

**OCCIDENTAL COLLEGE, SWAN HALL
REHABILITATION AND ADDITION
Historic Resource Impact Assessment**

September 20, 2010

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Introduction and Report Purpose

The proposed project involves renovation of Swan Hall with a new building addition constructed next to Swan Hall with a connecting element. This report confirms the historic significance of Swan Hall as a contributing building to a potential Occidental College Historic District, identifies the significant character-defining features of Swan Hall, and evaluates the potential environmental effects of the proposed renovation and expansion on the potentially historic character of the structure.

Currently, Swan Hall is not listed in any historic register at the local, state or federal levels. However, under the California Environmental Quality Act (CEQA), to be considered potentially historic, a resource need not be formally designated. Rather, the threshold for historic eligibility is the California Register of Historical Resources. As defined in CEQA (§21084.1):

An historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource.

The purpose of this report is to establish Swan Hall's potential as a historic resource for the purposes of CEQA and if potentially historic, to assess its historic and architectural significance and identify any potential adverse impacts of the proposed project on the resource.

Occidental College Campus Historic Resources Overview

A historic resources survey of the Occidental College campus was conducted in 2001 and recorded on State of California survey forms. This survey identified a potential campus historic district with 23 contributing resources, 17 buildings and six other features. The contributing buildings include: Johnson Hall; Fowler Hall; Mary Norton Clapp Library; Swan Hall; Thorne Hall; Booth Music-Speech Center; Freeman College Union; Samuelson Campus Pavilion; Weingard Center (Orr Hall); Admissions Building; Urban Environmental Studies; Bird Hillside Theater; President's House; Erdman Hall; Haines Hall; Emmons Health Center; Wylie Hall. The six other features include: Patterson Field; Campus Quadrangle; Perimeter landscaping; circulation network/landscaping; Alumni Avenue (east of

Campus Road); and Pardee and Thompson Gates). These resources all date from the identified period of significance, 1910-1940 which coincides with the first 30 years of campus development under the guidance of architect Myron Hunt. The survey evaluated the potential historic district as eligible for the National Register of Historic Places and the California Register of Historical Places.

According to historian Robert Winter Occidental College has been a steward of its historic district Winter has observed that Occidental College has been “sustaining a record of conservation of the usable past in order to give meaning to the present...we have respected the work of our principal architect, recycling it when times change but preserving its exteriors almost exactly as he drew them.”¹

The proposed project is the renovation Swan Hall, one of the Occidental Campus Historic District’s contributing buildings. Originally designed as a dormitory in 1914 by Hunt, the building was remodeled into faculty offices in 1960. This Historic Resources Impact Assessment focuses on Myron Hunt as an architect, his design and planning for the Occidental College campus and the development history of the subject building, Swan Hall.

Myron Hunt, Architect

Myron Hunt (1868-1952) studied at Northwestern University and graduated from Massachusetts Institute of Technology (MIT) with a degree in architecture in 1893. After graduation he spent several years in Europe with his new wife while he studied early Renaissance architecture. In 1896 he went to work in the Chicago office of Shepley, Rutan and Coolidge, a prominent Boston architectural firm and went on to design expensive suburban houses.

In 1903 Hunt moved to Pasadena, California for a better climate for his wife who had been diagnosed with tuberculosis. He soon established a partnership with Elmer Grey. The partnership of Hunt and Grey lasted until 1910. From 1910 to 1920 Hunt practiced alone; in 1923 he formed a partnership with H.C. Chambers. H.C Chambers was a graduate of the Armor Art Institute (1909) and had worked briefly under Hunt and Grey. Hunt’s partnership with Chambers lasted 26 years until Hunt retired in 1947.

Hunt was a prolific architect with over 400 buildings completed during his career. These structures included types as varied as houses, schools, churches, hotels, hospitals, libraries, college campuses, and military facilities. Notable Southern California projects included The Huntington Library in San Marino (1910), the Huntington Hotel in Pasadena (1913), the Ambassador Hotel in Los Angeles (1919, demolished 2008); the Pasadena Public Library (1927) and the Rose Bowl (1920-24).

¹ Winter, Robert. *Myron Hunt at Occidental College*, p. 6.

Regarding Hunt's college planning and Occidental College, historian Robert Winter observed that Hunt's "success with the business classes made him very attractive to boards of trustees...Hunt had proven himself a careful student of the business point of view which is to get a job done in the best way possible, as soundly as possible and with as few frills as possible. Architecturally this philosophy does not often produce great buildings, but it does produce a great many good ones. That is the key to the fact that, while none of Occidental's buildings will ever appear in texts on architectural history, the general effect on the average viewer as well as every alum is of a very beautiful, even distinguished campus. Boards of trustees do not generally expect great architecture. They want a campus that looks like a college but also looks as if it had been founded on common sense. This, Myron Hunt gave Occidental."²

Occidental historian Robert Glass Cleland noted that Hunt brought to "his task the ability to see both present and future needs, the wisdom to select an architectural style appropriate to the campus and its environment, and the skill to make every building add to the harmony and beauty of the whole...[and] he was also sometimes required because of budget limitations to make his bricks with very little straw."³

According to Winter the Occidental Plan "is obviously related to the plans that Hunt and Grey had developed slightly earlier for Throop and Pomona. These, according to good accounts, are based on Hunt's analysis of Thomas Jefferson's plan for the University of Virginia, but the source is more clearly to be found in Hunt's training in Beaux-Arts organization that he obtained at M.I.T." Hunt's plan was also influenced by "centrally planned campuses designed in the 1880s and '90s" such as Stanford, Columbia, the University of Chicago and University of California at Berkeley."⁴

Winter notes that Hunt had "the prestige of designing a whole campus of buildings" and "after 1922 Hunt averaged one major building a year and even after the Great Depression struck in 1930 his record was very good." Hunt designed and supervised the construction of 21 buildings on Occidental's campus between 1912 and 1940." Winter describes Hunt's "more personal and important goal" to be "the provision of a healthy environment in which to live and learn." He continues noting "Hunt learned as he built...the classroom buildings, Johnson for the liberal arts and Fowler for the sciences, were fairly conventional in their planning—large rooms with tall windows giving plenty of light and wide hallways that made for easy circulation. One of Hunt's few quirks was a passion

² Robert Winter, *Myron Hunt at Occidental College*. Los Angeles: Occidental College, 1986, p.14.

³ Robert Glass Cleland, *The History of Occidental College 1887-1937*. Los Angeles: Ward Ritchie Press, 1937, p. 45.

⁴ Winter, *Myron Hunt*, p. 18.

for changing floor levels, a picturesque survival that would be appreciated by romantics but not by rationalists.”⁵

In the final analysis Winter stated that “Myron Hunt was not a great architect. He was not even in the running. But he was a good architect and an extraordinarily successful one as the world measures success. His tally of over four hundred *completed* buildings—schools, hospitals, banks, libraries, hotels and many houses—testifies his ability to satisfy his clients.” He adds that with the firm of Hunt and Grey “their conservatism was the secret of their success with business people...Hunt was an artist but he was also a consummate businessman...[he] mixed art with efficiency and good sense, and you got your money’s worth...Hunt was a businessman’s architect.”⁶

Architectural Style of Occidental Campus

In the monograph “Myron Hunt as Architect of the Public Realm,” Stefanos Polyzoides and Peter de Bretteville analyze the buildings on the Occidental College campus noting that they “were not expressed as unique objects, but as interrelated ones. What is shared between them is stressed...the resulting flatness or dullness of the architecture was intentional. What was to be featured as unique was the grounds—the public places of assembly that represented the whole university—and the buildings that terminated the axes.”⁷

In his monograph “Myron Hunt and the California Culture,” Winter also observed that Hunt’s work “whether American or Spanish Colonial, retained a dry look that may be attributed to the reticence of his Arts and Crafts period. The almost neutral feeling of most of Hunt’s work from 1912 to 1937 at Occidental College is a case in point.”⁸

Polyzoides and de Bretteville stated that “on their exteriors, the public buildings’ regular volumes are articulated in response to mostly contextual, exterior factors. Horizontally, they are divided into three zones; the base, body, and cornice varies as necessary from building to building, but material, color, texture and depth of relief are very similar. Vertical inflection is limited to large-scale projections or recessions of the buildings’ volumes at the centers or corners as necessary...Overall, however, the order of the whole campus remains dominant and the individual buildings somehow mute.”⁹

Regarding the style of the campus, a contemporary description in the *Los Angeles Times* stated that “the architecture to be followed is defined by the

⁵ Ibid., pp. 23-24.

⁶ Ibid., pp. 7,12,

⁷ Polyzoides and de Bretteville, p. 103.

⁸ Winter, *Myron Hunt, The Search for a Regional Architecture*, p. 77.

⁹ Polyzoides and de Bretteville, p. 103.

architect as “Californian.” It will follow Spanish and Italian lines, with a leaning to the classical. “¹⁰

Winter described the campus style as Spanish with “the unifying theme being tile roofs...The early buildings naturally enough have a Beaux-Arts organization—with a lintel and then what appears to be an attic but is just another floor similarly but more emphatically separated. The later designs are looser and more picturesque in their organization with asymmetrically placed doors and towers.” And he noted that “it was the Spanish idiom that was to remain constant, though watered down until the building of the Herrick Chapel” in 1965.¹¹

Overview of Swan Hall

Four initial buildings were planned, two academic buildings and two dormitories. The first buildings to be constructed were what were initially called the Johnson Hall of Letters followed by the Fowler Hall of Science at a cost of \$100,000 each. Only one of the two dormitories was constructed, the men’s dormitory called Swan Hall which was built for about \$50,000.¹²

At their dedication in 1914 the *Los Angeles Times* reported that the three buildings “are of the most permanent construction of steel and concrete, with terra cotta tile and are absolutely fireproof and indestructible as it is possible for buildings to be. They are rather severe in their plainness, but admirable for the purposes of education.”¹³

Hunt’s original campus plan was developed showed a “central building, probably intended for administrative offices and classrooms, was to act as a focal point of a plan developed on a formal cross-axial arrangement with the main axis, a drive lined with trees, extending west to what is now Alumni Avenue. A minor axis would run north and south in front of Fowler and Johnson halls” according to Winter. The dormitories were planned “at the front of the campus near Campus Road. Of this concept only Swan Hall was realized.” It is not known why the later dormitories were not sited as planned but speculation is that that area was to provide “athletic facilities more extensive than Patterson Field” could provide.¹⁴

The center of campus featured a cross-axis plan with the similar-sized Johnson and Fowler Halls on the northeast and southeast, respectively. The dormitory Swan Hall was constructed across the Quadrangle, to the west, of Johnson Hall. Across from Swan Hall (and west of Fowler Hall) is the Herrick Memorial Chapel, built in 1964 and considered as a non-contributing building.

¹⁰ *Los Angeles Times*, December 17, 1911.

¹¹ Winter, *Myron Hunt at Occidental College*, pp. 29-30.

¹² *Los Angeles Times*, December 17, 1911

¹³ *Los Angeles Times*, March 26, 1914.

¹⁴ Winter, *Myron Hunt at Occidental College*, p. 18.

The athletic field, Patterson Field, sited to the southwest of Swan Hall, was constructed in 1916. Patterson Field is considered a contributing feature of the Campus Historic District. An open space area lies between Swan Hall and the Alumni Gymnasium which contains three large eucalyptus trees. The Alumni Gymnasium was built in 1926 but underwent extensive alterations in renovations that occurred in 1965 and 1997 and as a result it has become a non-contributing building.

Hunt's design for Swan Hall was based on a split-level concept that divided Swan Hall into sections--north, middle and south. The central area is slightly higher than the north and south ends and the entire building is stepped internally between the front east side and the west. The site itself is sloped from east to west so the stepping helps accommodate a full additional lower floor facing west. The internal stepped floor clearly shows on the end elevation (north and south) where the windows of one portion are offset from the windows in the other half. Winter calls this split level a "slightly mad disposition of floors." He adds, "not only were the floors of Middle Swan several feet below those of the adjoining sections but also the fronts and backs of all the sections had different floor levels." Winter states that "Hunt all but gave up this idiosyncrasy in later buildings."¹⁵

According to Winter, Hunt's goal to provide a healthy environment was rooted in the Victorian-era concerns regarding the "value of fresh air and the problems of ventilation" and "this interest in fresh air was also significant at Occidental. Among the almost hidden virtues that he designed into Swan Hall was a row of sleeping porches at the rear of the top floors of both its north and south sections."

Occidental College's early dormitories were considered very livable because of amenities such as fireplaces and "the general spaciousness of the living rooms." Swan Hall's large living rooms were remodeled into offices in 1960.¹⁶

While Swan Hall was the first dormitory constructed it did not serve as the model for subsequent dormitories. Polyzoides and de Bretteville state that "the organizational and stylistic code that Orr Hall established for the rest of the dormitories can be seen in Erdman Hall built in 1927. Orr Hall was conceived as a regular mass organized around a single entry and a double-loaded corridor. It was occupied by both common rooms and typical student bedrooms...the architectural references of the building are vernacular and therefore informal."¹⁷

Swan Hall was designed to conform to a gentle westward slope; it has four levels total including a basement. The building's east elevation, its primary façade, faces the quadrangle and is two stories high. To the west the ground slopes

¹⁵ Ibid., p. 24.

¹⁶ Ibid., pp. 24-26

¹⁷ Polyzoides and de Bretteville, pp. 103-104.

downward so Swan Hall's west, rear elevation is three stories, with a basement visible at the north end. The east elevation is divided into three major bays along a symmetrical façade. The central bay features a centered entryway with decorative door surround with Ionic columns and entablature which features the engraved name of the building. Each of the flanking bays also feature centered door with a door surround with pilasters with Doric pilasters. The central bay projects out slightly and is defined by quoins. All corners of the building also feature quoins, which are cornerstones. A string course defines the horizontal separation of floors. The building is capped with a clay-tile hipped roof with deep overhang supported by decorative wood rafter tails. Windows are symmetrically arranged and are 1/1 double-hung with wood sash and transoms.

The west elevation reveals three stories and basement at the north end and three stories at the south end. This elevation is also organized into three bays. The central bay features a centered entry door with vertical windows organized in a symmetrical fashion. The flanking bays originally had sleeping porches without glazing at the top floor. These porches were glassed in later. The windows on the other floors are arranged in a symmetrical manner. The placement of the windows on the north and south elevations reveal the split level interior. The elevation is divided into two bays and the windows appear to stair-step down the façade from right to left. Originally a staircase was located adjacent to the building at the northwest end.

There have been a few alterations to Swan Hall's exterior, mostly repair of earthquake damage that included a portion of the end walls which were repaired with new infill structure and re-plastered with stucco. The most significant change occurred to the interior of Swan Hall in 1960 when it was remodeled from residential use to faculty offices. Interior spaces were subdivided and fashioned into a maze of offices due to the discontinuous and split-level configuration. All of the finishes and features of the residential use were removed or obscured and the sleeping porches were glassed in to create additional office space.

Swan Hall Existing Materials and Character-Defining Features

Historic character, while generally focused on visible and visual aspects of the building, also relates to retention of original materials. The Secretary of the Interiors Standards for Rehabilitation refers to both the removal of historic materials as well as alteration of features and spaces that characterize a property. The original materials as well as the construction technology and methodology are contained within the existing building and are fundamentally part of the historic character. The patina of age and changes over time are also evident in older structures.

This building is constructed with a concrete structural frame with hollow clay tile (HCT) infill wall finished with plaster. The hollow clay tile was an important

advance in the fireproofing of buildings and was used extensively at the time. The clay tile behind the plaster façade returns back at the deep window recesses and then connects with hollow clay tile on the interior side creating a deep box-like exterior wall with an airspace inside. Construction with hollow clay tile finished with plaster was common for Myron Hunt's buildings and similar to the Ambassador Hotel except for the use of the double wall in Swan Hall where the returns for the windows may provide added strength to the assembly. The plaster finish (except in areas of repair following the Northridge earthquake at the building ends), while possibly covered with a heavy paint or coating is of original cement plaster construction including typical heavier finish coat. Most of the decorative façade features are finished with plaster. Plaster at the time was a 2-coat process with a thicker finish coat (3/8" +/-) that allowed more workability and shaping than modern 3-coat plaster.

In addition to the underlying historic fabric of the building, specific building elements can be identified as character defining features.

Exterior

Overall

Original dimensions and details with original materials and construction system.

Front, East Façade

Overall facades with plaster finish over clay tile
Recessed window openings with concrete sill at first story (string course as sill at second story in middle bay)
Double-hung 1/1 wood frame windows with transom
Cornice below roof
Clay tile clad hipped roof
Deep roof overhang with decorative rafter tails

Middle Bay

Projecting bay with centered entry
Entablature with Ionic columns, decorative frieze, cornice with decorative engraved panel above
Steps leading up to door
Original wooden double doors with glazing
String course separating first and second stories
Second story exterior with horizontal scoring
Quoins at corners of first story

South and North Bays

Centered entry bay

Entablature with Doric pilasters and engraved frieze panel
Steps leading up to door
Original wooden double doors with glazing
Multi-light transom above doors
Quoins at corner ends of building

Rear, West Elevation

Overall facades with plaster finish over clay tile
Recessed window openings with concrete sill at second story
String course as sill between second and third stories
Double-hung 1/1 wood frame windows with transom at second story
Cornice below roof
Clay tile clad roof
Deep roof overhang with decorative rafter tails

Middle Bay

Projecting bay with centered entry
Entablature with Ionic columns, decorative engraved frieze, cornice
Original wooden double doors with glazing
String course separating second and third stories
Third story exterior with horizontal scoring
Quoins at corners of first and second stories

North and South Bays

Horizontal sleeping porch openings (now glazed) at third story
Quoins at corner ends of building

North and South Elevations

Overall facades with plaster finish over clay tile
Features two sections defined by split level
Two-story eastern section projects out slightly with quoins at
Corners; quoins also at west corner of western section
Western section features ends of sleeping porches at third story
Recessed window openings with cast sills at first and second
stories
Double-hung 1/1 wood frame windows with transom at second
story
Cornice below roof
Clay tile clad roof
Deep roof overhang with decorative rafter tails

Interior

Circulation system of split levels and stairways

Interior side of window openings

Landscaping

Three large eucalyptus trees to west

Landscaping

The 2003 Campus Historic Resources Survey identified the Quadrangle area with its landscaping as a contributing feature of the potential Campus Historic District. The Quadrangle area features “broad pathways with areas of bench seating, mature trees, and tiered planters with lawns and other plantings.”

Photographs of Swan Hall illustrate how the landscaping along the front, quadrangle-facing, façade has evolved. Early photographs show four planting areas positioned between the ends of the building and the door and on each side of the center door. These planting areas were initially planted with low-lying shrubs. At one point in time ivy was growing up the front façade and later a single tree was planted in the center of each of the four planting areas. This concept of four planting areas with centered tree remains today.

An open space area lies between Swan Hall and the Alumni Gymnasium which contains three large eucalyptus trees, including one over three feet in diameter. The 2003 Campus Historic Resource Survey forms identifies as contributing features the perimeter landscaping of the campus as including “two tiers of plantings; a lower level of shrubs and bushes at the sidewalk level with a taller row of eucalyptus and pines behind.” Also considered as contributing features were the “circulation network/landscaping” of the campus. The 2003 Survey did not identify specific landscape elements and their locations so there is no inventory of individual contributing landscape features. However, it appears that the eucalyptus trees in the open space behind Swan Hall were planted in the campus’ early decades and are considered as elements of the historic landscape.

Thresholds for Determination of Significant Impacts Under CEQA

The *CEQA Guidelines* state that a project has a significant effect on the environment if there is a significant impact to historical resource. A significant impact is one that would cause “a substantial adverse change” defined in *CEQA Guidelines §15064.5(4)(b)(1)* as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” The significance of an historical resource is materially impaired when a project (§15064.5(b)(2):

- (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to §5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of §5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of the evidence that the resource is not historically or culturally significant; or
- (C) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Substantial adverse changes include both direct impacts to a historic resource as well as indirect impacts to the immediate surroundings of the resource.

Examples of direct impacts include:

- Physical destruction of, or damage to, all or part of an historical resource.
- Alteration of an historical resource, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access that is not consistent with the *Secretary of the Interior's Standards* and applicable guidelines or technical advisories.

Examples of indirect impacts to the immediate surroundings of the resource include:

- Change of the character of physical features within the historical resource's setting that contribute to its historic significance.
- Introduction of visual, atmospheric or audible elements that diminish the integrity of an historical resource's significant historic features.

The *CEQA Guidelines* indicate: "Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995)*, Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource." (*CEQA Guidelines* § 15064.5(b)(3))

The Secretary of the Interior's Standards are intended to promote responsible preservation practices that help protect historically significant cultural resources. While the Standards cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed, they provide philosophical consistency to the work.

There are four treatments, Preservation, Rehabilitation, Restoration and Reconstruction:

- Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. New exterior additions are not within the scope of this treatment.
- Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.
- Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

The appropriate treatment for the renovation of Swan Hall is that of Rehabilitation since this treatment is defined as "the process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The *Secretary of the Interior's Standards for Rehabilitation*, emphasizes retention and repair of historic materials, but provides latitude for replacement because it is assumed the property is more deteriorated prior to work.

The *Secretary of the Interior's Standards for Rehabilitation* are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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

Compliance with the *Secretary's Standards* indicates that the proposed project would have a less than significant impact on an historical resource. However failure to comply with the *Secretary's Standards* is not necessarily a significant impact under CEQA as there could be alterations that are not consistent with the *Secretary's Standards* but do not result in any material impairment to character defining features and thus the historical resource. In that case there would be a less than significant impact.

A project that affects what has been identified as an historic resource that is not in conformance with the *Secretary's Standards* and results in a material impairment is generally considered to have a significant impact.

The following analysis is based on the following thresholds for determining a significant impact:

- In terms of direct impacts, the proposed project results in a change of an historical resource that is not in conformance with the *Secretary's Standards* and results in material impairment of the resource.
- In terms of indirect impacts, the proposed project results in a change of the character of the historical resource's setting, through introduction of visual, atmospheric or audible elements that are not in conformance with the *Secretary's Standards* and it results in material impairment of the resource's setting.

Understanding of Proposed Project

Summary Comparison of Treatment of Character Defining Features for Proposed Project and Preservation Alternative:

<i>Character-Defining Feature</i>	<i>Reconstruction Treatment—Proposed Project</i>	<i>Preservation Alternative—Rehabilitation Treatment</i>
Structural—Hollow Clay Tile	Removal of all hollow clay tile, interior and exterior.	Outside hollow clay tile wall and wall returns at openings would be retained; interior hollow clay wall would be removed.
Exterior plaster and cast details	Removal of all exterior cladding including architectural features such as quoins (corner details), window and entry door surrounds. Reconstruction with all new materials.	Repair exterior cladding. Architectural features such as quoins (corner details), window and door surrounds would remain and be repaired in place where needed.
Windows	Windows including frames would be removed and salvaged for repair and reinstallation. Two small windows on west omitted.	Window frames would remain in place and be repaired in place. Window sash would be removed and salvaged for repair and reinstallation
Doors, east elevation	Original doors removed and reinstalled. Entry surround demolished and reconstructed. Middle Swan doors would be inoperable due to interior reconfiguration.	Original doors removed and reinstalled. Entry surround repaired in place. Interior reconfiguration to allow for doors to be operable or easily reversible from built layout.
Doors, west elevation	Original doors removed and entry surround demolished. New passage through to addition.	Original doors removed. Entry surround incorporated into new connection to addition. New basement door within window pattern

Roof	Roof tile on Swan to be removed and reinstalled. The new addition to the west would overlap and cut into portion of original roofline and eave trim.	Roof tile on Swan to be removed and reinstalled. Roof eaves to be retained and repaired where needed. The new addition would be designed to transition without overlapping or cutting into Swan Hall's roof.
Overall resource integrity	Original façade and deco elements mostly removed and demolished	Retention of exterior façade and decorative elements along with roof and windows
Overall resource identity	New addition overlaps and subsumes original smaller building	Reduced "connector" height provides visual separation of original building
Trees on parcel to west	Trees removed for new building wing	Trees removed for new building wing

Analysis of Potential Project Impacts

The proposed project generally consists of three components:

- Renovation of Swan Hall's structural system and reconstruction of the exterior. The proposed treatment of the existing Swan Hall is removal of all exterior facades and interior floors. The existing windows (frame and sash) and doors are proposed to be removed and salvaged for repair and reuse. The roof tile is also proposed for removal, salvage and reinstallation. This approach is being undertaken as a less expensive construction project than a project that would retain the original exterior.
- Reconfiguration of Swan Hall's interior circulation system. In the building's interior, the multiple floor planes in the middle section of the building would be realigned with the side wings to provide better through-access, as well as provide additional structural reinforcement. Existing staircases would be retained.
- Construction of a building addition. The new structure would be sited west of Swan Hall in what is currently a grassy area with large trees. The 22,663 square foot structure would be 10 feet taller, as well as including a larger building area than Swan Hall and would be connected to Swan Hall at the center of Swan's west façade by a somewhat narrower (30 feet wide, and resulting in the middle third of the west façade of Swan Hall being covered by this connecting structure). This connecting structure would overlap the roofline of the original building.

Proposed Project Compliance with Secretary of the Interior's Standards for Rehabilitation

These proposed project elements are analyzed below for compliance with the Secretary of the Interior's Standards for Rehabilitation.

Standard 1. Swan Hall was adapted from residential dormitory uses to academic offices in 1960, both uses that supported the residential college's educational mission. The 1960 project reconfigured interior spaces. The current project again would reconfigure the interior to support ongoing academic requirements. The proposed project continues a use that supports the purpose of the College's historic mission. In addition, there is little original historic fabric in the building's interior, so the proposed changes would not impact any historic interior features. The proposed project would comply with Standard 1.

Standard 2. The proposed project would remove all exterior cladding and in-fill (dual walled) hollow-clay tile. This would result in the loss of all exterior features. The project includes the documentation and reconstruction of the building with reconstruction of all exterior features. Roof tiles windows and doors would be removed and reinstalled. All original exterior features and materials are proposed to be removed. Removal of window frames for re-use would likely lead to more loss of original material. With the removal of all of the distinctive exterior materials, the proposed project would not comply with Standard 2. The proposed project retains use of the two re-built flanking east façade entryways on the quadrangle. The central more decorative entry with a panel reading "James Swan Hall" would no longer provide access. The original west entry would be removed and reconfigured for a direct connection to the new addition. The opening sizes would be modified and the decorative surround omitted.

Standard 3. The proposed project includes reconstruction of the building's exterior. The reconstruction would be based on an accurate replication of exterior features and thus would not be conjectural. However, with all original exterior historic fabric removed the building would no longer be a physical record of its time, place and use and would not comply with Standard 3.

Standard 4. The building's exterior has original historic features and materials except for a few areas that underwent repair after an earthquake (1994). However, major changes occurred in the interior of the building that was reconfigured from residential rooms to offices. The spatial planning of the offices or the utilitarian materials have not acquired historic significance as they are not of an architectural or aesthetically significant design and while they have performed a yeoman's job of providing office space there is no historic significance that has been achieved by ordinary use of these interior spaces. Like other colleges and universities, many dedicated teachers and researchers taught on campus and worked out of offices on campus such as those in Swan Hall. The buildings that house these offices (including Swan Hall) also serve

to educate and inspire students, many whom have continued on to make significant and transformative scientific, societal, artistic and economic achievements. As stated in *National Register Bulletin #32, Guidelines for Evaluating and Nominating Properties Associated with Significant Persons* "the fact that we value certain professions or the contributions of certain groups historically does not mean that every property associated with or used by a member of that group is significant." In order for the association of a building with a specific person to be found significant, "the accomplishments of specific individuals whose significance is associated with the property must be demonstrated to justify the significance." A comprehensive study of the historical accomplishments of the faculty and staff of Occidental College and comparative analysis to others is not included herein. As Swan Hall is already considered a contributing building to a National Historic District in terms of its architectural significance, such an analysis is not necessary at this time. It is noted that Jack Kemp '57 lived in Swan Hall his freshman year while it was still a men's dormitory; Barack Obama '83 took an English seminar there. Bob Winter, Arthur G. Coons Professor of the History of Ideas, Emeritus, had his office in Swan Hall while teaching at Occidental. Standard 4 is not applicable to the proposed project as there are no changes to the property that have acquired historic significance.

Standard 5. The proposed project would remove and recreate all original exterior features and materials, except for windows, doors and roof tiles. As such none of the building's distinctive materials, features, finishes and construction techniques that characterize the building would be retained and preserved. While replacement of portions or individual elements of a resource is permissible when damaged, it is only after repair techniques have been thoroughly investigated and proved infeasible. Not only does the proposed project remove almost all exterior material including decorative entryways, window surrounds and other façade details, the retention and reinforcement of the existing exterior is not infeasible, thus, this aspect of the proposed project would not comply with Standard 5. For review of the cost of the project, a peer review of the Architect's cost estimate that compares the proposed scheme and the preservation scheme has been undertaken under separate cover. To a degree based on detailing in the documents and reliance on modern construction and typical project bid and construction methodology, the new construction may also only be a close simulation of the original features and may not fully accomplish a precise replication of existing details and features. The proposed project also includes realignment of the interior system of multiple floor planes. The split-level system is original to the building but it has become an artifact that impedes universal/ADA access throughout the building. While the split-level concept would not be experienced within the building anymore, the concept would remain visible on the north and south exteriors of the building by the offset window heights that would be visible in both the north and south elevations. As this interior change is limited to a secondary historic feature and provides ADA access, this aspect of the project would comply with Standard 5.

Standard 6. This Standard provides a hierarchy of treatment stating that deteriorated historic features should be repaired rather than replaced and only when the deterioration is severe should replacement/replication be considered. The hollow clay tile structural system is fragile and would be replaced as would the exterior cladding that is attached to the tiles. This would result in all historic materials being removed. (If a substantial portion of the exterior with its historic features and finishes could be retained, the replacement of the hollow clay tiles, which is internal and not visible, could be possible which would meet Standard 6.) With the removal of all exterior elements, when there are available methods of retaining and securing existing materials in place, the proposed project would not meet Standard 6. The applicant finds that retaining exterior features would result in a significant cost that would result in less monies being available for other aspects of the College.

Standard 7. This Standard pertains to potential chemical or physical treatments that have the potential to cause damage to historic materials. The physical treatments deal with applications. As the current project includes removal of all exterior historic materials, there would be no treatments applied to the original exterior materials. Thus, this Standard does not apply to this project.

Standard 8. This Standard deals with archeological resources. As the original building site and foundation would remain this Standard is not applicable to that site. The location of the addition is an area that could have the potential for archeological resources but previous environmental reviews of the campus indicate that the potential for archeological resources is low. However, if any archeological resources were identified, the project would be required to conduct appropriate mitigation.

Standard 9. This Standard concerns the possible changes from additions and alterations including minimizing loss of historic materials and differentiation of old and new while providing a compatible addition. With respect to alterations, as mentioned previously, in the proposed project, all exterior materials are to be removed (with re-use of windows and roof tiles) while re-creating the original building. The central entry on the east would no longer function. A new building is proposed to the west of Swan Hall which would be attached to Swan Hall at the center of its west façade by a narrow building element (about 30 feet wide covering the middle portion of the west façade of Swan Hall and connecting to the new structure; the main new structure would be 26 feet from the existing Swan Hall). The connecting structure would overlap/cut into the Swan Hall roofline. This connecting structure would cover and modify the existing decorative entry portal and layout on the west (the doors and surrounds would be removed and modified for internal circulation to the connecting structure) and obscure the differentiation and decorative treatment of the central part of the west tripartite elevation. In terms of the main part of the new building, the overall height and size are not in isolation in conflict with this Standard since the new

structure is moved 26 feet away from the original building and further from the view from the Quadrangle. The new structure would be visible from the Quadrangle (especially from the buildings across the quadrangle). Also, the removal of the large trees would change the context of the building somewhat. However it is the height of the connecting structure and the matching sloping roof overlapping the original building that subsumes the smaller building so that it no longer retains its separate identity that results in overshadowing of Swan Hall by the larger addition. As a result of the connecting structure element, the proposed project would not meet this Standard. The new building facade would be generally compatible stylistically to the original building.

Standard 10. Excluding the project's proposed removal of all exterior materials, the new addition would leave the existing exterior design generally unchanged, except for the central area of the west façade where the new connecting structure is located. This area contains the only entry on the west and features a plaster decorative surround. (With additional effort to maintain the original roofline of and decorative detail at this location, the project could otherwise meet Standard 10.) The proposed scheme includes a new floor slab at a level that is above the original main entry door threshold on the Quadrangle (east facade) that would block use of the central doors. The doors would be retained in place; at a future date the slab could be modified to allow for use of the doors. Thus this change could be reversible and therefore potentially consistent with this standard, although for the project as a whole this standard would likely not be met because of the change to the west façade and removal of all original materials. There are also remaining elements of the original exterior stair from the deck on the west in the landscape that would be removed for the new building. A new doorway would also be cut into a window bay in Swan Hall to access the basement.

The proposed project would not meet Standards 2, 3, 5, 6 and 9 and likely not Standard 10. The major issues are: removal of all exterior materials with only partial reuse; design of the connecting element of the addition to Swan Hall; and modification to original entryways. As such the project is not in conformance with the *Secretary of the Interior's Standards for Rehabilitation* and it would result in material impairment of most of the exterior building material and as such would result in a significant adverse impact to the historical resource, Swan Hall.

Cumulative Impacts

The potential Occidental Campus Historic District consists of 23 contributing resources, 17 buildings and six other features. The contributing buildings include: Johnson Hall; Fowler Hall; Mary Norton Clapp Library; Swan Hall; Thorne Hall; Booth Music-Speech Center; Freeman College Union; Samuelson Campus Pavilion; Weingart Center (Orr Hall); Collins House Admissions Building; Urban & Environmental Policy Institute; Bird Hillside Theater; President's House;

Erdman Hall; Haines Hall; Emmons Health Center; Wylie Hall. The six other features include: Patterson Field; Campus Quadrangle; Perimeter landscaping; circulation network/landscaping; Alumni Avenue (east of Campus Road); and Pardee and Thompson Gates). These resources all date from the identified period of significance, 1910-1940 which coincides with the first 30 years of campus development under the guidance of architect Myron Hunt.

The proposed project would result in the loss of a majority of the original historic elements and materials of Swan Hall. As such, the reconstructed building, while conforming with the historic aesthetic of the Historic District, would no longer be an original contributing building to the Historic District. While the loss of a contributing building is a significant adverse impact, there would not yet be a cumulative loss to the Historic District and the District would not lose its potential status as a Historic District.

Although there would be a loss of one Myron Hunt-designed building, 16 others remain on the campus retaining their original historic materials. The loss of additional contributing buildings on campus due to removal of historic materials or demolition could have a cumulative negative impact on the campus historic district.

Other Myron Hunt designed buildings in Southern California have been demolished, but a significant number of buildings remain. The book, *Myron Hunt, 1868-1952: The Search for A Regional Architecture*, includes a chronological list of the buildings designed by Myron Hunt between 1895 and 1947. Between the years of 1903 when he first designed buildings in California and 1947, over 250 Southern California projects are listed. While the list does not include data as to which have been demolished, it is reasonable to assume that most of the buildings remain. Even if half of the buildings had been demolished, that would leave at least 125 extant buildings. Thus, the loss of one additional Myron Hunt building would not have a cumulative impact on the body of his remaining works.

Individual resources contributing to the significance of the Historic District are also listed in the California Register. For this reason, all individual resources located within the boundaries of an historic district must be designated as either contributing or as noncontributing to the significance of the historic district. Swan Hall has been determined to be a contributing resource to the Historic District. As proposed, the Swan Hall rehabilitation project would materially impair the integrity of materials and setting from the building's period of significance and therefore would cause a substantial adverse change to the significance of the resource. There is no formula regarding when an historic district loses its historic integrity as a result of loss of contributing resources. In terms of numbers, the loss of one of seventeen contributing buildings should not result in the loss of district historic integrity. However, Swan Hall's location on the historic quadrangle could arguably have more of an impact than that of an outlying

building. Even with a greater impact, and no historic buildings on the west side of the quadrangle, the relationship of the buildings on the east side and north appear to communicate the historic setting sufficiently to retain the Historic District's integrity and eligibility. Therefore, although the proposed project would cause a substantial adverse change to one contributing building -- Swan Hall, the proposed project would not cause a substantial adverse change to the significance of the entire historic district. The Occidental College Historic District would continue to be eligible for the California Register of Historical Resources after the project is implemented.

Mitigation Measures

The following mitigation measures would reduce the project impact but not below a level of significance.

Mitigation 1: Archival photographic documentation

Prior to any demolition, fence enclosure or board-up, Occidental College should prepare a full building archival photo documentation similar to HABS Level II guidelines with minimum 2-1/4" negative and 8 x 10 archivally processed black and white prints. The photography should be extensive including overall views, exterior façade, interior and details. The documentation would also include outline narrative information about the building and copies of original drawings. Two original hardcopies and electronic versions on media such as CD shall be prepared. One hardcopy and electronic file should be deposited with the Los Angeles Public Library and the other should be retained by Occidental College.

Mitigation 2: As-built documentation

The project implementation team for Occidental College should provide extensive documentation of the existing building for rehabilitation and replication. Field measurements including detailed drawings of openings and decorative elements would be necessary for reconstruction of historic elements. These dimensions and drawings should be part of the documents used for bidding and construction. Use of laser imaging or other technique may support the effort although final documentation should be in a format that is typically used for bidding and construction.

Mitigation 3: Inventory Procedures

The project implementation team for Occidental College should provide Construction Documents that include specifications for documentation and inventory procedures to record condition and location of each item that is removed and to be re-installed. Contractor should photo document and inventory all items. A secure and appropriately protected area is to be designated by the Contractor in cooperation with the College for storage of items for re-use.

Mitigation 4: Design and Construction Monitoring

Occidental College should engage a qualified historic preservation consultant reviewer/monitor that meets the National Park Service standards for qualified preservation architect and who has at least 10 years experience in design review and collaboration for application of the Secretary's Standards and Guidelines. During the remaining design, documentation and plan review phases, the reviewer/monitor should review the proposed design, and make suggestions as to where preservation elements can be more fully integrated according to the Standards, particularly for the design issues and features outlined in this evaluation. Furthermore, the reviewer/monitor shall review and comment on treatments for rehabilitation, reconstruction and new construction and shall comment upon whether the design, documentation and construction is implemented in accordance with the mitigation measures contained in the Draft EIR and with accepted professional preservation practice. Prior to approval of final construction plans, the reviewer/monitor shall submit a report to Occidental College and the City Planning Department summarizing critical historic preservation issues and addressing unforeseen circumstances. The reviewer/monitor should also outline the role he/she will play during construction. Occidental College shall complete construction in a manner consistent with the historical preservation report as adapted and final construction plans. The reviewer/monitor will periodically monitor construction for consistency with the historic preservation report and final construction plans and participate in regular and special pre-construction meetings as well as regular construction meetings with the project implementation team.

Project Alternatives

Preservation Alternative

This alternative could meet the Secretary of the Interior's Standards through the retention of exterior materials and application of the structural scheme from the interior side of the existing façade. The level of seismic safety would be the same as the proposed project. The alternative scheme would utilize the same structural solution with concrete shear walls in the same locations behind the exterior façade and between windows as the proposed project. The original exterior façade, including the hollow clay tile, would be anchored into the new shear walls with a continuous backing membrane adhered to the back of the hollow clay tile with anchors protruding into the concrete. To access the location for installation of the shear walls in the alternative behind the existing exterior, the interior clay tile wall would need to be removed. Since installation of new shear walls would require opening up wall cavities on the interior side to install structural work, the interior wall would be re-built from modern materials to retain the original configuration. The original window frames would be left in place for repair/replacement as needed and the original window sash would be rehabilitated. In the alternate, utilities and building systems (mechanical, electrical, plumbing) would be replaced similar to the proposed scheme.

Similarly, since the interior floor level layout is not considered character-defining, the re-building of new flat floor slabs in Middle Swan to aid ADA accessibility and improve the adaptive re-use of the original dormitory building would meet the Standards.

To meet the Standards, the central (Middle Swan) entry doors on the Quadrangle (east elevation) would remain operative to maintain the longstanding connection to the main campus quadrangle (although these doorways may no longer serve as the main access into the building). The proposed project retains the two flanking entries on the Quadrangle and provides an internal vestibule with access to an elevator and steps to reach the new floor level. The project also reconstructs the central (Middle Swan) entry and doors from the exterior, but the floor level is raised behind the doors and enclosed for office space. To meet the Standards, the Preservation Alternative includes a vestibule and stair connection behind the central entry doors. Alternatively, the construction behind the doors could be reversible with the possibility of removal for access. At a minimum, any interior layout that prevents use of the original entryways should be reversible. The west decorative entry doorway would also be retained in form or profile sufficient to recall the original doorway although changes would be necessary for the new addition to connect. The proposed scheme has a partial re-use of the connecting doorway but little retention of original materials or opening sizes. Similar to the proposed scheme, the roof tile would be salvaged and re-installed and the carved wood roof eaves would also be retained and where needed, repaired in place.

Another structural alternate utilizing base isolation was briefly considered. That scheme would include placement of isolators between the building structure and the footings that are in grade as well as construction of a separation “moat” around the building. There is a substantially higher cost to the system and intervention for strengthening would still be necessary for the exterior hollow clay tile assembly.

Alternative for Building Addition

The second aspect of the proposed project is the relationship of the new addition to the original building. The proposed addition is larger in square footage and taller in height than the original building. The main body of the addition is located 26 feet away from the west side of the original building and is not immediately visible above the Swan Hall roof when viewed from the Quadrangle immediately in front of Swan Hall, although it would be visible from in front of the buildings across the Quadrangle. The connecting structure that both touches the original building, mimics the original roof and overlaps the massing of the original building thereby subsuming the Swan Hall building into the larger project does not meet the Standards. To meet the Standards, the connecting structure would be no taller than the overhanging eaves of the original building and would not overlap

the top of the original building so that the edge of the original roof would remain continuous. The connecting structure should be as distinct as possible from the original building. Only the distinct visual separation between original building and the addition allows for the larger size of the addition to meet the Standards.

The addition would also more clearly meet the Standards if the connecting structure did not totally obscure the tripartite division of the original building. The center portion of the original building projects out approximately eighteen inches and is highlighted by plaster quoins running the full height of the façade at the corners of this element. The tripartite division accentuated by the decorative corners would be obscured by the proposed scheme. The Preservation Alternative would narrow the connector piece enough to reveal the corner decoration (resulting in a connecting structure that tapers to about 24 feet wide as compared to 30 feet wide with the proposed project) or would have a notched area in plan adjacent to Swan Hall that exposes the original central façade's corners.

Two Story Addition Variant to Preservation Alternative

This variant would lower the new addition to a height less than or equal to Swan Hall and would have even less impact on the existing building and the existing context, but that reduction would not be necessary to meet the Standards if the connector piece was instead modified as noted above.

Preservation Alternative Compliance with Secretary of the Interior's Standards for Rehabilitation

These proposed elements of the Preservation Alternative are analyzed below for compliance with the Secretary of the Interior's Standards for Rehabilitation.

Standard 1. Swan Hall was adapted from residential dormitory uses to academic offices in 1960, both uses that supported the residential college's educational mission. The 1960 project reconfigured interior spaces. The Project Alternative again would reconfigure the interior to support ongoing academic requirements. The Project Alternative continues a use that supports the purpose of the College's historic mission. In addition, there is little original historic fabric in the building's interior, so the proposed changes would not impact any historic interior features. The Preservation Alternative would comply with Standard 1.

Standard 2. The Project Alternative would repair the exterior cladding. Architectural details such as quoins (corner details), window and door surrounds would remain and be repaired in place if repairs are needed. The central entry on the east facade would be closed no longer providing access. The original west entry would be removed and reconfigured for a direct connection to the new addition. The opening sizes would be modified and the decorative surround

omitted. The Preservation Alternative retains most of the exterior historic fabric. While the central door on the east façade would become inoperable, it would remain in place.

The connection to the new addition is located on the west elevation, which is effectively the rear elevation as it does not face the quadrangle open space. As such it is the best location to attach a building addition. In the Preservation Alternative the connector piece would be narrower and thus would reveal the corner decoration or would have a notched area in plan adjacent to Swan Hall that exposes the original east façade's corners.

The Preservation Alternative would retain and preserve the historic character of the building through retention of its exterior historic fabric, features and spatial relationships that characterize the property. The narrower building addition connection option further reduces loss of historic fabric and features. The Preservation Alternative would comply with Standard 2.

Standard 3. The Preservation Alternative retains the building's exterior except for the area on the rear, west façade, which would connect with the addition. The connection would not create a false sense of historical development as the building addition is designed to be distinct, yet compatible, with the original building. The Preservation Alternative would comply with Standard 3.

Standard 4. Standard 4 is not applicable to the Preservation Alternative as there are not changes to the property that have acquired historic significance in their own right.

Standards 5 and 6. The distinctive exterior features of Swan Hall would be retained and preserved. Deteriorated historic features would be repaired rather than replaced. Historic exterior features of the building including quoins (corner details), window and door surrounds, and window frames would be repaired in place. Window sashes would be removed and salvaged for repair and reinstallation. Original doors would be removed, repaired and reinstalled. Entry surrounds would be repaired in place. Roof eaves would be retained and repaired where needed. Roof tile would be removed and reinstalled. The Preservation Alternative would comply with Standards 5 and 6.

Standard 7. The condition of the exterior plaster is not completely known and removal of an earlier elastomeric coating may be necessary. Repair and in some areas a new finish coat may be required. These areas would be repaired with as minimal impact as possible to the overall plaster construction. While the finish coat may need substantial repair, the overall plaster assembly would remain intact and the repair would match as close as possible to the original finish, thus this process would comply with Standard 7.

Standard 8. This Standard deals with archeological resources. As the original building site and foundation would remain this Standard is not applicable to the site. The location of the addition is an area that could have the potential for archeological resources but previous environmental reviews of the campus indicate that the potential for archeological resources is low. However, if any archeological resources were identified, the project would be required to conduct appropriate mitigation. Thus the Preservation Alternative would meet Standard 8.

Standard 9. This Standard concerns the possible changes from additions including minimizing loss of historic materials and differentiation of old and new while providing a compatible addition. A new building is proposed to the west of Swan Hall which would be attached to Swan Hall at the center of its west façade by a narrow building element. The proposed addition is larger in square footage and taller in height than the original building. The main body of the addition is not immediately visible above the Swan Hall roof when viewed from the Quadrangle. The Project addition Alternative would consist of a connecting structure that would be no taller than the overhanging eaves of the west side of the original building and would not overlap the top of the original building. The connecting structure would be distinct from the original building. The Preservation Alternative would comply with Standard 9.

Standard 10. The new exterior design of the addition would generally leave the original building unchanged, except for the central area of the west façade where the new connecting structure is located. The Project addition Alternative would maintain the original roofline and decorative detail at the location of the connection. The Project Alternative also includes a new floor slab at a level that is above the original main entry door threshold on the Quadrangle (east facade) that would block use of the central doors. The doors would be retained in place; at a future date the slab could be modified to allow for use of the doors. Thus this change could be reversible and therefore potentially consistent with this standard. The Preservation Alternative would comply with Standard 10.

The Preservation Alternative would meet all of the Secretary of the Interiors Standards for Rehabilitation (Standards 1 through 10).

Proposed project and preservation alternative Cost and Scope Comparisons

The proposed project has been proposed as a less expensive project than the preservation alternate. A cost estimate has been provided by the Architect that indicates an approximate \$1.5 million dollar difference in construction costs and

approximately \$400,000 in soft costs (architect, engineering and management fees).

The total cost of renovating Swan Hall is estimated at \$7.86 million, with an additional \$10.92 million required to construct the Addition and \$1.02 for temporary facilities.

An independent cost consultant (C. P. O'Halloran) prepared a peer review of the Architect's cost estimate for the Preservation Alternative. The peer review cost estimate indicates a total construction cost difference of approximately \$566,000 including a 15% estimate contingency.

The cost estimate raises a number of issues about cost and scope of the proposed project as compared to the preservation alternative. There are a number of issues that account for the difference. The proposed project calls for extensive matching of existing and has specified use of laser scanning and other documentation of the building prior to demolition. Use of this software by contractors and translation into construction documents is speculative. Contractors and subcontractors are not used to working with such documentation as a basis for their fabrication and construction. The proposed project estimate calls out that standard bid procedures and contracting are assumed. Such a process may not fully allow for accurately matching the existing building and could lead to quality control issues in the matching and/or additional costs. Some details are more certain in the preservation scheme such as location of original window frames that would remain in place unless replacement is required.

Throughout the building are a number of plaster details that would need to be recreated in the proposed project. Since existing details are already in place, there is no more work involved in the preservation alternative, and likely more work is involved to create those details for the project. For the structural work, the existing exterior wall would be able to serve as the outer formwork for installation of concrete shear walls. A deduct for conditions such as in-place formwork has not been accounted for in the Architect's estimate of the alternative scheme. The need to precisely engineer new shear walls in a fully new exterior wall configuration would require additional coordination to get the dimensioning correct to be able to accurately build the new finish façade on the exterior, especially because the exterior plaster finish is being applied directly to the structural concrete

The Architect's cost estimate indicates added work needed for the exterior plaster. No studies are currently available to indicate that the plaster would need such extensive intervention; existing plaster appears to be generally intact and in place. The stabilization of the building structural system would further minimize potential for damage or loss. Some areas were repaired following the 1994 Northridge Earthquake. A two-sheet document with damage photos and partial plans indicates that typical plaster "X" cracking occurred between openings. The

damage is limited to the short end walls of the building (north and south) and the immediate corners. There is one area of plaster roughly 4 foot x 4 foot that has broken off the wall on the south at the east corner. A slightly grainier plaster texture may be evident at this location. It is not documented and not that evident in many locations, but the plaster skin may have been covered or partly coated by a textured or elastomeric paint. There is not obvious visible evidence of fundamental moisture or other damage issues, other than in small localized areas. If a coating has been applied, it could be removed without altering the basic construction assembly. The underlying improvement to the stability of the building through new shear walls and floor slabs as well as membrane behind the clay tile would make the existing plaster much more stable than previously in a seismic event.

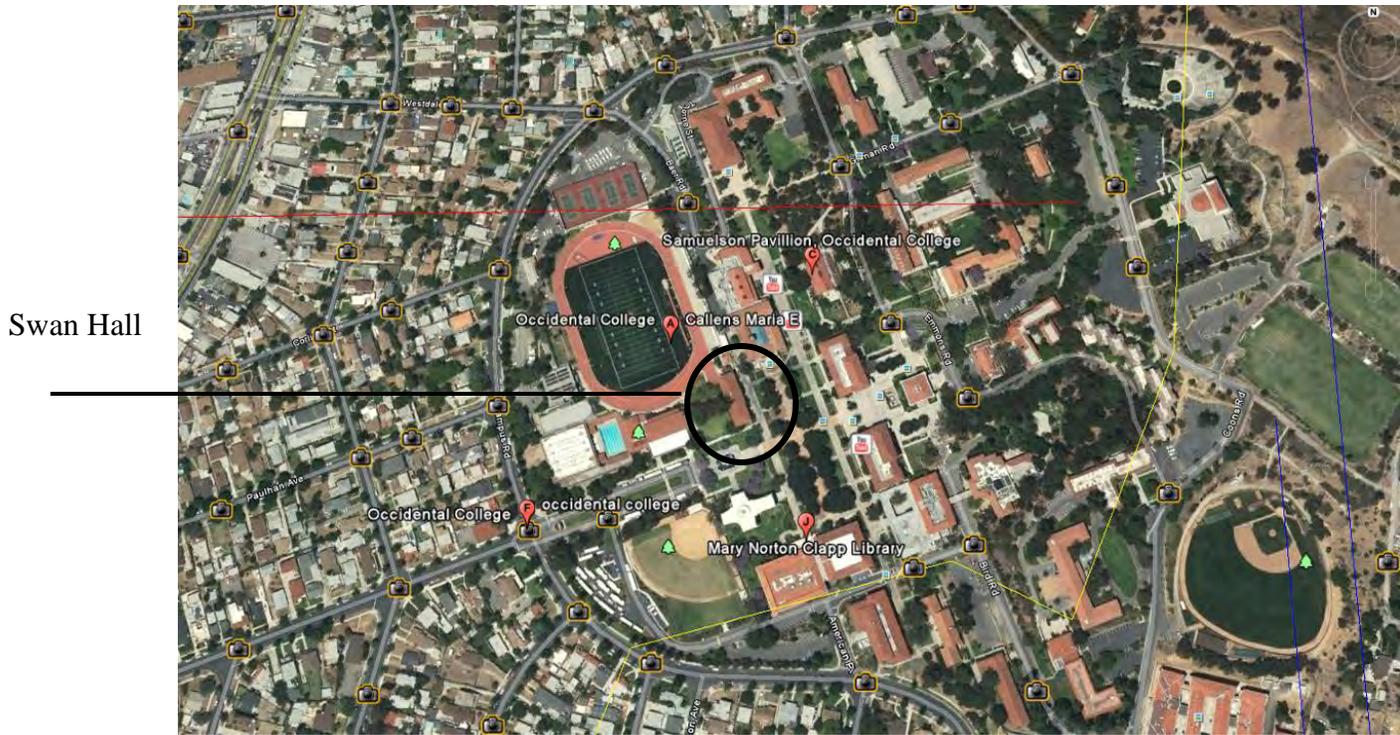
These estimates assume that the north and south short end walls would be rehabilitated, however, recent exploration of those walls shows that considerable intervention has already occurred in these locations (as well as portions of the west wall) and reconstruction with new materials (including removal of the hollow clay tile) may be an appropriate preservation approach for these areas. The modified scope in this area would not be a significant change of cost.

The Architect's cost estimate identifies additional soft costs for rehabilitation alternate (A&E, Construction Management fees) but does not indicate additional costs for details and reviews to ensure a satisfactory replication that would not be necessary in the preservation project. It is anticipated that additional work would be needed by the architect for the proposed project to ensure accuracy in as built conditions and replication in the field with modern construction specifications and techniques. One example is the work needed to help ensure that individually cut window and frames can be reinstalled in a replication structure (proposed project) that is constructed based on typical details rather than full original details and dimensions. In the case of the window frames, more documentation and inventory may be needed if they are all removed as with the proposed project as opposed to being left in place for repair or replacement. The proposed project will rely on extensive documentation and cataloguing to keep various parts of the window assembly together. The reinstallation of window frames in the new structure may be an issue because the original hollow clay tile construction is not precise and there are a variety of fluctuating dimensions for window opening size and depth in the existing walls. Questions of use of familiar modern construction details in the proposed project by subcontractors would need to be managed to maintain original profiles. The time necessary for this work may not be fully reflected in the proposed project fees. On the other hand, the building systems, interior layout and other internal workings of the building would be almost identical in both schemes, so there should be little change in the Architect's work for the vast majority of the building components in the Preservation Alternative. At the current stage of the documentation, switching to the Preservation Alternative may incur additional design and engineering fees in the range from \$250,000 to the \$450,000 included in the Cummings cost

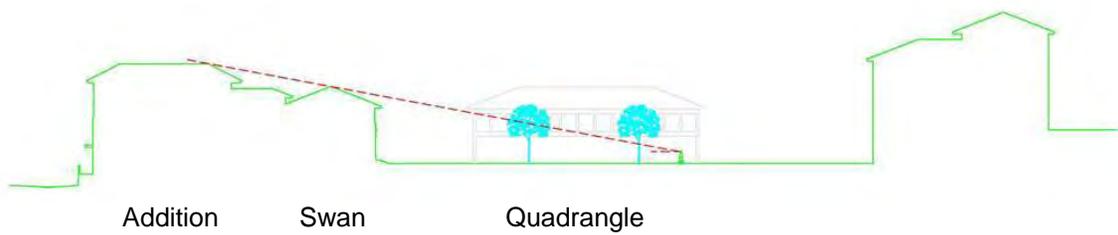
estimate. In general, the other soft costs are anticipated by the peer review cost estimator to be similar for the project and the Preservation Alternative.

The cost difference between the project Architect and the peer reviewer is in part the difference in final products accomplished between the two projects. The proposed project would not be able to precisely duplicate the original and many of its details would be based on modern construction specifications that relate to the modern materials and compositions being used in the proposed project, such as details for the decorative entry surrounds, windows openings and cornices. The areas of intended preservation may be less successful in the proposed project for example in terms of the number of rehabilitated window units due to the extra handling and the process to re-insert the original frame into a newly built simulation that may not precisely match dimensions for each window opening.

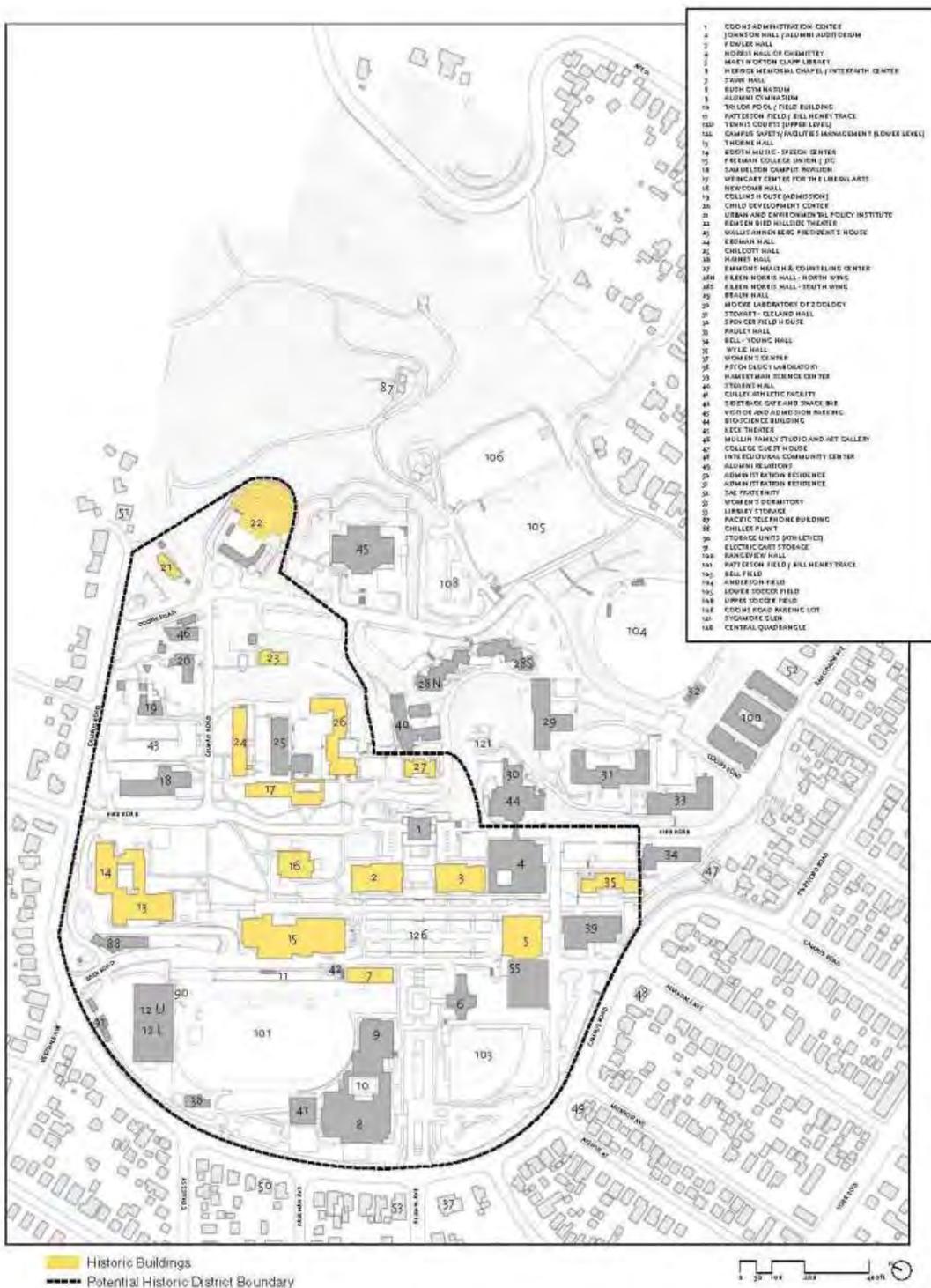
Illustrations



Aerial View of Site (ca 2005)



Section showing line of sight over Swan Hall to new addition.



October 2008 Specific Plan Draft EIR Map indicating potential historic resources at Occidental College.



View from Quadrangle from south east



View from northeast. Lg. tree to be removed. New bldg to be visible above



Views of Swan Hall from southwest. The addition is proposed on the west (left).



View of Swan Hall and site for the addition from the west.



View looking west from Swan Hall at site for addition.



View of basement at NW and orig. stair



South end elevation indicating stepping of interior floor levels.



West façade with central entry portal.



West façade at central bay and entry. The trees on the west would be removed for the addition



Specimen trees west of Swan Hall would be removed for new building



View of east elevation from southeast
The stepped floors show on the south.



View of east and the three entries
from the northwest.



View of east elevation at southern entry.



View of center entry on east elevation.



Central entry on east with double doors and decorative surround.



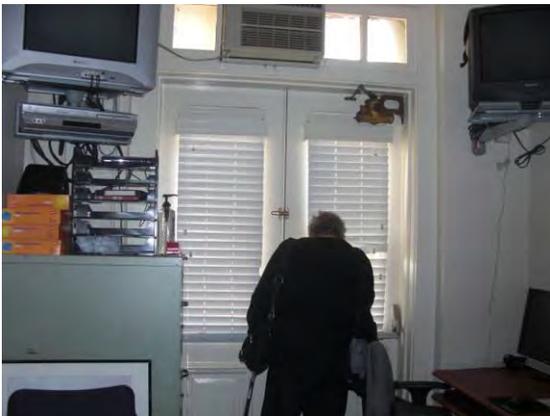
Flanking entries on east elevation with single door and decorative surround.



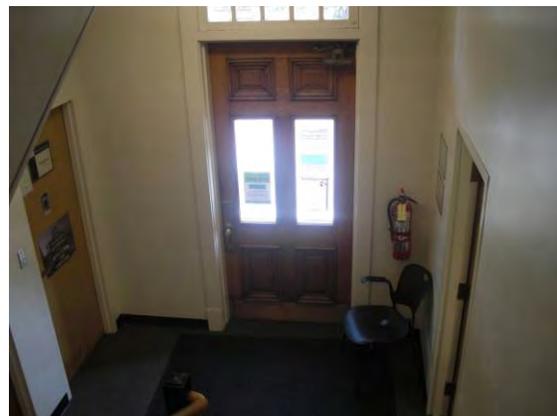
Entry on west with double doors and decorative surround.



West entry door interior.



West entry door interior.



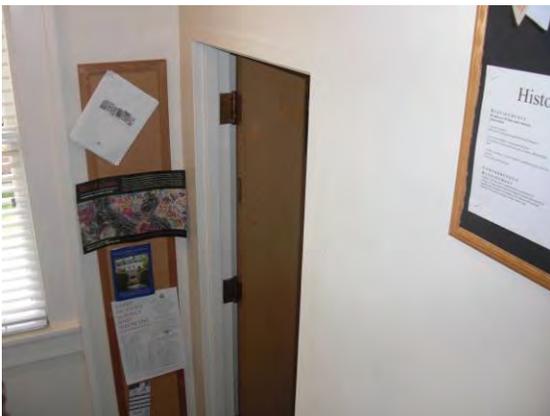
Single door interior at flanking entry.



Center entry doors and stair interior.



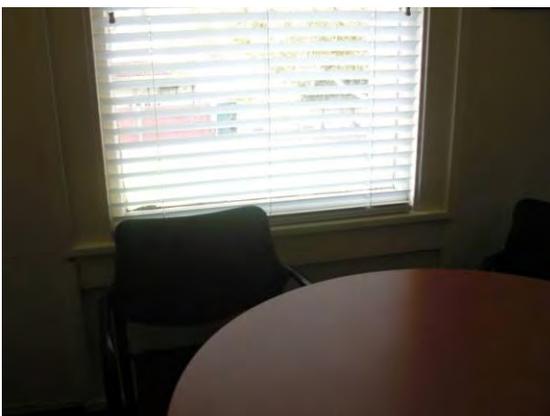
Interior stair at flanking entry doors.



Stair hall interior.



Window interior detail at ceiling.



Window interior sill detail.



Roof eave detail with shaped rafters.



Exterior detail at corner plaster quoins



Exterior detail at window opening



Windows at original sleeping porches



Roof eave and plaster detail



Offset at tripartite division on west where new building to connect.



Original window sills, quoins and metal balconies



Original window on west is not included in replication



Original entry with multiple levels of detail



Typical sills and other details. Each location is built slightly differently.



View inside HCT wall

Historic images



Early view of main east façade.



Main east façade with central and flanking entries.



View from northwest showing stepped floors and sleeping porches



View from southeast



View of east elevation.



West elevation.

Historical Maps

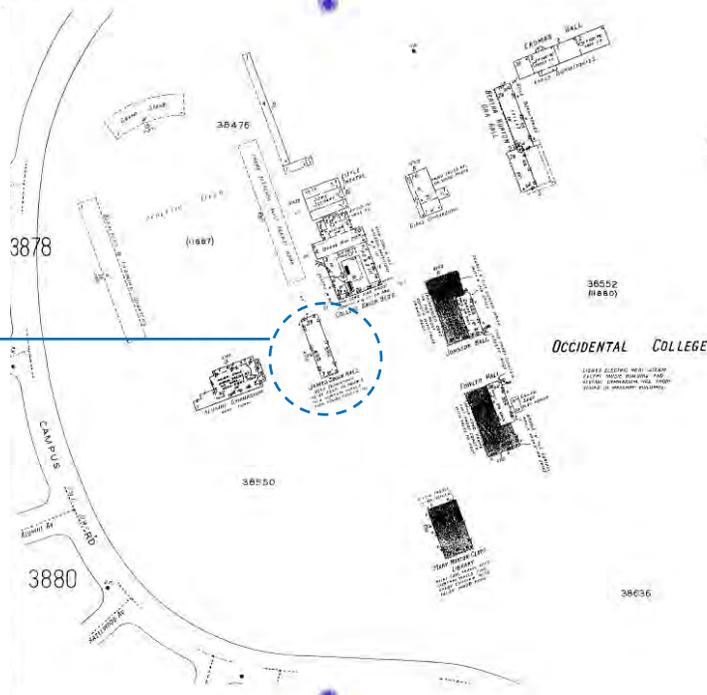
Los Angeles 1906-Jan. 1950 vol. 38, 1930, Sheet 06

Swan Hall



Los Angeles 1906-Jan. 1950 vol. 38, 1930, Sheet 3883

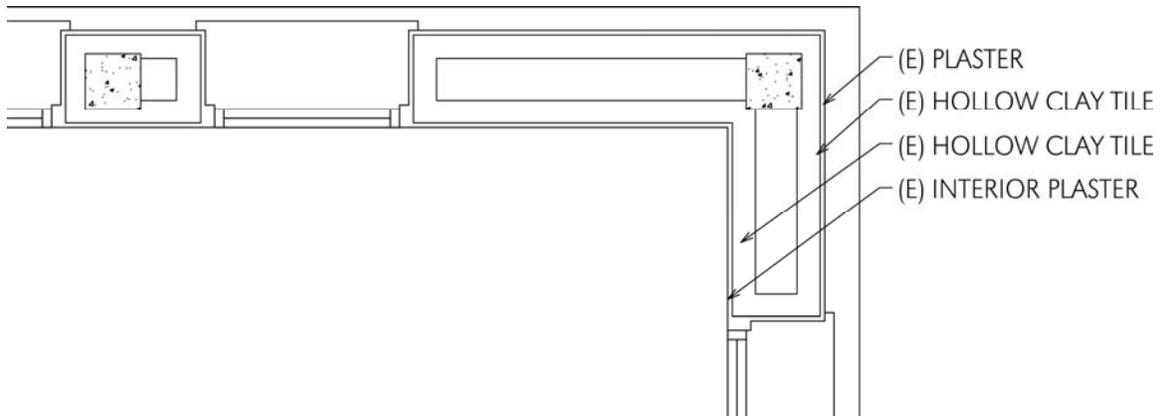
Swan Hall



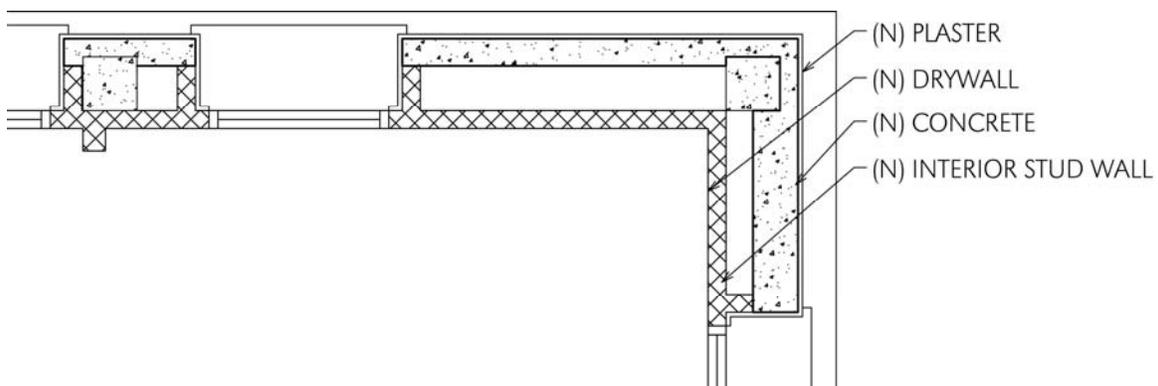
Sanborn Insurance Maps

Scheme Diagrams

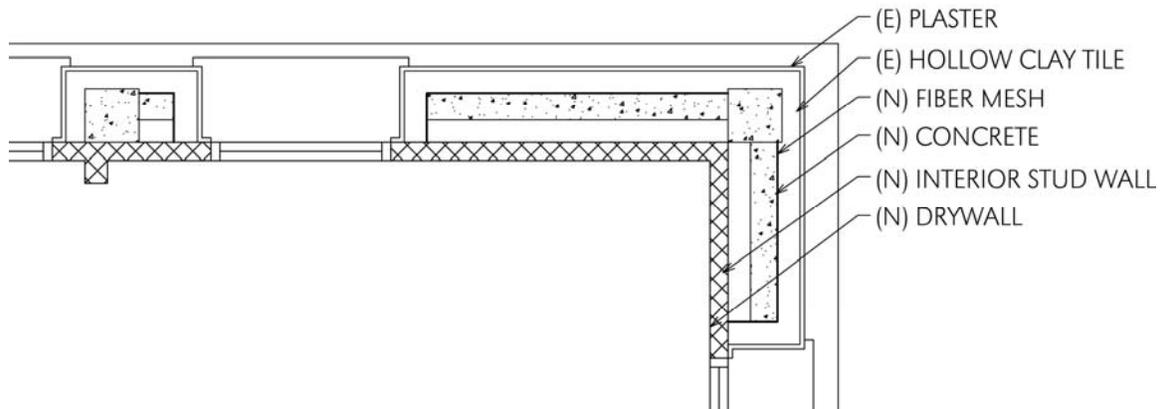
The drawings below are detail drawings of a corner of Swan Hall and show (A.) the original configuration, B. the proposed project assembly and (C.) the preservation alternative.



A. The above drawing is a plan of a corner of Swan Hall and indicates the various layers of the original wall construction. The exterior wall is constructed of hollow clay tile blocks with an exterior plaster finish. The interior side is also constructed of hollow clay tile with plaster finish. The exterior and interior walls are separated and joined at the ends by the windows, creating the apparent depth of the exterior façade and leaving an air space/void between the exterior and interior walls.



B. This drawing indicates the wall assembly under the proposed scheme. Only the columns (and perimeter beams above and below) would remain in place. The new exterior plaster would be applied directly to new poured-in-place concrete. The interior wall would be made with metal studs and finished drywall. The window sash and window frames are to be removed, refurbished and reinstalled.



C. This drawing indicates the wall assembly following structural strengthening under the preservation scheme. The existing exterior plaster and hollow clay tile construction would remain in place. A fiber adhesive mesh would be applied to the back of the hollow clay tile with projecting anchors that would be cast into the new shear wall built behind the hollow clay tile either as shotcrete or cast-in-place concrete. The interior hollow clay tile wall would be removed to perform this work and the reconstructed interior wall would be similar to the proposed project built with metal frame studs and finished drywall. The window frames may refurbished in place and window sash removed as needed, refurbished and reinstalled.

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APPENDIX A

Peer Review Construction Cost Comparison: Proposed Project and Preservation Alternative

C. P. O'Halloran Associates, Inc., Construction Cost Consultant

<i>Component Description</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>\$</i>
Selective Demolition			
Interior of exterior wall	8,523 SF	3.50	29,831
Hollow clay tile walls	8,523 SF	(5.40)	(46,024)
Exterior windows, protect in place	2,538 SF	4.00	10,152
Exterior windows, remove	321 SF	(5.00)	(1,605)
Exterior windows, remove and store for reuse	2,217 SF	(6.50)	(14,411)
Exterior doors, protect in place	3 EA	250.00	750
Exterior doors, remove	1 EA	(150.00)	(150)
Exterior doors, remove and store for reuse	2 EA	(200.00)	(400)
Hazardous material abatement			
Exterior windows in place	2,538 SF	12.00	30,456
Exterior doors in place	120 SF	12.00	1,440
Exterior plaster in place	8,523 SF	6.00	51,138
Concrete			
Foundations- no change			-
Shotcrete wall pinning - additional cost	8,523 SF	7.00	59,661
Shotcrete wall additional formwork at walls and openings	8,523 SF	12.00	102,276
Windows			
Refurbish in place	2,538 SF	135.00	342,630
Refurbish and reinstall existing	2,217 SF	(65.00)	(144,105)
Replace with new	321 SF	(80.00)	(25,680)
Exterior Doors			
Refurbish in place	3 EA	6,500.00	19,500
Refurbish and reinstall existing	1 EA	(5,000.00)	(5,000)
Replace with new	2 EA	(3,600.00)	(7,200)
Exterior Finish			
Plaster repairs and refinishing	8,523 SF	12.75	108,662
Plaster repairs and refinishing and window and door surrounds	111 EA	800.00	88,800
Cement plaster, painted	8,523 SF	(9.50)	(80,964)
Cement plaster quoining to match original	730 SF	(14.25)	(10,403)
Cement plaster horizontal band detail	348 LF	(19.00)	(6,612)
Cement plaster horizontal eave plaster detail	525 LF	(28.50)	(14,963)
Exterior sheathing	8,523 SF	(3.45)	(29,403)
Steel stud framing	8,523 SF	(5.75)	(49,004)

<i>Component Description</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>\$</i>
Exterior Finish			
New window jambs			
Steel stud framing, 20 ga - 4"	287 LF	(5.00)	(1,435)
Steel stud framing, 20 ga - 2 1/2"	1,148 LF	(3.75)	(4,305)
Cement board	498 SF	(3.50)	(1,743)
Waterproofing	498 SF	(6.50)	(3,237)
Hand applied cement plaster, painted	498 SF	(12.50)	(6,225)
Precast concrete window concrete sill, 25 1/2" wide x 4" th	372 LF	(56.00)	(20,832)
Re-cast plaster surround / column at entrance door to match original, 3 doors	1 LS	(18,000.00)	(18,000)
SUBTOTAL			\$ 353,596
General Conditions and Supervision			100,000
Bonds and Insurances	2.5%		11,340
Overhead and Profit	6.0%		27,896
SUBTOTAL			\$ 492,832
Design / Estimate Contingency	15.0%		73,925
TOTAL CONSTRUCTION DIFFERENCE			\$ 566,757

C. P. O'Halloran Associates Inc. Construction Cost Management

Firm Profile

C. P. O'Halloran Associates Inc. is a firm of professional construction cost management consultants. Trained as Cost Engineers and Chartered Quantity Surveyors, we have experience in managing the cost and progress of construction for many building types including hospitals, laboratories, schools, universities, commercial developments, hotels, housing and industrial facilities.

We assist in the management and delivery of complex construction projects from concept to project completion by anticipating construction costs at a conceptual stage, developing an effective cost plan, providing estimates of construction cost and cost advice including evaluations of alternative design solutions throughout the design phase and assisting in the management and control of project completion costs by providing construction phase cost reporting and change order evaluation services.

We have experience in providing professional services to building owners in both public sector and private sector enterprises; architectural and engineering design firms, government agencies, financial institutions, universities, attorneys and contractors.

C. P. O'Halloran Associates Inc. is a certified Small Business Enterprise (SBE)

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Diploma in Construction Economics
Dublin Institute of Technology, Dublin, Ireland

Royal Institution of Chartered Surveyors
American Association of Cost Engineers

Experience

With 28 years of industry experience Ciarán O'Halloran has been responsible for managing construction costs on a wide variety of projects in the United States, Europe and Canada. He has extensive experience working for owners, financial institutions and design teams.

His expertise is employed to develop appropriate construction budgets at concept design and program development, monitoring the cost of construction throughout each of the design phases with detailed estimates, advising the project team on matters of construction cost, analyzing the cost of alternate design proposals, value engineering, negotiation with contractors, preparing construction schedules, monitoring progress relative to schedule, change order review and monitoring anticipated project completion costs.

Recent Project Experience

- Strathmore Bridge, Seismic Renovation, UCLA (\$3.0 million)
- The Hall of Justice, Seismic Renovation, County of Los Angeles (\$153.0 million)
- Patriotic Hall, Seismic Renovation, Los Angeles (\$33.0 million)
- Pasadena City Hall, Seismic Renovation, Pasadena (\$90.0 million)
- Broad Art Center, Seismic Renovation, UCLA (\$36.0 million)
- Kinsey Hall, Seismic Renovation, UCLA (\$23.0 million)
- Kaufman Hall, Seismic Renovation, UCLA (\$24.0 million)
- Men's Gym, Seismic Renovation, UCLA (\$21.0 million)
- Griffith Observatory Expansion and Seismic Renovation, Los Angeles (\$45.0 million)
- Geffen Theatre, Westwood, CA (\$20.0 million)
- Montgomery Ross Fisher Building, USC (\$5.0 million)
- School of Law Renovation, USC (\$3.0 million)