

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

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
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[www.planning.lacity.org](http://www.planning.lacity.org)

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

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. 34<sup>TH</sup> 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. 34<sup>TH</sup> 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) 978-1294

**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.

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

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**Vote: 3-0**

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Seconded: Commissioner Hamacher  
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**Vote: 3-0**

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

**Vote: 3-0**

**CHC-2013-2392-HCM  
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Seconded: Commissioner Kennard  
Ayes: Commissioner Barron  
Absent: Commissioners Louie and Scott

**Vote: 3-0**

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**Vote: 3-0**

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Ayes: Commissioner Kennard  
Absent: Commissioners Louie and Scott

**Vote: 3-0**

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Ayes: Commissioner Hamacher  
Absent: Commissioners Louie and Scott

**Vote: 3-0**

**CHC-2013-2411-HCM  
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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. 34<sup>TH</sup> 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-2013-2392-HCM  
ENV-2013-2393-CE

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

Location: 3560 S. Watt Way  
Council District: 9  
Community Plan Area: South Los Angeles  
Area Planning Commission: South Los Angeles  
Neighborhood Council: Empowerment Congress  
North Area  
Legal Description: Tract 10616

**PROJECT:** Historic-Cultural Monument Application for the  
PHYSICAL EDUCATION 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

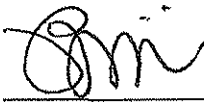
**OWNER'S  
REPRESENTATIVE:** Historic Resources Group  
12 S. Fair Oaks Ave. Suite 200  
Pasadena, CA 91105

**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 the Italian Romanesque Revival Style.
- 2) The building is associated with a master builder, designer, or architect, as a work by the architectural firm Parkinson & Parkinson.
- 3) The property reflects "the broad cultural, economic, or social history of the nation, State or community" for its association with the first major expansion of the USC campus.

## 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 1930, this three-story building exhibits character-defining features of the Italian Romanesque Revival Style. The Physical Education Building is a rectangular plan, reinforced concrete building situated in the University of Southern California's University Park Campus. The multi-level roof is hipped and clad with clay tiles. The plan includes an interior courtyard with a stone fountain and planters. Exterior surfaces exhibit decorative clay tiles. The subject building houses a 1000-seat gym, indoor swimming facilities, handball courts and dance studios. The main entrance consists of three double-doors separated by Ionic columns topped with glass transoms below an arched tripartite glass fanlight. Other architectural details at the main entryway include stone urns, bas reliefs, carved inscriptions, University insignia, and a sculpture portrait of a Trojan head. Double-hung squared and arched wood windows with textured glass and multi-light arched windows are located throughout the building. Wood sash, divided-light circular windows are located on the third story. A heavy intermediate stone course runs around the building's perimeter on the first story.

Interior character-defining features include archways and classical columns, terrazzo and hardwood flooring and ceramic mosaic floors.

The University of Southern California, founded in 1880, implemented four campus master plans in 1919, 1946, 1960, and 1988. The Physical Education Building was constructed as part of the University's first building campaign, the Parkinson's Master Plan of 1919. The preeminent firm, Parkinson & Parkinson designed both the Master Plan and the subject building. Parkinson's plan drew on the Beaux Arts tradition with buildings designed in the Romanesque Revival style. The plan's principal organizational feature is the linear arrangement of buildings along

University Avenue (now Trousdale Parkway) designed to accommodate increasing automobile use.

### DISCUSSION

The Physical Education Building historic property successfully meets three 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," 2) "is associated with a master builder, designer, or architect" and, 3) reflects "the broad cultural, economic, or social history of the nation, State or community." As a representative of the Italian Romanesque Revival Style, designed by architectural firm Parkinson & Parkinson, and part of the first major expansion of the USC campus, 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 Physical Education 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 Physical Education Building
2. STREET ADDRESS 3560 Watt Way  
CITY Los Angeles ZIP CODE 90089 COUNCIL DISTRICT 9
3. ASSESSOR'S PARCEL NO. 5039024016
4. COMPLETE LEGAL DESCRIPTION: TRACT TR 10616  
BLOCK None LOT(S) None ARB. NO. 1
5. RANGE OF ADDRESSES ON PROPERTY 820,830,840 West 34th, 3400,3500,3502,5450,3560 S. Watt Way,  
3501,3502,3507,3441, S.Trousdale Pkwy.
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 Academic

**DESCRIPTION**

8. ARCHITECTURAL STYLE Romanesque Revival  
(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 Physical Education Building

10. CONSTRUCTION DATE: 1930 FACTUAL:  ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER John and Donald Parkinson

12. CONTRACTOR OR OTHER BUILDER \_\_\_\_\_

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 05/07/2013 PREPARER'S NAME Christine Lazzaretto Judy Marks

ORGANIZATION Historic Resources Group STREET ADDRESS 12 Fair Oaks Avenue Suite 200

CITY Pasadena STATE CA ZIP CODE 91105 PHONE (626) 793-2400

E-MAIL ADDRESS: christine@historicla.com

## 9. Physical Description

Constructed in 1930, the Physical Education building is located on the University Park campus of the University of Southern California (USC). It was designed by architect John Parkinson of the firm Parkinson & Parkinson. Parkinson was responsible for USC's 1919 Campus Master Plan. 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 firm designed six campus buildings during this period, including the Bovard Administration Building (1921), the Science Building and Addition (1924/28), the Law Building (1925), now the School of Accounting, the Commerce Building (1927), now Bridge Hall, Gwynn Wilson Student Union (1928), and the Engineering Building (1940), now Biegler Hall.

The Physical Education Building is a reinforced concrete masonry infill three-story structure. The building is rectangular in plan with an interior courtyard. The roof is hipped and clad with clay tiles. The main entry surround is of cast stone (decorative precast concrete) with brick inlay. There is a round arched doorway opening with tripartite fanlights with stone urns at the upper portion, and three pairs of glazed entry doors topped with multi-light transoms separated by Ionic columns. Other decorative features at the main entry are bas reliefs and a sculptured head of a Trojan along at the top of the arch, carved inscription, and University insignia. Wood, six-over-six, double hung windows with textured glass and multi-light, arched windows are located throughout. There are also circular, wood sash, divided-light windows at the third story. A heavy, intermediate stone course runs around the perimeter of the building above the first story. The interior courtyard has a stone fountain and planters with trees and shrubbery.

The Physical Education Building is USC's oldest on-campus athletic building and is one of six Romanesque Revival buildings designed by John & Donald Parkinson for the university. It is home to the 1,000 seat North Gym as well as the campus' first indoor swimming facilities, and several handball courts at the sub-basement level. In addition to the main pool, there is also a practice pool, previously used as a women's pool that is intact but currently used for theatrical costume storage. Until 2006, the Trojans' basketball and volleyball teams held practice in the North Gym. It is the home of USC's Air Force, Army and Navy ROTC programs, and has been used as a filming location for many films, including *Cocoon*, *Love & Basketball*, and *Swimfan*.

Character-defining features of the Physical Education Building include reinforced concrete with brick and cast stone cladding; rectangular massing with an interior courtyard; Hipped roof with clay tiles; divided-light double hung/fixed/awning wood sash; squared and arched windows with stone lintels; circular divided-light wood sash fixed windows; decorative cast stone and brick; double height arched entryways with wood-framed glazed panel double doors; copper or copper alloy flashings; gutters; scuppers; and rain leaders. Additionally, there are interior gymnasiums, indoor pools, locker rooms, dance studios, classrooms, and offices for staff and faculty.

Interior finishes include terrazzo and hardwood flooring; ceramic and ceramic mosaic floors; wainscot and wall tile in arcades; painted plaster walls; wood paneled doors with glazed transoms; copper alloy

door hardware; and wood paneled partitions in offices; There is an interior courtyard with fountain and planters as well as an indoor pool with steel sash windows, doors, and skylights.

### **15. Alterations**

Restoration in planning phase.

### **18. Significance**

The Physical Education Building on the USC campus is significant as an excellent local example of the Romanesque Revival style, built by notable Los Angeles architect John Parkinson. It is an intact contributor to John Parkinson's 1919 Campus Master Plan. The building has a high level of integrity, and a clear and direct association with the patterns of educational and architectural development of the University.

It was formally determined eligible for the National Register both individually and as a contributor to the USC University Park Historic District in 1994. This building also appears eligible for listing as a Los Angeles Historic-Cultural Monument.

#### ***Parkinson Master Plan***

The University of Southern California, founded in 1880, had four major development periods. They encompass the construction of Widney Hall in 1880, the first campus building, through the completion of the Annenberg School of Communication in 1976. The Physical Education Building was constructed under the auspices of the Parkinson Master Plan of 1919, and designed by the architect of that plan. The implementation of the Parkinson Plan represents 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.

In the early twentieth century, the University Park campus continued to expand its enrollment and academic programming. As a result, by the first decade of the twentieth century, USC officials realized that a cohesive plan was needed to guide future development of the burgeoning University. In 1919, they enlisted local architect John Parkinson to draft a campus plan. The implementation of the Parkinson Plan led to a campus building boom in the 1920s, particularly along the east and west sides of University Avenue.

Parkinson's plan for USC drew heavily on Beaux Arts traditions and brought the campus up to modern campus planning standards. 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. The arrangement of University buildings along a busy street created an automobile, rather than a pedestrian, oriented campus, considered appropriate for Los Angeles' ascent into the automobile age. Imposing campus buildings were situated adjacent to University Avenue, their facades fronted by broad plazas crisscrossed with lawns and diagonal walkways. The Parkinson campus is still identifiable today along Trousdale Parkway, and serves as USC's historic core. Fluent in a number of architectural styles, John Parkinson chose the Romanesque Revival style 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.

### ***Architect John Parkinson***

John Parkinson (1861-1935) received his early education in England where he served a six year apprenticeship to a builder. He came to Canada in 1882 and started his professional life building fences and stairs. After frustrating return to England in 1884, he moved to San Francisco to continue honing his stair building and drawing skills. His early career was spent in Seattle, Washington and the Napa valley. His experience in the academic world started in Seattle where he became the school board architect. After moving to Los Angeles in 1894, he designed Los Angeles' first class "A" office building, a fire proof steel frame structure for the Homer Laughlin company on Third and Broadway in downtown (1896). He was also responsible for the first Los Angeles skyscraper; The Braly Block at Fourth and Spring Street, also known as the Continental building (1904). Parkinson combined state of the art technological advances with decorative historic references. These early works positioned him well in the Los Angeles market, and his practice thrived. Parkinson was a natural choice in creating a master plan for USC as he had completed one for Exposition Park and designed the Rose Garden in 1912. George F. Bovard, USC's president, wanted a modern campus that retained the look of history and knew Parkinson was a good choice. Of the 21 buildings that Parkinson designed for USC, eight remain. The first building Parkinson constructed for USC was The Bovard Administration Building which was constructed in 1919.

In 1920, John Parkinson was joined by his son Donald; the two compromised the firm of Parkinson and Parkinson. Donald studied engineering and architecture at the Massachusetts Institute of Technology. Independently, Donald Parkinson planned buildings for the Lockheed Aircraft Corporation and the Lockheed Air Center. Parkinson & Parkinson were well respected 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), Los Angeles City Hall (1928), and Union Station Passenger Terminal (1934-39).

Parkinson's legacy was the ability to adapt different architectural styles to a wide array of structures and thus majorly contributing to the elevation of Los Angeles to a "world class city." Today, more than fifty Parkinson designed buildings remain in downtown Los Angeles.

### ***Italian Romanesque Revival Architecture***

The roots of Romanesque revival as a style can be traced to churches built in the 1840's. In many ways it was a reaction to the high Gothic Revival that preceded it. Romanesque Revival was as less pretentious than Gothic, and more suitable for civic uses like libraries, train stations, and places of higher learning. The Italian Romanesque Revival style was first popularized in the United States through the work of Henry Hobson Richardson. Richardsonian Romanesque was characterized by heavy massing, and often utilized rough-hewn boulders and native building materials. The Italian Romanesque Revival Style as advocated by Parkinson for the USC campus is characterized by high arches, banded belt courses, and windows and entrances with round arched openings. The style as exemplified by the

Physical education Building makes use of central entryway with a monumental arched doorway encased in cast stone, an interior courtyard, and arched openings with cast stone surrounds, all of which are characteristic of Romanesque Revival design.

### **Conclusion**

The Physical Education Building is an excellent local example of Italian Renaissance Revival architecture by master architect John Parkinson. It is a prominent example of USC campus architecture constructed under the 1919 Parkinson Campus Master Plan. 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**

Arntzenius, Linda. *The City that John Built*. Los Angeles: USC Trojan Family Magazine Autumn 1994, 24 - 30.

Gebhard, David., and Robert Winter. *Los Angeles: An Architectural Guide*. Salt Lake City: Gibbs-Smith Publishers, 1994 .

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Rifkind, Carole. *A Field Guide to American Architecture*. New York: The New American Library, 1980.

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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Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. Cambridge: The MIT Press, 1969.

# Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-2392-HCM  
ENV-2013-2393-CE

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

Location: 3560 S. Watt Way  
Council District: 9  
Community Plan Area: South Los Angeles  
Area Planning Commission: South Los Angeles  
Neighborhood Council: Empowerment Congress  
North Area  
Legal Description: Tract 10616

**PROJECT:** Historic-Cultural Monument Application for the  
PHYSICAL EDUCATION 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 the Italian Romanesque Revival Style.
- 2) The building is associated with a master builder, designer, or architect, as a work by the architectural firm Parkinson & Parkinson.
- 3) The property reflects "the broad cultural, economic, or social history of the nation, State or community" for its association with the first major expansion of the USC campus.

## 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 1930, this three-story building exhibits character-defining features of the Italian Romanesque Revival Style. The Physical Education Building is a rectangular plan, reinforced concrete building situated in the University of Southern California's University Park Campus. The multi-level roof is hipped and clad with clay tiles. The plan includes an interior courtyard with a stone fountain and planters. Exterior surfaces exhibit decorative clay tiles. The subject building houses a 1000-seat gym, indoor swimming facilities, handball courts and dance studios. The main entrance consists of three double-doors separated by Ionic columns topped with glass transoms below an arched tripartite glass fanlight. Other architectural details at the main entryway include stone urns, bas reliefs, carved inscriptions, University insignia, and a sculpture portrait of a Trojan head. Double-hung squared and arched wood windows with textured glass and multi-light arched windows are located throughout the building. Wood sash, divided-light circular windows are located on the third story. A heavy intermediate stone course runs around the building's perimeter on the first story.

Interior character-defining features include archways and classical columns, terrazzo and hardwood flooring and ceramic mosaic floors.

The University of Southern California, founded in 1880, implemented four campus master plans in 1919, 1946, 1960, and 1988. The Physical Education Building was constructed as part of the University's first building campaign, the Parkinson's Master Plan of 1919. The preeminent firm, Parkinson & Parkinson designed both the Master Plan and the subject building. Parkinson's plan drew on the Beaux Arts tradition with buildings designed in the Romanesque Revival style. The plan's principal organizational feature is the linear arrangement of buildings along

University Avenue (now Trousdale Parkway) designed to accommodate increasing automobile use.

### DISCUSSION

The Physical Education Building historic property successfully meets three 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," 2) "is associated with a master builder, designer, or architect" and, 3) reflects "the broad cultural, economic, or social history of the nation, State or community." As a representative of the Italian Romanesque Revival Style, designed by architectural firm Parkinson & Parkinson, and part of the first major expansion of the USC campus, 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 Physical Education 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 Physical Education Building
2. STREET ADDRESS 3560 Watt Way  
CITY Los Angeles ZIP CODE 90089 COUNCIL DISTRICT 9
3. ASSESSOR'S PARCEL NO. 5039024016
4. COMPLETE LEGAL DESCRIPTION: TRACT TR 10616  
BLOCK None LOT(S) None ARB. NO. 1
5. RANGE OF ADDRESSES ON PROPERTY 820,830,840 West 34th, 3400,3500,3502,5450,3560 S. Watt Way,  
3501,3502,3507,3441, S.Trousdale Pkwy.
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 Academic

**DESCRIPTION**

8. ARCHITECTURAL STYLE Romanesque Revival  
(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 Physical Education Building

10. CONSTRUCTION DATE: 1930 FACTUAL:  ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER John and Donald Parkinson

12. CONTRACTOR OR OTHER BUILDER \_\_\_\_\_

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 05/07/2013 PREPARER'S NAME Christine Lazzaretto Judy Marks  
ORGANIZATION Historic Resources Group STREET ADDRESS 12 Fair Oaks Avenue Suite 200  
CITY Pasadena STATE CA ZIP CODE 91105 PHONE (626) 793-2400  
E-MAIL ADDRESS: christine@historicalca.com

## 9. Physical Description

Constructed in 1930, the Physical Education building is located on the University Park campus of the University of Southern California (USC). It was designed by architect John Parkinson of the firm Parkinson & Parkinson. Parkinson was responsible for USC's 1919 Campus Master Plan. 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 firm designed six campus buildings during this period, including the Bovard Administration Building (1921), the Science Building and Addition (1924/28), the Law Building (1925), now the School of Accounting, the Commerce Building (1927), now Bridge Hall, Gwynn Wilson Student Union (1928), and the Engineering Building (1940), now Biegler Hall.

The Physical Education Building is a reinforced concrete masonry infill three-story structure. The building is rectangular in plan with an interior courtyard. The roof is hipped and clad with clay tiles. The main entry surround is of cast stone (decorative precast concrete) with brick inlay. There is a round arched doorway opening with tripartite fanlights with stone urns at the upper portion, and three pairs of glazed entry doors topped with multi-light transoms separated by Ionic columns. Other decorative features at the main entry are bas reliefs and a sculptured head of a Trojan along at the top of the arch, carved inscription, and University insignia. Wood, six-over-six, double hung windows with textured glass and multi-light, arched windows are located throughout. There are also circular, wood sash, divided-light windows at the third story. A heavy, intermediate stone course runs around the perimeter of the building above the first story. The interior courtyard has a stone fountain and planters with trees and shrubbery.

The Physical Education Building is USC's oldest on-campus athletic building and is one of six Romanesque Revival buildings designed by John & Donald Parkinson for the university. It is home to the 1,000 seat North Gym as well as the campus' first indoor swimming facilities, and several handball courts at the sub-basement level. In addition to the main pool, there is also a practice pool, previously used as a women's pool that is intact but currently used for theatrical costume storage. Until 2006, the Trojans' basketball and volleyball teams held practice in the North Gym. It is the home of USC's Air Force, Army and Navy ROTC programs, and has been used as a filming location for many films, including Cocoon, Love & Basketball, and Swimfan.

Character-defining features of the Physical Education Building include reinforced concrete with brick and cast stone cladding; rectangular massing with an interior courtyard; Hipped roof with clay tiles; divided-light double hung/fixed/awning wood sash; squared and arched windows with stone lintels; circular divided-light wood sash fixed windows; decorative cast stone and brick; double height arched entryways with wood-framed glazed panel double doors; copper or copper alloy flashings; gutters; scuppers; and rain leaders. Additionally, there are interior gymnasiums, indoor pools, locker rooms, dance studios, classrooms, and offices for staff and faculty.

Interior finishes include terrazzo and hardwood flooring; ceramic and ceramic mosaic floors; wainscot and wall tile in arcades; painted plaster walls; wood paneled doors with glazed transoms; copper alloy

door hardware; and wood paneled partitions in offices; There is an interior courtyard with fountain and planters as well as an indoor pool with steel sash windows, doors, and skylights.

### **15. Alterations**

Restoration in planning phase.

### **18. Significance**

The Physical Education Building on the USC campus is significant as an excellent local example of the Romanesque Revival style, built by notable Los Angeles architect John Parkinson. It is an intact contributor to John Parkinson's 1919 Campus Master Plan. The building has a high level of integrity, and a clear and direct association with the patterns of educational and architectural development of the University.

It was formally determined eligible for the National Register both individually and as a contributor to the USC University Park Historic District in 1994. This building also appears eligible for listing as a Los Angeles Historic-Cultural Monument.

#### ***Parkinson Master Plan***

The University of Southern California, founded in 1880, had four major development periods. They encompass the construction of Widney Hall in 1880, the first campus building, through the completion of the Annenberg School of Communication in 1976. The Physical Education Building was constructed under the auspices of the Parkinson Master Plan of 1919, and designed by the architect of that plan. The implementation of the Parkinson Plan represents 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.

In the early twentieth century, the University Park campus continued to expand its enrollment and academic programming. As a result, by the first decade of the twentieth century, USC officials realized that a cohesive plan was needed to guide future development of the burgeoning University. In 1919, they enlisted local architect John Parkinson to draft a campus plan. The implementation of the Parkinson Plan led to a campus building boom in the 1920s, particularly along the east and west sides of University Avenue.

Parkinson's plan for USC drew heavily on Beaux Arts traditions and brought the campus up to modern campus planning standards. 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. The arrangement of University buildings along a busy street created an automobile, rather than a pedestrian, oriented campus, considered appropriate for Los Angeles' ascent into the automobile age. Imposing campus buildings were situated adjacent to University Avenue, their facades fronted by broad plazas crisscrossed with lawns and diagonal walkways. The Parkinson campus is still identifiable today along Trousdale Parkway, and serves as USC's historic core. Fluent in a number of architectural styles, John Parkinson chose the Romanesque Revival style 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.

### ***Architect John Parkinson***

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