

Communication from Public

Name: University Park HPOZ Board

Date Submitted: 01/25/2020 03:39 PM

Council File No: 19-1603

Comments for Public Posting: The entire University Park Area is a fragile historic environment that includes numerous historic buildings and historic districts. The University Park HPOZ, created in 2000, is directly across the site in question. Any development at 806 West Adams will impact the Zone in its character, compatibility and traffic. You cannot visually separate one side of the street from the other in terms of impacts to aesthetics, population and land use, and traffic. Further Adams Boulevard deserves special consideration as a scenic highway. The design of the project is inappropriate for Adams Boulevard which was developed as an attractive residential streetscape and remains an important boulevard for the neighborhood. The project will have a demonstrable significant effect on the environment and does not qualify for a Class 32 exemption. A categorical exemption is not the appropriate level of environmental review for a project that is highly discretionary, is in a historically sensitive environment, is located on a City scenic highway, and fails to meet the objectives of the community plan and redevelopment plan.

University Park

Historic Preservation Overlay Zone

Est. March 22 2000 by ordinance #171686

University Park H.P.O.Z. Board

David Raposa, Chairperson
 Mark F. Malan, Vice Chair
 Lindsay Apatow, Member
 Steven Fader, Architect
 Mayoral Appointee, Vacant



January 16, 2020

Honorable Members of the City Council PLUM Committee
 Marqueece Harris-Dawson, Chair
 Bob Blumenfield, Vice-Chair
 Members Gilbert A. Cedillo, Curren D. Price Jr., John S. Lee

FROM: University Park HPOZ Board
 Via e mail

Dear Councilmembers:

RE: CF 19-1603

ZA-2018-2453-CU-DB-SPR-VTT-82114, ENV-2018-2454-CE, 806 W. Adams Boulevard, 758-832 West Adams Boulevard, 2610 Severance, a for rent 99 unit townhouse project by Champion Development

Dear Councilmembers:

HPOZs are charged with the mission “to develop and maintain the appropriate settings and environment to preserve these (historic) buildings and structures, landscaping, natural features and areas” and “to ensure that all procedures comply with the California Environmental Quality Act.”¹

To fulfill this obligation, the University Park HPOZ Board met at duly noticed public hearings on February 5 and February 19 and considered the development proposal for 806 West Adams Boulevard. We offer the following comments for your consideration and for the record.

While the project site is not within the Zone, it is immediately adjacent. The University Park HPOZ, created in 2000, is directly across the site in question. Any development at 806 West Adams will impact the Zone in its character, compatibility and traffic. You cannot visually separate one side of the street from the other in terms of impacts to aesthetics, population and land use, and traffic. Further Adams Boulevard deserves special consideration as a scenic highway. The design of the project is

¹ HPOZ Ordinance

completely inappropriate for Adams Boulevard, which was developed as an attractive residential streetscape and remains an important boulevard for the neighborhood. This this project would impact a designated historic resource, e.g. the University Park HPOZ.

Compatible Design

The University Park HPOZ Board has extensive experience in review of infill projects and their compatibility with neighborhoods.

The orientation of the proposed Project has its entrance on the side street, Severance; and the bulky side of this Project is along Adams Boulevard. This is the complete opposite of what the site plan should be. Adams Boulevard should be the primary focus (both in terms of façade and its pedestrian entrance). The Project's setback should be respectful of the historical setbacks from Adams Boulevard. However, this Project proposes a mere seven feet from the sidewalk to the multi-story building containing parking and several residential levels. That is not in keeping with current land use standards and planning policies.

The setback itself, to be clear, is not only insufficient but is also inconsistent with the pattern of development along this Scenic Highway, which is the namesake for the entire Historic West Adams District.

The Project as proposed is extremely over-built for the community, both in terms of lack of sufficient setbacks and lack of open space.

Podium parking should not be permitted; it rarely exists in University Park; underground parking should be required. In particular, podium parking should not be allowed on Adams Boulevard, as the Project's infill buildings should be at grade level (or a few feet above, allowing for steps) with the street to establish a relationship with the street.

In addition, both the previous South Los Angeles Community Plan, and the newly adopted SLA plan update, established design criteria that this development ignores.

The design material submitted fails in a very basic understanding that the proposed building is within an historic area. The Applicant seeks preferential bonuses that, at their core, cannot comply with the purpose and intent of the applicable plans and zoning. Whatever is built here needs to reinforce, not ignore, the community character.

Environmental Review/Technical Issues

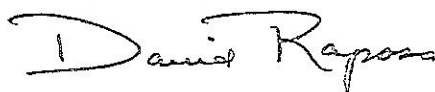
The project will have a demonstrable significant effect on the environment and does not qualify under Article III, Class 32 exemption. A Categorical Exemption (CE) is not the appropriate level of environmental review for a project that is highly discretionary, is in a historically sensitive environment, located on a scenic highway, and fails to meet objectives of the community plan and redevelopment plan.

The Class 32 "Infill" Categorical Exemption (CEQA Guideline Section 15332), hereafter referred to as the Class 32 Exemption, exempts infill development within urbanized areas if it meets certain criteria. The class consists of environmentally benign infill projects that are consistent with the General Plan and Zoning requirements. This class is not intended for projects that would result in any significant traffic, noise, air quality, or water quality impacts, or which are in conflict with an adopted land use plan.

It is clear that there are unusual circumstances creating the reasonable possibility of significant effects which prohibits the City from using a CE. The project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, or similar resources, within an officially designated Scenic Highway; the CE review ignores its adjacency to the University Park HPOZ, the North University Park Specific Plan, and the Fraternity Sorority Row survey history direct. The proposed Project also falls with the University-Exposition Park Redevelopment Project Area, with elements that are also in conflict with the still-in-effect redevelopment plan.

We ask the Council and PLUM in the light of numerous omissions and inaccuracies in the record to deny use of a categorical exemption, to require evaluation of the land use designations under the redevelopment plan and to initiate design guidelines for compatibility as the South Community Plan requires

Respectfully,

A handwritten signature in dark ink, reading "David Raposa". The signature is fluid and cursive, with the first name "David" and last name "Raposa" clearly legible.

David Raposa, Chairperson

on behalf of the University Park HPOZ Board and its members:

Mark F. Malan, Vice Chair

Lindsay Apatow, Member

Steven Fader, Architect

Communication from Public

Name: The Fraternity Sorority Row Historic District

Date Submitted: 01/25/2020 03:56 PM

Council File No: 19-1603

Comments for Public Posting: The Fraternity Sorority Historic District was surveyed and certified by the Community Redevelopment Agency in their Hoover University Exposition Park updated Historic Resources survey, on 28th Street and Severance Street just south of the proposed 99 unit 5 bedroom student housing project at 806 West Adams. Clearly the project will effect the Fraternity Sorority Row Historic District in traffic, aesthetics, noise, visual character, and the entire manner in which the historic District in feeling, association and location. As the impacts can be demonstrated, a CE should not be applied. he details of the district are attached.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CS

Other Listings
Review Code

Reviewer

Date

Page 1 of 18 *Resource Name or #: USC Fraternity/Sorority Row District

P1. Other Identifier: West 28th Street

*P2. Location: **Not for Publication** ☒ **Unrestricted**

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.
c. Address West 28th Street City Los Angeles Zip 90007
d. UTM: Zone __, ____ mE/ ____ mN
e. Other Locational Data:

***P3a. Description:**

The potential USC Fraternity/Sorority Row District consists of USC-affiliated fraternity and sorority houses situated on the north and south sides of West 28th Street between South Figueroa and South Hoover Streets three blocks north of the USC campus. District contributors include 15 residences constructed between 1895 and 1962, and three residences erected since 1962, for a total of 18 contributing buildings. There are also 13 non-contributing buildings located within the district that reflect severely compromised levels of integrity or were constructed since 1962 (and do not exhibit "exceptional" importance). Architecturally, the district is notable for its wide range of residential styles including Neoclassical, Tudor Revival, Colonial Revival, French Eclectic, and vernacular Modern. Since the 1920s, West 28th Street's original single-family residential dwellings have either been converted to accommodate fraternity or sorority communal living, or demolished and replaced with new fraternal residences. Today, West 28th Street continues to serve as the location of the majority of USC's fraternity and sorority houses and the center of Greek letter social life for the USC campus. Over the decades, there has been no non-residential infill along West 28th Street although Sanborn maps confirm that at least seven dwellings have been demolished and the parcels left vacant or used for surface parking since 1950.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:

West 28th St. looking northeast/November 2005

P5a.



***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
1925-1973, building permits

***P7. Owner and Address:**

Various

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:**

California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** NONE Location 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 (List): Location Map

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*CHRC Status Code 3CS

*Resource Name or # (Assigned by recorder) USC Fraternity/Sorority Row District

D1. Historic Name: Fraternity Row

D2. Common Name: Same

*D3. **Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The potential USC Fraternity/Sorority Row District consists of USC-affiliated fraternity and sorority houses situated on the north and south sides of West 28th Street between South Figueroa and South Hoover streets three blocks north of the USC campus. District contributors include 15 residences constructed between 1895 and 1962, and three residences erected since 1962, for a total of 18 contributing buildings. There are also 13 non-contributing buildings located within the district.

Based upon OHP guidelines, a 45-year threshold was utilized in identifying district contributors. Forty-five years is a general estimate of the time needed to develop historical perspective and to evaluate significance. Those properties within the potential district that were of post-1962 construction (under 45 years of age) were not documented in the current survey unless they exhibited "exceptional" importance. Additionally, to qualify as a district contributor, a property must possess integrity, which is the ability of a property to convey its significance. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling and association. To retain historic integrity a property will always possess several, and usually most, of these seven aspects.

(Continued on page 3)

*D4. **Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The boundaries of the USC Fraternity/Sorority Row District are South Figueroa Street on the east, South Hoover Street on the west, and the rear parcel lines of the properties located on West 28th Street.

*D5. **Boundary Justification:**

West 28th Street between South Figueroa and South Hoover streets has been the primary location for fraternity and sorority residences associated with USC since approximately 1925. Although fraternal residences have been and are currently located on other streets in the vicinity of the USC campus, West 28th Street remains the historic residential and social center for the university's Greek letter organizations. Only residential properties are located within the district's boundaries. District non-contributors are fraternities or sororities (and several former fraternity houses) that exhibit significantly compromised levels of physical integrity or are less than 45 years of age and do not appear to be of exceptional significance.

D6. **Significance: Theme** Residential Development
Period of Significance: 1925-1973

Area: West 28th Street (USC's Fraternity/Sorority Row)
Applicable Criteria: N/A

In the City of Los Angeles, West 28th Street between South Hoover and South Figueroa Streets has been the geographic locus of the University of Southern California's (USC's) Greek letter social and residential community since the mid-1920s. Due to its high concentration of fraternity and sorority houses, this portion of West 28th Street has long been known as Fraternity Row. As such, West 28th Street between South Hoover and South Figueroa Streets appears eligible for listing in the California Register under Criterion 1 as the "USC Fraternity/Sorority Row District" for its historic residential and social association with the University of Southern California's Greek letter community during the period 1925-1973.

(Continued on page 3)

*D7. **References** (Give full citations including the names and addresses of any informants, where possible.):

(See page 12)

*D8. **Evaluator:** Peter Moruzzi

Date: February 2007

Affiliation and Address: Moruzzi Historic Resources Consulting, 2935 Angus St., Los Angeles, CA 90039

Page 3 of 18 *Resource Name or # (Assigned by recorder) USC Fraternity/Sorority Row District
*Recorded by: Peter Moruzzi *Date February 2007 ☒ Continuation ☐ Update

D3 Detailed Description (Continued)

Contributors to the USC Fraternity/Sorority District include all fraternity and sorority residential properties located on West 28th Street between South Figueroa and South Hoover streets constructed prior to 1962 that exhibit a high degree of integrity of location, design, setting, workmanship, materials, feeling and association. Additionally, three properties that are less than 45 years of age are included as district contributors for exhibiting exceptional architectural significance. These three properties are:

929 West 28th Street. Constructed in 1966. John Rex, architect. An excellent example of the Colonial Revival architectural style as applied to a sorority house by one of Southern California's master architects.

639 West 28th Street. Constructed in 1969. W. Frazier Overpeck Associates, architects. An excellent example of Colonial Revival style design, highly reminiscent of Mt. Vernon.

667 West 28th Street. Constructed in 1973. Paul R. Williams, architect. This Colonial Revival style residence is highly reflective of Williams' mastery of revival style architecture and was one of the last projects that he completed prior to his retirement.

Among non-contributing properties to the district are six pre-1962 residences that have experienced significant alterations to primary elevations with a resulting loss of integrity of design, materials, and workmanship such that the architect's original design intent has been substantially compromised (624, 625, 653, 801, 938, and 1005 West 28th Street). It should be noted that were any of these six residences to be rehabilitated or restored to a level of physical integrity consistent with the district's contributing properties, a future reassessment of the district might result in that property's inclusion as a district contributor.

District Contributors:

631 West 28th Street APN: 5123-015-406
639 West 28th Street APN: 5123-015-403
642 West 28th Street APN: 5123-014-403
643 West 28th Street APN: 5123-015-402
660 West 28th Street (identified as 666 West 28th Street by tax assessor) APN: 5123-013-410
667 West 28th Street APN: 5123-016-406
668 West 28th Street APN: 5123-013-409
700 West 28th Street APN: 5123-013-408
715 West 28th Street APN: 7465-017-006
728 West 28th Street APN: 5123-013-404
737 West 28th Street APN: 5123-016-401
742 West 28th Street APN: 5123-013-403
813 West 28th Street APN: 5123-003-407
814 West 28th Street APN: 5123-004-416
833 West 28th Street APN: 5123-003-409
834 West 28th Street APN: 5123-004-402
928 West 28th Street APN: 5123-004-404
929 West 28th Street APN: 5123-002-411

(Continued on page 4)

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*Recorded by: Peter Moruzzi *Date February 2007 ☒ Continuation ☐ Update

D3 Detailed Description (Continued)

District Non-Contributors:

624 West 28th Street
625 West 28th Street
653 West 28th Street
707 West 28th Street
716 West 28th Street
720 West 28th Street
729 West 28th Street
801 West 28th Street
907 West 28th Street
914 West 28th Street
920 West 28th Street
938 West 28th Street
1005 West 28th Street

Unifying characteristics of West 28th Street include residences centered on lots with deep setbacks from the street, concrete sidewalks with landscaped medians, and some remaining mature trees from the early twentieth century. Within the district, all of the properties between South Figueroa Street and University Avenue have rear alleys for accessing automobile parking garages or carports situated at the rear of the dwellings. District properties located west of University Avenue to South Hoover Street have driveways for rear parking access.

Architecturally, West 28th Street is notable for its wide range of residential styles including Neoclassical, Tudor Revival, Colonial Revival, French Eclectic, and vernacular Modern. Of particular note, neoclassical and revival styles have continued to retain their popularity as applied to some of the new fraternity and sorority houses that have been constructed on West 28th Street since 1950, a period when Modern-influenced architecture dominated multi-family housing in the Los Angeles region. This may be due to the on-going attractiveness of 'traditional' architecture to USC's Greek letter organizations as well as a reflection of West 28th Street's early days as the location of numerous dignified revival style homes.

Since the 1920s, many of West 28th Streets' original dwellings have been expanded to accommodate increased fraternity/sorority membership, or demolished and replaced with new fraternal residences. Today, West 28th Street continues to serve as the location of the majority of USC's fraternity and sorority houses and the center of Greek social life for the USC campus. Over the decades, there has been no non-residential infill along West 28th Street although Sanborn maps confirm that at least seven dwellings have been demolished and left vacant or used for surface parking since 1950.

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*Recorded by: Peter Moruzzi *Date February 2007 ☒ Continuation ☐ Update

D6 Significance (Continued)

As the center of fraternity and sorority social life for USC students, the 1925-1973 time period encompasses the expansion and maturation of Greek letter chapters at USC on West 28th Street's Fraternity Row. Additionally, the inclusion of three contributing dwellings erected between 1962 and 1973 (less than 45 years) is due to the association of two master architects with Greek letter houses (John Rex with 929, and Paul R. Williams with 667 W. 28th St.), and one house that epitomizes the Colonial Revival architectural style (639 W. 28th St.). While the individual contributors within the district's boundaries exhibit varying levels of architectural merit, each contributing dwelling strongly expresses its historic, cultural, and social association with USC's Greek letter community. Further, each contributor exhibits a sufficient level of historic and physical integrity to qualify under the California Register.

In terms of district integrity, 18 of 31 (58%) of the properties situated within the district's boundaries appear to be contributors. The remainder are fraternities or sororities whose physical integrity has been significantly compromised or are less than 45 years of age and do not appear to be of exceptional significance.

Today, as the last intact grouping of USC fraternity and sorority houses located on a single street, the USC Fraternity/Sorority Row District expresses the cohesion of USC-affiliated Greek life there since the mid-1920s.

University District¹

The University District area in which the potential USC Fraternity/Sorority District is located is near the southern edge of the original boundary of the pueblo of Los Angeles that was established in 1781. Until the latter part of the nineteenth century, what was to become known as the University District was used exclusively for grazing and agriculture. Developed as a series of suburban neighborhoods, portions of the area were subdivided for residential and commercial use beginning in the late 1880s. Spurred by the extension of local horse-drawn streetcar routes from downtown Los Angeles, significant suburban communities created after that time included the University District, which today includes the University of Southern California (USC), Exposition Park, the neighborhoods of North University Park and exclusive subdivisions such as Saint James Park and Chester Place. The horse-drawn streetcar lines were quickly subsumed into the Los Angeles Transit Lines and Pacific Electric Railway system and upgraded to electric routes, further spurring development southward in the first decade of the twentieth century. By 1910, only small sections of the area were still used agriculturally as most of the land had been subdivided into residential tracts.

The economic development of the University District was heavily dependent on evolving transportation systems as well as on the growth of USC and, later, the emergence of Exposition Park as a cultural magnet for the Los Angeles region.

As a result of the strong desire for home ownership by residents of the Los Angeles region, the single family home was the predominant building type of residential development in the University District, although house type, size, site characteristics, and architectural style varied from neighborhood to neighborhood.

(Continued on page 6)

¹ Excerpted from "Historic Context Statement: The South Los Angeles Subregional Planning Area of the City of Los Angeles," revised October 1, 1990. Prepared by Historic Resources Group for the Los Angeles Conservancy.

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D3 Significance (Continued)

Great numbers of Craftsman and Colonial Revival style bungalows were constructed during the first two decades of the twentieth century in the University District, particularly west and south of USC and Exposition Park. These dwellings complemented already existing examples of Queen Anne style and turn-of-the-twentieth-century cottages located in the area. Later, Mission Revival, Renaissance Revival, and Spanish Colonial Revival style houses were also constructed. Subdivisions in the north part of the University District, where the potential Fraternity/Sorority Row district is located, were often promoted with larger and more lavish residences intended for wealthy middle class families.

The first wave of concentrated residential development in eastern West Adams and the University District consisted largely of Los Angeles businessmen and their families who wished to move out of the central city but needed to remain within easy commuting distance of downtown. The streetcar systems that traversed Pico, Washington, and Jefferson streets made this kind of suburban settlement possible. Men of means who had achieved a certain wealth and stature in Los Angeles constructed large residences in the area from 1890 into the 1910s, including West 28th Street, which would become known as Fraternity Row starting in the late 1920s.

University of Southern California and Surrounding Neighborhoods

The University of Southern California was the primary institution of higher learning in the area from its founding in 1879-80. Organized as a private, non-denominational institution by a group of Los Angeles businessmen led by Judge J.P. Widney, the University was sited on 56 lots between Jefferson and Exposition Boulevards and was endowed by the sale of additional lots donated by ex-Governor John G. Downey, Ozro W. Childs, and Isaias W. Hellman. All three were prominent businessmen involved in real estate speculation and the organization of early streetcar lines.

Following the Second World War, USC continued to expand, eventually occupying the majority of property between Jefferson and Exposition Boulevards west of Figueroa Street to Vermont Avenue. With the University's expansion and accumulation of parcels along Jefferson Boulevard, the historically commercial street became less so. In contrast, Figueroa Street and Vermont Avenue within the vicinity of the University grew increasingly commercial with businesses dedicated to serving the growing USC-affiliated population during this period.

Despite USC's growth, the post-World War II transformation of the University District from one of the city's most desirable residential neighborhoods to one of its most neglected has many origins. As early as the 1930s, the "dated" housing stock of the University District no longer held its previous appeal, as Victorian, Craftsman, and many revival style residences were increasingly perceived as unfashionable. Additionally, the regional trend of the middle and upper classes in preferring residential areas farther away from downtown, such as Hancock Park and the Westside, signaled the inexorable decline of the University District in these years. Following World War II, the intrusion of the Harbor Freeway (State Highway 110) east of the area and the Santa Monica Freeway (Interstate 10) to the north led to the University District's de facto isolation from much of Los Angeles. With its isolation and subsequent association with South Los Angeles, the perception of the University District as a desirable residential community continued to lessen. Further, demographic changes and increased population pressures led to the replacement of large numbers of single-family residences with multi-family dwellings and student housing in the neighborhoods surrounding USC.

(Continued on page 7)

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*Recorded by: Peter Moruzzi *Date February 2007 ☒ Continuation ☐ Update

D6 Significance (Continued)

West 28th Street and Bankers Row

Starting in the early 1890s as Los Angeles' fashionable neighborhoods moved south of downtown's Bunker Hill along Figueroa Street, enclaves of stately mansions on large lots appeared on West Adams Boulevard, Chester Place, St. James Park, and West 28th Street, the latter between South Figueroa and South Hoover streets. According to a 1949 *Los Angeles Times* article noting West 28th Street's history, between the 1890s and the late 1910s, "when West 28th Street was known as Bankers Row, it was practically surrounded by homes of bank presidents and board chairmen. It symbolized the 'carriage trade.'"¹

One of the earliest of the grand dwellings to be constructed along West 28th Street was the Burkhard Residence that was erected on the southeast corner of West 28th and Hoover streets in 1893 (and demolished in 1949 for the current fraternity house). Herman J. Burkhard had made his fortune in the pork packing business in Oregon and had relocated with his family to Los Angeles in 1890. Once in the area, Burkhard became a successful real estate speculator with properties in Santa Monica, downtown Los Angeles, and the two blocks adjacent to his residence on West 28th Street. Burkhard was also the founder/president of Los Angeles' Occidental Life Insurance Company.

Soon, a considerable number of bank presidents were living on West 28th Street, including Arthur J. Waters of Citizens National Bank (933 W. 28th St.), James Calhoun Drake of Los Angeles Trust & Savings Bank (928 W. 28th St.), John Mackay Elliott of First National Bank (914 W. 28th St.), and Joseph F. Sartori of Security Trust & Savings Bank (725 W. 28th St.). Another notable family residing along West 28th Street during this time period was that of mining entrepreneur and real estate investor John S. Brockman and his wife Sarah Brockman who occupied a substantial dwelling erected in 1896 on a large corner lot (814 W. 28th St., extant but modified). Prior to her death in 1912, Sarah Brockman had purchased the majority of the adjacent parcels south of the Brockman residence facing West 30th Street and improved several of them with single-family dwellings.

Another real estate entrepreneur, O.T. Johnson, and his wife Victoria Johnson, resided in a large dwelling on a corner parcel with the address 1005 West 28th Street starting in the first decade of the twentieth century. Following the death of Mr. Johnson, his widow Victoria continued to occupy the dwelling until 1950, when she sold it to the Phi Delta Theta fraternity for \$50,000. Of the remaining residences erected at the turn-of-the-twentieth-century along West 28th Street, the neoclassical style James Shankland Residence designed by renowned architect Sumner Hunt is among the most impressive (715 W. 28th St., now Alpha Rho Chi fraternity house).

Sanborn maps indicate that all but a few parcels located along Bankers Row had been improved with large dwellings by 1907. All but one were two stories in height, with several boasting three-story towers. Nearly all shared deep setbacks with residences situated near the center of spacious lots along the wide, tree-lined street. While most featured rear stables in 1907, a few already had automobile garages indicating the considerable wealth and status of the neighborhood. Architecturally, the dwellings displayed an eclectic mix of styles including neoclassical, Tudor Revival, and American Colonial Revival. Remarkably, by the early 1920s, West 28th Street's reputation as one of Los Angeles' most prestigious neighborhoods had not only peaked but was in steep decline.

(Continued on page 8)

¹ *Los Angeles Times*, "Stately Home of 90s Given to Wreckers," December 15, 1949, p.A1.

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*Recorded by: Peter Moruzzi *Date February 2007 ☒ Continuation ☐ Update

D6 Significance (Continued)

Consistent with the western migration of Los Angeles' moneyed class to residential enclaves such as Windsor Square, Hancock Park, Beverly Hills, and parts of Santa Monica during the 1920s, the University District in general, and West 28th Street, in particular, was supplanted in the same way that Bunker Hill had been succeeded by South Figueroa Street and the University District a generation earlier. No longer considered to be the highly fashionable and prestigious address that it had once been, the mansions of West 28th Street were rapidly purchased by USC's fraternal community starting in the mid-1920s. By 1949, a *Los Angeles Times* article noted that only two dwellings remained single-family residences on West 28th Street, the homes of Mrs. J.P. Chandler (715 W. 28th St., now Alpha Rho Chi fraternity house) and Mrs. N.W. Myrick (667 W. 28th St., demolished).¹ All of the other residences had been either converted into fraternity or sorority houses, or replaced with new fraternity houses, for a total of 35 Greek letter dwellings located on West 28th Street by 1949.

Origins of Greek Letter Fraternities and Sororities in the United States²

The Phi Beta Kappa Society, founded on December 5, 1776 at the College of William and Mary (Williamsburg, Virginia), is generally recognized to be the first Greek-letter student secret society in North America. The society arose as a forum to discuss topics not covered in the regimented classical education of universities of the era—lending the name *literary fraternity* to its type. In addition to its secrecy and selection of a Greek name, it also introduced a code of high ideals, secret rituals and handclasps, membership badges, and oaths that characterized later Greek letter societies. With few exceptions the names of fraternities and sororities consist of two or three Greek letters. For this reason, fraternities and sororities are known collectively as the *Greek System*, and its members are known as *Greeks*.

Sigma Phi became the first "national" fraternity when it opened the first satellite chapter, at Hamilton College, in 1831. This spawned Samuel Eells' founding of Alpha Delta Phi in 1832. Chapters soon opened on more campuses, spawning more rivals. Beta Theta Pi was founded at Miami University in Oxford, Ohio in August 1839. Unlike its predecessors, however, it made expansion one of its key principles. Zeta Psi was founded in 1847 at New York University and similarly pursued expansion: it was the first bicoastal fraternity (indeed, the first fraternity west of the Mississippi River) with its chapter at the University of California, Berkeley in 1870. Phi Delta Theta (1848) and Sigma Chi (1855), founded at Miami University like Beta Theta Phi, emulated its focus on establishing new chapters. These three constitute the Miami Triad. Although growth was stunted by the American Civil War, the system underwent phenomenal growth in the late 19th and early 20th centuries. All societies founded after the Civil War follow the Miami Triad structure.

Women's organizations also formed contemporaneously: the Adelphean Society was established in 1851 at Wesleyan College in Macon, Georgia, and I.C. Sorosis in 1867 at Monmouth College, Monmouth, Illinois. However, they did not take their Greek names (Alpha Delta Pi and Pi Beta Phi) until much later, so Kappa Alpha Theta (January 1870) and Kappa Kappa Gamma (October 1870) are the first women's Greek letter societies. The term "sorority" was not popularized until later in the 19th century, so most were founded as "women's fraternities" or "fraternities for women." The first national to adopt the word "sorority" was Gamma Phi Beta, established in 1874 at Syracuse University in Syracuse, New York. (Continued on page 9)

¹ *Los Angeles Times*, "Stately Home of 90s Given to Wreckers," December 15, 1949, p.A1.

² Excerpted from "Fraternities and Sororities," Wikipedia's online encyclopedia.
http://en.wikipedia.org/wiki/Fraternities_and_sororities

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*Recorded by: Peter Moruzzi *Date February 2007 ☒ Continuation ☐ Update

D6 Significance (Continued)

There are various types of fraternities: social, service, professional, and honorary fraternities. Most of these fraternities were originally founded on dedication to principles such as community service, sound learning, and leadership qualities, though some have become purely "social". Uniquely among most campus organizations, members of social fraternities and sororities often live together in a large house or apartment complex, as is evident in the houses of USC's Fraternity Row. This serves two purposes. First, it emphasizes the bonds the members share as "brothers" or "sisters". Second, the house serves as a central location for the events and administration of the fraternity. Because of the unique nature of this setup, the individual organizations themselves at their respective schools are known as "houses". Professional, academic or honorary societies rarely maintain a permanent housing location, and some may be barred from doing so by their national organization.

As at USC and other college campuses, such a fraternity or sorority house can usually be identified by large Greek letters on the front of the house, advertising the name of the group. Depending on the size of the house, there may be anywhere from three to twenty bedrooms or more. The larger houses generally have a large meeting room and/or dining room, commercial kitchen and study room. There is usually a lounge of some sort, access to which is often restricted to fully initiated members. Fraternities and sororities will also often maintain a chapter room, to which only initiates may ever be admitted and even whose existence may be kept secret. The walls of the house may be decorated with pictures of past house events, awards and trophies, decorative (or historic) paddles, or composites of members from past years.

USC's Greek Letter Organizations and Fraternity Row

According to the 1899 edition of USC's annual yearbook, "El Rodeo," the first appearance of a national Greek letter organization on the campus of the University of Southern California appears to be in 1889, when the Sigma Chi fraternity established its chapter at the university. Six years later, in 1895, the Alpha Chi Omega fraternity was established at USC. Authors Manuel P. Servin and Iris Higbie Wilson in their book "Southern California and its University: a History of USC: 1880-1964," claim that it wasn't until the 1920s, however, that a sizeable number of national fraternities and sororities made their appearance on the campus.¹ During the decade, 14 national fraternities and seven sororities, including three men's and one women's Jewish houses, were established at USC. Due to the rapid growth of the university's Greek community, a need for off-campus accommodations became a necessity.

West 28th Street has been known as 'Fraternity Row' since the 1920s when fraternities and sororities affiliated with the nearby USC campus began systematically occupying many of the stately single-family residences flanking the tree-lined thoroughfare. The street's convenient location only three blocks north of the USC campus was one of the factors in the selection of West 28th Street as the primary location for fraternity/sorority houses during this period. More importantly, due to the rapid departure of the neighborhood's wealthy families during this period, a substantial number of sizeable turn-of-the-twentieth-century residences on large parcels were becoming available for conversion into fraternity and sorority houses for USC's growing number of Greek letter organizations.

(Continued on page 10)

¹ Servin, Manuel P. and Iris Higbie Wilson, "Southern California and its University: a History of USC, 1880-1964," Los Angeles: Ward Ritchie Press, 1969. P.117.

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*Recorded by: Peter Moruzzi *Date February 2007 ☒ Continuation Update

D6 Significance (Continued)

USC's "El Rodeo" yearbook chronicles the expansion of Greek houses north of campus starting in 1925. In that year, five fraternities and five sororities were listed as having West 28th Street addresses.¹ Additionally, building permits, newspaper articles, and published USC histories suggest that 1925 was the year that Greek letter houses first appeared on West 28th Street. The 1925 "El Rodeo" yearbook also lists the other Greek letters residences located north of the USC campus including three on Ellendale Place and five on West 30th Street. While fraternity and sorority houses would continue to appear outside of West 28th Street, Sanborn maps and other research confirms that West 28th Street has remained the center of USC's Greek letter community since the 1920s.

Complementing West 28th Street's role as the residential locus of USC's Greek letter community is the importance of Fraternity Row as the historic center of USC's social scene. In addition to annual coverage of West 28th Street's social activities in "El Rodeo," researchers such as Servin and Wilson have identified Fraternity Row as USC's social center. They note "the outstanding dances and balls [that] were given by the Greek houses. Outside of the houses there was little campus social life for the non-Greeks – the vast majority of the student body. Not only were the important social events geared to the fraternity and sorority students, but also the intramural sports and the other extra-curricular activities."² From 1940 into the 1960s, articles published in the *Los Angeles Times* have described the enormous rallies and street bonfires that were illegally lit prior to each year's Big Game between USC and UCLA on Fraternity Row. Other long-running Fraternity Row social functions such as Homecoming Week, where fraternity and sorority houses are festooned with decorations and host numerous parties, continue to the present day.

As relates to the Greek letter affiliations of individual fraternity or sorority houses, there has been considerable turnover of properties on Fraternity Row over the decades. In fact, along West 28th Street a majority of fraternities and sororities have changed Greek letter affiliations numerous times since the 1920s. A typical example is 700 West 28th Street, which was listed in the 1925 "El Rodeo" yearbook as the Phi Alpha fraternity house, becoming the Kappa Alpha fraternity house in the 1950s, and today is the dwelling for the Sigma Phi Epsilon fraternity. Not only have chapter houses changed hands through time, but a large number of the original grand residences that were converted into fraternities and sororities have been substantially altered, enlarged, or replaced with new houses, primarily since World War II. Of these alterations, many have not been sympathetic to the architects' original design intentions with the result that much important historic fabric has been lost over the years.

Architecturally, the evolution of fraternity and sorority house design has mirrored that of design trends throughout the United States since the Second World War. Specifically, between 1945 and 1965, the influence of the International Style of architecture has been expressed in the renovation or construction of many new fraternity houses on West 28th Street. Additionally, a surprising number of prominent Southern California-based architects have designed new fraternity and sorority houses on West 28th Street since 1950. These architects include Albert C. Martin & Associates (700 W. 28th St., 1955), William Cody (630 W. 28th St., 1957, demolished), John Rex (929 W. 28th St., 1966), and Paul R. Williams (667 W. 28th St., 1973). Notably, Rex and Williams rejected the formerly dominant 1950s-era Modern architectural idiom of Martin and Cody in favor of the revival architectural styles then regaining popularity as applied to residential design in the United States in the late 1960s and 1970s.
(Continued on page 11)

¹ West 28th Street addresses: 625 (Delta Phi Delta fraternity), 639 (Delta Gamma sorority), 642 (Zeta Kappa Epsilon fraternity), 647 (Pi Beta Phi sorority), 653 (Kappa Alpha Theta sorority), 668 (Alpha Gamma Delta sorority), 700 (Phi Alpha fraternity), 710 (Alpha Chi Omega sorority), 920 (Delta Chi fraternity), and 928 (Kappa Sigma fraternity).

² Ibid. pp.117-118.

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D6 Significance (Continued)

Concurrent with the return to Revival style residential architecture in the late 1960s in the Greek letter community, so too were there momentous social pressures arising from the countercultural movement of the era that led to the diminution of fraternities and sororities on college campuses throughout the country. A multi-part *Los Angeles Times* series on college life by Art Seidenbaum in 1969 titled "USC: Up from Apathy," noted, "Fraternities and sororities are dying on most campuses because group identity has lost status." Seidenbaum concluded, "The Row represents a dwindling minority – some one percent of the USC students – and it's the most self-enclosed institution of them all." The impact on West 28th Street's Fraternity Row was the decline and, in a few cases, disappearance of some of USC's Greek chapters during this period. It wasn't until the mid-1980s that a noticeable rebound in fraternity and sorority membership occurred to justify the refurbishment, expansion, or construction of new fraternity houses on West 28th Street that happened in the 1990s to the present day. While West 28th Street's Fraternity Row no longer contains all of the Greek houses it had in 1949, the street continues to be the center of USC's Greek letter community as it has since 1925.

USC Fraternity/Sorority Row District

Based upon the foregoing context statement, a USC Fraternity/Sorority Row District appears eligible for listing in the California Register at the local level of significance under Criterion 1. Specifically, the potential USC Fraternity/Sorority Row District is highly reflective of the historic residential and social association of West 28th Street with the University of Southern California and its Greek letter community during the period 1925-1973. As the center of fraternity and sorority social life for USC students, this time period encompasses the rapid expansion and maturation of fraternity and sorority chapters at USC on what became known as Fraternity Row. While the individual residences within the district's boundaries exhibit varying levels of architectural merit, each contributing dwelling strongly expresses its historic, cultural, and social association with USC's Greek letter community.

Today, the USC Fraternity/Sorority Row District on West 28th Street remains the last intact grouping of fraternity and sorority houses located on a single street in the USC area, and fully expresses the cohesion of USC-affiliated Greek life there since the mid-1920s. Additionally, the district's contributors retain a high degree of integrity of design, materials, and workmanship, particularly on their primary elevations. Further, the district continues to retain its historic location, setting, association and feeling as the residential and social center of USC's Greek letter community.

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*Recorded by: Peter Moruzzi *Date February 2007 ☒ Continuation ☐ Update

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*Recorded by: Peter Moruzzi *Date February 2007 ☒ Continuation ☐ Update

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*Recorded by: Peter Moruzzi *Date February 2007 ☒ Continuation Update

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*Recorded by: Peter Moruzzi *Date February 2007 ☒ Continuation ☐ Update

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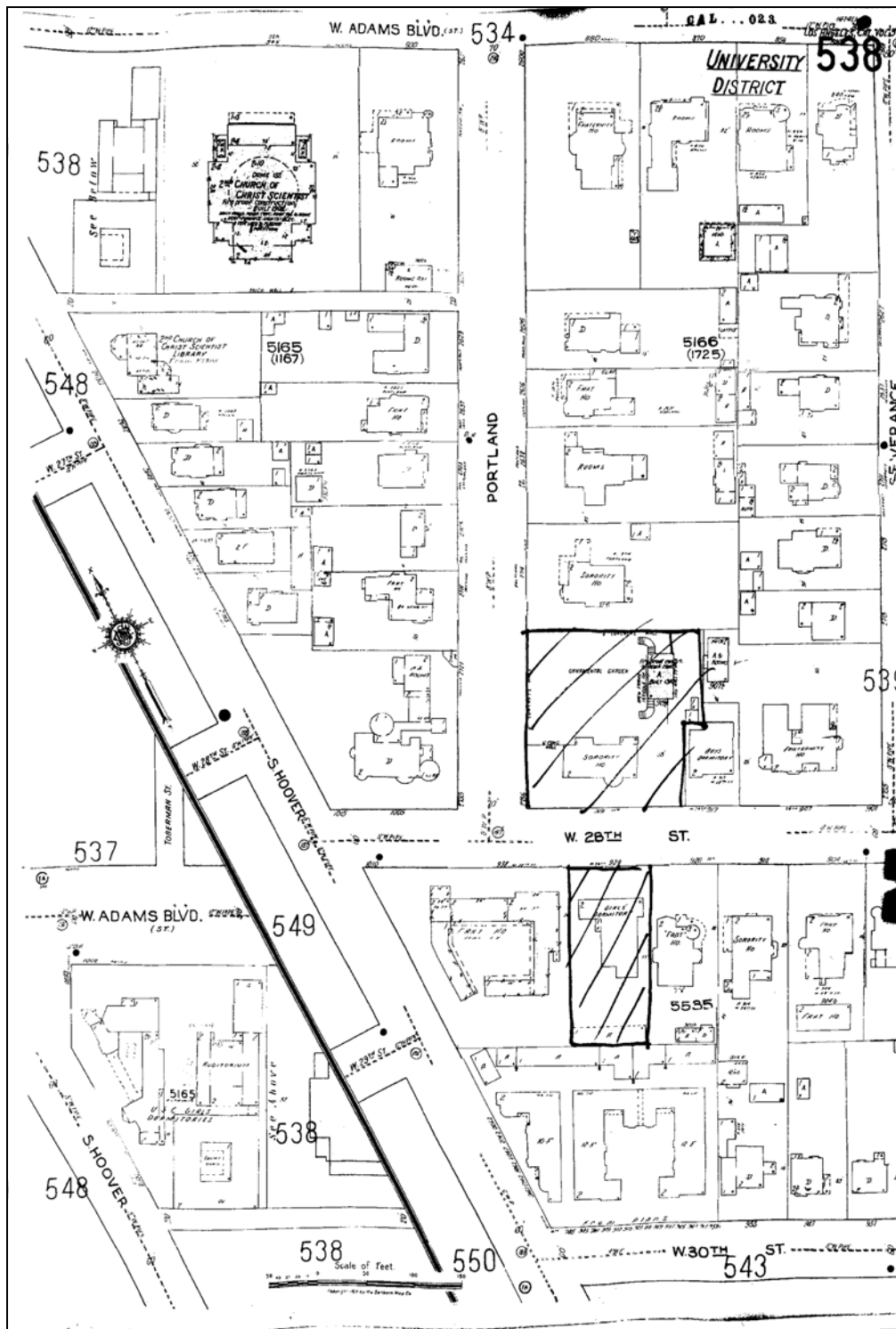
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State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

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HRI#
Trinomial

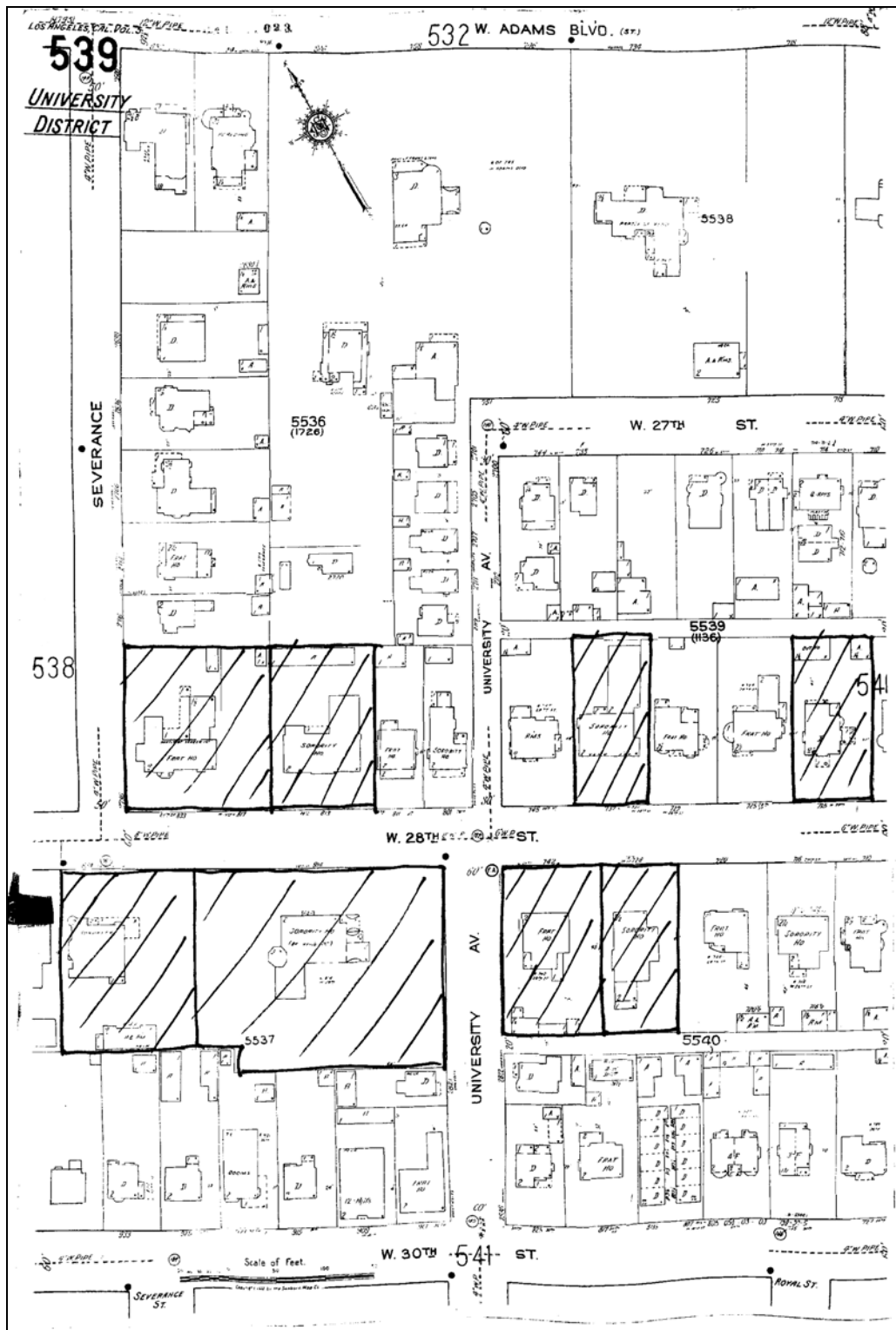
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*Map Name: USC Fraternity/Sorority District *Scale: 1 inch = 50 feet *Date of map: 1950



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LOCATION MAP

Primary #
HRI#
Trinomial

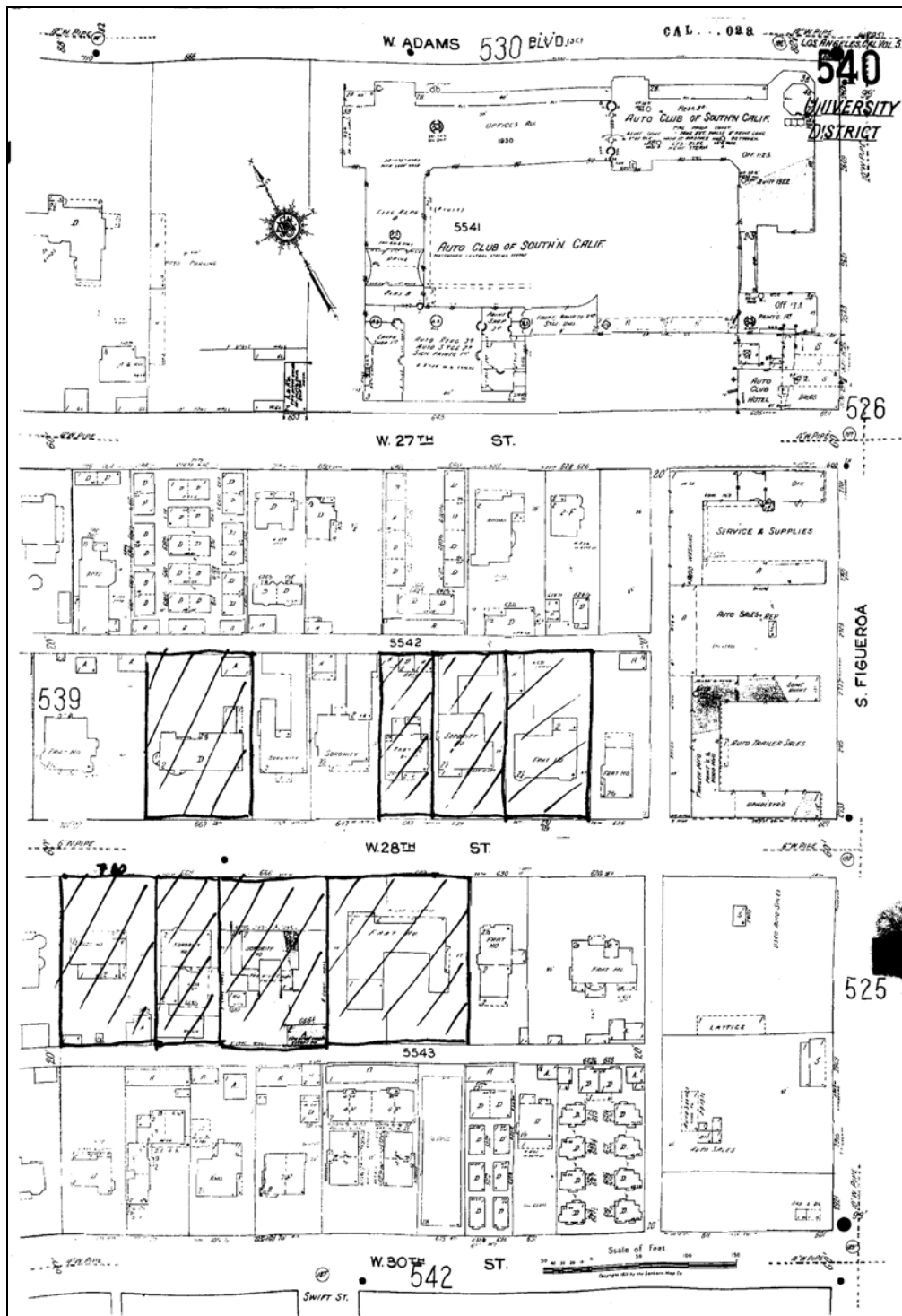
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*Map Name: USC Fraternity/Sorority District *Scale: 1 inch = 50 feet *Date of map: 1950



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LOCATION MAP

Primary #
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Trinomial

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*Map Name: USC Fraternity/Sorority District *Scale: 1 inch = 50 feet *Date of map: 1950



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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 631 West 28th Street

P1. Other Identifier: Tau Kappa Epsilon

*P2. Location: **Not for Publication** ☒ **Unrestricted**

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 631 West 28th Street City Los Angeles Zip 90007

d. UTM: Zone __, _____ mE/ _____ mN

e. Other Locational Data: APN: 5123-015-406

***P3a. Description:**

This two-story, vernacular Modern fraternity house is L-shaped in plan and capped by a flat roof with deep overhanging eaves. Stucco sheathes the exteriors. Bands of wood-framed and metal-framed fixed and casement windows punctuate the primary (south) elevation. A full-height patterned concrete screen covered with ivy provides shade to south-facing windows on the west end of the primary facade. Concrete steps lead to the center entrance, which is sheltered by a perforated roof supported by steel posts. Red brick planters containing clipped hedges border the south elevation. A freestanding wooden platform with wood railings occupies the parcel's southwest corner near the sidewalk. The property appears to be in original condition with few visible alterations.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

South elevation, looking northeast/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
Circa 1950

***P7. Owner and Address:**

Scorpion Benefit Corp.

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:** California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** ☐ NONE ☐ Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 667 West 28th Street

P1. Other Identifier: Pi Beta Phi

*P2. Location: **Not for Publication** ☒ **Unrestricted**

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 667 West 28th Street City Los Angeles Zip 90007

d. UTM: Zone __, _____ mE/ _____ mN

e. Other Locational Data: APN: 5123-016-406

***P3a. Description:**

This three-story Colonial Revival style residence constructed in 1973 for the Pi Beta Phi sorority features a flat roof with shallow overhanging eaves. Exteriors are finished in smooth stucco. Distinguishing features include a third floor balustraded balcony, pedimented entry, multi-paned double hung sash vinyl windows (many with flanking shutters), and slightly recessed first story wings. Brick steps lead to the raised front entry porch, which is enclosed by balustrades. A grassy front yard contains a pair of Magnolia trees that flank the concrete entry path. Other than the vinyl windows within original openings, the building appears to have experienced few alterations since the 1970s.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

South elevation, looking north/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
1973, Building permits

***P7. Owner and Address:**

Private

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:**

California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** ☐ NONE ☐ Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 668 West 28th Street

P1. Other Identifier: Kappa Alpha Psi

***P2. Location: Not for Publication** ☒ **Unrestricted**

***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** ____; **R** ____; ____ **of** ____ **of Sec** ____; ____ **B.M.**

c. Address 668 West 28th Street **City** Los Angeles **Zip** 90007

d. UTM: Zone __, ____ **mE/** ____ **mN**

e. Other Locational Data: APN: 5123-013-409

***P3a. Description:**

This two-story Regency-inspired Kappa Alpha Psi fraternity house was originally constructed in 1906, but has since experienced exterior alterations in the 1930s, 1950s and 1960s. Capped by a low-pitched, side-gabled roof with shallow overhanging eaves, the symmetrical building is rectangular in plan and sheathed in stucco with red brick accents. Distinguishing features include a raised two-story semicircular portico with pipe columns and stylized capitals, pedimented entry, multi-paned double hung sash, molded lintels and pilasters. A broad grassy lawn bisected by a concrete path fronts the residence. Other than wood shutters that were removed in recent years, the dwelling does not appear to have experienced major exterior alterations.

***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

North elevation, looking south/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
1906, 1921, 1934, Building permits

***P7. Owner and Address:**

Private

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:**

California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** ☐ NONE ☐ Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 700 West 28th Street

P1. Other Identifier: Sigma Alpha Epsilon

*P2. Location: **Not for Publication** ☒ **Unrestricted**

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.
c. Address 700 West 28th Street City Los Angeles Zip 90007
d. UTM: Zone __, _____ mE/ _____ mN
e. Other Locational Data: APN: 5123-013-408

***P3a. Description:**

This one- and two-story fraternity house is strongly influenced by the International Style of architecture. L-shaped in plan, the building is capped by a flat roof without overhangs. On the west end of the primary (north) elevation a large, rectangular, two-story volume sheathed in stucco is slightly cantilevered over the first story, which is covered in brick veneer. A pebble-encrusted concrete path leads to the recessed entry porch and double-door entrance. East of the entrance, five bays containing glazed entrance doors, fixed windows and transoms are arranged in a band across the north facade. A low red brick wall forms an enclosed open patio fronting this door/window grouping. The building, designed by A.C. Martin & Associates, appears original with few apparent visible alterations.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

North elevation, looking south/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
1954, Building permits

***P7. Owner and Address:**

Sigma Phi Epsilon House

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:** California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** ☐ NONE ☐ Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CB/5S1

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 715 West 28th Street

P1. Other Identifier: Alpha Rho Chi

*P2. Location: **Not for Publication** ☒ **Unrestricted**

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 715 West 28th Street City Los Angeles Zip 90007

d. UTM: Zone _____, _____ mE/ _____ mN

e. Other Locational Data: APN: 7465-017-006

***P3a. Description:**

This two-story wood frame American Foursquare style Alpha Rho Chi fraternity house is capped by a pyramidal roof with shallow boxed eaves that is punctuated by a large center dormer decorated with dentils and Corinthian pilasters. Symmetrical in massing with prominent neoclassical elements, the house is sheathed in narrow clapboard siding with a brick foundation. Concrete steps lead to a dramatic front (south) entry portico featuring two pairs of fluted Ionic columns supporting a shallow balconette with full entablature. A similar portico centers the secondary east elevation. The glazed wooden entrance is flanked by sidelights. On the second story, pairs of one-over-one double hung sash are capped by molded lintels with carved brackets. Decorative round arched elements containing plaster floral patterns in relief top three of the molded lintels on the primary elevation. The property is landscaped with grassy lawns, flowering shrubs and mature trees. Few exterior modifications are visible from the public right-of-way.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

North elevation, looking south/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
1906, Building permits

***P7. Owner and Address:**

Private

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:**

California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** ☐ NONE ☐ Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 643 West 28th Street

P1. Other Identifier: Alpha Phi

*P2. Location: **Not for Publication** ☒ **Unrestricted**

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 643 West 28th Street City Los Angeles Zip 90007

d. UTM: Zone __, _____ mE/ _____ mN

e. Other Locational Data: APN: 5123-015-402

***P3a. Description:**

Although the Alpha Phi sorority house was originally constructed in 1909, it has experienced numerous alterations in attaining its current Regency-inspired architectural style. Clad on its primary (south) elevation with brick veneer, the three-story residence is capped by a combination flat and hipped roof. Distinguishing features include a two-story portico with pipe columns, paneled main entry door with transom flanked by sidelights, and two-over-two double hung sash windows with wooden shutters. A mature Magnolia tree embellishes the front yard. The residence appears to have experienced few alterations since the 1980s.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

South elevation, looking north/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
1909, 1942, 1980s Building permits

***P7. Owner and Address:**

Private

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:**

California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** ☐ NONE ☐ Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 666 West 28th Street

P1. Other Identifier: Sigma Nu

*P2. Location: **Not for Publication** ☒ **Unrestricted**

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 666 West 28th Street City Los Angeles Zip 90007

d. UTM: Zone __, _____ mE/ _____ mN

e. Other Locational Data: APN: 5123-013-410

***P3a. Description:**

This two-story fraternity house is vaguely Colonial Revival in inspiration and is capped by a side-gabled roof. Exteriors are sheathed in stucco. The asymmetrical, north-facing building is rectangular in plan with a section of the first floor of its primary elevation recessed beneath the second story. Projecting support beams intersect with full-height squared columns that support the deep roof overhang west of a through-the-roof front-gabled dormer. Fenestration consists of multipane vinyl sash and sliders. The recessed entrance features an applied triangular pediment and sidelights. East of the entrance, spandrels of horizontal boards define the three bays. The building appears to be in good condition with few alterations.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

North elevation, looking southeast/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
1956

***P7. Owner and Address:**

Epsilon Omicron of Sigma

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:** California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** ☐ NONE ☐ Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 639 West 28th Street

P1. Other Identifier: Delta Gamma

*P2. Location: **Not for Publication** ☒ **Unrestricted**

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.
c. Address 639 West 28th Street City Los Angeles Zip 90007
d. UTM: Zone __, ____ mE/ ____ mN
e. Other Locational Data: APN: 5123-015-403

***P3a. Description:**

This two and one-half story Colonial Revival style Delta Gamma sorority house is capped by a side-gabled roof punctuated by a row of gabled dormers. Red brick veneer clads the symmetrical building's primary (south) elevation. Fenestration consists primarily of eight-over-eight double hung sash flanked by wooden shutters. A colossal full-height Tuscan colonnade dominates the façade. A red brick entry path leads to the raised porch area, which is centered by a broken pediment entry featuring a large paneled wooden door topped by a segmental arched window flanked by sidelights. Brick planters containing low shrubs and mature trees parallel the sidewalk fronting the building. Security grilles appear to be the only visible alterations. In correcting previous surveys, the building's date of construction is 1969, designed by the architectural firm of W. Frazier Overpeck Associates.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

South elevation, looking north/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
1969, Building permits

***P7. Owner and Address:**

Private

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:**

California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

*Attachments: ☐ NONE ☐ Location Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 642 West 28th Street

P1. Other Identifier: Phi Kappa Psi

*P2. Location: **Not for Publication** ☒ **Unrestricted**

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 642 West 28th Street City Los Angeles Zip 90007

d. UTM: Zone __, _____ mE/ _____ mN

e. Other Locational Data: APN: 5123-014-403

***P3a. Description:**

This two-story Phi Kappa Psi fraternity house is highly reflective of the International Style of architecture in its flat roof, cubic massing, window bands, slender steel support posts, pipe railings, and exterior stucco finish. Brick cladding adds a traditional note to the composition, as does the prominent exterior brick chimney that centers the recessed entry porch and second story balcony. Floor to ceiling windows dominate the primary (north) ground floor area east of the entrance and the second story balcony area flanking the chimney. A broad grass lawn and low shrubs front the building, which is approached via a concrete path. It appears that a number of the original steel framed windows have been replaced. Otherwise, the building appears in good condition with few visible alterations.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building Structure Object Site District ☒ Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

East and north elevations, looking southwest/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic Prehistoric Both
1948, Building permits

***P7. Owner and Address:**

Private

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:**

California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** . NONE Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 728 West 28th Street

P1. Other Identifier: Theta Xi

*P2. Location: Not for Publication ☒ Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 728 West 28th Street City Los Angeles Zip 90007

d. UTM: Zone __, _____ mE/ _____ mN

e. Other Locational Data: APN: 5123-013-404

***P3a. Description:**

Capped by a flat roof, this two-story vernacular Modern fraternity house is of wood-framed concrete block construction and divided into five bays. Rectangular in plan, the north-facing building features floor-to-ceiling plate glass, sliding glass doors, and clerestory windows. A second story walkway supported by projecting wooden beams is enclosed by a wooden balustrade. The exterior staircase is disguised by ground floor board-and-batten siding and a projecting second story balcony sheathed in stucco. The building appears to be in good condition with few alterations.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:

North elevation, looking southwest/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
Circa 1954

***P7. Owner and Address:**

Alpha Nu Association of Theta Xi Corp.

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:** California Register Nomination

P5a.



***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** ☐ NONE ☐ Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 737 West 28th Street

P1. Other Identifier: Gamma Phi Beta

*P2. Location: **Not for Publication** ☒ **Unrestricted**

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 737 West 28th Street City Los Angeles Zip 90007

d. UTM: Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN: 5123-016-401

***P3a. Description:**

Inspired by the American Colonial Revival style, this two-story sorority house is centered by a hipped roof bordered by a flat roof with parapet. Red brick sheathes the building's exteriors. Roof elements include round-arched dormers on the hipped roof portion and a X-patterned wooden railing on the parapet. The symmetrical facade of the south-facing building features three bays with fixed and sash tripartite window groupings on first and second floors separated by wood panel spandrels. Narrow wood shutters decorate the facade's windows and center entrance opening. The deeply recessed entrance area features a multipane entry door with transom with the porch illuminated by a hanging wrought iron lantern. A pair of small sash windows punctuates the facade above the recessed entrance. The primary elevation appears to have been altered during the 1950s based upon the design of the fenestration and spandrels.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

South elevation, looking north/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
1936

***P7. Owner and Address:**

Beta Alpha of Gamma Phi Beta

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:** California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** ☐ NONE ☐ Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 742 West 28th Street

P1. Other Identifier: Zeta Beta Tau

*P2. Location: **Not for Publication** ☒ **Unrestricted**

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 742 West 28th Street City Los Angeles Zip 90007

d. UTM: Zone __, _____ mE/ _____ mN

e. Other Locational Data: APN: 5123-013-403

***P3a. Description:**

This two-story fraternity house is vaguely Colonial Revival in inspiration and is capped by a side-gabled roof. Exteriors are sheathed in stucco and brick veneer. The asymmetrical, north-facing building features steel-framed, multipane casement windows flanked by wooden shutters. The deeply recessed entrance is located near the west end of the primary (north) elevation. Red brick steps lead to the entrance area, which contains a glazed and paneled front door, transom, and sidelights. The building appears to be original with few visible modifications since its remodeling, which tax assessor records indicate occurred in 1938.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

North elevation, looking south/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
1903, 1938

***P7. Owner and Address:**

Pi Kappa Phi Properties, Inc.

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:**

California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** ☐ NONE ☐ Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 813 West 28th Street

P1. Other Identifier: Alpha Chi Omega

*P2. Location: **Not for Publication** ☒ **Unrestricted**

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 813 West 28th Street City Los Angeles Zip 90007

d. UTM: Zone _____, _____ mE/ _____ mN

e. Other Locational Data: APN: 5123-003-407

***P3a. Description:**

Constructed for the Alpha Chi Omega sorority this two-story Colonial Revival style residence is capped by a medium pitched hipped roof with shallow boxed eaves and a prominent front-facing gable. Stucco sheathes the exteriors. Second story windows on the primary (south) elevation are wood framed, six-over-six double hung sash with flanking wood shutters. In contrast, multi-pane ground floor windows are non-original vinyl installed within existing openings. The building's massing is primarily symmetrical except for the addition located on the dwelling's east end. A colonnaded front entry porch projects from the front gable, which features pilasters, an entablature, and cornice returns centered by a decorative round framed by plaster garlands. Within the porch area, sidelights border the paneled wood entrance. A grassy lawn, low shrubs, and a pair of mature trees enclosed by a brick perimeter wall distinguish the property's front yard. Other than the vinyl windows, the property appears relatively unaltered as viewed from the public right-of-way.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

South elevation, looking northeast/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
1941, Building permits

***P7. Owner and Address:**

Private

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:**

California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** ☐ NONE ☐ Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 814 West 28th Street

P1. Other Identifier: Alpha Delta Pi

*P2. Location: **Not for Publication** ☒ **Unrestricted**

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 814 West 28th Street City Los Angeles Zip 90007

d. UTM: Zone __, _____ mE/ _____ mN

e. Other Locational Data: APN: 5123-004-416

***P3a. Description:**

Situated on a large parcel, this two-story Colonial Revival residence was originally constructed in 1896 prior to its conversion into a fraternity house in 1931 and, later, its occupancy by the Alpha Delta Pi sorority. Capped by a hipped roof with boxed eaves and sheathed primarily in rough textured stucco, the dwelling is somewhat minimal traditional in its postwar styling and lack of decorative flourishes. Distinguishing features include a full-height portico supported by two pairs of square wood columns, a red brick front entry porch floor, a recessed entry, and a stringcourse. Alterations visible from the public right-of-way include the application of rough textured stucco, metal security grilles, a second story balcony, and a first story addition on the building's west elevation. A large grassy lawn surrounds much of the house.

*P3b. Resource Attributes: _____ HP3. Multiple family property

*P4. Resources Present: ☒ Building Structure Object Site District ☒ Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

North elevation, looking south/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic Prehistoric Both
1896, 1931, 1940, Building permits

***P7. Owner and Address:**

Private

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:**

California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** . NONE Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CB/5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 833 West 28th Street

P1. Other Identifier: Sigma Alpha Epsilon

*P2. Location: **Not for Publication** ☒ **Unrestricted**

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 833 West 28th Street City Los Angeles Zip 90007

d. UTM: Zone __, _____ mE/ _____ mN

e. Other Locational Data: APN: 5123-003-409

***P3a. Description:**

This two-and-one-half story Tudor Revival style residence is the campus home of the Sigma Alpha Epsilon fraternity. A cross-gabled roof crowns the south-facing half-timbered building with its exteriors clad in stucco and brick. Consistent with the Tudor Revival style, the dwelling features bargeboards, brackets, multi-paned casement and double-hung sash windows, and brick chimneys. A curved concrete path leads to the raised entrance patio and a large paneled wooden entrance flanked by sidelights. Clipped hedges, a grassy lawn, and mature trees distinguish the property's front yard area. Visible alterations include the loss of the top portion of the exterior brick chimney and the addition of a wooden walkway near the roof's ridgeline. Building permits note that the residence was converted for use as a fraternity in 1939.

*P3b. Resource Attributes: _____ HP3. Multiple family property

*P4. Resources Present: ☒ Building Structure Object Site District ☒ Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

South elevation, looking northeast/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic Prehistoric Both
1907, Building permits

***P7. Owner and Address:**

Private

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:**

California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** . NONE Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 834 West 28th Street

P1. Other Identifier: Delta Delta Delta

*P2. Location: **Not for Publication** ☒ **Unrestricted**

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 834 West 28th Street City Los Angeles Zip 90007

d. UTM: Zone __, _____ mE/ _____ mN

e. Other Locational Data: APN: 5123-004-402

***P3a. Description:**

Crowned by a steeply pitched hipped roof with shallow eaves, this two-story French Revival style dwelling is the campus home of the Delta Delta Delta sorority. Smooth stucco sheathes exterior surfaces of the north-facing residence. Fenestration consists of multi-paned second story windows flanked by shutters and ground floor French doors with keystoned surrounds. Distinguishing features include dormers, a finial, dentils, and a belt course. The recessed front porch features a wood-framed entry with stained and leaded glass. Clipped hedges, a grassy lawn, and towering mature Canary Island date palms characterize the property's front yard. Few alterations are visible on the dwelling's primary façade.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

North elevation, looking southwest/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
Circa 1905, Building permits

***P7. Owner and Address:**

Private

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:**

California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** ☐ NONE ☐ Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 928 West 28th Street

P1. Other Identifier: Kappa Sigma

*P2. Location: **Not for Publication** ☒ **Unrestricted**

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 928 West 28th Street City Los Angeles Zip 90007

d. UTM: Zone _____, _____ mE/ _____ mN

e. Other Locational Data: APN: 5123-004-404

***P3a. Description:**

This two-story fraternity house is vaguely French Eclectic in style and is capped by a steeply-pitched hipped roof. Stucco sheathes the building's exteriors. Roof elements of the north-facing building, which is rectangular in plan, include overhanging eaves with exposed rafters and round arched through-the-roof dormers. Fenestration consists primarily of multipane, steel-framed casement windows. Between two projecting wings, the building's second story north elevation is recessed to create a large open balcony area enclosed by a wooden balustrade. Directly below, the recessed entry porch features a paneled front door flanked by sidelights. A canted bay with hipped roof punctuates the ground floor facade east of the entrance. A red brick wall facing the sidewalk creates an open patio area that fronts the residence. The building does not appear to have been substantially modified since alterations dating from the 1940s.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

North elevation, looking southwest/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both
1939

***P7. Owner and Address:**

Kappa Sigma Building Association

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:** California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** ☐ NONE ☐ Location 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 (List):

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3CD

Other Listings
Review Code

Reviewer

Date

Page 1 of 1 *Resource Name or #: 929 West 28th Street

P1. Other Identifier: Kappa Kappa Gamma

***P2. Location:** **Not for Publication** ☒ **Unrestricted**

***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** ____; **R** ____; ____ **of** ____ **of Sec** ____; ____ **B.M.**

c. Address 929 West 28th Street **City** Los Angeles **Zip** 90007

d. UTM: Zone __, _____ **mE/** _____ **mN**

e. Other Locational Data: APN: 5123-002-411

***P3a. Description:**

Crowned by a hipped and side-gabled roof with shallow boxed and dentiled eaves, this two-story Colonial Revival style residence was built as the campus dwelling of the Kappa Kappa Gamma sorority. Characterized by prominent dormers and symmetrical massing, the building is sheathed in smooth stucco. Fenestration on the primary (south) elevation features multi-paned double hung sash, many of which are fronted by wrought iron balconettes. Distinguishing features include squared columns with capitals, exterior brick chimneys, and a glazed wooden entrance with transom topped by a broad entablature. Shrubs and a grassy lawn bisected by a brick entry path front the property, which appears to have experienced few visible alterations.

***P3b. Resource Attributes:** _____ **HP3. Multiple family property**

***P4. Resources Present:** ☒ Building Structure Object Site District ☒ Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

South elevation, looking northeast/July 2005

***P6. Date Constructed/Age and Source:**

☒ Historic Prehistoric Both
1966, Building permits

***P7. Owner and Address:**

Private

***P8. Recorded by:**

Peter Moruzzi
Architectural Historian
2935 Angus Street
Los Angeles, CA 90039

***P9. Date Recorded:** February 2007

***P10. Survey Type:**

California Register Nomination

***P11. Report Citation:** City of Los Angeles, Community Redevelopment Agency. "Historic Resources Survey Update: Exposition/University Park Redevelopment Area," prepared by PCR Services Corp., April 2006.

***Attachments:** . NONE Location 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 (List):