plan Report* for the University of Southern California, Pereira cites the importance of creating a sense of place on the modern university campus. He writes: "The university is more than a place to teach and learn. It should be a place that is pleasant, memorable and inspiring. The high purpose and responsibility of the university should be matched in its setting."¹⁴

Despite utilizing the aged tradition of the quadrangles, the Pereira & Associates plans for USC are also a product of their time, with an emphasis on automobile and pedestrian circulation, parking, and the use of projections in enrollment, housing, and parking needs as a basis for planning. They are also particularly reflective of important movements in city planning of the modern era, especially the Garden City Movement, but also urban renewal and automobile-oriented design.

¹¹ Pereira, 6.

¹² Turner, 215.

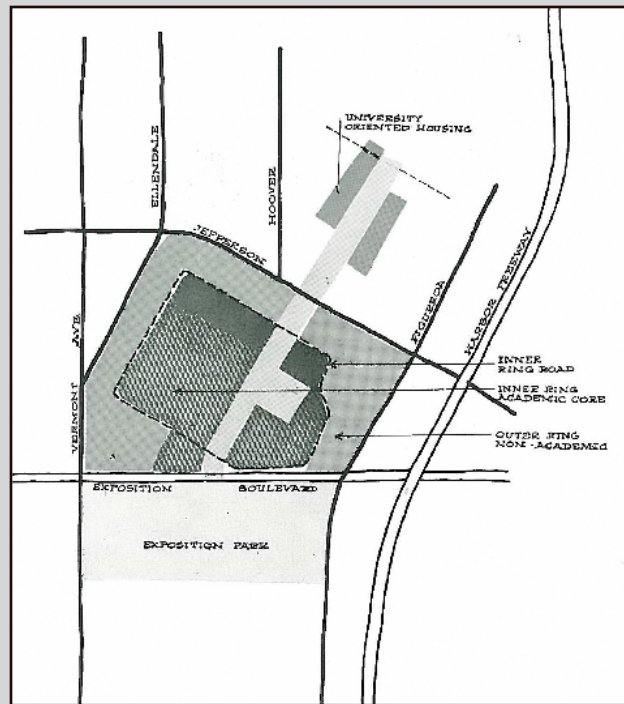
¹³ Lynch, 47.

¹⁴ Pereira, 6.

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Ebenezer Howard's garden city, although essentially an anti-urban response to the ills of the city at the dawn of modernity, held remarkable influence on modernist architects and planners who attempted to implement its principles in the creation of new towns and in the redevelopment of existing cities. Howard envisioned garden cities as self-contained, self-sufficient, decentralized towns with civic functions and public space at their core, surrounded by an agricultural green belt. Housing was laid out along concentric bands of ring roads bisected by radiating boulevards that linked the center with the peripheral greenbelt beyond the edge of the city. Industry was placed at the most peripheral band, between the greenbelt and the town. Open space and communal space were within walking distance for all residents.¹⁵



Basic Master Plan Concept
(From Pereira's Master Plan Report)

The 1960 and 1966 Master Plans for USC are evocative of several garden city planning concepts, chiefly, the concentration of academic functions at the core of the site within a setting of ample public space, surrounded by a ring road that separates the core from the peripheral band of non-academic functions. These are two of the key features in the plans that are particularly reflective of modern-era campus planning in America.¹⁶ The plans' call for landscaped, radiating boulevards that extend from the campus to provide pedestrian links to the surrounding community is garden city in origin, as is the plans' particular emphasis on separating vehicular and pedestrian traffic from each other, with dedicated pedestrian-only rights-of-way with the closure of Hoover Avenue and streets inside the proposed ring road area. This same concept is reflected in the 1960 plan's redevelopment recommendations for the surrounding neighborhoods, proposing to close off streets to create "super blocks" where internal streets are primarily for pedestrian circulation, and the larger blocks serve to rapidly move automotive traffic.

The 1960 and 1966 Master Plans called for the expansion of the campus's western boundary to include all property to the east of Vermont Avenue, increasing the size of the campus from 95 to 153 acres.¹⁷ This plan depended largely on the cooperation of the Community Redevelopment Agency of the City of Los Angeles, which would enable the acquisition of property for the

¹⁵ Fishman, 40-44.

¹⁶ Turner, 267; 271.

¹⁷ Steele, 103.

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campus's expansion. The City had concurrently been working on the Hoover Redevelopment Project, which targeted areas of "blight" for urban renewal and in part paved the way for the expansion of USC's campus. The plan was adopted in 1965, and, as a result, about 25 blocks were bulldozed and more than 30,000 people were displaced. This created tension between the University and community members, who felt they had been marginalized by the University and forced out of their homes.¹⁸

Not all of these Hoover Redevelopment Project areas involved USC, but the project did facilitate the acquisition by USC of parcels bounded by McClintock Avenue, Exposition Boulevard, Vermont Avenue and Figueroa Street, as well as parcels fronting west on Figueroa Street between Jefferson and Exposition Boulevards. These acquisitions allowed for the next wave of expansion of the USC University Park core campus boundaries illustrated in the 1966 Master Plan. The campus land holdings by this time encompassed a large trapezoidal-shaped area and in the successive decades more clearly defined its boundaries through incremental demolition, new construction, privatized streets and the creation of the Wall of Troy. Since USC's founding, campus growth had been characterized by incremental development on prior commercial and residential parcels as lands were acquired and funds became available for new construction. As such, the campus grew out of its surrounding neighborhood. The 1960 and prior 1946 plans envisioned expansion of the campus and elimination of the existing public "street block" character of the campus and turn it into a defined area within the city. Under Pereira's vision, the campus was shut off from the external vehicular traffic and access to the interior of the campus was limited to four entrances, or "gateways." Large parking structures

¹⁸ Roseman, et al., 197.



1977 aerial view of University Park campus

(courtesy of USC University Archives)

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were constructed near each of the gateways, with a desire to keep vehicular traffic on the campus periphery.

Working with an existing campus and disparate architectural styles, the master plans of the 1960s relied heavily on landscaping and pedestrian pathways to create a unified park-like campus within an urban setting. According to historian James Steele, “Pereira’s vision of an integral, tranquil park-like setting within the campus was crucial to the appearance of the University today.”¹⁹ He continues:

*[Pereira] designated that existing streets be converted into landscaped walkways and that existing green areas be enlarged and connected wherever possible to create a carefully interlocking system of open space, to gradually erase the visual dominance of the street grid that existed when the master plan was implemented. He specified that as a guiding principle, larger areas should be devoted to grass and planting rather than paving, which was less expensive and provided a much more effective method of drainage control.*²⁰

The aesthetic of today’s University Park Campus owes much to the concepts and goals set forth in the 1960s master plans authored by William Pereira. A striking example can be seen in the park-like atmosphere surrounding the School of Music and the Liberal Arts Quad. Although constructed ten years after the drafting of the 1966 Master Plan, this quadrangle is a direct product of the plan’s principles. Located just off Trousdale Parkway and north of the 1920s Physical Education and Bovard Administration buildings, its buildings are situated among undulating lawns and large, shady trees. Meandering pedestrian pathways connect the buildings, and students use the lawns and scattered benches as places to read and rest. This quadrangle has a distinct and memorable sense of place, different from the formality of Parkinson’s 1920s campus, but integral to understanding Pereira’s vision of a unified campus.

Associated property types related to the context of Campus Development on the University of Southern California University Park Campus include institutional buildings, single-family residences and landscape and spatial features such as plazas, fountains, courtyards and areas of pedestrian and vehicular circulation.

ARCHITECTURE²¹

1880-1918: Early Buildings on the USC Campus

USC’s first building, Widney Alumni House, was constructed in 1880 and would serve as the University’s sole academic facility for several years. Although this two-story Italianate building has been moved from its original location, it is still in use as an educational facility on campus (Widney Alumni House, ALM). A second academic building, known as “Old College,” was constructed on campus between 1884 and 1887 and housed most of the University’s

¹⁹ Steele, 106.

²⁰ Ibid.

²¹ Sources for this section include: David Gebhard and Robert Winter, *Los Angeles: An Architectural Guide* (Salt Lake City: Gibbs Smith, 1994); Virginia McAlester, *A Field Guide to American Houses* (New York: Knopf, 1984); Pierluigi Serriano and Julius Shulman, *Modernism Rediscovered* (Cologne: Taschen, 2000); James Steele, *William Pereira* (Los Angeles: University Guild Press, 2002).

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Widney Alumni House
(courtesy of USC University Archives)

functions until the major construction campaign of the 1920s. It was demolished in 1948.

Other buildings on USC's campus dating to the early years of the area's history include the Freshman Writing House (CLH), the Joint Educational Project House (JEP), and the Dosan Ahn Chang Ho Family House (AHN). These buildings, which all date to circa 1905, are residual neighborhood residential buildings that have been acquired and adapted for campus use.

The University acquired the Freshman

Writing House and the Joint Educational Project House in 1965 and 1955, respectively. The Dosan Ahn Chang Ho Family House was moved to its current location in 2004. These three buildings, situated near one another on the north side of West 34th Street, create a small enclave of turn-of-the-century residential buildings at the northern portion of what is considered to be the campus's historic core.

1919-1945: John Parkinson and the Birth of a Campus Architectural Style

The years between 1919 and 1932 represent the first prolific building campaign of USC's history, and it was during this time that an overarching campus architectural style began to take hold. Of the ten buildings constructed in this 13-year period, six were designed by John Parkinson (who later collaborated with his son Donald Parkinson, forming the firm Parkinson & Parkinson). Parkinson & Parkinson were well-known Los Angeles architects who were responsible for a number of the City's landmark buildings, including the Los Angeles Memorial Coliseum (1921-23), Bullocks Wilshire Department Store (1928), and Union Station Passenger Terminal (1934-39), to name a few. Fluent in a number of architectural styles, John Parkinson chose the northern Italian Romanesque for his buildings at USC, which was well suited to the formality of the Beaux Arts plan of the campus while adhering to the Mediterranean themes that prevailed in regional architecture at the time.

The first building to be constructed as part of the campaign was the Bovard Administration Building (ADM), a three-story brick and concrete building with a complex, symmetrical plan. Dominated by a massive central tower, Bovard's façade is ornamented with a number of large sculptures of heroic figures by Casper Gruenfeld. Gebhard and Winter, who praise this building in their *Los Angeles: An Architectural Guide*, state that, "If one compares USC's version of the northern Italian Romanesque with that of UCLA's, it is apparent that Parkinson and others produced a group of buildings which were more inventive, playful, and lively."²²

Additional buildings from the 1919 campus plan and building campaign include the Colonel Seeley Wintersmith Mudd Memorial Hall of Philosophy (MHP, 1929), Bridge Hall (BRI, 1928), Physical Education (PED, 1930), and Zumberge Hall (ZHS, 1928), all dedicated in a

²² Gebhard and Winter, 274.

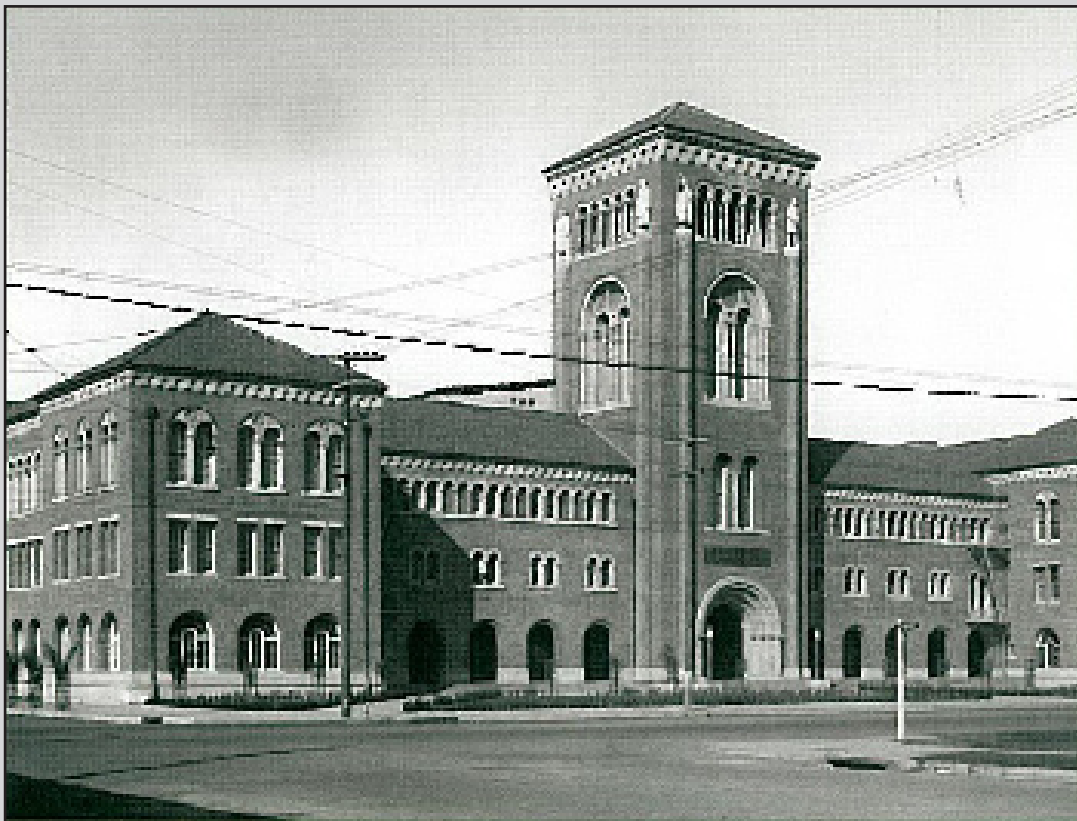
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1930 ceremony commemorating USC's fiftieth anniversary. Also dedicated at this time was the Trojan Shrine, an eight-foot bronze sculpture of a Trojan warrior by Roger Noble Burnham. Located in the courtyard adjacent to the Bovard Administration building, this monument quickly became better known by its nickname, "Tommy Trojan."

In addition to those designed by Parkinson & Parkinson, a number of campus buildings from this era were designed by other Los Angeles architects. Ralph C. Flewelling designed the Mudd Hall of Philosophy, which has been called the best example of the Lombardy Romanesque on campus.²³ Its campanile was the tallest vertical element on campus until the construction of Edward Durell Stone's Von Kleinsmid Center in 1966. Flewelling would go on to design the Harris Hall of Architecture and Fine Arts in 1939, for which he employed a modernist vocabulary while adhering to the scale and material theme of his earlier building on campus. The Methodist Episcopal University Church (now known as the United University Church, UUC) was designed in 1931 by C. Raimond Johnson. And one year later, the Edward L. Doheny Jr. Memorial Library was designed by the preeminent architectural firm of Cram & Ferguson with Samuel E. Lunden. The Doheny Library to the east and the Bovard Administration building to the west create the centerpiece of Parkinson's Beaux Arts campus,

²³ Gebhard and Winter, 275. "Though the Parkinson buildings are very good examples of the northern Italian Romanesque, they do not come up to the quality of the Lombardy Romanesque entailed in this design."



Bovard Administration Building

(courtesy of USC University Archives)

with a large courtyard featuring sycamore trees, a central fountain and crisscrossing pedestrian pathways.

A second pre-World War II building campaign resulted in the construction of four additional major buildings, including Biegler Hall of Engineering (BHE, 1940), Harris Hall and Fisher Museum of Art (HAR, 1939), and Hancock Foundation (AHF, 1940). These buildings continued to adhere to an Italian Romanesque vocabulary while employing elements of contemporary styles such as the Public Works Administration (PWA) Moderne.

Construction of permanent buildings came nearly to a standstill with the commencement of World War II. In the years during the war, USC constructed temporary barracks on campus to house members of the United States Armed Forces, and the University's curriculum was expanded to include wartime subjects such as international relations and engineering. However, it was not until the conclusion of the war that construction resumed on a large scale.

Architectural Styles from This Period

John Parkinson, in his plan for the future USC campus, chose the northern Italian Romanesque (sometimes referred to as Lombardy Romanesque) as an appropriate building style for the growing university. Mediterranean-inspired building styles proliferated in California and elsewhere after their introduction at the Panama-California Exposition in San Diego in 1915 by architect Bertram Goodhue. The recollection of California's Spanish heritage appealed to historicist attitudes of the time, and adaptations of the style were immensely popular in the area until the late 1930s. Dominated by red brick façades and Romanesque arches, the formality of the northern Italian Romanesque style was well suited to the Beaux Arts plan of USC's new campus while recalling the romanticism of the Mediterranean Revival styles. Excellent examples of this style on campus include the Bovard Administration building (ADM), Mudd Hall of Philosophy (MHP), Methodist Episcopal University Church (now known as the United University Church, UUC), and the Edward L. Doheny, Jr. Memorial Library (DOH).

In the 1930s and 40s, as modern building styles began to prevail, architects began to incorporate a modern vocabulary into new buildings on campus. An example of this is the Harris Hall of Architecture and Fine Art, for which architect Ralph C. Flewelling turned to the aesthetic of the Public Works Administration (PWA) Moderne style to update the look of the northern Italian Romanesque. This style, which takes its cues from Art Deco with its use of bold, geometric forms, was popular in institutional architecture in the 1930s and early 1940s. Also designed in this style is the Alan Hancock Foundation and Memorial Museum (AHF). This building, which was designed by C. Raimond Johnson and Samuel E. Lunden, features a wall of bas relief sculptures depicting prehistoric animals such as those that were found at the nearby La Brea Tar Pits.

1946-1959: Postwar Growth and Planning for the Future of the Campus

The post-World War II era was a pivotal time in the development of USC's campus. With the unprecedented growth that was occurring after the end of the war, it was evident that University officials needed to plan for the expansion of the University Park campus. Advances in campus planning and changing trends in architectural styles signaled a departure from the Beaux Arts Parkinson plan, and USC was faced with the challenge of expanding its campus while

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maintaining a uniform appearance. Arthur B. Gallion, co-author of the 1946 Campus Plan, was instrumental in guiding the University into this new era.

Arthur Gallion was named dean of the School of Architecture at USC in 1945 and quickly began recruiting some of the area's most innovative and celebrated architects to teach and lecture at the School. Among others, Gallion enlisted A. Quincy Jones, Gregory Ain, Robert Alexander, Harwell Hamilton Harris, Garret Eckbo, Carl Maston, Edward Killingsworth, William Pereira, Craig Elwood, Richard Neutra, and Pierre Koenig. The confluence of so many of the country's leading Modern masters had a profound effect on the School of Architecture and, consequently, the region's architecture. During this period, it was much more than just a local architecture school; USC's School of Architecture was "the region's flashpoint for the agile curiosity... [during] a heady, exhilarating time."²⁴ Indeed, graduates of the program had such a profound influence on architecture in the area that historian Esther McCoy was prompted to coin the term "USC style" Modernism in reference to the regional style that was permeating the Los Angeles and Pasadena landscape.²⁵

Although Gallion's ideas for future development on USC's campus as delineated in the 1946 Campus Plan were reflective of his interest in Modern architecture and planning, he was sensitive to the notion that new buildings should be constructed with a similar vocabulary to those of the historic core of campus. His recommendation of brick and concrete as campus-wide building materials helped maintain a uniform aesthetic and consequently created a USC vernacular that continues in the present day. Buildings such as Mark Taper Hall (THH) and the Elizabeth Von KleinSmid Memorial Residence Hall (EVK) were among the first constructed in the postwar period. Taper Hall was designed by Marsh, Smith and Powell in 1950. Employing elements of the International style, this building features horizontal bands of white concrete that break up the red-brick façade. The Von KleinSmid Residence Hall (1950), which was designed by Samuel E. Lunden, also has International style elements such as regularly spaced fenestration framed with horizontal concrete bands. Similar to Taper Hall, the Von KleinSmid Residence Hall has a façade of red brick and concrete while adhering to an International style vocabulary.

Architectural Styles from This Period

In the postwar era, architects began to depart from the Revival styles that had prevailed in the first half of the twentieth century, opting instead to design in innovative new styles emerging out of Europe. The International style, which is seen in several buildings on campus, began to appear in American architecture in the 1930s and flourished in the postwar years. With precedents in the work of Le Corbusier, Walter Gropius and Mies van der Rohe, buildings of this style are typically box shaped and feature flat roofs, minimal ornamentation, expansive windows (often in bands), and cantilevered building extensions.

24 Historic Resources Group and Pasadena Heritage, "Cultural Resources of the Recent Past," City of Pasadena, Planning Division. 56. See: <http://www.ci.pasadena.ca.us/planning/deptorg/dhp/pdfs/PasadenaContextReportFINALREVISED_20071010.pdf>.

25 Ibid. "The term 'Pasadena' or 'USC style' Modernism was coined by architectural historian Esther McCoy, and reflects the profound impact that graduates of the University of Southern California School of Architecture, many of whom lived and worked in Pasadena, had on the architectural landscape of the region." Page 53.



The Registration Building, by Ladd & Kelsey, is an excellent example of the International Style on campus (Courtesy of USC University Archives)

New Formalism (sometimes referred to as Formalism or neo Formalism) was a reaction to the starkness of the International style, employing an overlay of stylized Classical elements such as projecting rooflines, columnar supports and rich materials. This style was particularly popular among institutional buildings in Los Angeles in the postwar era, and many examples can be found on the USC campus.

1960-1976: Modernism on the USC University Park Campus and the Implementation of the Pereira Master Plans

Arthur Gallion's lead into the postwar era was taken a large step further by master architect and planner William L. Pereira. Like Gallion, Pereira had a link to the USC School of Architecture, having taught design and studio classes there from 1949 to 1957. According to James Steele in his monograph, *William Pereira*, teaching at USC "afforded him a position of oversight, allowing him to discuss architecture not just with his peers but with his future peers as well." Steele goes on to explain that if "students had exceptional skills, Pereira would ask them to work with him in his professional office."²⁶ Pereira's commitment to the School and the work of its students was undoubtedly integral to his commitment to the design of the future campus.

By 1960, William Pereira was beginning to make a name for himself as one of the country's most innovative architects and planners. However, it was his 1961 master plan for the Irvine Ranch (including the Irvine campus of the University of California) that landed him on the cover of *Time* magazine. Withstanding the test of time, the City of Irvine is nationally acclaimed as the most successful New Community developed in the twentieth century.²⁷ Later high-profile commissions include the Los Angeles International Airport Master Plan and Theme Building (1967-84), the Central (Geisel) Library at the University of Southern California, San Diego (1965), and the Transamerica Building in San Francisco (1973).

Pereira's plan for the University of Southern California, although contemporary to his Irvine plan and based on similar tenets, began with a different foundation. In Irvine, Pereira's blackboard was an immense area of vacant land, whereas at USC he was starting with an existing campus and parameters within which he needed to adhere. The expanded campus and its new buildings would need to coexist harmoniously with those of the Parkinson- and

²⁶ Steele, 9.

²⁷ Steele, 108.

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Gallion-era building campaigns. A firm believer in the theories of Ebenezer Howard's garden city, Pereira relied heavily on his landscape plan for the campus to tie the old with the new. He believed the landscape treatments could establish individual identity for different parts of campus and yet connect existing facilities to new ones with a network of park-like lawns and pathways. His vision of the USC campus was one that "in the future could present the same green, shady, cool and cared-for quality to passers-by, visitors, students, faculty and staff."²⁸

With the implementation of the 1960s Master Plans came an increase in the campus's acreage and a massive expansion of its physical plant. More than twenty buildings were constructed in the 1960s alone, with an additional thirty new buildings or complexes after 1970. USC was able to recruit some of the country's leading architects to design new buildings on campus, and each worked to establish designs that were modern and innovative while adhering to the USC vernacular of Romanesque arches and brick and concrete façades. Joining Pereira, notable architects designing on campus after 1960 included A. Quincy Jones; Edward Durell Stone; Killingsworth, Brady & Associates; Ladd & Kelsey; and I. M. Pei. Several had ties to the USC School of Architecture and Fine Arts; A. Quincy Jones taught at the School from 1951-67, Edward A. Killingsworth and Jules Brady were both alumni (1940), as were Thornton Ladd and John Kelsey (1952 and 1954, respectively).

In addition to drafting the master plans of 1960 and 1966, William Pereira designed a number of buildings on campus and much of its landscape plan. Pereira's buildings dating between 1960 and 1966 include the Ahmanson Center (ACB, 1964), Olin Hall (OHE, 1963), Stauffer Hall (SHS, 1965), Stauffer Science Lecture Hall (SLH, 1965), Vivian Hall of Engineering (VHE, 1966), and Booth Ferris Rehearsal Hall (BMH, 1965). He went on to design several more buildings on campus in the 1970s. Pereira's designs generally displayed the characteristics of New Formalism, a style that was well suited to the task of drawing on historic precedents while appearing thoroughly modern. One of his most successful complexes on campus is Olin Hall of Engineering, which is a series of buildings connected by a network of elevated walkways and landscaping treatments. The dynamic nature of these buildings draws from their various façade treatments; uninterrupted expanses of thin red brick veneer sit adjacent to buildings clad with a vast grid of projecting window shades of white concrete. Pedestrians make their way from building to building on concrete pathways that are elevated above outdoor courts with plantings. The Olin Hall complex is particularly illustrative of Pereira's belief that spaces on campus can be interesting and memorable through their utilization of well-designed buildings, integrated landscaping treatments and pedestrian pathways.

Contemporary to Pereira's work on campus is that of California architect A. (Archibald) Quincy Jones. Jones taught architecture at USC from 1951-67, and returned in 1975 to serve as Dean of the School of Architecture and Fine Arts. Jones, who was trained in architecture at the University of Washington, would become one of Southern California's most important early modernists. He had a particular interest in postwar housing, and believed that modern buildings could be produced on a large scale without compromising style or design. His work with developer Joseph Eichler reflects this interest, as does his work for the Case Study Program and the Mutual Housing Association. Although known primarily for his residential work, A. Quincy Jones also worked on a number of master plans as well as commercial and institutional

²⁸ Steele, 106.

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Annenberg School for Communication, by A. Quincy Jones
(From A. Quincy Jones, Cory Buckner)



Von KleinSmid Center, by Edward Durell Stone (Courtesy of USC University Archives)

buildings. His celebrated master plans for California State University, Dominguez Hills and Fuller Theological Seminary in Pasadena, California, display his mastery of planning as well as architecture. He had a profound interest in the integration of landscape and architecture, and his buildings often featured a blurred line between indoor and outdoor space.

A. Quincy Jones partnered with Frederick E. Emmons from 1951 to 1969. The partnership of Jones, Emmons & Associates was responsible for the University Club, or Faculty Center (FAC, 1960), on USC's campus. Jones continued to work on campus after his partnership with Emmons dissolved; in 1976, A. Quincy Jones & Associates designed the Annenberg School of Communication. It is worth noting that Jones was selected to design this important complex while serving as the Dean of the School of Architecture and Fine Arts.

Edward Durell Stone was another renowned architect who made large contributions to the postwar USC campus. In fact, the University Park campus boasts the largest concentration of E. D. Stone buildings on the West Coast.²⁹ Like much of his work around the country, Edward Durell Stone's USC buildings were emblematic of New Formalism. His design for the Von KleinSmid Center (VKC, 1964) is one of the campus's most distinctive buildings and has been celebrated by Gebhard and Winter as "the finest of the post-World War II group of buildings on campus."³⁰ The U-shaped complex is capped by a wide overhanging flat roof and is set off by a globe-topped tower rising from its interior courtyard. The Andrus Gerontology Center (GER, 1972), which is a later E. D. Stone building on campus, is a monumental brick building characterized by its repetitive arches and wide, overhanging roof.

The buildings of the post-1960 building campaign represent a time of optimistic and unprecedented growth at USC. A great number of renowned architects placed their signature on the campus with a vast array of buildings and complexes. Although the result may appear to many as a disparate group of buildings representing a variety of periods and styles, it can be argued that the commonality of their building materials and architectural features, which many of the architects worked to integrate into their designs, tie them together.

Architectural Styles from This Period

New Formalism and the International Style continued to prevail in the post-1960 building campaign. Another style seen on campus during this time is Brutalism. Brutalism is typically characterized by its weighty massiveness; rough-surfaced, exposed concrete walls; broad, expansive wall surfaces; and deeply recessed windows. A fine example of this style is the Watt Hall of Architecture and Fine Arts (WAH), constructed in 1973 by Killingsworth, Brady and Associates. This building is a rare departure from the brick and concrete vocabulary of the other buildings on campus with its rough-surfaced, concrete walls. It received a rooftop addition in 2006.

Associated property types related to the context of Architecture on the University of Southern California University Park Campus include institutional buildings, religious buildings, and single- and multi-family residences.

²⁹ Charles Moore, *Los Angeles: The City Observed* (Santa Monica: Hennessey + Ingalls, 1984), 282.

³⁰ Gebhard and Winter, 277.

ARCHITECTS

William Allen & Associates

Little information could be found about William Allen & Associates, architects. On the USC University Park Campus, they designed the Denney Research Center (DRB, 1978).

Cram & Ferguson

The firm HDB/Cram Ferguson of Boston has been in continuous practice since 1889. It began when Ralph Adams Cram (1863-1942) began practicing architecture with Charles Wentworth. Bertram Grosvenor Goodhue (1869-1924) joined the partnership of Cram and Wentworth after their design of the Episcopalian Church of All Saints in Boston. After the death of Charles Wentworth, Frank Ferguson (1861-1926) joined Cram and Goodhue, renaming the firm Cram, Goodhue and Ferguson. Goodhue left the firm in 1914 to practice independently. The firm is known for its design of ecclesiastical architecture and university buildings throughout the country, including The American Military Academy at Westpoint. On the USC campus, the firm designed Doheny Memorial Library (DML, 1932).

Ralph C. Flewelling

Ralph Carlin Flewelling (1894-1975) came to Los Angeles in 1920 after attending Massachusetts Institute of Technology. Flewelling's father, Ralph Tyler Flewelling, came to USC as a philosophy professor in 1917. In 1928, Ralph Flewelling began his Pasadena-based architectural practice. In 1945 Walter Leland Moody (1920-2000) began working for Flewelling and became his partner in 1955, changing the name of the firm to Flewelling and Moody. In 1959 Flewelling's son, Ralph Hunter Flewelling, took over the firm and ran it until his retirement in 1997.

Some of the projects spanning the firm's history include: Wilshire Electric Fountain, Mira Costa High School Auditorium, Millikan Memorial Library in Pasadena, Newport Beach City Hall (1945) and Police Station (1949), Electric Fountain in Beverly Hills (1931) in collaboration with Merrell Gage, Beverly Hills Post Office (1932), First Methodist Church in Glendale, Robert Frost Auditorium in Culver City, Ramona Gardens Public Housing (1941), Hawthorne Elementary School in Beverly Hills, Aliso Village (built in 1942, demolished), Hawthorne High School (1955), Olympic Competition Swimming Pool for USC, and Luther Tower in San Diego. Principal works on the USC University Park Campus include Mudd Hall of Philosophy (MHP, 1929) and Harris Hall and Fisher Gallery (HAR, 1939). The firm has been in continuous existence since 1928, providing architectural services in affordable housing, multi-unit housing, education facilities design, and planning.

Grillias, Pirc, Rosier, Alves

Grillias Pirc Rosier Alves (GPRA) was founded in 1959. They have also gone by the name of Grillias Savage Alves in the past. The firm is based out of Orange County, California and specializes in childcare facilities, colleges and universities, military facilities, offices, religious institutions and sports facilities. Their projects include: McFadden Branch of the Santa Ana Public Library (1971), Master Plan for Mt. San Antonio College, as well as projects on the campuses of Mt. San Jacinto College, College of the Sequoias, and the University of California,

Irvine. Their contributions to the University Park Campus include Brooks Memorial Pavillion and Dedeaux Field (BDF, 1974), Grace Ford Salvatori Hall (GFS, 1980) and Heritage Hall (HER, 1969).

Heitschmidt & Matchum

Heitschmidt & Matchum primarily designed educational and commercial buildings and worked in a variety of styles, including Italian Romanesque and Mission Revival. At USC, Heitschmidt & Matchum designed the Moulton Organic Chemistry Wing (OCW, 1951).

L. H. Hibbard, H. S. Gerity, H. A. Kerton

Little information could be found about Lester Hudson Hibbard (1886-1972), Scott Heath Gerity (1885-?) and H. A. Kerton, architects. On the USC University Park Campus, they designed Stoops Education Library (EDL, 1923).

C. Raimond Johnson

Charles Raimond Johnson made numerous contributions to the USC University Park Campus throughout his lifetime. In addition to designing several buildings on campus, he became a lecturer at the USC School of Architecture as well as College Architect in 1924; he received his BS in Architecture and MS in Education from USC in 1926 and 1928, respectively; and was appointed University Architect from 1937 to 1955. His principal works on the USC campus include United University Church (UUC, 1931), Hancock Foundation with Samuel Lunden (AHF, 1940), and Beigler Hall of Engineering (BHE, 1939).

Jones, Emmons & Associates

Archibald Quincy Jones (1913-1979) opened a private architecture practice in Los Angeles in 1945, after serving in World War II. In 1950, he formed a partnership with Frederick E. Emmons that would last nearly twenty years. Jones, Emmons & Associates were renowned for their International Style architecture of the 1950s and 60s. Their oeuvre included university master plans and residential projects, most notably the prolific and innovative courtyard tract housing designed under the Eichler commission. University campus plans included California State University, Dominguez Hills and Fuller Theological Seminary in Pasadena, California. Jones and Emmons were awarded National AIA Firm of the Year in 1969.

On USC's campus, Jones, Emmons & Associates were the architects of the USC Annenberg School for Communications (ASC, 1976), and the University Club (FAC, 1960). The firm constructed several more buildings on campus in the 1980s, which were not included in the scope of this project. A. Quincy Jones also served time as the Dean of the School of Architecture.

Gordon Kaufman & J. E. Stanton, Stanton & Stockwell

Gordon Kaufman (1888-1949) made many contributions to the architecture of Southern California: Santa Anita Racetrack and Turf Club (1934), Los Angeles Times Building (1934), Palladium Ballroom (1940), among others. He also collaborated with Paul R. Williams on the Pueblo del Rio public housing project during the depression. Kaufman paired with Jess E. Stanton on the 1949 addition to the Los Angeles City Jail as well as the Claire Zellerbach

Saroni Student Health Center (SHC, 1951, 1971) on the University Park Campus.

After parting ways with Gordon Kaufman, Jess Stanton designed the Parker Center (1952) and the Los Angeles Superior Court (1958) before he joined W. F. Stockton. Together they designed numerous buildings for the University of California, Los Angeles, as well as the Los Angeles Hall of Administration (1959), which is known as the Kenneth Hahn Hall of Administration, and the eastern portion of Los Angeles City Hall. Stanton and Stockwell's contributions to the University Park Campus include Norris Dental Science Center (DEN, 1952), David Marks Tower (DMT, 1963), David X. Marks Residence Hall (DXM, 1953) and Trojan Residence Hall (TRO, 1958). Paul Williams and Adrian Wilson joined Stanton & Stockwell after their work on the University Park Campus.

Killingsworth, Brady & Associates

Killingsworth, Brady & Associates designed in a Modern vocabulary and greatly influenced the course of the California Modern movement in the late 1960s. Edward Killingsworth graduated *cum laude* from the USC School of Architecture in 1940 and would form his partnership with Jules Brady in 1953. The firm's USC buildings include the University Religious Center (URC, 1964) and the Watt Hall of Architecture and Fine Arts (WAH, 1973). Killingsworth, Brady and Associates also designed at other campuses, including Pitzer College's McConnell Center (1967) and the Sculpture Walk at California State University at Long Beach (1966). Killingsworth was the master-planning architect at CSU Long Beach for many years and is also renowned for his participation in the Case Study House Program.

E. F. Kysor & Octavius Morgan

Ezra Frank Kysor (1835-1907) selected Octavius Weller Morgan (1850-1992) to be his chief draftman and partner. Together they designed the Widney Alumni House (ALM, 1880), which is the oldest structure on the University Park Campus dating back to its origins. John A. Walls later joined the partnership to form Kysor, Morgan and Walls. Both Kysor and Morgan had numerous projects throughout Southern California both as a joint venture or independently: Pico House Hotel (1880), Saint Vibiana's Roman Catholic Church (1876), Mount Pleasant House (1876), Farmers and Merchants National Bank (1905), Captiol Milling Company (1883) and the Arcade Theater (1910). Kysor design Our Lady Queen of the Angels Roman Catholic Church, along with Raphael Moneo.

Ladd & Kelsey

Ladd & Kelsey, both graduates of the USC School of Architecture, designed in a variety of Modern styles, including the International style and the Miesian post-and-beam box tradition. The two architects met while students at the School, and formed a partnership that would last for more than twenty years. Ladd & Kelsey's work was featured in the December 1959 issue of *Progressive Architecture*, which described their principal design aim of a fully integrated structure, landscape, and interior. Notable Los Angeles-area buildings include the Norton Simon Museum in Pasadena and the Crippled Children's Society of Los Angeles. Their buildings on the USC campus include the Norman Topping Student Center (TSC, 1968), which was demolished in 2008, and the Registration Building (REG, 1964).

Samuel E. Lunden & Joseph L. Johnson

Samuel Eugene Lunden (1897-1995) is best known for his signature Art Deco style. He graduated with a Master's degree from Massachusetts Institute of Technology in 1921. Lunden's first job in Los Angeles was as a draftsman for Reginald D. Johnson in 1915. Johnson's son, Joseph Leupp Johnson (1911-1987), later became Samuel Lunden's partner.

Lunden's local projects include: Pacific Coast Stock Exchange (1929), 1928 wing of the Biltmore Hotel, interiors of St. Vincent de Paul Church (by A.C. Martin), Las Palmas School for Girls (now known as the Dorothy Kirby Center, 1960), as well as numerous single family homes in the Los Angeles area. Lunden designed the interiors and produced the final working drawings for Doheny Memorial Library (DML, 1932) in collaboration with the Boston firm of Cram & Ferguson. Lunden's additional contributions to the University Park Campus include: Allan Hancock Foundation with C. Raimond Johnson (AHF, 1940), Elizabeth von KleinSmid Residence Hall (EVK, 1951), and Harris Residence Hall (HRH, 1951). He also worked on Fluor Tower (FLT, 1972) and Hazel & Stanley Hall (HSH, 1976) with Joseph Johnson. Johnson primarily designed single-family residences after his departure from Samuel Lunden.

Marsh, Smith & Powell,

Norman Foote Marsh (1871-1955), David D. Smith (1886-1964) and Herbert James Powell (1898-1996) played a significant role in the course of Los Angeles school design. Numerous elementary and high schools executed in the 1930s PWA Streamline Moderne contributed to the advancement of modern school design in the City. The architects were also involved in campus planning, producing a revised master plan for USC in 1950 (this plan was not adopted). Marsh, Smith & Powell also design ecclesiastical architecture. Some of their projects include: Administration and Library Buildings for El Camino College (1951), Rio Hondo College (1967), Santa Monica City College (1952-1953), San Marino Congregational Church, First Baptist Church in Pasadena (1910), and Azusa Public Library (1910).

Marsh, Smith and Powell became Smith, Powell and Morgridge in 1954 after the departure of Norman Foote Marsh and the addition of Howard Henry Morgridge (1919-2001). Morgridge was a 1942 graduate of the School of Architecture at USC. Their contributions to the University Park Campus include Neely Petroleum & Chemical Engineering Building (PCE, 1958) and Robert Glen Rapp Engineering Research Building (RRB, 1957).

Albert C. Martin & Associates, FAIA (now AC Martin Partners)

Established in Los Angeles in 1908 by Albert C. Martin (1879-1960), the firm now known as AC Martin Partners has been one of Southern California's most prolific firms throughout the twentieth century. Founder Albert C. Martin completed his formal education in architecture and engineering at the University of Illinois in 1902. Among Martin's significant commissions were the Ventura County Courthouse in Ventura (1911-1912); St. Vincent de Paul Church in Los Angeles (1923-25); Santa Monica's Catholic Church in Santa Monica (1925); the Boulevard Theater in Los Angeles (1925); Los Angeles City Hall, with John C. Austin, John Parkinson, and Austin Whittlesey (1926-28); and the Department of Water and Power (1965) in downtown Los Angeles, which was praised as "the only gesture of public architecture that matches the style and scale of the city," receiving the Architectural Grand Prix as the greatest Los Angeles building created between the years 1947 and 1967.

While responsible for some of the most easily recognized buildings in the region, the firm has also achieved steady success designing thousands of local buildings and has played an important role in shaping the urban landscape of greater Los Angeles. The firm prospered in the postwar era and designed some of the first industrial parks for the emerging aerospace industry as well as the Lakewood Center mall, one of the area's first suburban retail complexes. As a leading proponent of the Corporate International style, the firm helped create the post-World War II skyline of downtown Los Angeles with such high-rise works as the striking twin towers of the Atlantic Richfield/Arco Plaza (1973-1975), the Union Bank Building (1968), the Security Pacific Plaza (1973-1974), the Wells Fargo Building (1979), and the Manulife Plaza (1981-1982). Buildings on the USC campus designed by AC Martin Partners include Birnkrant Residence Hall (BSR, 1963), College Hall (COL, 1958), and University Residence Hall (URH, 1959).

William H. Mead

Little information could be found about William H. Mead, architect. At USC, he designed Stonier Hall (STO, 1927).

Vincent Palmer & Associates

Little information could be found about Vincent Palmer & Associates, architects. On the USC University Park Campus, they designed the YWCA Building (YWC, 1951).

John and Donald Parkinson

John Parkinson (1861-1935) was an English immigrant. In 1894, Parkinson established his Los Angeles firm. He is noted for designing the Homer Laughlin Building and the Braley Block (1904), which is credited as being Los Angeles's first skyscraper. In 1920, he was joined by his son Donald Parkinson (?-1945). Together they designed many significant buildings in Los Angeles, including The Los Angeles Memorial Coliseum (1923), Los Angeles City Hall (1928), Bullocks Wilshire (1929), Union Station (1939), the 1925 addition to the Hayward Hotel, and Security Pacific Bank (1921).

The Parkinsons made many contributions to the University Park Campus designing in a northern Italian Romanesque style: Leventhal School of Accounting (ACC, 1926), Bridge Memorial Hall (BRI, 1928), Physical Education Building (PED, 1930), Gwen Wilson Student Union (STU, 1928), Zumberge Hall of Science (ZHS, 1928) and Bovard Administration Building (ADM, 1921).

I. M. Pei & Associates

I. M. Pei, FAIA, RIBA, gained international recognition as a leading Modernist with his highly publicized projects around the world. His designs are characteristically monumental buildings executed in stone, concrete, glass and steel. In 1955, I.M. Pei & Associates was formed; it became I. M. Pei & Partners in 1966 and Pei Cobb Freed & Partners in 1989. In 1983, he was awarded the Laureate of the Protzker Prize. Pei retired in 1990. Designing primarily in the United States, the firm's portfolio also features notable designs in Asia and Europe, including the Bank of China Tower in Hong Kong and the Louvre Pyramid in Paris. On USC's campus, I. M. Pei designed Hoffman Hall (HOH, 1966).

William L. Pereira & Associates

William L. Pereira, FAIA, emerged as a major figure in Southern California architecture in the mid-twentieth century. In 1950, Charles Luckman and William Pereira formed a Los Angeles-based firm offering architectural and planning services, with Pereira in charge of design and Luckman primarily assuming administrative and financial responsibilities. In 1958, the partnership was dissolved and each principal formed his own office.

William L. Pereira & Associates remain best known for their large-scale public buildings, airports and museums, and for futuristic, innovative designs like the Transamerica Pyramid in San Francisco; Los Angeles Airport's Theme Building; and the Geisel Library at UCSD, a highly sculptural building constructed of reinforced concrete and glass, materials closely associated with much of Pereira's work and one of his first projects after splitting with Luckman. However, it was his work as a planner, particularly at the UC Irvine campus and surroundings at the Irvine Ranch that earned Pereira his appearance on the cover of *Time* magazine on September 6, 1963 for his innovation in planning and design.

In addition to authoring the 1960 and 1966 USC Campus Master Plans, William L. Pereira is responsible for the designs of fifteen buildings on the USC University Park Campus, making him the most highly represented architect on campus. Pereira's buildings on the USC University Park Campus include Olin Hall of Engineering (OHE, 1963), Ahmanson Center for Biological Research (ACB, 1964), Vivian Hall (VHE, 1966), Bing Theater (BIT, 1976), and Booth Ferris Rehearsal Hall (BMH, 1965), among others.

Edward Durell Stone & Associates

Edward D. Stone was educated at the Massachusetts Institute of Technology and founded the New York-based firm of Edward Durell Stone & Associates in 1935. He also established an office in Palo Alto while working on the Stanford University Hospital and many buildings for Harvey Mudd College campus in Claremont, California. The firm's portfolio is one of the most extensive operating in the post-World War II era with projects throughout the United States. Stone's Modernist buildings became known for their ornamental formalism, departing from the International Style and moving towards a Postmodernist vocabulary. The firm dissolved in 1978. Some of the firm's most notable works include Radio City Music Hall in New York City (1932), the National Geographic Building in Washington, D.C. (1964), the Kennedy Center for the Performing Arts in Washington D.C. (1971), and the Florida State Capital (1977).

E. D. Stone buildings on the USC University Park Campus include the Ethel Percy Andrus Gerontology Center (GER, 1972), the Social Sciences Building (SOS, 1966), the von KlienSmid Center (VKC, 1965), and Waite Phillips Hall of Education (WPH, 1968).

William Lee Woollett

William Lee Woollett (1874-1955) falls in the middle of a long line of family architects: his grandfather was architect William L. Woollett (1815-1874), his father was architect William M. Woollett (1850-1880), his son was architect William Woollett (1901-1988), and his grandson, Joseph Woollett continues to practice architecture at his Orange County, California-based firm.

William Lee Woollett studied architecture at the Massachusetts Institute of Technology. He came to California after the great 1906 San Francisco Earthquake and Fire, eventually making his way to Southern California. Woollett design many landmark theaters such as the Million Dollar Theater in the Broadway Theater District of downtown Los Angeles. Woollett designed the theater portion of the project in collaboration with Albert C. Martin, who designed the twelve-story tower portion of the project. Woollett also designed single-family homes and other commercial buildings in the area. Some of his projects include: Grauman's Metropolitan Theater (1923), The Rialto Theater (1917), Municipal Rose Garden in Oakland, Hotel Royal in Oakland (1913), Berkeley Piano Club (1912), and the Paramount Theater. On the USC University Park Campus, William Woollett designed John Hubbard Hall (JHH, 1925) and Town and Gown (TGF, 1929).

IV. SUMMARY OF FINDINGS

Changes to the Existing National Register-Eligible Historic District after 1994

Widney Hall, also known as the Alumni House (ALM), previously located at 644 W. 36th Street, was moved for a third time in 1997. Its present location is outside the boundaries of the 1994 National Register-eligible historic district. Because *Widney Hall* is no longer located within that historic district, it cannot be considered a contributing building to that district. The 1994 determination of eligibility found the building to be individually eligible for listing on the National Register; the building may still retain its eligibility for the National Register. It was designated a City of Los Angeles Historic-Cultural Monument (#70) in 1970 and is a California State Historical Landmark (#536).

The relocations of *Widney Hall* alter the significance of the historic district as delineated in 1994. Dating from 1880, it was the only structure within the district that maintained a historical association with Judge *Widney* and Rev. M. M. Bovard. Therefore, its removal results in the loss of historic significance under Criterion B, for its association “with lives of persons significant in our past,” and possibly a revision of the period of significance to a later start date.

AHN House (AHN) was moved onto a vacant site within the historic district, between the University Methodist Church (UUC) and the Joint Education Project House (JEP) in 2003. Because the building is not located at its original location and is not historically associated with the University of Southern California, it is now considered a non-contributing building within the 1994 historic district.

Ralph and Goldy Lewis Hall (RGL) was constructed on a site within the National Register-eligible district that was the most recent former site of the Alumni House before its last move. RGL was constructed in 1998. Dating from after the district's period of significance, this building is considered non-contributing to the historic district.

Additionally, two buildings that were located within the boundaries of the 1994 National Register-eligible historic district have been demolished. The Norman Topping Student Activities Center (TSC, 1968) and the Commons Building (COM, 1949) were both demolished

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in 2008. At the time of the 1994 evaluation, it was determined that both of these buildings “may be considered contributing when they achieve 50 years of age.”³¹ A new building, the Ronald Tutor Campus Center, was under construction on the former site of TSC and COM at the time this survey was conducted. This new building is considered non-contributing to the historic district.

Historic District Boundary Expansion Justification / Period of Significance

When the USC Campus Historic District was determined eligible for the National Register of Historic Places in 1994, its period of significance was identified as ending in 1944. The end date of the period of significance was determined using the conventional fifty-year rule. Extending the period of significance of the existing National Register-eligible Historic District would capture additional historic resources that fall within the context of the campus development through the Modern period. The character of architectural development on campus after 1944 is part of an architectural continuum that reflects changing national and international trends in planning and architecture while establishing an architectural language unique to the University of Southern California.

With this in mind, ARG recommends that a more appropriate end date for the period of significance is 1976. This would accommodate the inclusion of buildings that are contiguous to the existing National Register-eligible Historic District and were constructed after the drafting of the 1960 and 1966 Master Plans by William Pereira. With the implementation of these Master Plans came an increase in the campus’s acreage and a massive expansion of its physical plant. More than twenty buildings were constructed in the 1960s alone, with an additional thirty new buildings or complexes after 1970.

Many of these buildings were constructed by some of the most celebrated architects of the era. Therefore, although this period of development is considered to be recent past, it is our feeling that enough time has passed to gain a scholarly perspective on the architects and planners associated with this phase of USC’s architectural legacy.

As a result of the expansion of the period of significance to 1880-1976, ARG recommends that the original National Register-eligible Historic District boundaries be

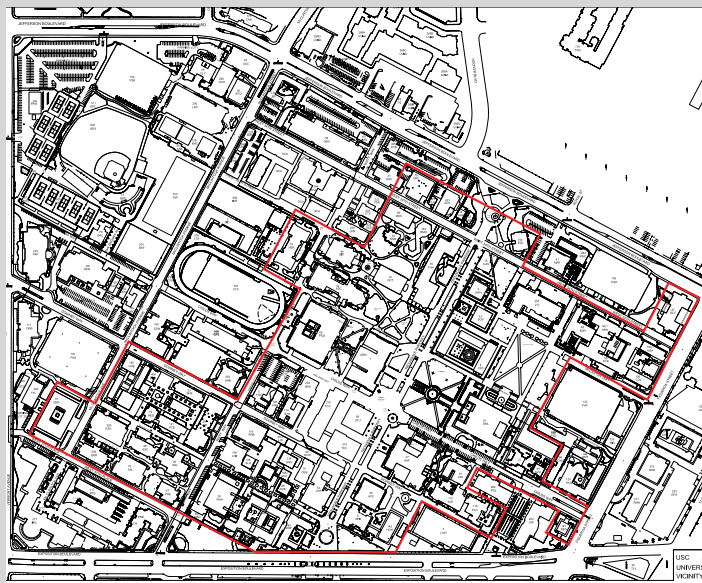


Figure 3. Boundaries of the proposed California Register USC University Park Campus Historic District, 2009.

31 Historic Resources Group. *Determination of Eligibility, University of Southern California*. DPR District Record. October, 19, 1994.

expanded to include resources constructed in the implementation phase of the 1960s Master Planning efforts. The proposed boundary, which is irregular in shape, generally reflects the developed campus in 1976. Although the entire University Park Campus as it appears today (bounded by Vermont Avenue, Jefferson Boulevard, Figueroa Street and Exposition Boulevard) was acquired by USC by 1976, much of it was still undeveloped, particularly in the areas west of Mc Clintock Avenue. The proposed boundary for the potential California Register-eligible Historic District roughly includes the areas of campus that had been fully built out by 1976.

Integrity Analysis

The following is the evaluation of integrity of the proposed California Register-eligible USC University Park Campus Historic District:

Location

The USC University Park Campus remains at its original location in the City of Los Angeles, south of downtown. Although the campus has grown since its original founding in 1880, it continues to reside at the same location.

Design

The USC University Park Campus comprises a wide variety of buildings and landscape elements representing evolving ideas in university planning and architecture. The first major phase of development occurred with the 1919 drafting of a master plan by John Parkinson. Representative of prevailing campus planning trends at the time, Parkinson's plan called for a Beaux Arts inspired campus plan with grand buildings constructed in the northern Italian Romanesque style. The next major wave of development occurred after World War II, concurrent with a major expansion of the campus's student population and educational offerings. The 1946 master planning efforts recognized a need for new buildings on campus, but indicated that new design should follow a campus vernacular of red brick and concrete to match the Parkinson-era buildings. Subsequent planning efforts, which were spearheaded by master planner and architect William Pereira in the 1960s, resulted in a widespread building campaign and campus expansion. Pereira was an advocate of garden city planning concepts and the quadrangle approach to campus planning. Pereira's vision was a campus with historic buildings mingling with new, modern buildings, with old and new tied together by a series of pedestrian pathways and lush, gladed landscaping. Buildings constructed during this period embraced Modern styles popular in the postwar era such as the International Style, Neo Formalism, and Brutalism, among others.

Although the campus does not represent one unified planning concept or architectural theme, the amalgam of its parts (nearly all of which are executed in red brick and concrete) is a vernacular very much identified with the USC campus. New construction, of which there has been a fair amount in recent years, has continued to adhere to the red brick and concrete building vocabulary. However, there has been some development on campus since 1980 that has resulted in the demolition or alteration of existing University buildings. For example, the Science quadrangle, which was planned and designed by William Pereira, has been altered with infill and new construction. These types of alterations have somewhat diminished the design integrity of the campus. However, modifications of this severity are rare, and the USC University Park Campus still retains moderate to high levels of integrity in regards to design.

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Setting

The setting of the USC University Park Campus has changed somewhat since its original founding. At the time of its conception, the University resided in a small handful of buildings located in an upper-class suburb of downtown Los Angeles, home to some of the city's most prestigious citizens. As the University grew, it constructed new buildings amongst neighboring residential buildings, eventually forming a core around University Avenue (now Trousdale Parkway). After the adoption of the Hoover Redevelopment Project and the Pereira Master Plans in the 1960s, residential buildings were demolished to make way for a growing campus, which by the 1970s was fully built out to its current boundaries. Today's campus is fully insular, acting as an island in a primarily residential and commercial neighborhood. However, these changes occurred within the proposed district's period of significance, and the growth that occurred during the period of implementation of the Pereira Master Plans is significant to the story of the campus. Therefore, the campus's integrity in regards to setting is moderate to high.

Materials

One of the unifying elements that binds together the diverse group of architectural styles on the USC campus is a consistent use of building materials. The master plans of the postwar era indicated that the use of red brick and concrete would tie together the existing campus buildings of the 1920s with those of the modern era. Indeed, nearly all of the buildings on campus (with a few exceptions) employ a red brick and concrete vocabulary, forming a campus vernacular. New construction on campus has generally followed this guideline, and therefore the integrity of the campus in regards to materials is high.

Workmanship

The USC University Park Campus has a diverse collection of architecture designed by some of the region's (and the nation's) most skilled artisans. Architects who have worked on campus include John Parkinson; Cram & Ferguson; A. C. Martin; William Pereira; A. Quincy Jones; Edward Durell Stone; I. M. Pei; Killingsworth, Brady & Associates; and Ladd & Kelsey, among others. A very large percentage of these buildings remain intact, with the workmanship of these skilled architects still evident. Additionally, a number of artists, sculptors and landscape architects have made contributions to the USC University Park Campus over its first century of development. Many of these elements are also intact. Therefore, the integrity of the campus in regards to workmanship is high.

Feeling

As previously mentioned, the USC University Park Campus is an amalgam of architectural styles and campus planning principals, spanning nearly 130 years. Therefore, the campus expresses a sense of a variety of time periods. The Parkinson plan for the campus is still evident at the historic core, centered on Trousdale Parkway. One can stand at the corner of Trousdale and Childs Way and get a distinct sense of what John Parkinson intended with his master plan, surrounded by grand, northern Italian Romanesque buildings connected by Beaux Arts-style avenues and plazas. Conversely, in the Liberal Arts quadrangle just north of the Annenberg School of Communication, a series of Modern buildings face a lush, gladed landscape of rolling hills, meandering paths and park benches. This quadrangle is a direct product of William Pereira's master plan for the campus, which called for a series of academic quadrangles at the inner core of campus, surrounded by an outer ring of non-academic buildings

such as parking structures and residence halls. Therefore, the feeling of campus is not the product of any one design or planning principle, but rather a combination of several that were implemented over a period of one hundred years. The integrity of the campus in regard to feeling, although diverse, is intact.

Association

The USC University Park Campus is significant, in part, for its association with the continued development of one of the nation's most prestigious institutions of higher learning. Nearly all of the buildings on campus were originally constructed for use by the University (with a few exceptions, which were acquired over the years), and continue to be used by the University. Therefore, the association of the buildings on campus, as well as the campus as a whole, continues to be strongly tied to the University of Southern California. The integrity in regards to association is high.

In summary, the USC University Park Campus is still located at the same site as it was at the time of its conception nearly 130 years ago, making it one of the oldest institutions in Southern California to be continually in use at its original location. It has retained its original use throughout its lifetime. Although it is an amalgam of styles and planning principles, the campus has high integrity in regard to design and workmanship. The setting of the campus has changed somewhat since its original construction, due to a growing campus and an evolving neighborhood. The campus's integrity in regards to feeling remains high, with a distinct and continued sense of the intention of the various master planners who have worked on campus, such as John Parkinson and William Pereira. Lastly, the association of the campus with the University of Southern California is high. Therefore, potential USC University Park Campus Historic District retains sufficient integrity for consideration for listing on the California Register of Historical Resources.

California Register of Historical Resources Evaluation

The USC University Park Campus appears eligible for the California Register of Historical Resources as a historic district under Criteria 1 and 3.

A resource may be eligible for the California Register under Criterion 1 if it is associated with events that have made a significant contribution to the broad patterns of local or regional history. The University of Southern California was one of the first institutions of higher learning in Southern California. The only institution to have been established at an earlier date is Loyola Marymount College, which was originally known as St. Vincent's College. St. Vincent's, which was founded in 1865 just off the El Pueblo Plaza, was moved in 1917 to its current location. The origins of the University of Southern California can be traced back to 1880 at its current location, north of Exposition Park. Therefore, USC is the oldest college or university in Southern California to still exist at its original location. The current campus is a physical reflection of the continued history and development of the University into one of the country's leading educational and research institutions, with a current enrollment of approximately 33,500 students.

A resource may be eligible for the California Register under Criterion 3 if it embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of

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a master, or possesses high artistic values. The USC University Park Campus is an ensemble of site plan, buildings, and landscaping elements that are valuable as representatives of the work of masters, starting with John Parkinson in the 1920s and, in the postwar era, William Pereira & Associates and the group of distinguished Modernist architects that contributed to the development of the current campus. The Parkinson-era campus embodied elements of Beaux Arts-style urban planning concepts, with grand buildings facing broad lawns, symmetrical walkways and formal plazas. Buildings from this period were constructed by such nationally acclaimed masters as Parkinson & Parkinson, Cram & Ferguson and Ralph C. Flewelling. The postwar expansion of the campus was also executed by some of the area’s most accomplished architects and planners. In both architecture and site plan, William Pereira advocated a Modern approach to planning and design, very distinct from the classically inspired buildings and layout of the University’s Beaux Arts site plan and northern Italian Romanesque style. Similar to many other American university campuses during this period of time, new campus buildings began to reflect the significant turn toward Modernism in American campus planning and architecture. Joining Pereira, notable architects designing on campus after 1960 included A. Quincy Jones; Edward Durell Stone; Killingsworth, Brady & Associates; Ladd & Kelsey; Adrian Wilson, and I. M. Pei. In fact, the USC University Park Campus has the largest concentration of E. D. Stone buildings in the western United States. Today’s University Park Campus represents more than a century of work by some of the area’s—and, in some cases, the nation’s—finest architects and urban planners.

Determinations of Contributor and Non-Contributor Status

There are 67 buildings located within the boundaries of the proposed California Register-eligible USC University Park Campus Historic District. Applying the eligibility criteria outlined above, ARG has identified 49 Contributors and 18 Non-Contributors.

Contributors include:

| Bldg | Name | Date | Architect |
|-------------|---|-------------|---|
| ACB | Ahmanson Center for Biological Research | 1964 | William Pereira |
| ACC | Leventhal School of Accounting | 1926 | John & Donald Parkinson |
| ADM | Bovard Administration Building | 1921 | John Parkinson |
| AHF | Allan Hancock Foundation | 1940 | Samuel E. Lunden |
| ALM | Widney Alumni House | 1880 | E. F. Kysor & Octavius Morgan |
| ASC | Annenberg School of Communication | 1976 | A. Quincy Jones & Associates |
| BHE | Biegler Hall of Engineering | 1939 | C. Raimond Johnson |
| BIT | Bing Theatre | 1976 | William Pereira |
| BMH | Booth Memorial Hall | 1965 | William Pereira |
| BRI | Bridge Memorial Hall | 1928 | John & Donald Parkinson |
| BSR | Birnkrant Residence Hall | 1963 | A. C. Martin & Associates |
| CLH | College House | c. 1905 | Unknown |
| COL | College Residence Hall | 1963 | A. C. Martin & Associates |
| DCC | Davidson Conference Center | 1975 | E. Durrell Stone |
| DML | Doheny Memorial Library | 1932 | Cram & Ferguson w/ Samuel E. Lunden |
| EDL | Stoops Education Library | 1923 | L. H. Hubbard, H. S. Gerity, H. A. Kerton |
| EVK | Elisabeth von KleinSmid Residence Hall | 1951 | Samuel E. Lunden |
| FAC | University Club (Faculty Center) | 1960 | A. Quincy Jones & Frederick E. Emmons |
| GER | Ethel Percy Andrus Gerontology Center | 1972 | E. Durrell Stone |

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| | | | |
|-----|---|---------|-------------------------------------|
| HAR | Harris Hall & Fisher Gallery | 1939 | Ralph C. Flewelling |
| HER | Heritage Hall | 1969 | Grillias, Savage, Alves |
| HOH | Hoffman Hall of Business Administration | 1967 | I. M. Pei |
| HRH | Harris Residence Hall | 1951 | Samuel E. Lunden |
| HSH | Hazel & Stanley Hall | 1976 | Samuel E. Lunden and Joseph Johnson |
| JEP | Joint Educational Project House | c. 1905 | Unknown |
| JHH | John Hubbard Hall (Student Academic Services) | 1925 | William Lee Woollett |
| MHP | Seeley Wintersmith Mudd Hall of Philosophy | 1929 | Ralph C. Flewelling |
| MUS | Albert S. Raubenheimer Music Faculty Building | 1975 | William Pereira |
| NCT | Eileen Norris Cinema Theatre | 1976 | A. C. Martin & Associates |
| OHE | Olin Hall of Engineering | 1963 | William Pereira |
| PED | Physical Education Building | 1930 | John & Donald Parkinson |
| PHE | Charles Lee Powell Hall | 1973 | William Pereira |
| REG | Registration Building | 1964 | Ladd & Kelsey |
| RHM | Virginia Ramo Hall of Music | 1974 | William Pereira |
| SAL | Henry Salvatori Computer Science Center | 1976 | William Pereira |
| SHS | John Stauffer Hall of Science | 1965 | William Pereira |
| SOS | Social Sciences Building | 1966 | E. Durrell Stone |
| SSC | Frank R. Seaver Science Center | 1969 | William Pereira |
| SSL | Seaver Science Library | 1969 | William Pereira |
| STO | Stonier Hall | 1927 | William H. Mead |
| STU | Gwynn Wilson Student Union | 1928 | John & Donald Parkinson |
| TGF | Town & Gown | 1929 | William Lee Woollett |
| UUC | University United Church | 1931 | C. Raimond Johnson |
| URC | University Religious Center | 1964 | Killingsworth, Brady & Associates |
| URH | University Residence Hall | 1959 | A. C. Martin & Associates |
| VHE | Vivian Hall of Engineering | 1966 | William Pereira |
| VKC | Von KleinSmid Center | 1965 | E. Durrell Stone |
| WPH | Waite Phillips Hall of Education | 1968 | E. Durrell Stone |
| ZHS | Zumberge Hall (Science Hall) | 1928 | John & Donald Parkinson |

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Non-Contributors include:

| Bldg | Name | Date | Architect |
|------|---|----------|---|
| AHN | Dosan Ahn Chang Ho Family House | pre-1907 | Unknown |
| BKS | Pertusati University Bookstore | 1989 | Grillas, Pirc, Rosier, Alves |
| CAS | College Academic Services | 1955 | Stanton & Stockwell |
| CEM | Center for Electron Microscopy | 1943 | C. Raimond Johnson |
| EEB | Hughes Aircraft Electrical Engineering Center | 1990 | Grillas, Pirc, Rosier, Alves |
| HED | Hedco Petroleum and Chemical Engineering | 1982 | Samuel E. Lunden |
| LHI | Loker Hydrocarbon Institute | 1979/95 | William Pereira |
| LJS | Laird J. Stabler Memorial Hall | 1964 | William Pereira |
| LVL | Leavey Library | 1993 | Shepley, Bulfinch, Richardson, & Abbott |
| OCW | Harold E. Moulton Organic Chemistry Wing | 1951 | Heitschmidt & Matchum |
| PCE | Neely Petroleum & Chemical Engineering Building | 1958 | Smith, Powell & Morgridge |
| RRB | Robert Glen Rapp Engineering Research Building | 1957 | Smith, Powell & Morgridge |
| SLH | John Stauffer Science Lecture Hall | 1965 | William Pereira |
| TCC | Tutor Campus Center | 2009 | AC Martin Partners |
| THE | Ronald Tutor Hall of Engineering | 2003 | AC Martin Partners |
| THH | Mark Taper Hall of Humanities | 1950 | Marsh, Smith, Powell |
| WAH | Watt Hall of Architecture | 1973 | Killingsworth, Brady & Associates |
| YWC | YWCA Building | 1951 | Vincent Palmer & Associates |

Please refer to Appendix C for a complete matrix of all 67 buildings with their contributor status and associated California Historical Resource Status Codes.

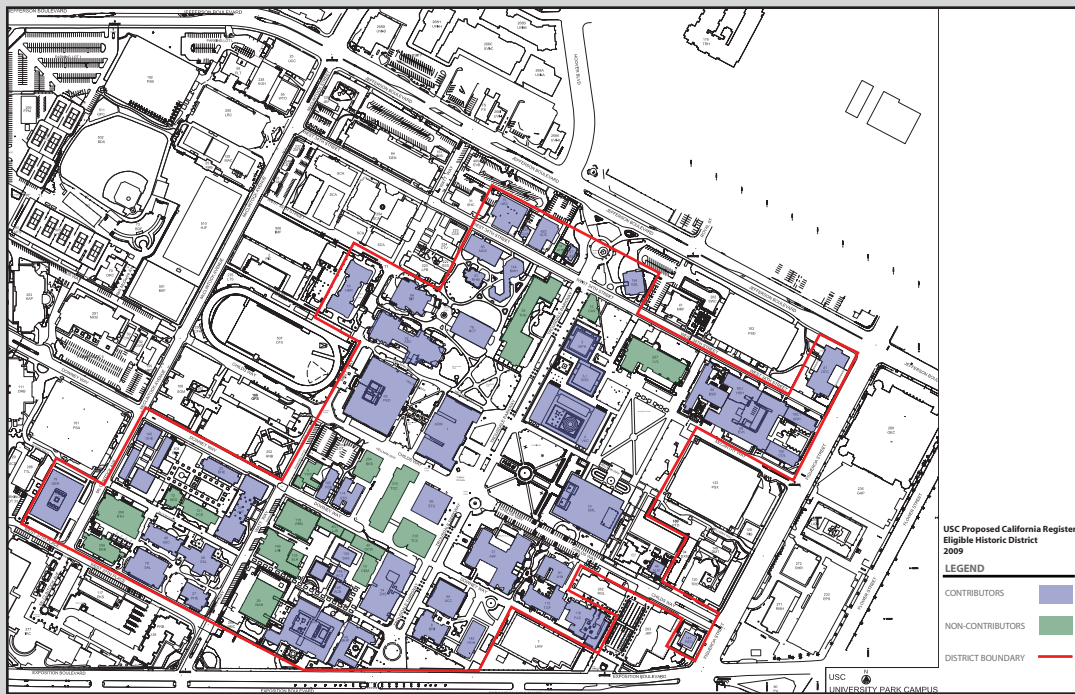


Figure 4. Map of Contributors and Non-Contributors to the USC University Park Historic District

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Landscape

Although the efforts of this project have focused primarily on the built environment, the man-made landscape and its elements are considered to be contributing to the character of the USC University Park Campus Historic District. In addition to the remnants of the Beaux Art Parkinson-era landscape and the lush, gladed landscape of the mid-century campus plans, several elements have been identified as iconic landscape features within the expanded USC Campus Historic District. These include the Trojan Shrine (Tommy the Trojan), Trousdale Parkway, Alumni Park and Associates Park.

Individually Eligible Resources

Also as part of this 2009 survey effort, ARG has identified a number of buildings on the USC University Park Campus that appear to be individually eligible for the California Register of Historical Resources. These buildings include:

| Bldg | Name | Date | Architect |
|------|--|------|-----------------------------------|
| ADM | George F. Bovard Administration Building | 1921 | Parkinson & Parkinson |
| ASC | Annenberg School of Communication | 1976 | A. Quincy Jones & Associates |
| MHP | Seeley Wintersmith Mudd Hall of Philosophy | 1929 | Ralph C. Flewelling |
| OHE | Olin Hall of Engineering | 1963 | William L. Pereira & Associates |
| REG | Registration Building | 1964 | Ladd & Kelsey |
| URC | University Religious Center | 1965 | Killingsworth, Brady & Associates |
| VKC | Von KleinSmid Center | 1965 | Edward Durell Stone |

Please see the accompanying DPR 523A (Primary Record) and 523B (Building, Structure and Object Record) sets for the statements of eligibility for these resources.

Buildings that were determined to be individually eligible for the National Register as part of the 1994 survey (Doheny Library and Widney Alumni House) were not re-evaluated for the purposes of this survey, as they are already automatically listed on the California Register.

There were no additional historic resources identified on the USC University Park Campus outside of the proposed Historic District boundary.

V. RECOMMENDATIONS

Based on the findings of this historic resources survey of all buildings through 1980 and the development of a historic context statement for the USC University Park Campus, ARG recommends an expansion of the existing National Register-eligible Historic District boundaries (see figures 2 and 3) to include buildings and landscape features associated with the post-World War II master planning efforts. The period of significance for this district is 1880-1976. ARG recommends that the expanded historic district appears eligible for the California Register of Historical Resources under Criterion 1 and Criterion 3.

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There are 67 buildings within this proposed historic district. Of these buildings, 49 were found to be Contributors and 18 were found to be Non-Contributors.

Additionally, ARG identified seven buildings on the University Park Campus that appear to be individually eligible for the California Register of Historical Resources.

The finding of an expanded historic district is a preliminary recommendation by ARG. The University of Southern California may consider nominating the expanded campus historic district to the National or California Registers, in consultation with the California Office of Historic Preservation, as part of its Historic Resources Treatment Plan.

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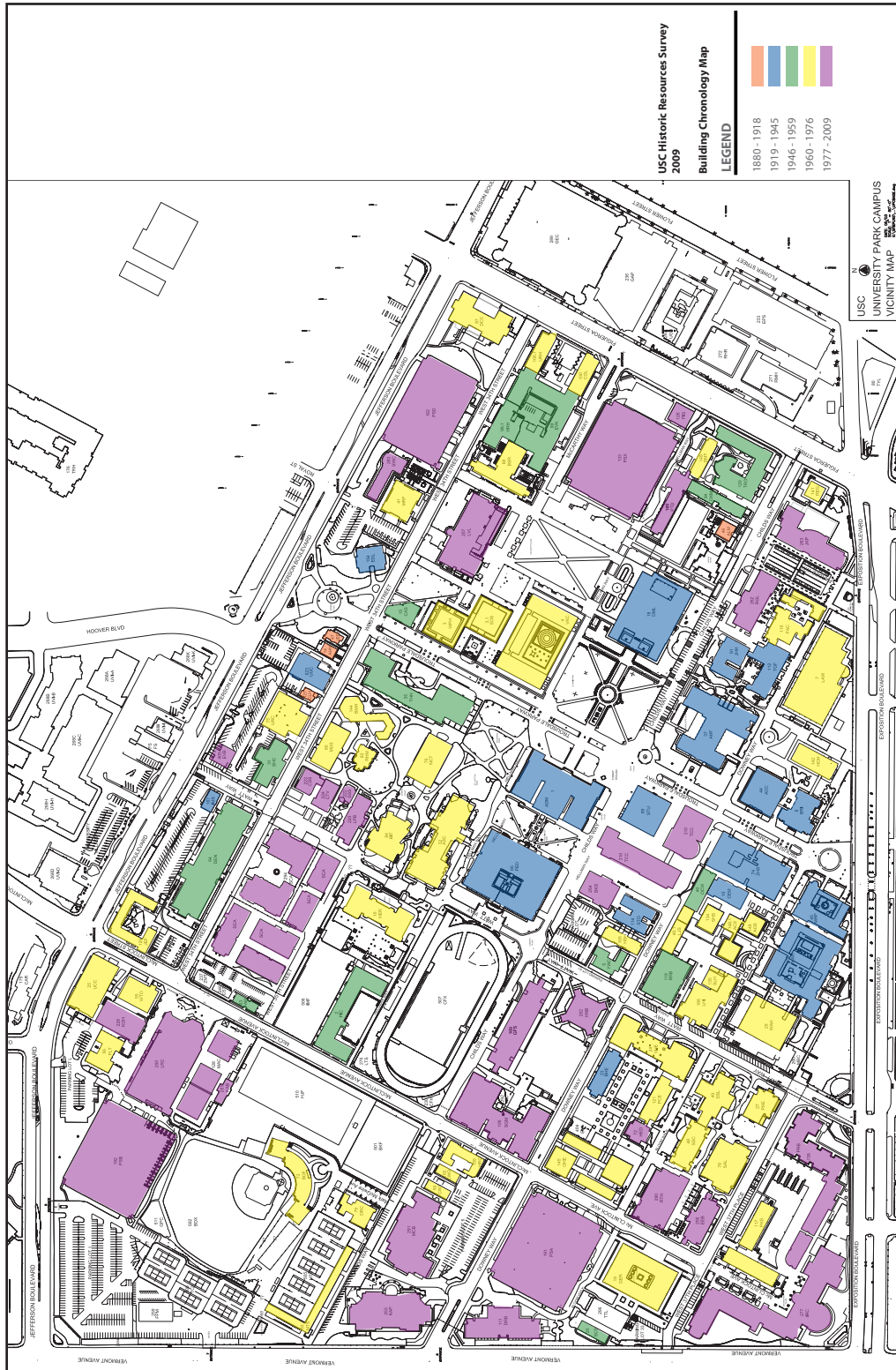
VII. APPENDICES

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Appendix A

Building Chronology Map

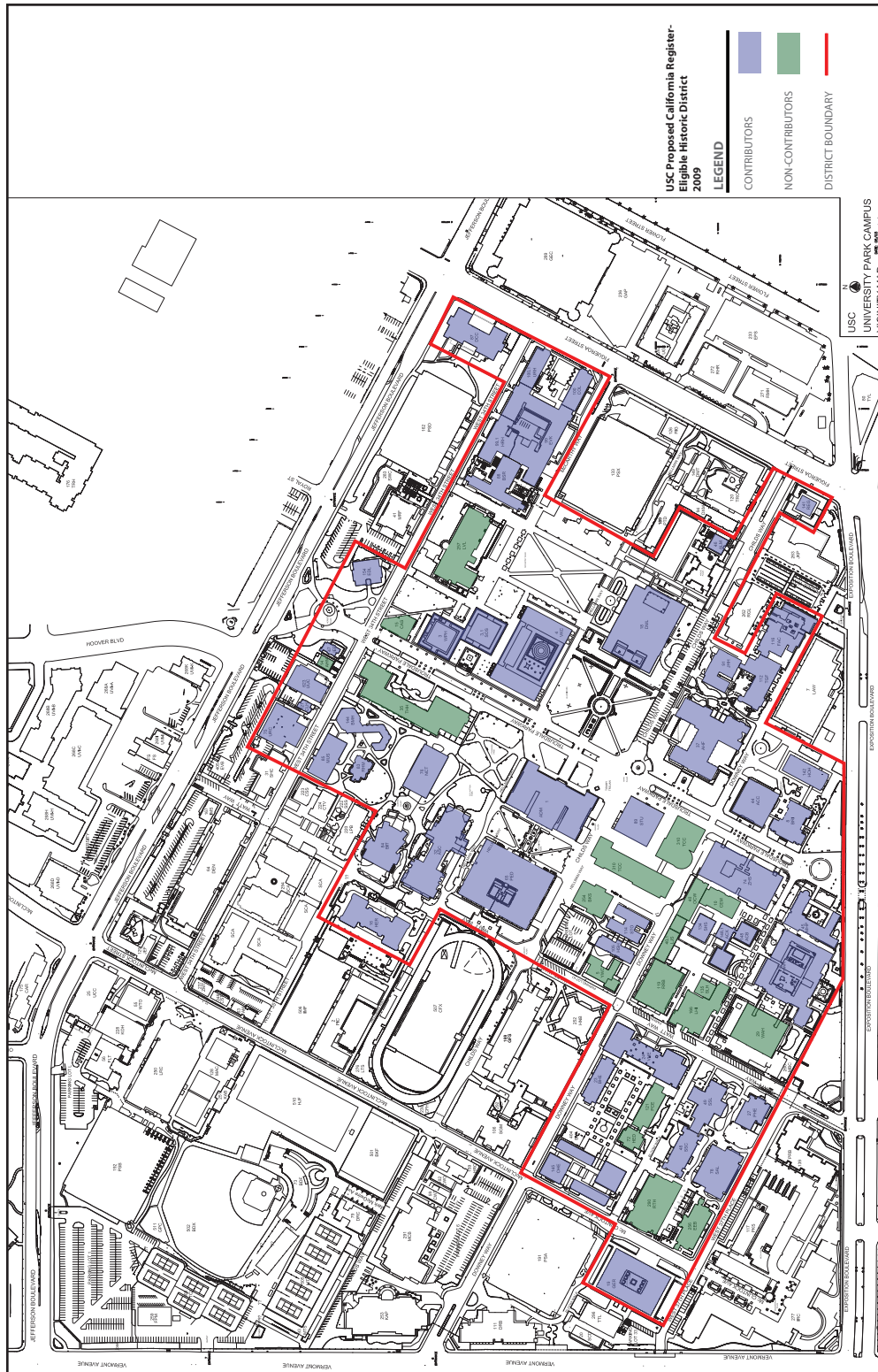


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Appendix B

Historic District Contributor Status Map

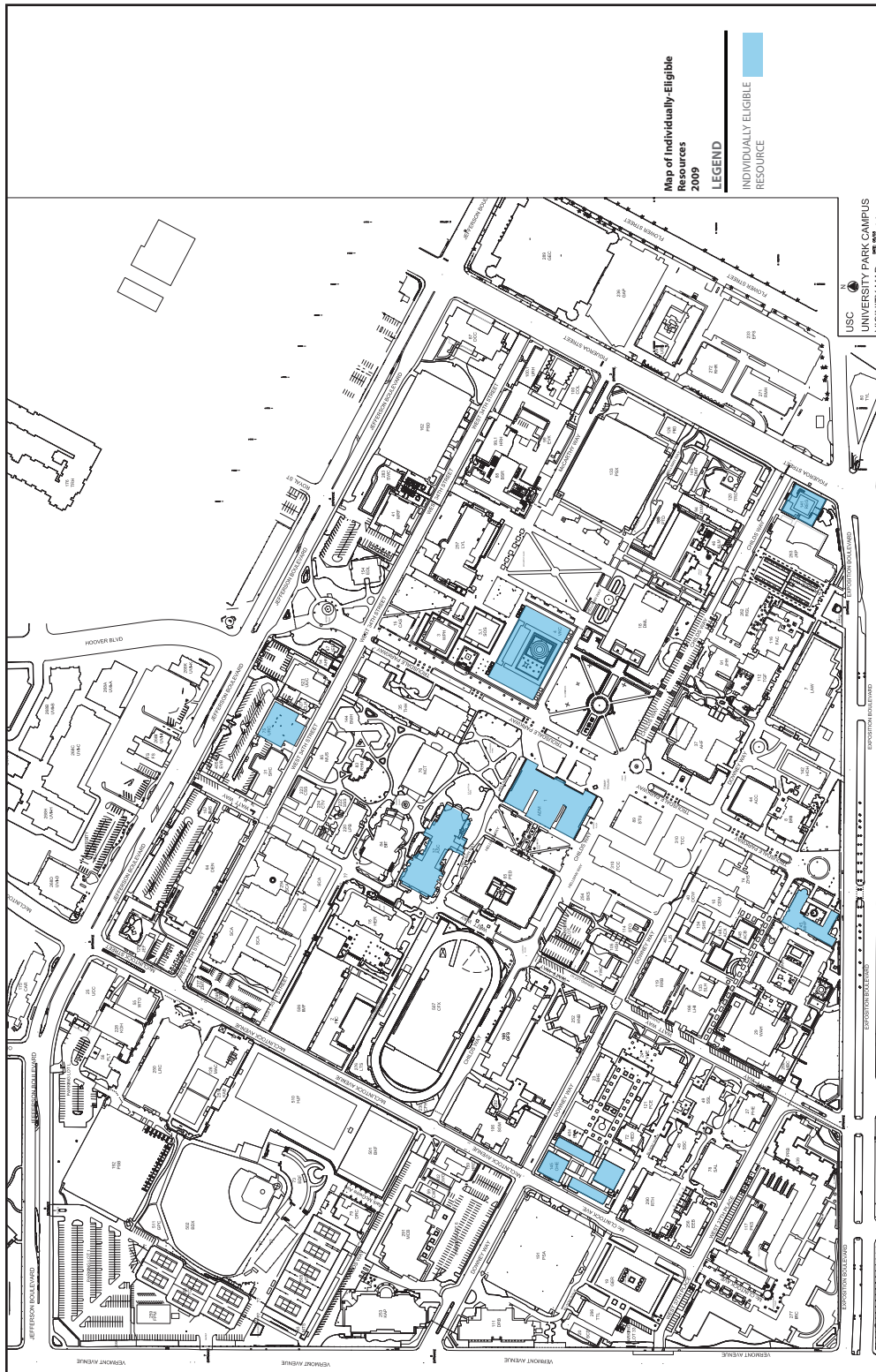


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Appendix C

Individually-Eligible Resources Map



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Appendix D

Matrix of All Resources Surveyed with their Associated Status Codes

| Bldg | Name | Date | Architect | Status | SC |
|-------------|---|-------------|---|-----------------|-----------|
| ACB | Ahmanson Center for Biological Research | 1964 | William Pereira | Contributor | 3CD |
| ACC | Leventhal School of Accounting | 1926 | John & Donald Parkinson | Contributor | 3CD |
| ADM | Bovard Administration Building | 1921 | John Parkinson | Contributor | 3CB |
| AHF | Allan Hancock Foundation | 1940 | Samuel E. Lunden | Contributor | 3CD |
| AHN | Dosan Ahn Chang Ho Family House | c. 1905 | Unknown | Non-Contributor | 6Z |
| ALM | Widney Alumni House | 1880 | E. F. Kysor & Octavius Morgan | Contributor | 3CD |
| ASC | Annenberg School of Communication | 1976 | A. Quincy Jones & Associates | Contributor | 3CB |
| BHE | Biegler Hall of Engineering | 1939 | C. Raimond Johnson | Contributor | 3CD |
| BIT | Bing Theatre | 1976 | William Pereira | Contributor | 3CD |
| BKS | Pertusati University Bookstore | 1989 | Grillas, Pirc, Rosier, Alves | Non-Contributor | 6Z |
| BMH | Booth Memorial Hall | 1965 | William Pereira | Contributor | 3CD |
| BRI | Bridge Memorial Hall | 1928 | John & Donald Parkinson | Contributor | 3CD |
| BSR | Birnkrant Residence Hall | 1963 | A. C. Martin & Associates | Contributor | 3CD |
| CAS | College Academic Services | 1955 | Stanton & Stockwell | Non-Contributor | 6Z |
| CEM | Center for Electron Microscopy | 1943 | C. Raimond Johnson | Non-Contributor | 6Z |
| CLH | Freshman Writing House | c. 1905 | Unknown | Non-Contributor | 3CD |
| COL | College Residence Hall | 1963 | A. C. Martin & Associates | Contributor | 3CD |
| DCC | Davidson Conference Center | 1975 | E. Durrell Stone | Contributor | 3CD |
| DML | Doheny Memorial Library | 1932 | Cram & Ferguson w/ Samuel E. Lunden | Contributor | 3CD |
| EDL | Stoops Education Library | 1923 | L. H. Hubbard, H. S. Gerity, H. A. Kerton | Contributor | 3CD |
| EEB | Hughes Aircraft Electrical Engineering Center | 1990 | Grillas, Pirc, Rosier, Alves | Non-Contributor | 6Z |
| EVK | Elisabeth von KleinSmid Residence Hall | 1951 | Samuel E. Lunden | Contributor | 3CD |
| FAC | University Club (Faculty Center) | 1960 | A. Quincy Jones & Frederick E. Emmons | Contributor | 3CD |
| GER | Ethel Percy Andrus Gerontology Center | 1972 | E. Durrell Stone | Contributor | 3CD |
| HAR | Harris Hall & Fisher Gallery | 1939 | Ralph C. Flewelling | Contributor | 3CD |
| HED | Hedco Petroleum and Chemical Engineering | 1982 | Samuel E. Lunden | Non-Contributor | 6Z |
| HER | Heritage Hall | 1969 | Grillas, Savage, Alves | Contributor | 3CD |
| HOH | Hoffman Hall of Business Administration | 1967 | I. M. Pei | Contributor | 3CD |
| HRH | Harris Residence Hall | 1951 | Samuel E. Lunden | Contributor | 3CD |
| HSH | Hazel & Stanley Hall | 1976 | Samuel E. Lunden & Joseph L. Johnson | Contributor | 3CD |
| JEP | Joint Educational Project House | c. 1905 | Unknown | Contributor | 3CD |
| JHH | John Hubbard Hall (Student Academic Services) | 1925 | William Lee Woollett | Contributor | 3CD |
| LHI | Loker Hydrocarbon Institute | 1979/95 | William Pereira | Non-Contributor | 6Z |
| LJS | Laird J. Stabler Memorial Hall | 1964 | William Pereira | Non-Contributor | 6Z |
| LVL | Leavey Library | 1993 | Shepley, Bullfinch, Richardson & Abbott | Non-Contributor | 6Z |
| MHP | Seeley Wintersmith Mudd Hall of Philosophy | 1929 | Ralph C. Flewelling | Contributor | 3CB |
| MUS | Albert S. Raubenheimer Music Faculty Building | 1975 | William Pereira | Contributor | 3CD |
| NCT | Eileen Norris Cinema Theatre | 1976 | A. C. Martin & Associates | Contributor | 3CD |
| OCW | Harold E. Moulton Organic Chemistry Wing | 1951 | Heitschmidt & Matchum | Non-Contributor | 6Z |
| OHE | Olin Hall of Engineering | 1963 | William Pereira | Contributor | 3CB |
| PCE | Neely Petroleum & Chemical Engineering Building | 1958 | Smith, Powell & Morgridge | Non-Contributor | 6Z |
| PED | Physical Education Building | 1930 | John & Donald Parkinson | Contributor | 3CD |
| PHE | Charles Lee Powell Hall | 1973 | William Pereira | Contributor | 3CD |
| REG | Registration Building | 1964 | Ladd & Kelsey | Contributor | 3CB |
| RHM | Virginia Ramo Hall of Music | 1974 | William Pereira | Contributor | 3CD |

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| | | | | | |
|-----|--|------|-----------------------------------|-----------------|-----|
| RRB | Robert Glen Rapp Engineering Research Building | 1957 | Smith, Powell & Morgridge | Non-Contributor | 6Z |
| SAL | Henry Salvatori Computer Science Center | 1976 | William Pereira | Contributor | 3CD |
| SHS | John Stauffer Hall of Science | 1965 | William Pereira | Contributor | 3CD |
| SLH | John Stauffer Science Lecture Hall | 1965 | William Pereira | Non-Contributor | 6Z |
| SOS | Social Sciences Building | 1966 | E. Durell Stone | Contributor | 3CD |
| SSC | Frank R. Seaver Science Center | 1969 | William Pereira | Contributor | 3CD |
| SSL | Seaver Science Library | 1969 | William Pereira | Contributor | 3CD |
| STO | Stonier Hall | 1927 | William H. Mead | Contributor | 3CD |
| STU | Gwynn Wilson Student Union | 1928 | John & Donald Parkinson | Contributor | 3CD |
| TCC | Tutor Campus Center | 2009 | AC Martin Partners | Non-Contributor | 6Z |
| TGF | Town & Gown | 1929 | William Lee Woollett | Contributor | 3CD |
| THE | Ronald Tutor Hall of Engineering | 2003 | AC Martin Partners | Non-Contributor | 6Z |
| THH | Mark Taper Hall of Humanities | 1950 | Marsh, Smith, Powell | Non-Contributor | 6Z |
| URC | University Religious Center | 1964 | Killingsworth, Brady & Associates | Contributor | 3CB |
| URH | University Residence Hall | 1959 | A. C. Martin & Associates | Contributor | 3CD |
| UUC | University United Church | 1931 | C. Raimond Johnson | Contributor | 3CD |
| VHE | Vivian Hall of Engineering | 1966 | William Pereira | Contributor | 3CD |
| VKC | Von KleinSmid Center | 1965 | E. Durell Stone | Contributor | 3CB |
| WAH | Watt Hall of Architecture | 1973 | Killingsworth, Brady & Associates | Non-Contributor | 6Z |
| WPH | Waite Phillips Hall of Education | 1968 | E. Durell Stone | Contributor | 3CD |
| YWC | YWCA Building | 1951 | Vincent Palmer & Associates | Non-Contributor | 6Z |
| ZHS | Zumberge Hall (Science Hall) | 1928 | John & Donald Parkinson | Contributor | 3CD |
| | Trojan Shrine (Tommy Trojan) | 1930 | Roger Burnham, sculptor | Contributor | 3CD |
| | Trousdale Parkway | | | Contributor | 3CD |
| | Alumni Park | 1935 | | Contributor | 3CD |
| | Associates Park | 1935 | | Contributor | 3CD |