



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

CULTURAL HERITAGE BOARD MEETING DATE: JUNE 15, 2016

AGENDA ITEM NO.: 4

LANDMARK DESIGNATION

I. CASE NUMBER: P16-0054

II. PROJECT SUMMARY:

- 1) **Proposal:** Historic Designation request to designate the Camp Anza Officers Club
- 2) **Location:** 5797 Picker Street
- 3) **Ward:** 6
- 4) **Applicant:** Jennifer Mermilliod for Wakeland Housing and Development Corp.
- 5) **Case Planner:** Scott Watson, Assistant Planner
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III. RECOMMENDATION:

That the Cultural Heritage Board Recommend that the City Council:

1. **DETERMINE** that P16-0054, City Landmark Designation, is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15061(b)(3) and 15308 of the CEQA Guidelines as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status; and,
2. **APPROVE** Planning Case P16-0054 based on the facts for findings outlined below and thereby the designation of the Camp Anza Officers Club as a City Landmark.

FACTS FOR FINDINGS: (From Sections 20.20.030 and 20.50.010(U) of the Riverside Municipal Code)

- FINDINGS:** Criterion 1: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- FACTS:** The Camp Anza Officers Club meets Criterion 1 because it is strongly associated with United States wartime mobilization for World War II and interment of Italian Prisoners of War, and further demonstrates the cultural, social, and political feelings of the time.
- FINDINGS:** Criterion 2: Is identified with persons or events significant in local, state or national history;
- FACTS:** The Camp Anza Officers Club meets Criterion 2 because of its association with World War II.
- FINDINGS:** Criterion 3: Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- FACTS:** The Camp Anza Officers Club meets Criterion 3 because the type of construction demonstrates the temporary base construction of the time period, including finish materials of plywood and quickly assembled board and batten siding..
- FINDINGS:** Criterion 7: Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen;
- FACTS:** The Camp Anza Officers Club meets Criterion 7 because it is one of the last remain structures associated with the base that has excellent integrity.

IV. BACKGROUND/HISTORY:

Once an undeveloped portion of the Hole Ranch D Farm in the La Sierra Valley, the property was developed in 1942 as an Officers Club as part of the 1240-acre Camp Anza (1942-1946), a temporary Army staging and internment camp established to support the mission of the Los Angeles Port of Embarkation, from which equipment, supplies, and troops were shipped to the Pacific Theater. Military design and construction in World War II was based on earlier concepts of mobilization planning, which employed temporary, rotating use of minimal facilities as troops were shipped overseas for training. New standard plans for building types, known as the 700 Series had been sketched by the Quartermaster Corps (QMC) Construction Division in the late-1920s and were based on the 600 Series standard plans from World War I. Under the direction of Colonel Hartman, Chief of the QMC Construction Division, the 700 Series plans were revised from 1934-38 and then recreated in 1940 after accidental destruction. A Construction Advisory Committee that included private consultants addressed revisions to 300 building types of the created 700 Series plans, which included central heating, indoor plumbing, concrete floors, aqua medias, and termite shields (Fine & Remington 1972).

The shifting conditions of war, even before U.S. involvement, caused near-constant revisions to mobilization planning, including design, construction, materials, capacity, and supervision, but all changes moved toward housing more soldiers, more quickly, and more cheaply in the midst of growing material shortage and imminent conflict. Exclusively temporary construction with no deviation from standard plans was launched in August 1940, and a directive in November to paint exterior siding was given, to preserve both wood and soldier morale equally. Brehon Somervell replaced Hartman as Chief of Construction Division, QMC in December 1940 and decentralized construction. The Air Corps building was given to the Corps of Engineers (COE) and a new team of advisors was brought in to assist the Quartermaster Corps with Army construction planning, including the accomplished George Bergstrom of the American Institute of Architects and several officers from the Army Corps of Engineers, including Major Hugh J. Casey, already a widely regarded young engineer. Casey became the Chief of Engineering Division, with Bergstrom his key advisor on architectural matters, and embarked on yet another revision of the 700 Series plans, which by spring 1941, constituted a redistribution of costs. More expensive, heavy timber and durable roofing material were added, while aqua medias - the pent roof over first floor windows - and termite shields were removed (and added again later). Casey, Bergstrom and the design section also developed a whole new set of standard plans, the 800 Series, which called for more spacious, sturdier, and elaborate construction and an increase in barracks occupancy. Approval of the 800 Series began in July 1941 for implementation with the next expansion of the Army in summer and fall, and field officers were given the ability to deviate from standard plans, including the substitution of wood materials. New installations were under constant consideration and approval, and by the end of the 1940-41 fiscal year on June 30, the QMC had constructed 332 troop housing projects and 50 camps, housing almost a million men in a little over 10 months. An amazing feat, yet far short of what would eventually be the Victory Program goal, which envisioned a force of nearly 9 million soldiers (Fine & Remington 1972).

With the Japanese invasion of Pearl Harbor on December 7, 1941, the United States declared war on Japan the next day and immediately increased efforts to mobilize a nation. All construction activity had been transferred from the QMC to the COE, and rapid developments prompted swelling numbers of troops and housing needs, continual reevaluation, and constant construction. With urgency, the War Department established the Los Angeles Port of Embarkation, which was fully functional by January 1942. However, the need for a staging area to house, equip, train, and otherwise prepare soldiers prior to deployment was immediately identified. Thus, on the dawn of U.S. involvement in World War II, the vast, graded and relatively undeveloped acreage of the Hole Ranch "D" Farm drew the speculative eye of the War Department. After the consideration of several sites, on May 1, 1942, the Commanding General authorized the location and acquisition of approximately 1,200 acres of the original Hole Ranch D Farm from descendant, Agnes, and Samuel Rindge, and a few acres were consolidated from a handful of small-scale owners (NARA 1849-1994:1).

Officially activated on December 2, 1942 as the "Arlington Staging Area," it was renamed Camp Anza two days later by General Order #65 (NARA 1940-45:1) for Spanish explorer, Juan Bautista de Anza, who opened this area to European settlement and rancho development when he led the first Spanish colonists through what is now Riverside County in 1776. The camp soon grew to become a small community with buildings to support many services, including a barber shop, mess halls, post office, a PX for shopping, training

and equipment buildings, and a fire station, among many others. A chapel and war department theater as well as service club buildings would be added before initial construction was completed early the next year. Sporting exhibitions, shows, dances, radio programs, and concerts were much needed diversions, and along with local talent, many celebrities performed at Camp Anza, including Bob Hope, Lena Horne, Orson Welles, and Lucille Ball.

Not only a staging camp, from the start, Camp Anza was an internment camp for Italian prisoners of war (POW), who were already being held among the 30,000 troops at Camp Haan and March Air Field (NARA 1940-45:2). These Italian POWS-turned-soldiers were paid for their service and also participated in recreational activities, like dances and socials, where many met American girls (Calamandrei 2001). Upon the end of the war, over 51,000 Italians were repatriated to Italy in January 1946, some with vows to return as citizens. And some did, including Rocco Bello, who after years of unsuccessfully navigating the immigration process, finally married his American sweetheart in Italy and returned to America in 1950 to settle in Los Angeles (Herold 2013; Calamandrei 2001).

At the heart of Camp Anza were club buildings for both enlisted men and officers, which were completed in time for Christmas 1942. The Officers Club was designed with very similar features as the Service Club for enlisted men, which was finished first and later officially dedicated after camp activation in an event attended by more than 500 local civilians and servicemen (AT 1942; RDP 1942). "[B]uilt along lines similar to that of the enlisted men, but not so well furnished," (AT 1942) the Officers Club is a separately roofed, T-shaped collection of intersecting timber-framed, wood-sided masses of varied height topped with extremely low-pitched, gable-roofed wings with overhanging eaves and exposed double board exterior beams and interior rafters. In addition to a large cafeteria to seat approximately 300 in the north wing and a well-stocked library upstairs, a spacious hipped roof main mass with gabled clerestory held a large ballroom before a double hearth, one on each floor of the east elevation. The Officers Club provided recreation and relaxation space as well as activities, entertainment, shows, and dances to boost morale. The dance floor was flanked by seating and had a dance capacity for about 250 couples. A gallery, or mezzanine, ran entirely around the second floor, and both the first and second floors were decorated with paintings of noted artists in America furnished by the Art in National Defense Association and changed every 60 days (AT 1942; RDP 1942) to maintain interest and morale. Italian member of the ISU, Federico Ferrari, augmented the décor with hand painted murals and paintings (Teurlay 2008:62-63), which are no longer extant in the building. His transportation painting likely overlooked the dance floor from the ballroom west wall, and many of Federico's designs decorated the Tiki Room, a long, narrow space decorated with a tropical motif in the enclosed porch on the north elevation of the main mass. Painted green and white stripes along the north side of the joist separating the ballroom from the Tiki Room were discovered and retained (reenclosed; 2015). Hardwood floors were found throughout, and walls were finished in shellaced plywood and skirted with dark 1x4" lapped wainscot (shown as tongue-and-groove on plans).

About a year after construction began on Camp Anza, the remarkable team was tasked to design one of the greatest military buildings in the country, the Pentagon, which they completed in five days of July 1942 (Michelson 2005-13). By the time the Pentagon was under construction, Casey had been sent to the Pacific Theater to serve as Chief Engineer to General Douglas MacArthur.

Following the end of World War II in August of 1945, Camp Anza became a debarkation center for soldiers returning from the Pacific, one of the few on the west coast, and for many their first stop back in the United States. Surprisingly, it was this immediate post-war phase that processed more than half of the soldiers that passed through Camp Anza (Teurlay 2008:87). By early 1946, Camp Anza was declared surplus and offered for sale. The Port of Los Angeles also ceased to function as a port of debarkation, and the Camp was decommissioned. Postwar fair market value appraised the Officers Club at \$7,125 and the camp with over 500 buildings, excluding the hospital complex at nearly \$500,000 (NARA n.d.:1&3). The appraisal report suggested the highest and best use for the former camp would be the "subdivision of land into parcels for industrial, commercial, residential, and agricultural utilization, exploiting industrial area as a nucleus for a community of skilled and semi-skilled workers with adjacent small-farm homesites" (NARA n.d.:3). One suggestion was to rehabilitate the Officers Club for offices and recreation or retain the club only and build a golf course and race track or fair grounds (PE 1947a). Ultimately, by 1953, Camp Anza was transformed to "Anza Village," later renamed Arlanza and annexed into the City in 1961 with a population of 6,000 people. It appears that the Officers Club sat vacant during this transition period, until it was acquired, occupied, and extensively altered in 1966 by the Moose Lodge (1966-99), which significantly compromised important aspects of design and materials integrity. By 1968, the Officers Club sat among the nearly fully-developed community of Arlanza. Much of the existing camp stock had been converted to residential use, demolished, moved or significantly altered. The vacant acres south of Philbin were improved with new residential development as were the properties along the east side of Wholstetter, and a community park and baseball field were added to the southeast. Much of the remaining Hole Ranch acreage had been sold in a series of transactions in the 1950s, which were subsequently developed with residential, commercial, and industrial uses, and by 1973, Hole Ranch had been reduced from 11,550 to about 2,100 acres, including 600 acres north of Arlington Avenue and 1,500 acres in the La Sierra Hills (Pruett 1973; LSA 2008).

V. ARCHITECTURAL DESCRIPTION:

The former Camp Anza Officers Club (1942) faces west from the east side of Picker Street, north of Philbin Street and has been substantially restored and rehabilitated with the Home Front at Camp Anza project (2015) as a private, affordable housing community center. A collection of separately roofed, intersecting timber-framed masses of varied height form a T-shaped plan on a raised foundation covered with random-width vertical board skirt. Extremely low-pitched, gabled roofs with flush gable ends and wide, overhanging eaves supported by double outlookers top all but the large two-story rectangular main mass, which is covered by a low-pitched hip roof with wide, open eaves and exposed rafters and pierced by a large front-gabled clerestory. Two dropped, one-story side-gabled wings of unequal length extend north and south from the main mass. The roof is topped with a built-up fiberglass and asphalt rolled roofing and shingle system with low-profile solar panels, and dropped siding is a mix of original (façade and wings) and new milled to match boards. An end wall, double-flue brick chimney with one shoulder pierces the hip roof eave on the center of the east (rear) elevation. An "aqua media" pent roof awning has been reconstructed to wrap the building at the height of the first floor except on the north elevation of the main mass where a former screened porch was enclosed by 1944 and a small electrical alcove has been added. Fenestration consists mostly of new regularly spaced and vertically stacked single-hung, wood framed

windows with eight-over-eight sash fitted into original window openings. Two wood-framed, 12-pane awning windows with obscure glass have replaced steel-framed awning windows in the restrooms left of the main entry, and the façade second floor is lined with five paired windows. Fixed, 8-paned clerestory sash are centered between trusses on the main mass, and louvered wood vents in the westernmost openings on the north and south elevations of the main mass and in the north and south wings ventilate interior attic and mechanical spaces and are mock over interior vaulted spaces. New glass-over-wood panel exterior doors have been fitted into the original, double-door main entry centered on the main mass as well as the retained entries added in 1966, which includes the double-door entry on the rear of the north wing and single-door entry on the south elevation of the main mass. Previously modified or added entries have been filled. The main heavy timber entry porch has been reconstructed on a raised concrete porch surrounded with a horizontal wood balustrade. Although interior spaces were quite modified in 1966, many original materials, features and spaces have been uncovered, restored, repaired, or replaced, including exposed trusses over the ballroom and in most of the north and south wings, original façade siding, hardwood flooring, double hearth brick fireplace, wainscot and plywood, columns, west mezzanine, and the mezzanine balustrade. In addition, the site was reconfigured and further developed with 30 residential units in small detached bungalow groupings and modern site amenities, including asphalt surface parking, carports with solar panels, trash enclosures, tot lot, pool, community garden, pedestrian concrete walkways, metal fencing and gates, flagpole, commemorative plaque, monument and directional signage, and landscaping.

The former Officers Club is in excellent condition. While its location is intact, the transformation of the Camp Anza acres around it into the residential neighborhood of Arlanza, has eliminated its original setting. However, critical expression of feeling and association is conveyed through its original shape, plan, massing, roof form, interior spaces, and materials. Extensive alterations in 1966, which had seriously compromised integrity, have been reversed through the repair, in-kind replacement, restoration, and reconstruction of important original materials, features, and spaces, and the Officers Club again exhibits a high level of integrity in the aspects of materials, design, and craftsmanship.

VI. STATEMENT OF SIGNIFICANCE:

The Camp Anza Officers Club is strongly associated with United States wartime mobilization and temporary cantonment construction during World War II, the largest domestic construction project in the history of the country with lasting effects in planning, design, and construction across America. The World War II mobilization effort has made a significant contribution to the broad patterns of United States and California history and cultural heritage (Criterion A/1), and the Officers Club embodies the distinctive characteristics of a type and period, though the degree to which the building is directly associated with and represents the work of noted military engineer Hugh J. Casey and architect, George Edwin Bergstrom, is somewhat uncertain (Criterion C/3). Additionally, the Camp Anza Officers Club is an excellent example of historical and architectural heritage of the City, retains a high degree of integrity through its restoration and rehabilitation as part of the recently completed Home Front at Camp Anza project, and exemplifies or reflects special elements of the City's cultural and architectural history (Criterion 1), is identified with events significant in local, state, and national history

(Criterion 2), embodies distinctive characteristics of a type, period, and method of construction (Criterion 3), and is the last remaining example in the City, and one of the last remaining examples in the region, state, and nation, possessing distinguishing characteristics of an architectural or historical type (Criterion 7). As such, the Officers Club appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources, has been found eligible for local designation as a City Landmark under the eligibility criteria outlined in Title 20, and is accordingly assigned a California Historical Resource (CHR) Status Code of 3S – Appears eligible for NR as an individual property through survey evaluation.

VII. PUBLIC NOTICE AND COMMENTS:

Public notices were published in one newspaper of general circulation within the City, and mailed to property owners and occupants within 300 feet of the site, at least ten (10) days prior to the scheduled hearing. No responses were received to date.

VIII. EXHIBITS:

1. Location Map
2. Zoning Map
3. Designation Application
4. Cultural Resources DPR Evaluation Form
5. Photos