

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

TARA J. HAMACHER
GAIL KENNARD
OZ SCOTT

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1294

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL LOGRANDE
DIRECTOR
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ALAN BELL, AICP
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DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

OCT 28 2013

Date:

Los Angeles City Council
Room 395, City Hall
200 North Spring Street, Room 410
Los Angeles, California 90012

Attention: Sharon Gin, Legislative Assistant
Planning and Land Use Management Committee

SUBJECT: UNIVERSITY OF SOUTHERN CALIFORNIA (USC) FACILITIES
VARIOUS LOCATIONS

At the Cultural Heritage Commission meeting of **October 17, 2013**, the Commission moved to include the above properties in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission actions were taken by the following votes:

CHC-2013-2387-HCM
GEORGE F. BOVARD ADMINISTRATION BUILDING
3551 TROUSDALE PARKWAY

Moved: Commissioner Barron
Seconded: Commissioner Hamacher
Ayes: Commissioner Kennard
Absent: Commissioners Louie and Scott

Vote: 3-0

BY _____ DEPUTY

CITY CLERK

2013 OCT 30 AM 9:47

RECEIVED
CITY CLERK'S OFFICE

Time Limit: 1/15/14
Last Day For Council To Act: 1/15/14
Pursuant To: LAAC

**CHC-2013-2419-HCM
GYWNN WILSON STUDENT UNION
3535 S. FIGUEROA STREET**

Moved: Commissioner Kennard
Seconded: Commissioner Hamacher
Ayes: Commissioner Barron
Absent: Commissioners Louie and Scott

Vote: 3-0

**CHC-2013-2397-HCM
MUDD MEMORIAL HALL OF PHILOSOPHY
3709 S. UNIVERSITY AVENUE**

Moved: Commissioner Hamacher
Seconded: Commissioner Barron
Ayes: Commissioner Kennard
Absent: Commissioners Louie and Scott

Vote: 3-0

**CHC-2013-2392-HCM
PHYSICAL EDUCATION BUILDING
3560 S. WATT WAY**

Moved: Commissioner Hamacher
Seconded: Commissioner Kennard
Ayes: Commissioner Barron
Absent: Commissioners Louie and Scott

Vote: 3-0

**CHC-2013-2394-HCM
DOHENY MEMORIAL LIBRARY
3550 TROUSDALE PARKWAY**

Moved: Commissioner Kennard
Seconded: Commissioner Barron
Ayes: Commissioner Hamacher
Absent: Commissioners Louie and Scott

Vote: 3-0

**CHC-2013-2399-HCM
ALLAN HANCOCK FOUNDATION
3616 S. TROUSDALE PARKWAY**

Moved: Commissioner Hamacher
Seconded: Commissioner Kennard
Ayes: Commissioner Barron
Absent: Commissioners Louie and Scott

Vote: 3-0

**CHC-2013-2401-HCM
OLIN HALL OF ENGINEERING
3650 McCLINTOCK AVENUE**

Moved: Commissioner Hamacher
Seconded: Commissioner Barron
Ayes: Commissioner Kennard
Absent: Commissioners Louie and Scott

Vote: 3-0

**CHC-2013-2403-HCM
UNIVERSITY RELIGIOUS CENTER
835 W. 34TH STREET**

Moved: Commissioner Kennard
Seconded: Commissioner Hamacher
Ayes: Commissioner Barron
Absent: Commissioners Louie and Scott

Vote: 3-0

**CHC-2013-2405-HCM
VON KLEINSMID CENTER
3518 S. TROUSDALE PARKWAY**

Moved: Commissioner Hamacher
Seconded: Commissioner Barron
Ayes: Commissioner Kennard
Absent: Commissioners Louie and Scott

Vote: 3-0

**CHC-2013-2408-HCM
ANNENBERG SCHOOL OF COMMUNICATIONS
3502 S. WATT WAY**

Moved: Commissioner Kennard
Seconded: Commissioner Barron
Ayes: Commissioner Hamacher
Absent: Commissioners Louie and Scott

Vote: 3-0

**CHC-2013-2411-HCM
3440 SOUTH HOPE STREET BUILDING
3440 S. HOPE STREET**

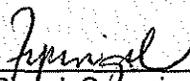
Moved: Commissioner Hamacher
Seconded: Commissioner Kennard
Ayes: Commissioner Barron
Absent: Commissioners Louie and Scott

Vote: 3-0

CHC-2013-2415-HCM
DOSAN AHN CHANG HO FAMILY HOME
809 W. 34TH STREET

Moved: Commissioner Kennard
Seconded: Commissioner Barron
Ayes: Commissioner Hamacher
Absent: Commissioners Louie and Scott

Vote: 3-0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Applications

c: Councilmember Curren D. Price, Jr. , Ninth Council District
Brian League
Historic Resources Group
GIS

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(213) 978-1270

www.planning.lacity.org

OCT 28 2013

Date:

Brian League
Executive Director Real Estate Development
3335 S. Figueroa Street, Unit G
Los Angeles, CA 90007

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

SUBJECT: **UNIVERSITY OF SOUTHERN (USC) FACILITIES
VARIOUS LOCATIONS**

As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced properties in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

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3535 S. FIGUEROA STREET

Moved: Commissioner Kennard
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Ayes: Commissioner Barron
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Vote: 3-0

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3709 S. UNIVERSITY AVENUE**

Moved: Commissioner Hamacher
Seconded: Commissioner Barron
Ayes: Commissioner Kennard
Absent: Commissioners Louie and Scott

Vote: 3-0

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Moved: Commissioner Hamacher
Seconded: Commissioner Kennard
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Absent: Commissioners Louie and Scott

Vote: 3-0

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Vote: 3-0

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Vote: 3-0

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Vote: 3-0

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Moved: Commissioner Kennard
Seconded: Commissioner Barron
Ayes: Commissioner Hamacher
Absent: Commissioners Louie and Scott

Vote: 3-0

**CHC-2013-2411-HCM
3440 SOUTH HOPE STREET BUILDING
3440 S. HOPE STREET**

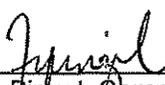
Moved: Commissioner Hamacher
Seconded: Commissioner Kennard
Ayes: Commissioner Barron
Absent: Commissioner's Louie and Scott

Vote: 3-0

CHC-2013-2415-HCM
DOSAN AHN CHANG HO FAMILY HOME
809 W. 34TH STREET

Moved: Commissioner Kennard
Seconded: Commissioner Barron
Ayes: Commissioner Hamacher
Absent: Commissioners Louie and Scott

Vote: 3-0



Fely C. Ringol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Applications

c: Councilmember Curren D. Price, Ninth Council District
Historic Resources Group
GIS

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-2411-HCM
ENV-2013-2412-CE

DATE: October 17, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 3440 S. Hope Street
Council District: 9
Community Plan Area: South Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: Empowerment Congress
North Area
Legal Description: Lot 8 of the Amended Map of
the E.E. Thomas Home Tract

PROJECT: Historic-Cultural Monument Application for the
3440 SOUTH HOPE STREET BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** University of Southern California (USC)

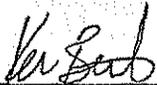
Brian League, Executive Director Real Estate Development
University of Southern California
3335 S. Figueroa St., Unit G
Los Angeles, CA 90007

**OWNER'S
REPRESENTATIVE:** Historic Resources Group
12 S. Fair Oaks Ave. Suite 200
Pasadena, CA 91105

RECOMMENDATION That the Cultural Heritage Commission:

1. **Declare the property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- 1) The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of Beaux-Arts Classicism with some elements of the Spanish Colonial Revival style and Art Deco style.
- 2) The building is associated with a master builder, designer, or architect, as a work by the architectural firm Morgan, Walls & Clements.

CRITERIA

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

SUMMARY

Constructed in 1927, this four-story industrial warehouse building exhibits character-defining features of a simplified Beaux-Arts Classicism with some elements of the Spanish Colonial Revival style and Art Deco style. Rectangular in plan, the flat-roofed subject building is located at the intersection of S. Hope and W. 35th Street with two primary elevations. These facades feature a scored concrete finish with identical fenestration. Molded stringcourses are located above the ground floor and at the roofline. Thin vertical bays of steel-framed, multi-light, awning windows alternate with projecting rectilinear pilasters that span from the second floor to the cornice. Wider bays emphasize the corners. The main entrance is located at the northwest corner of the building, recessed from view and supported by a square concrete pier. The south elevation features five loading doors and two metal fire stairs. A four-bay wide elevator tower extends above the parapet of the south elevation.

The subject building was designed by the prominent firm of Morgan, Walls & Clements, responsible for numerous designated Historic-Cultural Monuments and Los Angeles landmarks. The building was constructed as a printing factory for the Los Angeles Downtown Shopping News. From 1950 to the late 1960s, the building was home to the California National Guard Armory. Later it housed the California Conservation Corps. In the mid-1980s, the University of Southern California (USC) purchased the property and renovated the building for library use as the "East Library."

Alterations to the subject building include removal of some grillwork and ornamentation in some areas of the exterior.

DISCUSSION

The 3440 South Hope Street Building historic property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an

architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) "is associated with a master builder, designer, or architect." As a representative of Beaux-Arts Classicism with some elements of the Spanish Colonial Revival style and Art Deco style, and designed by architectural firm Morgan, Walls & Clements, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner 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.*"

The designation of the 3440 South Hope Street Building property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner 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.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Downtown Shopping News Factory/National Guard Building/East Library
2. STREET ADDRESS 3440 South Hope Street
CITY Los Angeles ZIP CODE 90007 COUNCIL DISTRICT 9
3. ASSESSOR'S PARCEL NO. 5122021010
4. COMPLETE LEGAL DESCRIPTION: TRACT Amended map of the E.E. Thomas Home Tract
BLOCK None LOT(S) 8 ARB. NO. 1
5. RANGE OF ADDRESSES ON PROPERTY _____
6. PRESENT OWNER University of Southern California (Brian League; Executive Director Real Estate Development)
STREET ADDRESS 3335 S. Figueroa St., Unit G E-MAIL ADDRESS: bleague@re.usc.edu
CITY Los Angeles STATE CA ZIP CODE 9007 PHONE (213) 740-3067
OWNERSHIP: PRIVATE PUBLIC _____
7. PRESENT USE Academic ORIGINAL USE Newspaper/Armory/Factory

DESCRIPTION

8. ARCHITECTURAL STYLE Simplified Art Deco /Beaux Arts Classicism
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
See Attached
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Downtown Shopping News Factory/National Guard

10. CONSTRUCTION DATE: 1927 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Morgan, Walls & Clements

12. CONTRACTOR OR OTHER BUILDER P.J. Walker

13. DATES OF ENCLOSED PHOTOGRAPHS June 2013
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS See attached.

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER _____

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

See attached.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES)

See attached

20. DATE FORM PREPARED 6/30/2013 PREPARER'S NAME Christine Lazzaretto, Judy Marks

ORGANIZATION Historic Resource Group STREET ADDRESS 12 Fair Oaks Ave. Suite 200

CITY Pasadena STATE CA ZIP CODE _____ PHONE (646) 793-2400

E-MAIL ADDRESS: christine@historicia.com

9. Physical Description

The Downtown Shopping News Factory/National Guard Building/East Library is located at 3440 South Hope Street in downtown Los Angeles. 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. The building was designed in a simple Art Deco style, with elements of Spanish Colonial Revival and Beaux Arts Classicism. The west and south elevations (the primary facades) are notable for thin vertical bays of steel-framed, multi-light, 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.

15. 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. Stone grillwork and Churrigueresque ornamentation at the building's corners were removed and at least one loading bay (south facade) has been infilled (dates unknown).

18. Significance

The East Library is an excellent example of a downtown Los Angeles Industrial Art Deco building designed by the pre-eminent Los Angeles architectural firm of Morgan, Walls & Clements. The building is also significant for its role as an Armory and the part it played in the growth of the California National Guard.

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. Prior to the construction of the current building, the site was in the E.E. Thomas Home Tract No. 2. It 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 as a printing factory for the Los Angeles Downtown Shopping News. Morgan, Walls & Clements were the architects, and P.J. Walker was the contractor. The Los Angeles Downtown Shopping News specialized in producing advertising for businesses ("About the Armory", 2009) and occupied the building through at least 1940. By 1947 the building housed the Pacific Press Inc. (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 Ordnance 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 at the time, a significantly larger California force and armories to house them was 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). 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. 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 Street housed the 1st Division of the California National Guard Reserve headquarters (Los Angeles Times, 12/16/1951, 4). 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 Los Angeles 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 of youth in the development and maintenance of the state's natural resources and environment ("About the Armory", 2009).

The University of Southern California (USC) purchased the property in mid 1980's and remodeled the building to become the East Library. The building is currently labeled the "East Library" on campus maps.

The building is home to the Library's bindery and preservation office, university archives, and provides access for researchers to USC's regional history collection and the AIDS social policy archives.

Architects: Morgan, Walls, and Clements

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. Octavius Morgan was born and studied architecture in England and immigrated to the United States in 1870. He was employed in Los Angeles by E.P. Kysor as a draughtsman and practiced with Kysor until 1888. Their most famous collaboration is St. Vibianna's Roman Catholic Church in Los Angeles. In 1889 Morgan joined John A. Walls and opened Morgan and Walls. Morgan brought his son O.W. Morgan aboard in 1910. Stiles Clements was born in Centerville, Maryland in 1883 and trained at both Drexel in Philadelphia and the Massachusetts Institute of Technology. He came to Los Angeles in 1911 and worked for Morgan and Walls. He became a partner in the firm in 1923. Some of the firms most notable buildings are: McKinley Building (1923), Adamson House (1928), The Belasco Theatre (1926), The El Capitan Theatre (1926), Samson Tyre/Uniroyal Building in Commerce (1929), Security First National Bank of Los Angeles (1929), Dominquez-Wilshire Building (1930), Los Angeles Pacific Telephone Building (1911 & 1930). The Toberman/Hollywood Storage Warehouse built in 1925 by the firm has similar stylistic elements to The Los Angeles Down Town Shopping News Factory building. On both structures the Churrigueresque detailing has been removed.

Architectural Styles: Art Deco with Spanish Colonial Revival and Beaux Arts influences

The Downtown Shopping News Factory/Armory/East Library building is primarily an Art Deco style industrial building with Spanish Colonial Revival and Beaux Arts influences.

The term Art Deco was coined at the Paris Exposition de Arts Decoratifs in Paris in 1925. Embellishing the Streamline Moderne lines of a more pared down style, Art Deco took its themes from archeology, nature, industrial design, and the animal kingdom. Symmetry, geometrical form, and a strong vertical emphasis are all emblematic of the style. Decorative panels that have been removed from the building were described as Churrigueresque. The Spanish or Mexican Churrigueresque refers to elaborate decorative elements often used as an applied surface decoration on Spanish Colonial Revival buildings. This baroque ornamentation can be traced as far back as 1667 in Granada, Spain and to Mexico in 1690. Applied Churrigueresque ornament was also used in Balboa Park at the Panama -California Exposition and became associated with Spanish Colonial Revival Architectural Style.

Beaux Arts Classicism refers to a style named after the Ecole de Beaux Arts in Paris where many American architects received their training. The style favored Greek and Roman building typologies stressing their monumentality, formality and symmetry. In the case of 3440 South Hope, the influence of Beaux Arts Classicism is evident in its solidity and monumentality of the structure. Beaux Arts classicism found its form throughout the United States in post offices, courthouses, libraries, and in this case -a factory.

Conclusion

The building at 3440 Hope Street 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 as being a rare, intact example of downtown Los Angeles industrial Art Deco architecture designed by the preeminent Los Angeles architecture firm Morgan, Walls and Clements.

It was identified as potentially eligible for local designation as part of the environmental review for the USC 2030 Master Plan that was approved in 2012. This Historic Cultural-Monument application is part of the identified Mitigation Measures for the Master Plan.

19. Sources

"A Salute to U.S. Armories" National Trust for Historic Preservation Magazine January-February 2012

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Lifton, Sarah, and Annette Moore. *The University of Southern California: 1880 to 2005*. Los Angeles: Figueroa Press, 2007.

Roseman, Curtis C., Ruth Wallach, et al. *A University and a Neighborhood: University of Southern California in Los Angeles, 1880-1984*. Los Angeles: Figueroa Press, 2006 .

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Zucker, Paul, ed. *New Architecture and City Planning*. New York: Philosophical Library, 1944.

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-2411-HCM
ENV-2013-2412-CE

DATE: October 17, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 3440 S. Hope Street
Council District: 9
Community Plan Area: South Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: Empowerment Congress
North Area
Legal Description: Lot 8 of the Amended Map of
the E.E. Thomas Home Tract

PROJECT: Historic-Cultural Monument Application for the
3440 SOUTH HOPE STREET BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

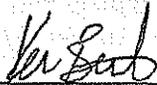
**APPLICANT/
OWNER:** University of Southern California (USC)
Brian League, Executive Director Real Estate Development
University of Southern California
3335 S. Figueroa St., Unit G
Los Angeles, CA 90007

**OWNER'S
REPRESENTATIVE:** Historic Resources Group
12 S. Fair Oaks Ave. Suite 200
Pasadena, CA 91105

RECOMMENDATION That the Cultural Heritage Commission:

1. **Declare the property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning


Ken Bernstein, AICP, Manager
Office of Historic Resources


Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- 1) The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of Beaux-Arts Classicism with some elements of the Spanish Colonial Revival style and Art Deco style.
- 2) The building is associated with a master builder, designer, or architect, as a work by the architectural firm Morgan, Walls & Clements.

CRITERIA

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

SUMMARY

Constructed in 1927, this four-story industrial warehouse building exhibits character-defining features of a simplified Beaux-Arts Classicism with some elements of the Spanish Colonial Revival style and Art Deco style. Rectangular in plan, the flat-roofed subject building is located at the intersection of S. Hope and W. 35th Street with two primary elevations. These facades feature a scored concrete finish with identical fenestration. Molded stringcourses are located above the ground floor and at the roofline. Thin vertical bays of steel-framed, multi-light, awning windows alternate with projecting rectilinear pilasters that span from the second floor to the cornice. Wider bays emphasize the corners. The main entrance is located at the northwest corner of the building, recessed from view and supported by a square concrete pier. The south elevation features five loading doors and two metal fire stairs. A four-bay wide elevator tower extends above the parapet of the south elevation.

The subject building was designed by the prominent firm of Morgan, Walls & Clements, responsible for numerous designated Historic-Cultural Monuments and Los Angeles landmarks. The building was constructed as a printing factory for the Los Angeles Downtown Shopping News. From 1950 to the late 1960s, the building was home to the California National Guard Armory. Later it housed the California Conservation Corps. In the mid-1980s, the University of Southern California (USC) purchased the property and renovated the building for library use as the "East Library."

Alterations to the subject building include removal of some grillwork and ornamentation in some areas of the exterior.

DISCUSSION

The 3440 South Hope Street Building historic property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an

architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) "is associated with a master builder, designer, or architect." As a representative of Beaux-Arts Classicism with some elements of the Spanish Colonial Revival style and Art Deco style, and designed by architectural firm Morgan, Walls & Clements, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner 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.*"

The designation of the 3440 South Hope Street Building property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner 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.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Downtown Shopping News Factory/National Guard Building/East Library
2. STREET ADDRESS 3440 South Hope Street
- CITY Los Angeles ZIP CODE 90007 COUNCIL DISTRICT 9
3. ASSESSOR'S PARCEL NO. 5122021010
4. COMPLETE LEGAL DESCRIPTION: TRACT Amended map of the E.E. Thomas Home Tract
- BLOCK None LOT(S) 8 ARB. NO. 1
5. RANGE OF ADDRESSES ON PROPERTY _____
6. PRESENT OWNER University of Southern California (Brian League; Executive Director Real Estate Development)
- STREET ADDRESS 3335 S. Figueroa St., Unit G E-MAIL ADDRESS: bleague@re.usc.edu
- CITY Los Angeles STATE CA ZIP CODE 9007 PHONE (213) 740-3067
- OWNERSHIP: PRIVATE PUBLIC _____
7. PRESENT USE Academic ORIGINAL USE Newspaper/Armory/Factory

DESCRIPTION

8. ARCHITECTURAL STYLE Simplified Art Deco /Beaux Arts Classicism
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
- See Attached
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Downtown Shopping News Factory/National Guard

10. CONSTRUCTION DATE: 1927 FACTUAL: ESTIMATED:
11. ARCHITECT, DESIGNER, OR ENGINEER Morgan, Walls & Clements
12. CONTRACTOR OR OTHER BUILDER P.J. Walker
13. DATES OF ENCLOSED PHOTOGRAPHS June 2013
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
15. ALTERATIONS See attached.
16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER _____
17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

See attached.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) _____
See attached

20. DATE FORM PREPARED 6/30/2013 PREPARER'S NAME Christine Lazzaretto, Judy Marks
ORGANIZATION Historic Resource Group STREET ADDRESS 12 Fair Oaks Ave. Suite 200
CITY Pasadena STATE CA ZIP CODE _____ PHONE (646) 793-2400
E-MAIL ADDRESS: christine@historicla.com

9. Physical Description

The Downtown Shopping News Factory/National Guard Building/East Library is located at 3440 South Hope Street in downtown Los Angeles. 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. The building was designed in a simple Art Deco style, with elements of Spanish Colonial Revival and Beaux Arts Classicism. The west and south elevations (the primary facades) are notable for thin vertical bays of steel-framed, multi-light, 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.

15. 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. Stone grillwork and Churrigueresque ornamentation at the building's corners were removed and at least one loading bay (south facade) has been infilled (dates unknown).

18. Significance

The East Library is an excellent example of a downtown Los Angeles Industrial Art Deco building designed by the pre-eminent Los Angeles architectural firm of Morgan, Walls & Clements. The building is also significant for its role as an Armory and the part it played in the growth of the California National Guard.

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. Prior to the construction of the current building, the site was in the E.E. Thomas Home Tract No. 2. It 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 as a printing factory for the Los Angeles Downtown Shopping News. Morgan, Walls & Clements were the architects, and P.J. Walker was the contractor. The Los Angeles Downtown Shopping News specialized in producing advertising for businesses ("About the Armory", 2009) and occupied the building through at least 1940. By 1947 the building housed the Pacific Press Inc. (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 Ordnance 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 at the time, a significantly larger California force and armories to house them was 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). 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. 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 Street housed the 1st Division of the California National Guard Reserve headquarters (Los Angeles Times, 12/16/1951, 4). 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 Los Angeles 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 of youth in the development and maintenance of the state's natural resources and environment ("About the Armory", 2009).

The University of Southern California (USC) purchased the property in mid 1980's and remodeled the building to become the East Library. The building is currently labeled the "East Library" on campus maps.

The building is home to the Library's bindery and preservation office, university archives, and provides access for researchers to USC's regional history collection and the AIDS social policy archives.

Architects: Morgan, Walls, and Clements

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. Octavius Morgan was born and studied architecture in England and immigrated to the United States in 1870. He was employed in Los Angeles by E.P. Kysor as a draughtsman and practiced with Kysor until 1888. Their most famous collaboration is St. Vibianna's Roman Catholic Church in Los Angeles. In 1889 Morgan joined John A. Walls and opened Morgan and Walls. Morgan brought his son O.W. Morgan aboard in 1910. Stiles Clements was born in Centerville, Maryland in 1883 and trained at both Drexel in Philadelphia and the Massachusetts Institute of Technology. He came to Los Angeles in 1911 and worked for Morgan and Walls. He became a partner in the firm in 1923. Some of the firms most notable buildings are: McKinley Building (1923), Adamson House (1928), The Belasco Theatre (1926), The El Capitan Theatre (1926), Samson Tyre/Uniroyal Building in Commerce (1929), Security First National Bank of Los Angeles (1929), Dominquez-Wilshire Building (1930), Los Angeles Pacific Telephone Building (1911 & 1930). The Toberman/Hollywood Storage Warehouse built in 1925 by the firm has similar stylistic elements to The Los Angeles Down Town Shopping News Factory building. On both structures the Churrigueresque detailing has been removed.

Architectural Styles: Art Deco with Spanish Colonial Revival and Beaux Arts influences

The Downtown Shopping News Factory/Armory/East Library building is primarily an Art Deco style industrial building with Spanish Colonial Revival and Beaux Arts influences.

The term Art Deco was coined at the Paris Exposition de Arts Decoratifs in Paris in 1925. Embellishing the Streamline Moderne lines of a more pared down style, Art Deco took its themes from archeology, nature, industrial design, and the animal kingdom. Symmetry, geometrical form, and a strong vertical emphasis are all emblematic of the style. Decorative panels that have been removed from the building were described as Churrigueresque. The Spanish or Mexican Churrigueresque refers to elaborate decorative elements often used as an applied surface decoration on Spanish Colonial Revival buildings. This baroque ornamentation can be traced as far back as 1667 in Granada, Spain and to Mexico in 1690. Applied Churrigueresque ornament was also used in Balboa Park at the Panama –California Exposition and became associated with Spanish Colonial Revival Architectural Style.

Beaux Arts Classicism refers to a style named after the Ecole de Beaux Arts in Paris where many American architects received their training. The style favored Greek and Roman building typologies stressing their monumentality, formality and symmetry. In the case of 3440 South Hope, the influence of Beaux Arts Classicism is evident in its solidity and monumentality of the structure. Beaux Arts classicism found its form throughout the United States in post offices, courthouses, libraries, and in this case -a factory.

Conclusion

The building at 3440 Hope Street 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 as being a rare, intact example of downtown Los Angeles industrial Art Deco architecture designed by the preeminent Los Angeles architecture firm Morgan, Walls and Clements.

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