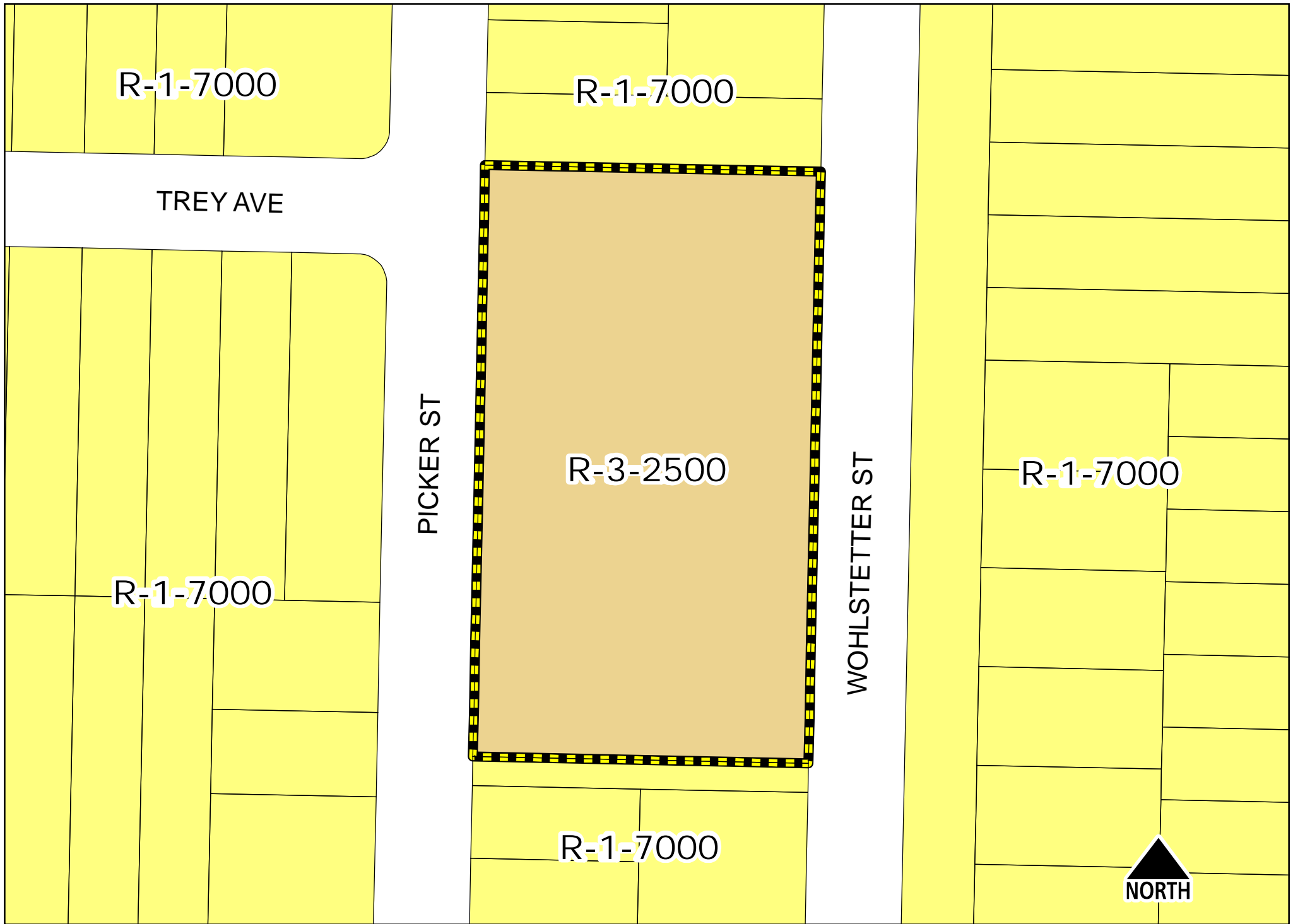




Exhibit 1 - P16-0054, Aerial

0 25 50 100 150 200 Feet



Landmark & Structure of Merit Cultural Resources Nomination Application

<input checked="" type="checkbox"/> City Landmark <input type="checkbox"/> Structure of Merit <i>Please check the appropriate designation</i>
--

IDENTIFICATION

1. Common name: Home Front at Camp Anza
2. Historic Name: Camp Anza Officers Club
3. Street address: 5797 Picker Street
City Riverside State California Zip 92503
4. Assessor Parcel number: 151-123-015
5. Legal Owner: Camp Anza, L.P.
City San Diego State California Zip 92101
6. Present Use: Community Center
7. Original Use: Officers Club

Date form prepared:	<u>December 28, 2015</u>
Preparer:	<u>Jennifer Mermilliod, M.A.</u>
Sponsoring Organization (if any):	<u>JM Research & Consulting (JMRC)</u>
Address:	<u>5110 Magnolia Avenue</u>
City, State and Zip:	<u>Riverside, CA 92506</u>
Phone:	<u>951-233-6897; jennifer@jmrc.biz</u>

DESCRIPTION

8. Legal property description: Lot 111 together with Lots 112-116 of Camp Anza Subdivision No. 1, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 22, pages 81 and 82 of maps, Records of Riverside County, California; excepting therefrom the southerly 20 feet of said Lot 111 of Camp Anza Subdivision No. 1.
Include approximate property size (in feet): Street Frontage 407.11' Depth 230.83'
9. Architectural Style: Military Cantonment
10. Construction Date: Estimated _____ Factual 1942
Source of Information: Assessor's Records Building Permit Sanborn Map
x Publications Oral Interviews
11. Architect's Name: Quartermaster Corps (Casey & Bergstrom) Builder's Name: J&B Construction & Army Corps of Engineers
12. Condition: x Excellent Good Fair Deteriorated
No longer in existence (for site of)
13. Alterations: Inappropriate 1966 alterations were reversed in 2015, including the removal of stucco, restoration of original wood siding, and the replacement of aluminum-framed with wood-framed windows in original openings. A new built-up roof was installed, interior wainscot, east mezzanine, brick double hearth, and most of the hardwood flooring were restored, and most interior plywood sheathing was replaced in kind. Some interior spaces were reconfigured to accommodate new uses. See plans on file (PI3-0198, -0199, -0201).
14. Use type: _____
x Residential Industrial Commercial Civic
Other
15. Is the structure on its original site?
x Yes No Unknown
If moved, approximate year _____
16. Related features and/or outbuildings: None. New construction on lot is not part of nomination.

17. Architectural Description (See attached DPR forms.)

SIGNIFICANCE

18. Statement of Significance (See attached DPR forms.)

ADDITIONAL INFORMATION

19. References used (See attached DPR forms.)
20. Photographs (See provided digital project images and enclosed DVDs for file)
21. Letter from property owner (if other than applicant)

PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

CHR Status Code

3S

Other Listings

Review Code

Reviewer

Date

*Resource Name or # (Assigned by recorder)

Camp Anza Officers Club

P1. Other Identifier:

Home Front at Camp Anza

*P2. Location:

☐

Not for Publication

☒

Unrestricted

*a. County

Riverside

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

*b. USGS 7.5' Quad

Riverside West

Date

r.1980

T

3S

:

R

6W

:

¼ of

NE

¼ of Sec

1

:

S.B.

B.M.

c. Address

5797 Picker Street

City

Riverside

Zip Code

92503

d. UTM: (give more than one for large and/or linear resources)

Zone

:

mE/

mN/

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

APN:

151-123-015

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

See Continuation Sheet.

P3b. Resource Attributes: (List attributes and codes)

HP34 military property; HP13 community center/social hall

P4. Resources Present:

☒

Building

☐

Structure

☐

Object

☐

Site

☐

District

☐

Element of District

☐

Other (Isolates, etc.)

P5b. Description of Photo: (view, date,

Accession #) View to northeast. Photo

taken on January 11, 2016

*P6. Date Constructed / Age and Sources:

☒ Historic

☐ Prehistoric

☐ Both

1942

*P7. Owner and Address:

Camp Anza, L.P.

1230 Columbia Street, Suite 950

San Diego, CA 92101

*P8. Recorded by: (Name, org., and addr.)

Jennifer Mermilliod

JM Research & Consulting (JMRC)

5110 Magnolia Avenue

Riverside, CA 92506

*P9. Date Recorded: May 21, 2016

*P10. Survey Type

Intensive-level

*P11 – Report Citation (Cite survey report and other sources, or enter "none.") City of Riverside Landmark Designation Application

Attachments:

☐ None

☒ Location Map

☐ Sketch Map

☒ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record

☐ Linear Feature Record

☐ Milling Station Record

☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record

☐ Other

Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

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*CHR Satus Code 3S

*Resource Name or # (Assigned by recorder) Camp Anza Officers Club

B1. Historic Name: Camp Anza Officers Club

B2. Common Name: Home Front at Camp Anza

B3. Original Use: Officers Club

B4. Present Use: Vacant Community Center (under rehab)

*B5. Architectural Style: Military Cantonment

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

See Continuation Sheet.

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

*B8. Related Features:

None

B9a. Architect: Quartermaster Corps (Casey & Bergstrom)

B9b. Builder: J&B Construction with Army Corps of Engineers

*B10. Significance: Theme Wartime Mobilization & Construction Area United States

Period of Significance 1942-1946 Property Type Social Hall/Club Applicable Criteria A, C

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

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

See Continuation Sheet.

B13. Remarks:

Sketch map shows Officers Club in dark shading and to scale within property boundaries. New bungalows, which are not drawn to scale and are shaded with light hash lines, are not contributing features.

*B14. Evaluator: Jennifer Mermilliod, M.A., Principal, JMRC

*Date of Evaluation: May 21, 2016



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P3a. 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.

***B6. Construction History:**

1942 - Original construction from July-December

1942-1944 Screened porch on north elevation enclosed

1966 - Moose Lodge Alterations:

Exterior:

Stucco over siding and eaves; paint brick chimney; remove original wood-framed windows and add new aluminum-framed windows in larger openings; remove of aqua media; add multiple entries and cantilevered awnings; remove one-story mass from north end of north wing and replace with concrete block storage; add concrete block walled entry on right façade; and remove boiler, boiler room, and other structures.

Interior:

Drywall over original wall cladding, mezzanine balustrade, stripped columns, and double hearth fireplace; remove east mezzanine and add stage over double-hearth fireplace; remove left foyer stair and add west mezzanine, modify restrooms and replace tile and fixtures; install dropped T-bar ceiling over wood trusses; cover hardwood flooring with carpet and glue-down parquet

2015 - Home Front at Camp Anza Project (P13-0198, -0199, -0201) removed inappropriate 1966 alterations, restored many original materials and features, and added modern improvements for rehabilitated use:

Exterior:

Remove stucco; strip/abate original dropped board wood siding and reinstall on entire façade, north elevation of north wing, and the north, south and east elevations of south wing; install in-kind, matching siding on remaining elevations; remove rotted plasterboard and replace with CDX plywood sheathing; add insulation; remove added concrete block storage on north end of north wing; remove all aluminum-framed windows and install new wood-framed windows matching in function, dimension, and light configuration into original openings except westernmost clerestory openings on the north and south elevations of the main mass where louvered wood vents service

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* Recorded by Jennifer Mermilliod

*Date May 21, 2016

☒ Continuation

☐ Update

new interior attic and mechanical spaces; replace missing original clerestory vents over interior vaulted spaces in north and south wings with mock wood vents; repair roof sheathing and replace in-kind where necessary; reroof with built-up fiberglass and asphalt rolled roofing and shingle system; remove original chain-operated gravity vents; install HVAC equipment and low-profile solar panels; repair outlookers and rafters and minimally replace where necessary; reconstruct "aqua media" pent roof awning; replace varied-width vertical board skirt; strip/abate end-wall double flue chimney and add permeable sealer; restore and replace original round boiler vent as mock vent in original location; add small electrical alcove to east end of north elevation; expose original paint color match, and repaint with BEHR Winter Oak 720D-7^D (trim selection is ROADSIDE CL2894D by Frazee Paints).

Interior:

Repair and minimally replace in-kind original 1x4" lapped Douglas Fir wainscot; retain original Douglas Fir ¼" plywood sheathing in ballroom clerestory; replace most plywood in-kind with matching species, grain, cut, and custom stain (Sherwin Williams "Camp Anza Officers Club"); replace some plywood and clad ceilings with smooth-finished drywall; expose trusses over ballroom and in most of the north and south wings; remove stage; reconstruct east mezzanine; reconstruct missing mezzanine balustrade and foyer stair railing and improve to code with the addition of thin metal cables; add cables to original north and south ballroom stair railings; expose and reclad original columns in 1x12" boards with corner trim to mimic an original, vertically-oriented reveal; restore/repair brick double-hearth fireplace by rebuilding both mantels and broken first floor face, firebox, and hearth brick with original red brick and buff colored firebrick found buried on-site as well as salvaged red brick; convert first floor fireplace to gas use; construct missing second floor hearth on reconstructed east mezzanine with in-kind new brick; remove glue-down parquay over ballroom flooring and thin carpeting and linoleum elsewhere; repair and replace hardwood flooring with harvested boards from the former kitchen and dining room in the north wing, a small portion of the south wing now used as a staff workstation, under the three staircases, the first and second floor elevator footprint, and most of the former Tiki Room; refinish and restain original hardwood flooring and install new ceramic tile and natural linoleum in harvested areas; Install new period-appropriate bathroom tile and fixtures; rewire and reinstall three original light fixtures with period-appropriate lighting; remove former kitchen wall tile and cedar-lined 1942 McCray walk-in refrigerator; relocate original kitchen pocket service window to History Room; retain and reenclose the WWII-era green and white stripe painted joists discovered during construction in the former Tiki Room on the north side of the main hall; reconfigure some interior spaces accommodate new uses, including the establishment of the History Room to display photographic images and WWII artifact, including items found on-site during construction; install features throughout to achieve accessibility standards; and install all new mechanical, electric, and plumbing as well as photovoltaic/thermal solar panels and energy-water-conserving features to achieve 100 Green Point rating.

Site Modifications:

Consolidate with adjacent (south) lots for total of 2.16 acres; remove below-grade concrete remnants and masonry units that supported the boiler, boiler room, water runoff, and possibly other small ancillary structures; remove World War II-era utility poles and at-grade site and hardscape elements related to 1966 modification and Moose Lodge use, including concrete walls, planters, driveways, slabs, asphalt paving, chain link fencing, and a horseshoe court; retain original vehicular access from Picker Street and add rear driveway from Wholstetter Street; construct 30 residential units in small bungalow clusters around Officers Club; construct new asphalt surface parking, carports with solar panels, trash enclosure, tot lot, swimming pool, community garden, memorial plaza, concrete walkways, metal and wood fencing and gates, flagpole, commemorative plaque, monument and directional signage, and landscaping.

***B10. Significance:**

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 recreated 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. 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 as his key advisor on architectural matters, and embarked on yet another revision of the 700 Series plans, which by

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Camp Anza Officers Club

* Recorded by Jennifer Mermilliod

*Date May 21, 2016

☒ Continuation

☐ Update

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/cantonments, 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).

Like Hole Ranch, the 1,240-acre base was designed to straddle Arlington Avenue, then a two-lane oiled road (NARA 1940-45:1&2). Construction began with utilities, and sewage pumps, treatment, and disposal areas were developed on the north. From the bare acres south of Arlington Avenue, which had been in use as a private emergency landing field (NARA 1940-45:2), sprouted the main area of base buildings laid out in orderly, military fashion to serve the needs of the over 600,000 military personnel who would pass through Camp Anza. The former ranch land was transformed in just a handful of months by "founding father," Captain Walter A. Johnson (later Major, then Lt. Colonel) through the laboriously-gained benefits of the QMC advanced site planning and standard plans, which facilitated swift construction. Building commenced on June 28 by J&B Construction Company of Los Angeles, who had won the \$1.4 million bid (NARA 1940-45:1) and was supervised by the Army Corps of Engineers (United States Engineering Department [U.S.E.D.]; NARA n.d.:5). Another source notes July 6, 1942 as the beginning of construction, when "[t]he first nail was driven by Captain Johnson, marking the start of construction at Camp Anza" (NARA 1940-45:1). Administration buildings #13 and #27 were the first constructed, rail and electric service were secured in July, and street improvements began in August, with the main entrance located off Van Buren Boulevard at Philbin Street (then 7th Street). The majority of buildings were housing stock in the form of rows and rows of 217 linear wood barracks. The Station Complement of two officers and 26 enlisted men moved into the camp on September 16, 1942 and began preparing for activation (ibid.).

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.

Along with legal services and equipment supply and training, medical exams and immunizations were services that prepared soldiers to ship out and was a part of "staging" troops for war. A medical complex with a hospital and many office and treatment buildings was later added to the camp at an angled, NW-SE orientation in the southwest area south of Philbin Street. Most enroute soldiers were at the camp eight to ten days, and opportunities for recreation were as important as the services that prepared them for war. Camp planning had included recreational facilities and fields, and teams for bowling, basketball, and baseball were easily formed. 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. In addition to several indoor theaters and stages, an open air theater was constructed at the camp.

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). Italian soldiers captured in far flung battles were funneled for holding to the United States as POWs. Most, about 90%, chose to join Italian Service Units (ISU) upon American request after the surrender of Italy and were settled at various camps around the country, including Camp Anza, for the remainder of the war. Dressed in American military issue, they were distinguished by an added, green "Italy" arm patch. Members of the Camp Anza ISU, like Rocco Bello, swelled the resident ranks at the camp and served as barbers, cooks, and laundry workers, and contributed to camp life in many ways. 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).

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Camp Anza Officers Club

* Recorded by Jennifer Mermilliod

*Date May 21, 2016

☒ Continuation

☐ Update

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).

In addition to speed and efficiency in construction, great efforts at standardization provided overall visual uniformity and consistency, and yet rapid changes in mobilization planning, design, engineering, and construction at the highest level of the military, not to mention material shortages and alterations in the field, actually led to diversity in many ways. This may account for the mix of building series plans and types of construction at Camp Anza. Early in 1942, the 800 Series plans were quickly found too permanent and expensive, and they were limited to only five new cantonments, those already in the planning stages, or for certain types of buildings, including chapels and hospital buildings. All other new camps and cantonment expansions were to be constructed in the Theater-of-Operations (T.O.) type, Modified T.O., Improved T.O. 700 Series, or Mobilization type of temporary construction. T.O. Buildings were of the most temporary, flimsy construction and included alternate wall materials like gypsum board; used plastic or wood for copper parts; and eliminated balloon framing, every other knee brace, and interior finishes. T.O. buildings were used in wartime overseas theaters and were perceived as too inferior for home front housing, prompting the creation of Modified T.O. buildings in February 1942. These modifications included 15 pound felt and batten for wall sheathing and separate latrines, among other changes. Mobilization buildings, of which the Officers Club is an example, were developed by October 1942 as a combination of former 700 Series and 800 Series plans and superseded both, utilizing the economical framing of the 700 Series and the floor layouts of the 800 Series. All of these building types were of a temporary nature as they were never meant to last much longer than the war, especially given the official wartime policy of construction with deferred maintenance. The majority of buildings on Camp Anza were 700 Series plan with some 800 Series plan, including the chapel, many medical buildings, and the service club for enlisted men. Similarly, the majority of buildings were constructed as T.O., Modified T.O., or Mobilization building types (Walsh & Bush 1992:45-49; NARA n.d.:4).

The struggle to meet official standards as well as construction schedules is apparent even in a single building such as the Officers Club. The Officers Club was constructed from July-December 1942, and possibly begun as late as October from Mobilization Buildings Type Sco 1-1, Standard Plan No. 700-1275.1, derived from Service Club Type SC-3, Standard Plan No. 700-1275 (October 18, 1940) and related plans. The specific plan, along with as-built plans, could not to be located. The nearest plan 700-1275 is very close in design, though the Officers Club shows greater deviation in design than could be expected from such a closely related plan, and probably also indicates changes in the field based on local, available materials. Designers and engineers in the Quartermaster Corps who supervised revisions to the 700 Series, like Casey and Bergstrom, expected some deviation as revealed on plan notes for windows:

“ROUGH STUD-OPENINGS MAY BE CHANGED SLIGHTLY IN SIZE TO RECEIVE STOCK SASH AND FRAMES WHICH MAY VARY IN SIZE IN CERTAIN LOCALITIES. CONTRACTOR SHALL ASCERTAIN EXACT SIZES OF SASH AND FRAMES BEFORE FIXING SIZES OF ROUGH OPENINGS” (QMG 1940:700-1277).

Drastic material shortages, including canvas, steel, and rubber, had put military construction on low priority just the month before construction at Camp Anza began, prompting the War Department to direct “all construction to be of the cheapest, temporary character” (Fine & Remington 1972:48) in June 1942. Yet, despite ever-mounting lumber shortages, engineers, headed by Casey, continued to insist on timber framing. As a result, random length lumber began to appear in construction and are evident in the wall structure of the Officers Club, where also, two boards were used together in places to form joists and roof beams. To the exterior, wood framing was sheared with interior wall board and covered by dropped horizontal board siding. To the interior, plywood and wainscot were laid directly over wood framing, and fiber board covers roofing boards.

Clearly well engineered, the Officers Club has stood far beyond its wartime life expectancy. Likewise, despite the hasty pace of construction and the challenge of materials shortages, stylistic intent of finer camp buildings, however temporary, is apparent in the Officers Club. The gracefully intersecting masses of high and varied height, roof form, and eave, as well as clerestory windows and exposed rafters provided both exterior and interior visual presence and harmony while compartmentalizing use. Engineer Hugh J. Casey and architect George Edwin Bergstrom were

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Camp Anza Officers Club

*** Recorded by** Jennifer Mermilliod

***Date** May 21, 2016

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already widely accomplished and celebrated when they headed the immediately prewar and wartime revisions to the 700 Series and created the 800 Series plans. Casey had specialized in hydropower design and his works include Deadman Island Lock and Dam on the Ohio River as well as New Deal public works projects, and he went to the Philippines in 1937 to advise on hydropower and flood control. Bergstrom, who attended Yale and settled in Los Angeles, was known for such works as the Los Angeles Athletic Club, the Alexandria Hotel, Paramount Theater, and the Pasadena Civic Auditorium, among many others. 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).

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.*

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***Date** May 21, 2016

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<https://digital.lib.washington.edu/>, accessed May-June 2013.

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- 1 Form SPB-5Declaration of Surplus Real Property. Prepared by Lt. Col. Robert H. Fabian, Chief of Engineers, April 19, 1946, Box 8.
- 3 Appraisal Report: Camp Anza (W-Cal-121) Riverside County, California. Prepared for the War Assets Administration, June 20, 1947, Box 9.
- 4 Map: Camp Anza, Arlington, California General Layout Plan. Prepared by U.S. Engineer Office, March 1944, Box 9.
- 5 Map: Camp Anza - Staging Area, Los Angeles Port of Embarkation. Prepared by the War Department, Office of the Division Engineer, South Pacific Division, April 1946, Box 9.
- 6 Memorandum from the War Assets Administration to the Real Property Review Board, September 30, 1947, Box 10.
- 7 Letter from M.K. Mendelsohn, Vice President, Anza Realty Company to Donn A. Biggs, Associate Deputy Regional Director, War Assets Administration, January 31, 1949, Box 10.

NARA 1940-45. Records of the Office of the Chief of Transportation, Los Angeles port of Embarkation, Camp Anza Staging Area, Rialto Ammunition Back-up Storage Area, General Correspondence, 1940-45 Record Group 336, National Archives at Riverside.

- 1 History of Camp Anza Arlington, California, undated declassified report, Box 1
- 2 Supplemental Report - Sites for Staging Area for L.A.P.E., April 15, 1942, Box 1.
- 3 Photograph: Road at Camp Anza (L.A.P.E., 9 SC, 4032, 11-5-1944), box not noted.
- 5 Photograph: View of Room in Officers Club (L.A.P.E. 9 SC 3563 9-22-1944), box not noted.
- 6 Photograph: View of Interior of Officers Club, Camp Anza (L.A.P.E. 9 SC 3573 9-22-1944), box not noted.
- 8 Photograph: GI's Decorating Xmas Tree at Camp Anza (L.A.P.E. 9 SC 4769 12-22-1944), box not noted.

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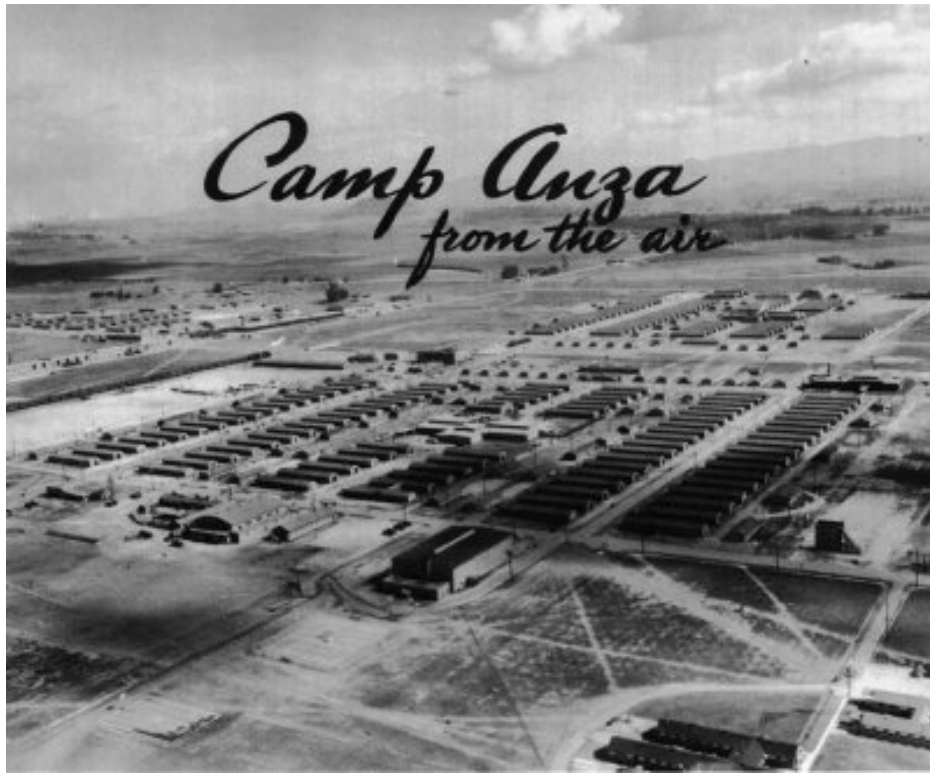
- 700-1275 Service Club Type SC-3 First Floor Plan
- 700-1276 Service Club Type SC-3 Second Floor Plan
- 700-1277 Service Club Type SC-3 Elevations
- 700-1278 Service Club Type SC-3 Wall Sections, Dance Hall

RDP 1942. "Dedicated with soldiers and civilians present." *Riverside Daily Press*, December 23, 1942, p. 5:1.

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Historic Photos



Historic Aerial



1944 - Façade along Picker, view looking northeast



Historic Interior



2007 - Façade along Picker, view looking northeast

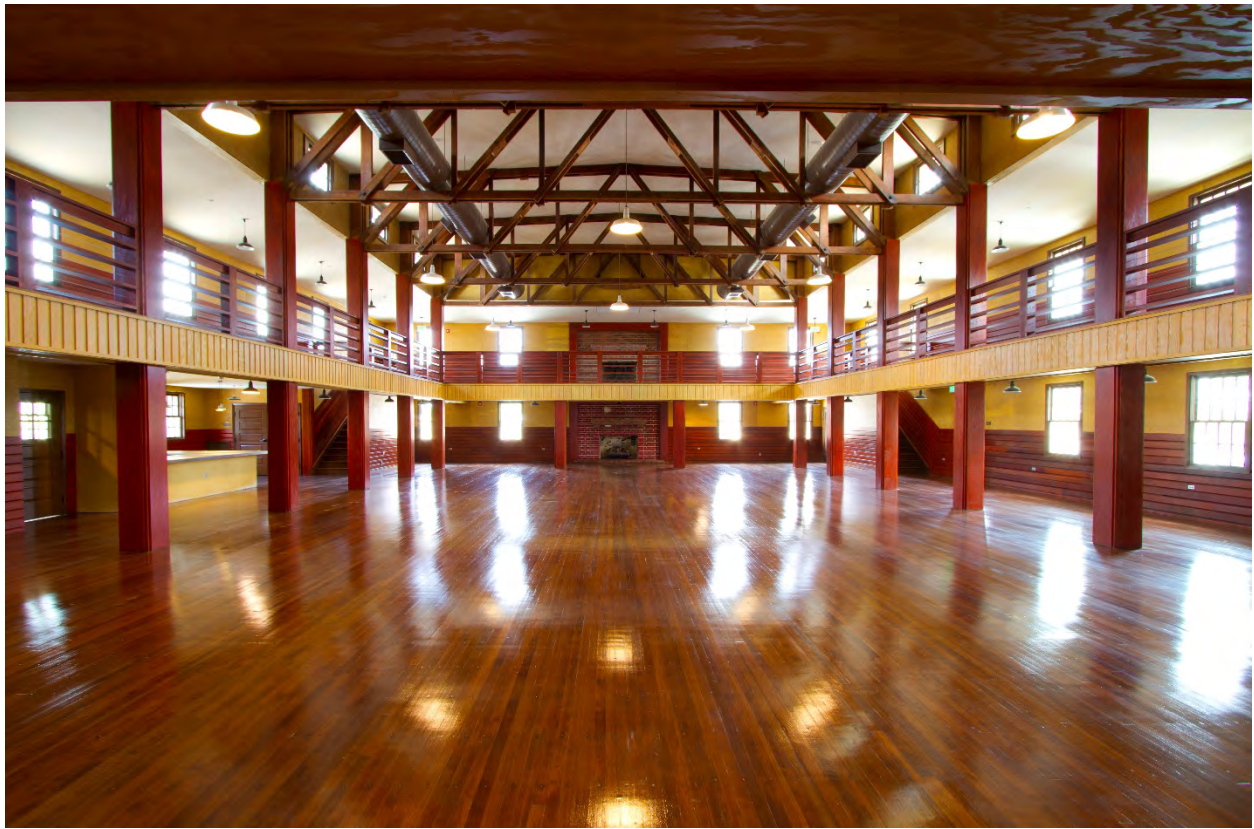


2013 - Interior

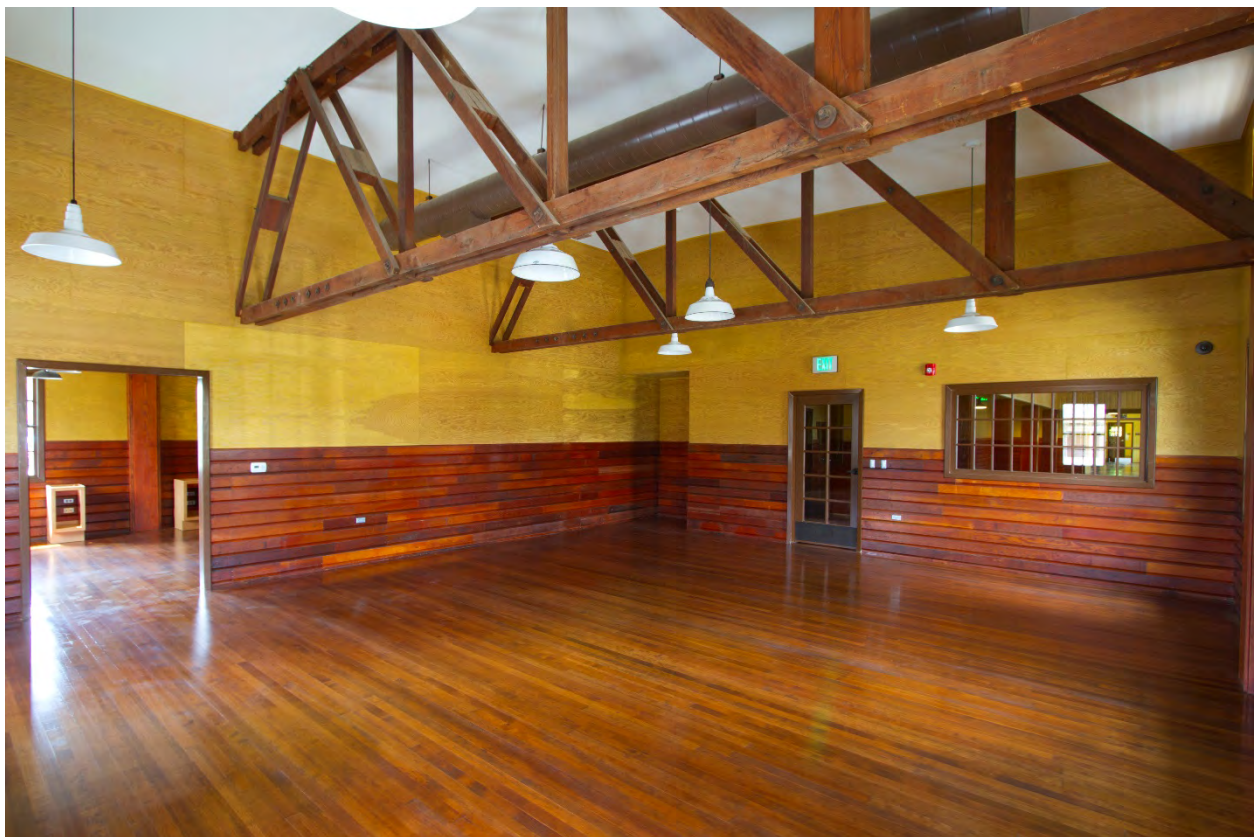
Current Photos



Façade along Picker, view looking northeast



Interior of Main Hall



Interior of History Room