

**Appendix G:
Historical Evaluation**

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January 11, 2018

Cecelia So
Project Manager
First Carbon Solutions
250 Commerce, Suite 250
Irvine, CA 92602

Re: Campus Master Plan for Vanguard University Project

Dear Ms. So;

Pamela Daly, M.S. Historic Preservation, of Daly & Associates was retained by First Carbon Solutions (FCS) to provide historical consulting services with regards to the Vanguard University Campus Master Plan Project¹ (Project) proposed by Vanguard University (VU) on their campus in Costa Mesa, Orange County. VU proposes to create a master plan to manage growth on the VU campus, and focus on the unique vision and characteristics of the campus that is situated on land that was the home of the Santa Ana Army Air Base (SAAAB) from 1941 to 1945.

Project Location

The Project site is located at 55 Fair Drive, in the City of Costa Mesa. More specifically, the site is located on a triangular-shaped parcel of approximately 38 acres, bound by Fair Drive to the north, Vanguard Way to the west, and Newport Boulevard to the east. Highway 55 is the major thoroughfare providing access to the site, and it parallels Newport Boulevard. According to the VU website, the current campus has been occupied by the college since 1950.

According to the City of Costa Mesa General Plan Land Use Map, the Project site is currently designated Public Institutional. The Public Institutional designation is intended for both publicly and privately owned land that provides recreation, open space, health, and educational opportunities, as well as uses that provide a service to the public.

Project Description

The proposed Project will be used by VU planners, architects, landscape architects, engineers, builders, to implement development which supports the collegial environment that VU seeks to provide its students and community. The framework and guidelines provided within the future Master Plan are intended to:

- Enhance and support the VU Community, including academics, student life and athletics;
- Establish and maintain an appropriate balance of facilities, open space and parking;
- Encourage sustainable development;
- Enhance vehicular access and safe mobility on and off campus;

¹ Vanguard University Campus Master Plan, HPI Architects; April 2017.

- Provide pedestrian and open space amenities consistent with design quality;
- Focus on safety and security through environmental design;
- Strengthen campus identity through intelligent design, high quality development and a definition of campus edge improvements and conditions
- Streamline the entitlement and development process for individual projects within the master plan

According to the Campus Master Plan Executive Summary, the proposed Master Plan includes 12 separate projects that involve the removal of existing buildings, and the construction of new buildings on campus.

It is intended that the Development Areas and Development Guidelines described in the Master Plan remain fixed while allowing for the future development of buildings of various types, size, and heights, to be located within these Areas, and designed consistent with the Guidelines. An additional intent of the Master Plan is to enhance on campus pedestrian safety by removing internalized vehicular circulation and parking.

The VU Master Plan is intended to establish and document Development Areas and Development Guidelines, for future buildings and related site improvements within a Master Plan framework, for approval by the City of Costa Mesa.

Methodology

Daly & Associates has been engaged by FCS to survey the existing built-environment resources, of sufficient age, situated on the VU campus, that are to be removed as part of the proposed Project. Daly & Associates will present information about any potential historical resources discovered as a result of the survey. If there are historic resources that will be affected by the Project activities, it will then be necessary to prepare measures to avoid, or mitigate, the effects of adverse actions to the potential historical resources.

The evaluation and assessment of built-environment resources located within the scope of the Project was conducted by Pamela Daly, M.S.H.P., Principal Architectural Historian. In order to identify and evaluate the subject built-environment resources as potential historical resources, a multi-step methodology was utilized. An inspection of the property and the existing buildings, combined with a review of archival materials provided by VU, was performed to document existing conditions and assist in assessing and evaluating the property for significance. Photographs were taken of the individual buildings on the VU campus, including photographs of architectural details, surrounding buildings, or other points of interest, during the intensive-level survey. Additional research was performed by accessing regional newspaper archives about the history of SAAAB, the Southern California Bible College, the Southern California College, Southern California University, Vanguard University, and the history of SAAAB from the California State Military Museum.

Regulatory Framework

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions have active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as

amended, the California Environment Quality Act (CEQA), and Article 13, Chapter 9; Section 13-200.9(a)(1) *Local Designation Criteria* of the City of Costa Mesa Municipal Ordinance, are the primary federal, state, and local regulations governing the evaluation and significance of historic resources of national, state, regional, and local importance. The California Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the individual built-environment resources situated within the Project.

A. Federal

1. National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register was established by the NHPA as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”² The National Register recognizes properties that are significant at the national, state, and local levels.

To be eligible for listing in the National Register as a “historic property,” the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:³

- A. Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Is associated with the lives of persons significant in our past; or
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yields, or may be likely to yield, information important to prehistory or history.

A property eligible for listing in the National Register must meet one or more of the four criteria (A-D) defined above. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. “Integrity is the ability of a property to convey its significance.”⁴ According to *National Register Bulletin 15*, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.⁵ The seven factors that define integrity are location, design, setting,

² Code of Federal Regulations (CFR), 36 § 60.2.

³ Guidelines for Completing National Register Forms, National Register Bulletin 16, U.S. Department of the Interior, National Park Service, 1997 (“National Register Bulletin 16”). This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register.

⁴ How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15, U.S. Department of the Interior, National Park Service, 1997 (“National Register Bulletin 15”), page 44.

⁵ Ibid.

materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin 15*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.⁶
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.⁷
- Setting is the physical environment of a historic property.⁸
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.⁹
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.¹⁰
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.¹¹
- Association is the direct link between an important historic event or person and a historic property.¹²

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.¹³

For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).¹⁴

⁶"The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved." Ibid.

⁷"A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape." Ibid.

⁸National Register Bulletin 15, page 45.

⁹"The choice and combination of materials reveals the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place." Ibid.

¹⁰"Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques." Ibid.

¹¹"It [feeling] results from the presence of physical features that, taken together, convey the property's historic character." Ibid.

¹²"A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, association requires the presence of physical features that convey a property's historic character.... Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." Ibid.

¹³National Register Bulletin 15, page 46.

¹⁴Ibid.

In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.¹⁵

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives.¹⁶ In addition, for projects that receive federal funding, require federal permits, or are located on federal land, the NHPA Section 106 consultation process must be completed (published at 36 CFR Part 800). State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to CEQA.

B. State

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historical Resources Inventory. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdiction.

1. California Register of Historical Resources

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the California Register is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change."¹⁷ The criteria for eligibility for the California Register are based upon National Register criteria.¹⁸ Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.¹⁹

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward;

¹⁵"A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." Ibid.

¹⁶See 36 CFR 60.2(b) and (c).

¹⁷ California Public Resources Code § 5024.1(a).

¹⁸ California Public Resources Code § 5024.1(b).

¹⁹ California Public Resources Code § 5024.1(d).

- Those California Points of Historical Interest that have been evaluated by OHP and have been recommended by the State Historical Resources Commission for inclusion in the California Register.²⁰

Other resources that may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.²¹

To be eligible for the California Register as a “historical resource,” a historic resource must be significant at the local, state, or national level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.²²

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historical resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.²³

C. City of Costa Mesa²⁴

Local Register. The city shall maintain a list of all designated cultural resources, landmarks and historic districts which shall be known as the local Register of Historic Places.

(1) *Local Register designation criteria.* The city council, upon the recommendation of the planning commission (or other commission/committee designated by the city council), may designate any

²⁰ California Public Resources Code § 5024.1(d).

²¹ California Public Resources Code § 5024.1(e) and (g).

²² California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).

²³ Ibid.

²⁴ Article 13, Chapter 9; Section 13-200.9(a)(1) *Local Designation Criteria* of the City of Costa Mesa Municipal Ordinance.

building, structure, site, object, district, improvement, or natural feature that is over fifty (50) years of age or, in special circumstances under fifty (50) years, as a local landmark if it meets the criteria for listing in the National Register of Historic Places, or the criteria listed below. Any structure identified in the city's general plan is recognized as being eligible for placement on the local Register. Designation criteria shall include the following:

When the resource:

- a. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- b. Is identified with persons or events significant in local, state, or national history; or
- c. Embodies distinctive characteristics of a style, type, period, or method of construction; or
- d. Is a valuable example of the use of indigenous materials or craftsmanship; or
- e. Represents the work of a notable builder, designer, or architect; or
- f. Contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or
- g. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community or of the city; or
- h. Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- i. Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or
- j. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
- k. Is a type of building or is associated with a business or use which was once common but is now rare; or
- L. Yields, or may yield, information important in prehistory or history; and retains the integrity of those characteristics necessary to convey its significance.

Historic Context

In 1941, the land upon which Vanguard University now stands was used for agricultural purposes and primarily covered with bean fields. The United States Army Air Corps (USAAC) purchased 1,337 acres of the land that had once been part of the Berry Rancho²⁵ in 1941 for the purpose of building the Santa Ana Army Air Base (SAAAB) as the base for training pilots and air crews in order to aid its European allies against Germany. With the attack on Pearl Harbor in December of 1941, the USAAC stepped up its construction of an operating base and opened SAAAB in February 1942.

SAAAB was used for USAAC basic training, and for specialized training of pilots, bombardiers, navigators, and airplane mechanics. The training base was also home of a division of Women's Army Air Corps and Women's Air Service Pilots.²⁶ SAAAB was notable in that it had no actual flight line, planes, runways, or hangars. The over 22,000 trainees a year would receive basic flight training before being sent to other

²⁵ Gettemy, Robert M. "The Military Base That Was"; *Los Angeles Times*, October 11, 1971.

²⁶ California State Military Museum. "Santa Ana Army Air Base".
<http://www.militarymuseum.org/SantaAnaAAB.html>

bases for specific training not available at SAAAB, and then active service.²⁷ Situated on the base were approximately 800 buildings, with over 300 one- and two-story barracks buildings serving as housing for both male and female enlisted personnel. It was estimated that an addition 1,000 civilian personnel worked on the base as well.

After the end of World War II, the U.S. Air Force leased approximately one-half of the acreage to civilian organizations that included the Orange County Fair (175 acres), Orange Coast College (245 acres), and Southern California Bible College (129 acres).²⁸ All three organizations were also allowed to purchase and move the abandoned military buildings, particularly the SAAAB barracks and administration buildings, to their parcels for use as dorms, dining halls, classrooms, and married housing.²⁹

Southern California Bible College (SCBC) had its beginning in the city of Los Angeles as the Southern California Bible School in 1920, and then moved to a site in Pasadena in 1927. The "School" became a "College" in 1939 when it received a charter from the State of California to grant college degrees. SCBC began to build a campus on the old SAAAB land in 1949. "Construction has been under way more than a year in reconverting Army barracks from the former Santa Ana Army Air Base into church and school buildings on the spacious 125-acre site".³⁰

SCBC began operations on the new campus in September 1950 with nearly 400 students. SCBC used war surplus Army barracks in the construction of a group of colonial style buildings, which included dormitories, classrooms, and a cafeteria.³¹ The women's dormitory was designed with "a stately rotunda topped by a New England spire".³² The college would change its name again in 1959 to be called Southern California College. In 1999 when the college achieved university status it was renamed Vanguard University.

Architecturally, the VU campus moved away from the early influence of the colonial revival style buildings found on the campus in the 1950s, to the construction of buildings designed with conservative Modern architectural emphasis in the 1960s and early 1970s. Historic aerial photographs reveal that the construction of State Highway 55 had a major impact to the campus, as it caused numerous existing buildings on eastern side of the campus to be demolished to make room for the highway and Newport Boulevard. VU is now striving to create a more visually consistent campus design as the university moves into the twenty-first century.

²⁷Orange County Historical Society. "The Santa Ana Army Air Base"; John Bushman, editor. November 2010, Volume 40, Number 9.

²⁸*Los Angeles Times*. "Air Force Surveys Base at Santa Ana", February 21, 1951.

²⁹Gettemy.

³⁰*Los Angeles Times*. "Church Group Leader to Talk at Costa Mesa", July 22, 1950.

³¹*Los Angeles Times*. "Bible College Reports World-Wide Students", September 30, 1950.

³²Ibid.





Survey and Evaluation

Ms. Daly performed a pedestrian-level survey of the buildings scheduled for removal from the Project area on December 18, 2017.

The buildings surveyed included ten permanent structures and seven portable/temporary structures. Four of permanent buildings are the last SAAAB barracks buildings that were rehabilitated and reused by SCBC; the gymnasium building that may have also been constructed at SAAAB, and then used by Orange Coast College before being moved to SCBC in 1960; and three buildings that date from the 1960s-1970s period of Modern architecture.

We have presented three tables below with individually list the buildings that were surveyed as part of the current effort, a summary of our findings, and the determination that none of the permanent or portable buildings meet the criteria of the National Register, California Register, or City of Costa Mesa to be considered an individual historical resource, or a contributor to a potential historic district. (These three tables summarize the detailed information from the Department of Parks and Recreation Series 523 Inventory Site Forms (DPR forms) completed for the buildings, and found in Appendix A of this report.)

Table 1: Campus buildings to be removed

<i>Bldg. #</i>	<i>Building Name</i>	<i>Date of Constr.</i>	<i>Function</i>	<i>Description</i>	<i>Significance</i>
6	Gymnasium	1948/1954; Moved to SCCC/VU campus in 1960 from Orange Coast College. (May have been a reused SAAAB building.)	Gymnasium; Women's and Men's Locker Rooms		Loss of physical integrity with the removal of fenestration, application of stucco siding.
7	The Cove Campus Bookstore	1942; Reused barrack building moved from SAAAB.	Student bookstore, snack shop, café		Loss of physical integrity with the removal of original wood windows, doors, siding, and application of stucco siding.
8	The Café	1965	Dining hall		Building is not an important example of a 1960s institutional dining facility.
13	O. Cope Budge Library	1962/1980	Library		The building is a modest example of Mid-Century/International style architecture. Original design was altered with the removal of the cast concrete screen wall across the front








					façade.
13a	Lyceum Theater	1980	University Theater		Not of sufficient age to be evaluated. Not of exceptional design.
15	Smith Hall	1986 Purchased by VU in 1992. Had been owned by Southern California District Council of the Assemblies of God.	Instruction rooms		Not of sufficient age to be evaluated. Not of exceptional design.
16	Natural Science Offices	1942; Reused barrack building moved from SAAAB.	Instruction rooms		Loss of physical integrity with the removal of original wood windows, doors, siding, and application of stucco siding.
16a	Music Studios	1942; Reused barrack building moved from SAAAB.	Instruction rooms		Loss of physical integrity with the removal of original wood windows, doors, siding, and application of stucco siding.
17	Natural Sciences	1972	Instruction rooms		Not of sufficient age to be evaluated. Not of exceptional design.
19	Fine Arts/Music and Theatre Offices	1942; Reused barrack building moved from SAAAB.	Instruction rooms		Loss of physical integrity with the removal of original wood windows, doors, siding, and application of stucco siding.

Table 2: Portable buildings being removed

<i>Bldg. #</i>	<i>Building Name</i>	<i>Date of Constr.</i>	<i>Function</i>	<i>Description</i>	<i>Significance</i>
14 14a	Technology Services, Human Resources	1997; 2005	Support staff offices		Not of sufficient age to be evaluated.

22 22a	Social Sciences Psychology	1998	Instruction rooms		Not of sufficient age to be evaluated.
23	Graduate Psychology Clinic	1998	Instruction rooms		Not of sufficient age to be evaluated.
24	Facility Services	1985	Support Services		Not of sufficient age to be evaluated.
25	Newport Mesa Church Dome	Owned by Newport Mesa Church, not Vanguard University	Meeting space		Not of sufficient age to be evaluated.
27	Nursing Annex	2007	Instruction rooms		Not of sufficient age to be evaluated.
28	Kinesiology Classroom	2015	Instruction rooms		Not of sufficient age to be evaluated.

Table 3: Results of Evaluation

Bldg. #	Building Name	Significance	Eligible for listing in the National Register of Historic Places?	Eligible for listing in the California Register of Historical Resources?	Eligible for listing in the City of Costa Mesa Local Register of Historic Places?	CRHR Status Code Assigned
6	Gymnasium	Loss of physical integrity with the removal of fenestration, application of stucco siding.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	6Z

7	The Cove Campus Bookstore	Loss of physical integrity with the removal of original wood windows, doors, siding, and application of stucco siding.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	6Z
8	The Café	Building is not an important example of institutional dining facilities dating from the 1960s.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	6Z
13	O. Cope Budge Library	The building is a modest example of Mid-Century/International style architecture. Original design was altered with the removal of the cast concrete screen wall across the front façade.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	6Z
13a	Lyceum Theater	Not of sufficient age to be evaluated. Not of exceptional design.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	6Z
15	Smith Hall	Not of sufficient age to be evaluated. Not of exceptional design.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	6Z
16	Natural Science Offices	Loss of physical integrity with the removal of original wood windows, doors, siding, and application of stucco siding.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	6Z
16a	Music Studios	Loss of physical integrity with the removal of original wood windows, doors, siding, and application of stucco siding.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	6Z
17	Natural Sciences	Not of sufficient age to be evaluated. Not of exceptional design.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	6Z
19	Fine Arts/Music and Theatre Offices	Loss of physical integrity with the removal of original wood windows, doors, siding, and application of stucco siding.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	Not eligible for listing individually or as part of a historic district.	6Z

Sincerely,



Pamela Daly, M.S.H.P.
Principal

Attachment:
Appendix A: DPR forms for Permanent Building (Table 1).

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

*Resource Name: Vanguard University – Bldgs. 7, 16, 16a, 19

P1. Other Identifier: #7: The Cove Campus Bookstore; #16 Natural Sciences Office; #16a: Music Studios; #19: Fin Arts/Music /Theater

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

*a. County: Orange County

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

*b. USGS 7.5' Quad: Newport Beach

Date: 1981 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 55 Fair Drive

City: Costa Mesa

Zip: 92626

d. UTM: Building 7: Zone 11; 416366m/E; 3725028m/N

Building 16: Zone 11; 416492m/E; 3725019m/N

Building 16a: Zone 11; 416493m/E; 3725045m/N

Building 19: Zone 11; 416482m/E; 3725080m/N

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

Buildings are located on the site of Vanguard University campus.

***P3a. Description:**

These three buildings are comprised of two individual buildings, and two that were joined end-to-end to form one single building yet are noted as Bldgs. 16 and 16a. All of the buildings were originally constructed and used by the U.S. Army Air Corps at the Santa Ana Army Air Base (SAAAB) when the training base was established in 1942. The SAAAB was established on over 1,000 acres of land immediately north of where Vanguard University is now located. The abandoned SAAAB buildings were moved to the location of Southern California College in 1949. While the SAAAB buildings that became Bldg. 7, 16, and 16a, continued to stay in their original location on the campus, Bldg. 19 was moved after 1980 due to the impacts from the construction of State Route 55 and realignment of Newport Boulevard.

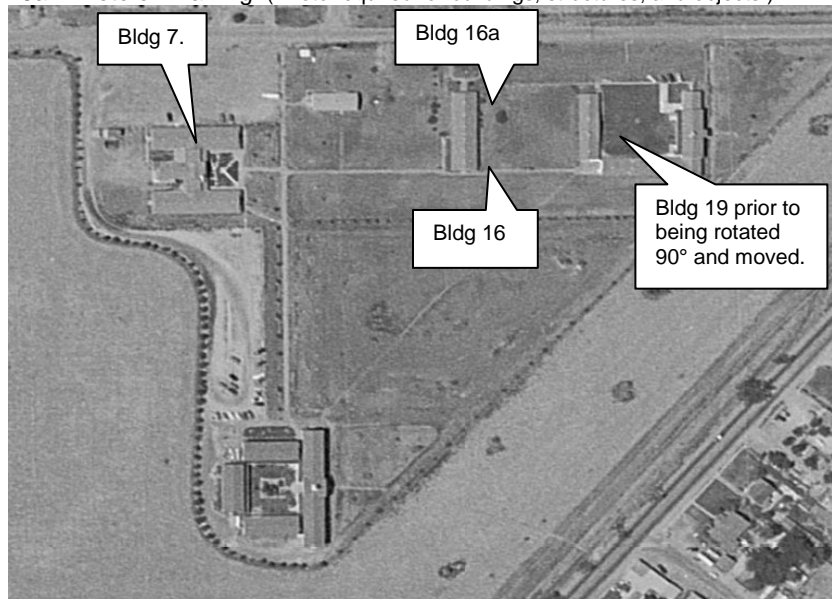
Originally, the military buildings were constructed with wood siding, 8-over-8 wood-frame double hung sash windows, wood panel doors, asphalt shingles on gable roofs framed with trusses and plywood sheeting, roof mounted ventilators, pier/post foundation system, and wood framed steps/porches/ramps attached to the buildings. The exterior of the old SAAAB buildings on VU campus have been substantially altered with the application of stucco siding to the exterior of the buildings, removal of all the original fenestration and replacement with modern composite units, permanent removal of some windows and doors, and replacement of all original exterior wood doors with metal door units.

Building 7 measures approximately 127 feet long by 38 feet wide; Building 16 and 16a combined measure approximately 124 feet long by 35 feet wide; and Building 19 measures approximately 110 feet long by 30 feet wide.

***P3b. Resource Attributes:** HP15 (Educational building)

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: Aerial view of campus in 1953. Looking north.

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both

Built by U.S. Army 1942, moved to campus in 1949.

***P7. Owner and Address:**

Vanguard University
55 Fair Drive
Costa Mesa, CA 92626

***P8. Recorded by:**

Pamela Daly, M.S.H.P.
Daly & Associates
2242 El Capitan Drive
Riverside, CA 92506

***P9. Date Recorded:** January 31, 2018

***P10. Survey Type:** (Describe)
City of Costa Mesa

***P11. Report Citation:** Daly, Pamela. Letter Report for Vanguard University Master Plan, Daly & Associates, January 11, 2018.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*NRHP Status Code: 6Z

*Resource Name: Vanguard University – Bldgs. 7, 16, 16a, 19

B1. Historic Name:

B2. Common Name:

B3. Original Use: SAAAB

B4. Present Use: Educational

*B5. **Architectural Style:** World War II temporary military training base buildings.

*B6. **Construction History:** constructed at SAAAB in 1942, moved to Southern California College campus in 1949. Building 19 was moved again after 1980 due to the construction of State Route 55 and the realignment of Newport Boulevard. The changes to the exteriors of the buildings may have occurred after 1980.

*B7. **Moved?** No Yes Unknown **Date:** 1949-1950 **Original Location:** SAAAB

*B8. **Related Features:** None.

B9a. Architect: U.S. Army Corps of Engineers

b. Builder: U.S. Army

*B10. **Significance:** None

Theme: Educational buildings

Area: Orange County

Period of Significance: None

Property Type: Building

Applicable Criteria: None

The military buildings relocated on the Vanguard University campus in 1949, were just a few of the multitude built at the start of World War II to house the approximately 22,000 service men and women that occupied SAAAB during the war years. According to Stephen D. Mikesell, author of "California Historic Military Buildings and Structures Inventory, Volume III" (prepared for Army Corps of Engineers, Sacramento District, March 2000), World War II-era buildings for the Army and Army Air Corps were constructed according to standardize plans created by the Corps of Engineers, and barracks buildings were considered temporary buildings as they could be quickly erected, were not built on permanent foundations, and could be easily moved around the base. According to Mikesell, World War II temporary buildings were "covered by a nationwide programmatic agreement, prepared and signed by ACHP and NCSHPO in 1986, stating that any branch of the Department of Defense (DoD) could demolish any buildings classified as temporary without review under Section 106 of the National Historic Preservation Act". This statement means that the old SAAAB buildings on the VU campus are not eligible for listing in the NRHP.

Bldgs. 7, 16, 16a, and 19 of Vanguard University were originally constructed on the grounds of the Santa Ana Army Air Base in 1942, and then moved to the land owned by Southern California College in 1949. Having been removed from their original location that formed their association with a military facility, and that the exterior architectural characteristics of the barracks buildings have been substantially altered, the building at VU cannot be considered representatives of the World War II-era in Costa Mesa, Orange County, or California. Although there may be other examples, Camp Roberts on Highway 101 (north of Paso Robles), has retained a number of World War II-era buildings identical to those that had been built at SAAAB, as part of Camp Robert's history.

Pursuant to Criterion B of the California Register of Historical Resources (California Register), Bldgs. 7, 16, 16a, and 19 of Vanguard University do not appear to be *directly* associated with the lives of persons significant in the history of SAAAB, Costa Mesa, Orange County, or California.

Pursuant to Criterion 3 of the California Register, Bldgs. 7, 16, 16a, and 19 of Vanguard University do not appear eligible for listing individually, or as a group, as a historical resource. The buildings have lost significant levels of architectural integrity and cannot be considered important or notable examples of World War II military buildings.

Pursuant to Criterion 4 of the California Register, Bldgs. 7, 16, 16a, and 19 of Vanguard University do not appear to possess the potential to yield information important to the history of SAAAB, Vanguard University or Costa Mesa. (See Continuation Sheet for additional text.)

B11. Additional Resource Attributes: None.

*B12. **References:**

B13. Remarks:

*B14. **Evaluator:** Pamela Daly, M.S.H.P.

***Date of Evaluation:** January 31, 2018

(This space reserved for official comments.)

See Location map for location of buildings.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: January 31, 2018 Continuation Update

B. 10. Statement of Significance, continued:

The City of Costa Mesa has a process to designate any building, structure, site, object, district, improvement, or natural feature that is over fifty (50) years of age or, in special circumstances under fifty (50) years, as a local landmark if it meets the criteria listed below. Designation criteria shall include the following:

When the resource:

- a. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- b. Is identified with persons or events significant in local, state, or national history; or
- c. Embodies distinctive characteristics of a style, type, period, or method of construction; or
- d. Is a valuable example of the use of indigenous materials or craftsmanship; or
- e. Represents the work of a notable builder, designer, or architect; or
- f. Contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or
- g. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community or of the city; or
- h. Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- i. Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or
- j. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
- k. Is a type of building or is associated with a business or use which was once common but is now rare; or
- l. Yields, or may yield, information important in prehistory or history; and retains the integrity of those characteristics necessary to convey its significance.

The SAAAB buildings located on the VU campus have been substantially altered from their original appearance, and have lost the aspects of integrity associating them with a World War II military base. They have lost the aspects of integrity that include design, workmanship, feeling, and setting. Built-environment resources must be able to convey their historic importance through their physical elements, features, and architecture, to become representative of the World War II-era in Costa Mesa. The prior SAAAB buildings located on VU do not meet any of the criteria listed above for the buildings to be considered individually, or as a group, a local landmark in the City of Costa Mesa due to the physical alterations to the buildings, and that they have lost the integrity to have been associated with a significant event.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: January 31, 2018 Continuation Update



Photograph of the original library building on the Southern California Bible College (now Vanguard University) campus in 1962. This was one of the SAAAB barracks buildings on the VU campus, and was replaced by the O. Cope Budge Library Building in 1963. (Source: O. Cope Budge Library Digital Collections)



Photograph of WW II restored barrack building at Fort Leonard Wood, Missouri. Note the similarities to the photograph above, and how this building's historic appearance is substantially different from how Bldgs. 7, 16, 16a, and 19 appear today.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: January 31, 2018 Continuation Update



Building 19. View looking northwest. When first moved to the Southern California College campus the building was set in a north-south orientation. Building 19 was moved after 1980 due to the construction of SR 55, and the realignment of Newport Boulevard. It was turned 90° to the west, and then moved north, and a bit west, to be situated north of Bldg. 16a.



Building 16, one of the original SAAAB barracks buildings, now with stucco siding, modern composite windows and doors, and architectural details added in the 1960s. View looking north.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: January 31, 2018 Continuation Update

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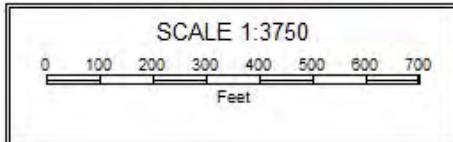
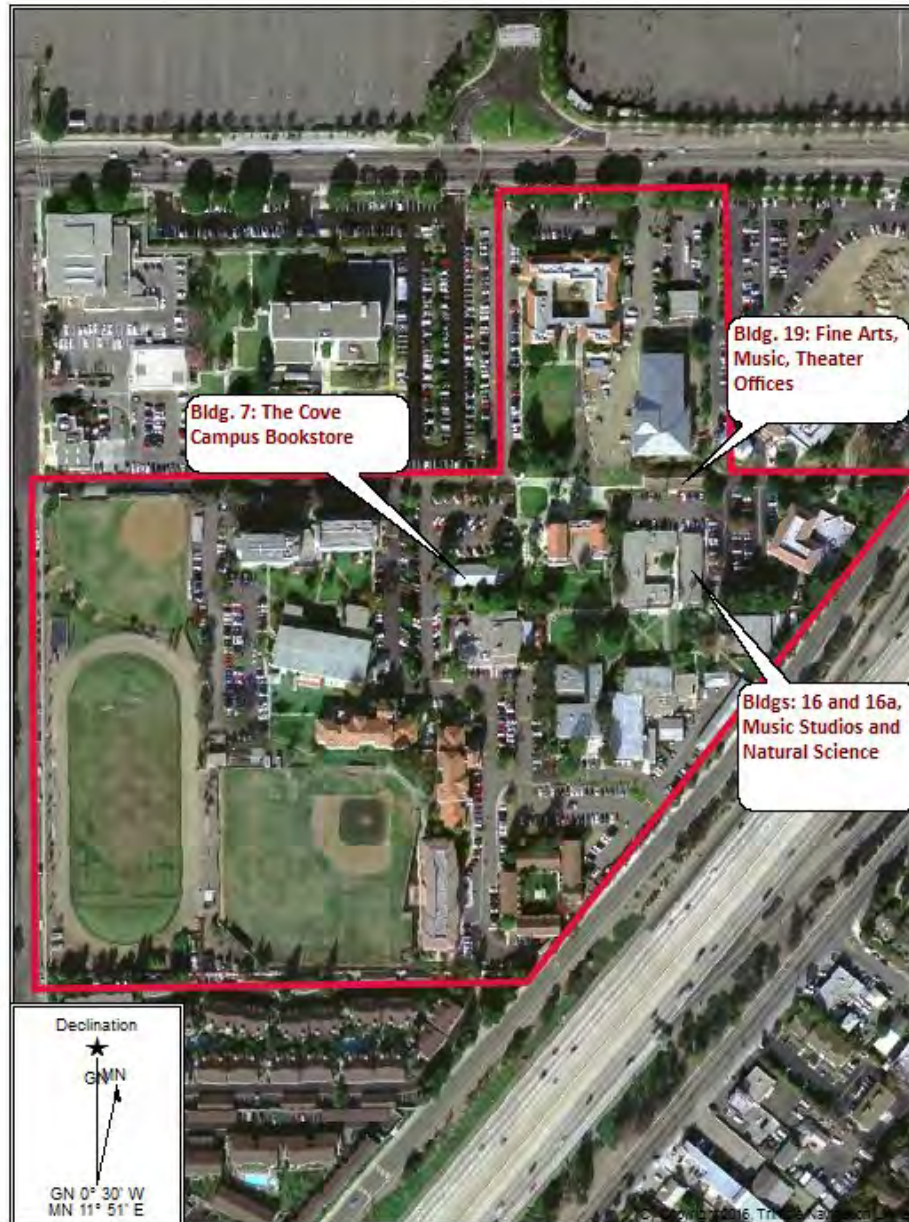


Building 16a. View looking southeast.



Building 7. View looking east.

LOCATION MAP



Bldgs. 7, 16, 16a, 19
Originally SAAAB barracks bldgs
Vanguard University boundary
55 Fair Drive, Costa Mesa, CA

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name: Vanguard University – Bldg. 6: Gymnasium

P1. Other Identifier: Vanguard University Gymnasium

*P2. Location: Not for Publication Unrestricted

*a. County: Orange County

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

*b. USGS 7.5' Quad: Newport Beach

Date: 1981 T ; R ; % of % of Sec ; S.B.B.M.

c. Address: 55 Fair Drive

City: Costa Mesa

Zip: 92626

d. UTM: Zone: 11 ; 416280 mE/ 3724983 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 77 ft. a.s.l.

***P3a. Description:**

The Gymnasium building was moved to its current location in 1962 from its previous location on the Orange Coast College campus (1948-1962), and before that, from its original site on the Santa Ana Army Air Base (1942-1948).

The Gymnasium and attached locker rooms were designed in a utilitarian "field house" style by the U.S. Army Corps of Engineers for use by soldiers and pilot trainees (of both sexes) while stationed at SAAAB. The building is comprised of three, rectangular massed components representing the main gymnasium and the two locker rooms. All are one-story in height, with the gym portion having a high clearance for basketball and other games.

The main block of the building has a rectangular mass measuring approximately 170 feet long by 80 feet wide, and is set at a slightly canted northwest-southeast alignment. The smaller locker room blocks are set on the north elevation, along with a corridor that runs the length of the north elevation. The formal pedestrian entry is situated on the east façade of the gymnasium block. Historic photographs show that the original fenestration has either been removed and replaced with sliding units, or removed entirely, at some point in time. The gym and locker rooms are covered by very low pitched gable roof systems, and the exterior walls are clad with a stucco siding.

*P3b. Resource Attributes: HP15 (Educational building: gymnasium).

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

P5a. Photo or Drawing



P5b. Description of Photo: December 18, 2017. View looking south.

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

Moved to Southern California College (Vanguard University) in 1962.

*P7. Owner and Address:

Vanguard University
55 Fair Drive
Costa Mesa, CA 92626

*P8. Recorded by:

Pamela Daly, M.S.H.P.
Daly & Associates
2242 El Capitan Drive
Riverside, CA 92506

*P9. Date Recorded:

January 31, 2018

*P10. Survey Type: (Describe)

City of Costa Mesa

*P11. Report Citation: Daly, Pamela. Letter Report for Vanguard University Master Plan, Daly & Associates, January 11, 2018.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code: 6Z

*Resource Name: Vanguard University – Bldg. 6: Gymnasium

- B1. Historic Name: Coast Community College Gymnasium/Southern California College Gymnasium
- B2. Common Name: Gymnasium
- B3. Original Use: Military gymnasium/field house
- B4. Present Use: College gymnasium

*B5. Architectural Style: World War II military/utilitarian

*B6. Construction History:

Constructed in 1942 for SAAAB; moved to Coast Community College in 1948 after SAAAB was closed; moved to the Southern California College (Vanguard University) campus in 1962.

*B7. Moved? No Yes Unknown Date: 1962

Original Location: SAAAB 1942 – 1948, Coast Community College 1948-1962.

*B8. Related Features: None.

B9a. Architect: U.S. Army Corps of Engineers

b. Builder: U.S. Army

*B10. Significance: None

Theme: Educational buildings

Area: Orange County

Period of Significance: None

Property Type: Building

Applicable Criteria: None.

The Gymnasium building that was moved onto the Southern California College campus in 1962, appears to have been built by the U.S. Army at SAAAB in 1942, and then moved twice thereafter. The gymnasium building was most probably built with wood-frame construction, and clad with wood shiplap siding as were the majority of buildings on SAAAB. Gymnasium buildings were part of the recreational facilities provided for both sexes on military bases during World War II and are not considered significant for their purpose. The Vanguard University gymnasium building's exterior has been substantially altered with the application of stucco siding, the removal of the majority of the original fenestration, and the permanent removal of window openings.

Pursuant to Criterion A of the National Register of Historic Places (National Register), and Criterion 1 of the California Register of Historical Resources (California Register), the Vanguard University gymnasium does not appear to be associated with events that have made a significant contribution to the broad patterns of history in Costa Mesa, Orange County, or California.

Pursuant to Criterion B of the National Register, and Criterion 2 of the California Register, the Vanguard University gymnasium does not appear to be *directly* associated with the lives of persons significant in the history of Costa Mesa, Orange County, or California.

Pursuant to Criterion C of the National Register, and Criterion 3 of the California Register, the Vanguard University gymnasium does not appear eligible for listing as a historical resource. The building was constructed in a standard design created by the U.S. Army Corps of Engineers during the period of massive troop buildup after the attack at Pearl Harbor in December 1941. SAAAB was decommissioned in 1948, and the building made its way to the Vanguard University campus 14 years later in 1962. The building has lost important aspects of physical integrity including location, design, materials, workmanship, feeling, setting, and association with its historic origin.

Pursuant to Criterion D of the National Register, and Criterion 4 of the California Register, the Vanguard University gymnasium does not appear to possess the potential to yield information important to the history of Vanguard University or Costa Mesa. (See Continuation Sheet for additional text.)

B11. Additional Resource Attributes: None.

*B12. References:

Photographs from the O. Cope Budge Library digital collection. Mikesell, Stephen D. "California Historic Military Buildings and Structures Inventory, Volumes I, II, III." Prepared for U.S. Army Corps of Engineers, Sacramento District, by JRP Historical Consulting Services; March 2000.

B13. Remarks:

*B14. Evaluator: Pamela Daly, M.S.H.P.

*Date of Evaluation: January 31, 2018

(This space reserved for official comments.)



*Recorded by: Pamela Daly, M.S.H.P.

*Date: January 31, 2018 Continuation Update

B. 10. Statement of Significance, continued:

The City of Costa Mesa has a process to designate any building, structure, site, object, district, improvement, or natural feature that is over fifty (50) years of age or, in special circumstances under fifty (50) years, as a local landmark if it meets the criteria listed below. Designation criteria shall include the following:

When the resource:

- a. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- b. Is identified with persons or events significant in local, state, or national history; or
- c. Embodies distinctive characteristics of a style, type, period, or method of construction; or
- d. Is a valuable example of the use of indigenous materials or craftsmanship; or
- e. Represents the work of a notable builder, designer, or architect; or
- f. Contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or
- g. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community or of the city; or
- h. Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- i. Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or
- j. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
- k. Is a type of building or is associated with a business or use which was once common but is now rare; or
- l. Yields, or may yield, information important in prehistory or history; and retains the integrity of those characteristics necessary to convey its significance.

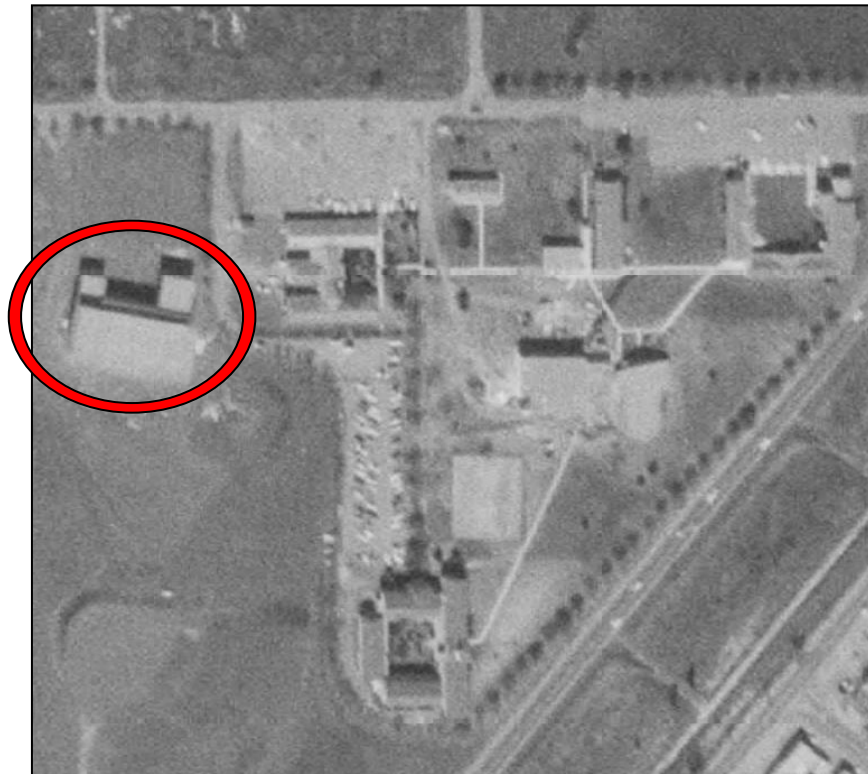
The Vanguard University gymnasium does not appear to meet any of the criteria listed above for it to be considered a local landmark in the City of Costa Mesa due to the physical alterations to the building, and that it is not associated with a significant person or event.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: January 31, 2018 Continuation Update

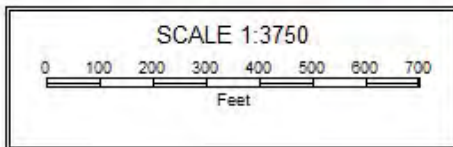


Front (north) elevation of the Gymnasium in 1968. The original fenestration was removed at some point in time.
(Source: O. Cope Budge Library Digital Collections)



Aerial view of campus and Gymnasium in 1963. (NETR Historic Aerials)

LOCATION MAP



Bldg. 6: Gymnasium
Vanguard University boundary
55 Fair Drive, Costa Mesa, CA

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings Review Code	Reviewer	Date
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Page 1 of 5

*Resource Name: Vanguard University – Bldg. 8: Café and Dining Hall

P1. Other Identifier: Dining Hall

*P2. Location: Not for Publication Unrestricted

*a. County: Orange County

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

*b. USGS 7.5' Quad: Newport Beach

Date: 1981 T ; R ; % of % of Sec ; S.B.B.M.

c. Address: 55 Fair Drive

City: Costa Mesa

Zip: 92626

d. UTM: Zone: 11 ; 416382 mE/ 3724992 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 77 ft. a.s.l.

***P3a. Description:**

The Café and Dining Hall building was constructed in 1965, in very conservative style of Modern architecture, to complement the O. Cope Library Building style of architecture. It appears to be relatively unchanged except for the addition of a "sunroom", enclosed patio, dining area on the front (east) elevation.

The one-story, Café and Dining Hall building measures approximately 100 feet wide by 140 feet long, for approximately 14,000 square feet of floor space. The building is comprised primarily of one large rectangular mass that holds the dining hall, dining management, and kitchen facilities. The building has a flat roof system, with a parapet around the roof edge of the main block, which is slanted inward to give the impression of a hip roof. The sunroom extends along the front (east) elevation and is covered with a shed roof system. A low pitched gable roof portico that projects from the building, and covers the main entranceway to the building on the east elevation, is supported by simple round posts. The building is constructed with concrete block, clad with a smooth stucco siding.

*P3b. Resource Attributes: HP15 (Educational building: gymnasium).

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

P5a. Photo or Drawing



P5b. Description of Photo: December 18, 2017. View looking west.

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

Moved to Southern California College (Vanguard University) in 1965.

*P7. Owner and Address:

Vanguard University

55 Fair Drive

Costa Mesa, CA 92626

*P8. Recorded by:

Pamela Daly, M.S.H.P.

Daly & Associates

2242 El Capitan Drive

Riverside, CA 92506

*P9. Date Recorded:

January 31, 2018

*P10. Survey Type: (Describe)

City of Costa Mesa

*P11. Report Citation: Daly, Pamela. Letter Report for Vanguard University Master Plan, Daly & Associates, January 11, 2018.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code: 6Z

*Resource Name: Vanguard University – Bldg. 8: Café and Dining Hall

B1. Historic Name: Dining Hall

B2. Common Name: The Café

B3. Original Use: College dining hall

B4. Present Use: College dining hall

*B5. Architectural Style: International/Modern

*B6. Construction History:

Construction in 1965, sunroom added after 1980.

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

*B8. Related Features: None.

B9a. Architect: Joseph Colombo, A.I.A.

b. Builder: Unknown

*B10. Significance: None

Theme: Educational buildings

Area: Orange County

Period of Significance: None

Property Type: Building

Applicable Criteria: None.

The dining hall building was designed in a utilitarian style, to provide meals to hundreds of students over a short period of time (breakfast, lunch, and dinner hours). Whether it was part of the original dining hall as a snack bar or added later, The Café can provide small dishes from morning until night. The dining hall was constructed during the period when Post World War II Modern architecture was used for some of the campus buildings in the 1960s.

Pursuant to Criterion A of the National Register of Historic Places (National Register), and Criterion 1 of the California Register of Historical Resources (California Register), the Vanguard University Café and Dining Hall building does not appear to be associated with events that have made a significant contribution to the broad patterns of history in Costa Mesa, Orange County, or California.

Pursuant to Criterion B of the National Register, and Criterion 2 of the California Register, the Vanguard University Café and Dining Hall building does not appear to be *directly* associated with the lives of persons significant in the history of Costa Mesa, Orange County, or California.

Pursuant to Criterion C of the National Register, and Criterion 3 of the California Register, the Vanguard University Café and Dining Hall building does not appear eligible for listing as a historical resource. The building is not a significant or notable example of 1960s architecture, and its original façade has been altered with the addition of a sunroom across the entire elevation. The building was designed by Joseph Colombo, a graduate of Southern California College, and contemporaneously constructed with the O. Cope Budge Library Building. The building has lost important aspects of physical integrity that include architectural design and workmanship.

Pursuant to Criterion D of the National Register, and Criterion 4 of the California Register, the Vanguard University Café and Dining Hall building does not appear to possess the potential to yield information important to the history of Vanguard University or Costa Mesa. (See Continuation Sheet for additional text.)

B11. Additional Resource Attributes: None.

*B12. References:

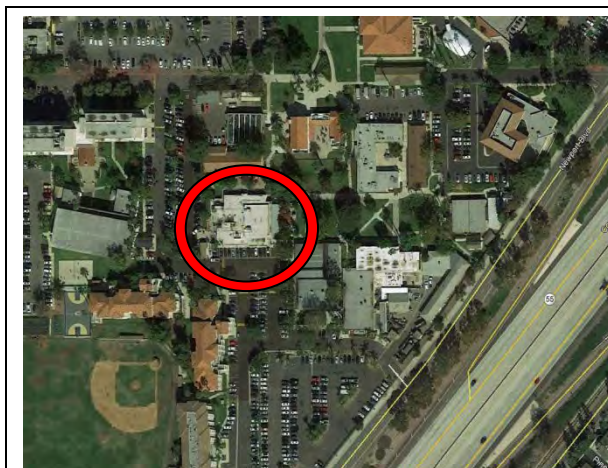
Photographs from the O. Cope Budge Library digital collection.
Wilson, Lewis. "A Vine of His Own Planting"; edited by Joseph W. McCarthy.
Printed by Vanguard University, 2000.

B13. Remarks:

*B14. Evaluator: Pamela Daly, M.S.H.P.

*Date of Evaluation: January 31, 2018

(This space reserved for official comments.)



*Recorded by: Pamela Daly, M.S.H.P.

*Date: January 31, 2018 Continuation Update

B. 10. Statement of Significance, continued:

The City of Costa Mesa has a process to designate any building, structure, site, object, district, improvement, or natural feature that is over fifty (50) years of age or, in special circumstances under fifty (50) years, as a local landmark if it meets the criteria listed below. Designation criteria shall include the following:

When the resource:

- a. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- b. Is identified with persons or events significant in local, state, or national history; or
- c. Embodies distinctive characteristics of a style, type, period, or method of construction; or
- d. Is a valuable example of the use of indigenous materials or craftsmanship; or
- e. Represents the work of a notable builder, designer, or architect; or
- f. Contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or
- g. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community or of the city; or
- h. Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- i. Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or
- j. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
- k. Is a type of building or is associated with a business or use which was once common but is now rare; or
- l. Yields, or may yield, information important in prehistory or history; and retains the integrity of those characteristics necessary to convey its significance.

The Vanguard University Café and Dining Hall does not appear to meet any of the criteria listed above for it to be considered a local landmark in the City of Costa Mesa due to its altered appearance, physical alterations to the building, and that it is not associated with a significant person or event.

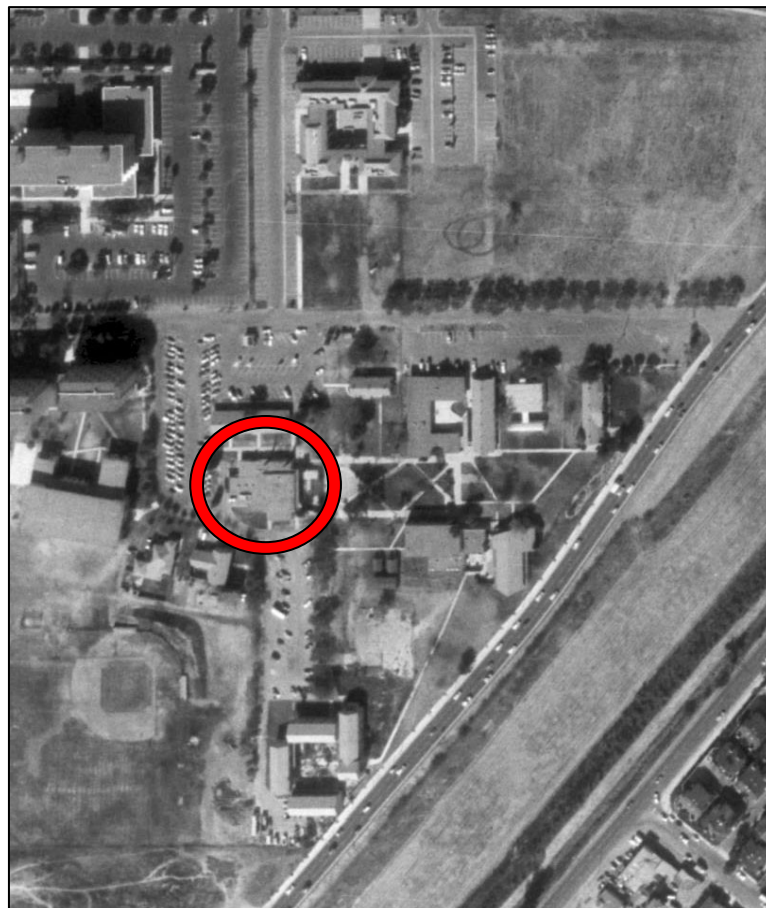
*Recorded by: Pamela Daly, M.S.H.P.

*Date: January 31, 2018 Continuation Update



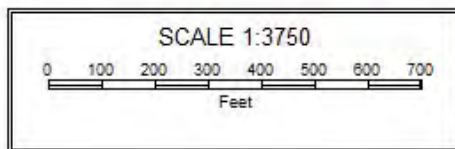
Front (east) elevation of the Dining Hall in 1968. The arrow is pointing to the one-story Dining Hall, and the Gymnasium is the building that appears immediately behind the Dining Hall. The length of the Dining Hall's original front façade has been enclosed within a sunroom patio seating area.

(Source: O. Cope Budge Library Digital Collections)



Aerial view of campus and Dining Hall in 1980. (NETR Historic Aerials)

LOCATION MAP



Bldg. 8: The Cafe and Dining Hall
Vanguard University boundary
55 Fair Drive, Costa Mesa, CA

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings

Review Code

Reviewer

Date

*Resource Name: Vanguard University – Bldg. 13: O. Cope Budge Library

P1. Other Identifier: Vanguard University Library

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

*a. County: Orange County

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

*b. USGS 7.5' Quad: Newport Beach

Date: 1981 T ; R ; ¼ of ¼ of Sec ; S.B.B.M.

c. Address: 55 Fair Drive

City: Costa Mesa

Zip: 92626

d. UTM: Zone: 11 ; 416469 mE/ 3724968 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 77 ft. a.s.l.

***P3a. Description:**

The O. Cope Budge Library building was constructed in 1962-1963 to replace the earlier library building that had been one of the rehabilitated barracks buildings from the decommissioned Santa Ana Army Air Base.

The library was designed in a modest, International style of Modern architecture. The building is comprised of two, rectangular massed components. Both are one-story in height, with the office portion of the library comprising the east 1/3 of the building, and the main portion (library stacks) within the western two-thirds of the building. The building has a rectangular mass with a horizontal emphasis as a result of the length of the front elevation (approximately 132 feet) versus its width of approximately 40 feet. Based upon historic aerial photographs, the Budge Library building appears to have had an original footprint of approximately 5,200 square feet.

The eastern portion of the building has a "normal" height of approximately 10 feet, a flat roof system, and a front façade clad entirely with large stones set in mortar and stucco. The stone façade is used as a decorative (rough surface) element to offset the overly tall (approximately 25 feet) main block of the library, and its grand entrance to the building. The main block has a flat roof system, and the entrance is situated in a deeply recessed section approximately 40 feet wide, under the overhanging roof. The large entrance doors are set within a curtain wall of large, fixed lights of glass, spanning the portal that rises to a height of approximately 25 feet. The span of the front façade heading west, was a continuation of the curtain glass wall. Set in front of the curtain wall was a ground-to-eaves, screen of pierced cast-concrete blocks to provide privacy and shade to the interior space. The wide overhanging eaves are supported by simple, round steel posts, which had originally been hidden by the concrete screen. The balance of the original exterior of the building is clad in a stucco surface.

In the 1980s, the campus theater was constructed extending from rear (south) elevation of the library, enlarging its overall footprint. The front entrance to the theater was not designed to complement the Modern design of the Library.

***P3b. Resource Attributes:** HP15 (Educational building: library).

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

P5a. Photo or Drawing



P5b. Description of Photo: December 18, 2017. View looking south.

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

Historic

Prehistoric Both

Built 1962-1963, per Vanguard University records.

***P7. Owner and Address:**

Vanguard University
55 Fair Drive
Costa Mesa, CA 92626

***P8. Recorded by:**

Pamela Daly, M.S.H.P.
Daly & Associates
2242 El Capitan Drive
Riverside, CA 92506

***P9. Date Recorded:**

January 31, 2018

***P10. Survey Type:** (Describe)

City of Costa Mesa

***P11. Report Citation:** Daly, Pamela. Letter Report for Vanguard University Master Plan, Daly & Associates, January 11, 2018.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code: 6Z

*Resource Name: Vanguard University – Bldg. 13: O. Cope Budge Library

- B1. Historic Name: Southern California College Library
- B2. Common Name: Vanguard University Library
- B3. Original Use: College library
- B4. Present Use: College Library

*B5. **Architectural Style:** International style, Modern architecture.

*B6. **Construction History:** (Construction date, alterations, and date of alterations)
Construction started in 1962, completed in 1963. Theater facilities added to the building in the late 1980s.

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

*B8. **Related Features:** None.

B9a. Architect: Joseph Colombo, AIA.

b. Builder: Unknown

*B10. **Significance:** None **Theme:** Educational buildings **Area:** Orange County
Period of Significance: None **Property Type:** Building **Applicable Criteria:** None.

The O. Cope Budge Library was designed by Joseph Colombo, a graduate of Southern California Bible College, and constructed towards the tail end of the Modern era of architecture in the 1960s. Buildings constructed with geometric designs and large amounts of glass wall had been built in Southern California since before World War II, and designed by known master architects such as Paul R. Williams, Wallace Neff, and A. Quincy Jones. The O. Cope Budge Library is not a significant example of International Style architecture, and Joseph Colombo does not appear to have been considered a noted architect of the 1960s. The new library was named after O. Cope Budge, the sixth president of Southern California College (Vanguard University) in 1968.

Pursuant to Criterion A of the National Register of Historic Places (National Register), and Criterion 1 of the California Register of Historical Resources (California Register), the O. Cope Budge Library does not appear to be associated with events that have made a significant contribution to the broad patterns of history in Costa Mesa, Orange County, or California.

Pursuant to Criterion B of the National Register, and Criterion 2 of the California Register, the O. Cope Budge Library does not appear to be directly associated with the lives of persons significant in the history of Costa Mesa, Orange County, or California.

Pursuant to Criterion C of the National Register, and Criterion 3 of the California Register, the O. Cope Budge Library does not appear eligible for listing as a historical resource. The building was constructed in the International style of architecture that was very popular with builders and tract developers particularly after World War II. The new library was one of a group of Modern buildings on the campus, as it turned away from the post-WW II Colonial Revival style of architecture of the first college buildings. The Modern period of buildings on the campus was short-lived, and is an unexceptional remainder of the 1960s campus design. The building has lost important aspects of physical integrity including design, materials, feeling, and association with its historical era.

Pursuant to Criterion D of the National Register, and Criterion 4 of the California Register, the O. Cope Budge Library does not appear to possess the potential to yield information important to the history of Vanguard University or Costa Mesa. (See Continuation Sheet for additional text.)

B11. Additional Resource Attributes: None.

*B12. **References:** Cover sheet of plans for new library, on-file at O. Cope Budge Library Digital Collections.

B13. Remarks:

*B14. **Evaluator:** Pamela Daly, M.S.H.P.

*Date of Evaluation: January 31, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

*Recorded by: Pamela Daly, M.S.H.P.

*Date: January 31, 2018 Continuation Update

B. 10. Statement of Significance, continued:

The City of Costa Mesa has a process to designate any building, structure, site, object, district, improvement, or natural feature that is over fifty (50) years of age or, in special circumstances under fifty (50) years, as a local landmark if it meets the criteria listed below. Designation criteria shall include the following:

When the resource:

- a. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- b. Is identified with persons or events significant in local, state, or national history; or
- c. Embodies distinctive characteristics of a style, type, period, or method of construction; or
- d. Is a valuable example of the use of indigenous materials or craftsmanship; or
- e. Represents the work of a notable builder, designer, or architect; or
- f. Contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or
- g. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community or of the city; or
- h. Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- i. Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or
- j. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
- k. Is a type of building or is associated with a business or use which was once common but is now rare; or
- l. Yields, or may yield, information important in prehistory or history; and retains the integrity of those characteristics necessary to convey its significance.

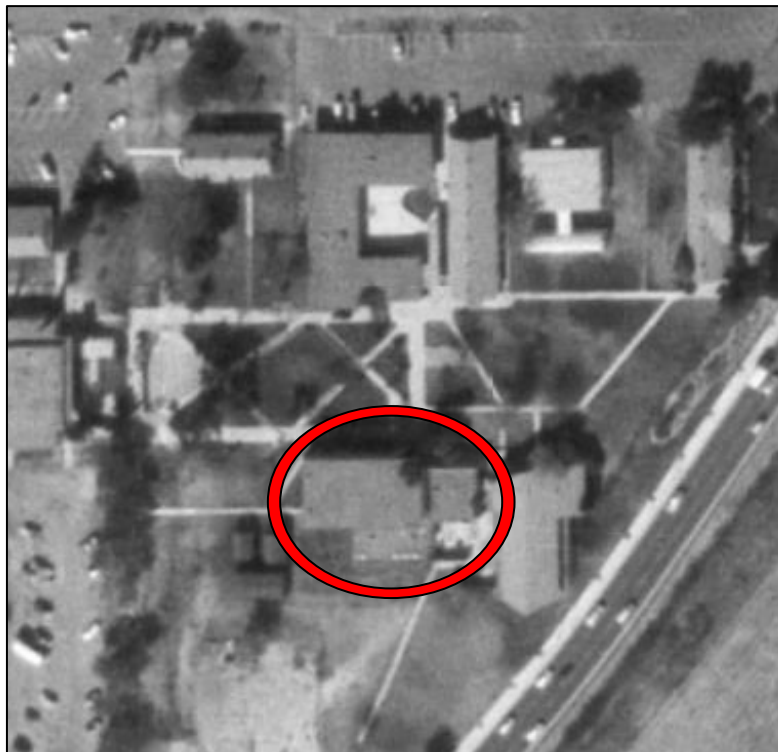
The O. Cope Budge Library at Vanguard University does not appear to meet any of the criteria listed above for it to be considered a local landmark in the City of Costa Mesa due to its altered appearance, physical alterations to the building, and that it is not associated with a significant person or event.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: January 31, 2018 Continuation Update

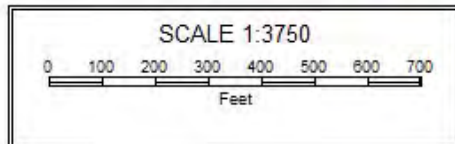


Front (north) elevation of the library when it was completed in 1963. The clock structure was removed in 2008, and the concrete screen across the façade was also removed at some point in time.
(Source: O. Cope Budge Library Digital Collections)



Aerial view of campus and library in 1980. (NETR Historic Aerials)

LOCATION MAP



Bldg. 13: O. Cope Budge Library
Vanguard University boundary
55 Fair Drive, Costa Mesa, CA

***Resource Name: Vanguard University campus**

D1. Historic Name: Southern California Bible College, Southern California College, Vanguard University
D2. Common Name: Vanguard University

***D3. Detailed Description:**

In 2000, Lewis Wilson Ph.D. compiled a book called A Vine of His Own about the history of Vanguard University. In the book, Dr. Wilson describes how the campus in Costa Mesa came to be developed based upon two influences....the lack of funds for permanent buildings, and the construction of SR 55. When the Southern California Bible College campus in Costa Mesa was first established in 1949 "the college occupied only a small part of its initial 128 acres. Parts [of the college property] retained unsightly vestiges of military use and many acres were planted in lima beans." The first buildings of the college were "converted military structures." Although the college was started with optimistic enthusiasm, it was continually faced with funding issues that limited its growth and campus design. (See Continuation Sheet for additional text.)

***D4. Boundary Description:** The Project site is located at 55 Fair Drive, in the City of Costa Mesa. More specifically, the site is located on a triangular-shaped parcel of approximately 38 acres, bound by Fair Drive to the north, Vanguard Way to the west, and Newport Boulevard to the east. Highway 55 is the major thoroughfare providing access to the site, and it parallels Newport Boulevard. Improvements were started in 1949 for a college campus.

***D5. Boundary Justification:** Boundary of the Vanguard University campus:

Point A: Zone 11; 416388m/E; 3725238m/N	Point B: Zone 11; 416515m/E; 3725236m/N	Point C: Zone 11; 416515m/E; 3725081m/N
Point D: Zone 11; 416625m/E; 3725080m/N	Point E: Zone 11; 416400m/E; 3724797m/N	Point F: Zone 11; 416124m/E; 3724796m/N
Point G: Zone 11; 416127m/E; 3725080m/N	Point H: Zone 11; 416386m/E; 3725083m/N	

***D6. Significance:** None.

Theme: Education: College campus

Area: Orange County

Period of Significance: None.

Applicable Criteria: None.

In 1941, the land upon which Vanguard University now stands was used for agricultural purposes and primarily covered with bean fields. The United States Army Air Corps (USAAC) purchased 1,337 acres of the land that had once been part of the Berry Rancho (Gettemy, Robert M. "The Military Base That Was"; *Los Angeles Times*, October 11, 1971) in 1941 for the purpose of building the Santa Ana Army Air Base (SAAAB) as the base for training pilots and air crews in order to aid its European allies against Germany. With the attack on Pearl Harbor in December of 1941, the USAAC stepped up its construction of an operating base and opened SAAAB in February 1942.

SAAAB was used for USAAC basic training, and for specialized training of pilots, bombardiers, navigators, and airplane mechanics. The training base was also home of a division of Women's Army Air Corps and Women's Air Service Pilot (California State Military Museum. "Santa Ana Army Air Base". <http://www.militarymuseum.org/SantaAnaAAB.html>). SAAAB was notable in that it had no actual flight line, planes, runways, or hangars. The over 22,000 trainees a year would receive basic flight training before being sent to other bases for specific training not available at SAAAB, and then active service (Orange County Historical Society. "The Santa Ana Army Air Base"; John Bushman, editor. November 2010, Volume 40, Number 9.) Situated on the base were approximately 800 buildings, with over 300 one- and two-story barracks buildings serving as housing for both male and female enlisted personnel. It was estimated that an addition 1,000 civilian personnel worked on the base as well.

After the end of World War II, the U.S. Air Force leased approximately one-half of the acreage to civilian organizations that included the Orange County Fair (175 acres), Orange Coast College (245 acres), and Southern California Bible College (129 acres) (*Los Angeles Times*. "Air Force Surveys Base at Santa Ana", February 21, 1951.) All three organizations were also allowed to purchase and move the abandoned military buildings, particularly the SAAAB barracks and administration buildings, to their parcels for use as dorms, dining halls, classrooms, and married housing. (Gettemy.)

Southern California Bible College (SCBC) had its beginning in the city of Los Angeles as the Southern California Bible School in 1920, and then moved to a site in Pasadena in 1927. The "School" became a "College" in 1939 when it received a charter from the State of California to grant college degrees. SCBC began to build a campus on the old SAAAB land in 1949. "Construction has been under way more than a year in reconverting Army barracks from the former Santa Ana Army Air Base into church and school buildings on the spacious 125-acre site" (*Los Angeles Times*. "Church Group Leader to Talk at Costa Mesa", July 22, 1950.) (See Continuation Sheet for additional text.)

***D7. References:** Included in text.

***D8. Evaluator:** Pamela Daly, M.S.H.P.

Date: January 31, 2018.

Affiliation and Address: Daly & Associates, 2242 El Capitan Dr., Riverside, CA 92506

CONTINUATION SHEET

*Recorded by: Pamela Daly, M.S.H.P.

*Date: January 31, 2018 Continuation Update

D3. Detailed Description, continued:

Operating the campus out of surplus military buildings, SCBC was forced to sell 50 acres in the western portion of their holdings in the early 1950s to relieve being deeply in debt. The first permanent building, the Chapel, was erected on the campus in 1957. With the decision to become a liberal arts college in 1959, the name was changed to Southern California College, and a plan to build additional permanent buildings would herald the college's new direction in education.

Joseph Colombo, a graduate of SCBC and University of Southern California School of Architecture, designed a number of modest buildings that were constructed on the campus in the 1960s. The O. Cope Budge Library, Dining Hall, Huntington Hall Dormitory, were described by Dr. Wilson as among those being "more utilitarian than imposing" due to the continuing issue of limited income for the college. Additional buildings were also constructed during this time, but many of these had to be demolished when SR 55 was constructed along the eastern boundary of the campus.

Going into the 1980s, the campus architecture was now compiled of the old military buildings, modestly designed 1960s buildings, and the 1970s buildings of Scott Hall, and the Natural Science classrooms. The new buildings (primarily dormitories) erected to replace those demolished as a result of SR 55, were designed in a continuing theme of restrained architecture, so much so that the function of the buildings do not reflect a university, but could be mistaken for a business park. VU has now developed a path to design a cohesive collection of campus buildings that will be reflective of the college's core mission and future contribution to faith-based leadership.

D6. Significance, continued:

SCBC began operations on the new campus in September 1950 with nearly 400 students. SCBC used war surplus Army barracks in the construction of a group of colonial style buildings, which included dormitories, classrooms, and a cafeteria (*Los Angeles Times*. "Bible College Reports World-Wide Students", September 30, 1950.) The women's dormitory was designed with "a stately rotunda topped by a New England spire" (Ibid.) The college would change its name again in 1959 to be called Southern California College. In 1999, when the college achieved university status it was renamed Vanguard University.

Architecturally, the VU campus moved away from the early influence of the colonial revival style buildings found on the campus in the 1950s, to the construction of buildings designed with conservative Modern architectural emphasis in the 1960s and early 1970s. Historic aerial photographs reveal that the construction of State Highway 55 had a major impact to the campus, as it caused numerous existing buildings on eastern side of the campus to be demolished to make room for the highway and Newport Boulevard. VU is now striving to create a more visually consistent campus design as the university moves into the twenty-first century.

Pursuant to Criterion A of the National Register of Historic Places (National Register), and Criterion 1 of the California Register of Historical Resources (California Register), the architecture of the Vanguard University campus does not present a significant cohesive collection of buildings that have the capability to convey the University's association with the history of religiously-affiliated colleges found in Orange County, California, or the United States.

Pursuant to Criterion B of the National Register, and Criterion 2 of the California Register, neither the architecture or specific buildings of the Vanguard University campus were found to have been *directly* associated with the lives of specific persons significant in the history of Costa Mesa, Orange County, or California.

Pursuant to Criterion C of the National Register, and Criterion 3 of the California Register, the architecture of the Vanguard University campus does not appear eligible to be considered as a historical resource. The campus currently displays a number of buildings constructed using very restrained architectural designs, with the substantially altered old military buildings. The individual buildings are not significant, and the overall campus design was hampered by lack of funds, and the building of SR 55. The overall campus design has lost important aspects of physical integrity including design, materials, feeling, setting, and association with its origins or growth over the years. (See Continuation Sheet for additional text.)

*Recorded by: Pamela Daly, M.S.H.P.

*Date: January 31, 2018 Continuation Update

D6. Significance, continued:

Pursuant to Criterion D of the National Register, and Criterion 4 of the California Register, the architecture of the Vanguard University campus does not appear to possess the potential to yield information important to the history of Vanguard University or Costa Mesa. (See Continuation Sheet for additional text.)

The City of Costa Mesa has a process to designate any building, structure, site, object, district, improvement, or natural feature that is over fifty (50) years of age or, in special circumstances under fifty (50) years, as a local landmark if it meets the criteria listed below. Designation criteria shall include the following:

When the resource:

- a. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- b. Is identified with persons or events significant in local, state, or national history; or
- c. Embodies distinctive characteristics of a style, type, period, or method of construction; or
- d. Is a valuable example of the use of indigenous materials or craftsmanship; or
- e. Represents the work of a notable builder, designer, or architect; or
- f. Contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or
- g. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community or of the city; or
- h. Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- i. Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or
- j. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
- k. Is a type of building or is associated with a business or use which was once common but is now rare; or
- l. Yields, or may yield, information important in prehistory or history; and retains the integrity of those characteristics necessary to convey its significance.

The buildings and architecture of Vanguard University do not present a cohesive collection of buildings that reflect the University's purpose and history, or contribute to the historic built-environment resources of the City of Costa Mesa. The University's buildings included in the current study do not exhibit elements of achievement in architectural design, or physical characteristics that represent notable works by an architect or designer. The collection of VU buildings, represented as a district in this study, do not meet any of the criteria to be considered a local landmark in the City of Costa Mesa.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: January 31, 2018

Continuation

Update

D3. Elements of District:

Campus buildings to be removed:

Bldg. 6	Gymnasium	Status code assigned from this study: 6Z
Bldg. 7	The Cove Campus Bookstore	Status code assigned from this study: 6Z
Bldg. 8	The Café and Dining Hall	Status code assigned from this study: 6Z
Bldg. 13	O. Cope Budge Library	Status code assigned from this study: 6Z
Bldg. 13a	Lyceum Theater	Status code assigned from this study: 6Z
Bldg. 15	Smith Hall	Status code assigned from this study: 6Z
Bldg. 16	Natural Science	Status code assigned from this study: 6Z
Bldg. 16a	Music Studios	Status code assigned from this study: 6Z
Bldg. 17	Natural Science	Status code assigned from this study: 6Z
Bldg. 19	Fine Arts/Music/Theater	Status code assigned from this study: 6Z



Aerial view (looking north) of the campus of Southern California College in 1980. This was the campus layout prior to the construction of SR 55 and the realignment of Newport Boulevard along the eastern boundary of the campus. The road construction forced the college to demolish and/or move buildings located along Newport Blvd. (Source: NETR Historic Aerials)

*Recorded by: Pamela Daly, M.S.H.P.

*Date: January 31, 2018 Continuation Update

D3. Elements of District:

Campus buildings to be removed:

Bldg. 6	Gymnasium	constructed circa 1942 for SAAAB sports
Bldg. 7	The Cove Campus Bookstore	constructed 1942 for SAAAB, moved to SCC in 1949
Bldg. 8	The Café and Dining Hall	constructed 1942 for SAAAB, moved to SCC in 1949
Bldg. 13	O. Cope Budge Library	constructed in 1962/enlarged after 1980
Bldg. 13a	Lyceum Theater	constructed after 1980 onto the O. Cope Budge Library Building
Bldg. 15	Smith Hall	constructed in 1986, purchased by VU in 1992
Bldg. 16	Natural Science	constructed 1942, moved to SCC in 1949, conjoined to Bldg. 16a
Bldg. 16a	Music Studios	constructed 1942, moved to SCC in 1949, conjoined to Bldg. 16
Bldg. 17	Natural Science	constructed 1972
Bldg. 19	Fine Arts/Music/Theater	constructed 1942, moved to SCC in 1949

Portable buildings to be removed:

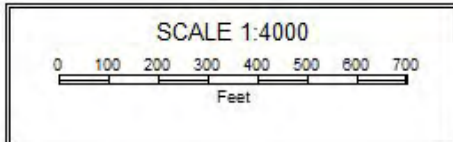
Bldg. 14/14a	Technology Services/Human Resources
Bldg. 22/22a	Social Sciences/Psychology
Bldg. 23	Graduate Psychology Clinic
Bldg. 24	Facility Services
Bldg. 25	Newport Mesa Church Dome
Bldg. 27	Nursing Annex
Bldg. 28	Kinesiology Classroom

Previously surveyed and evaluated buildings on campus that are not included in the current Master Plan project:

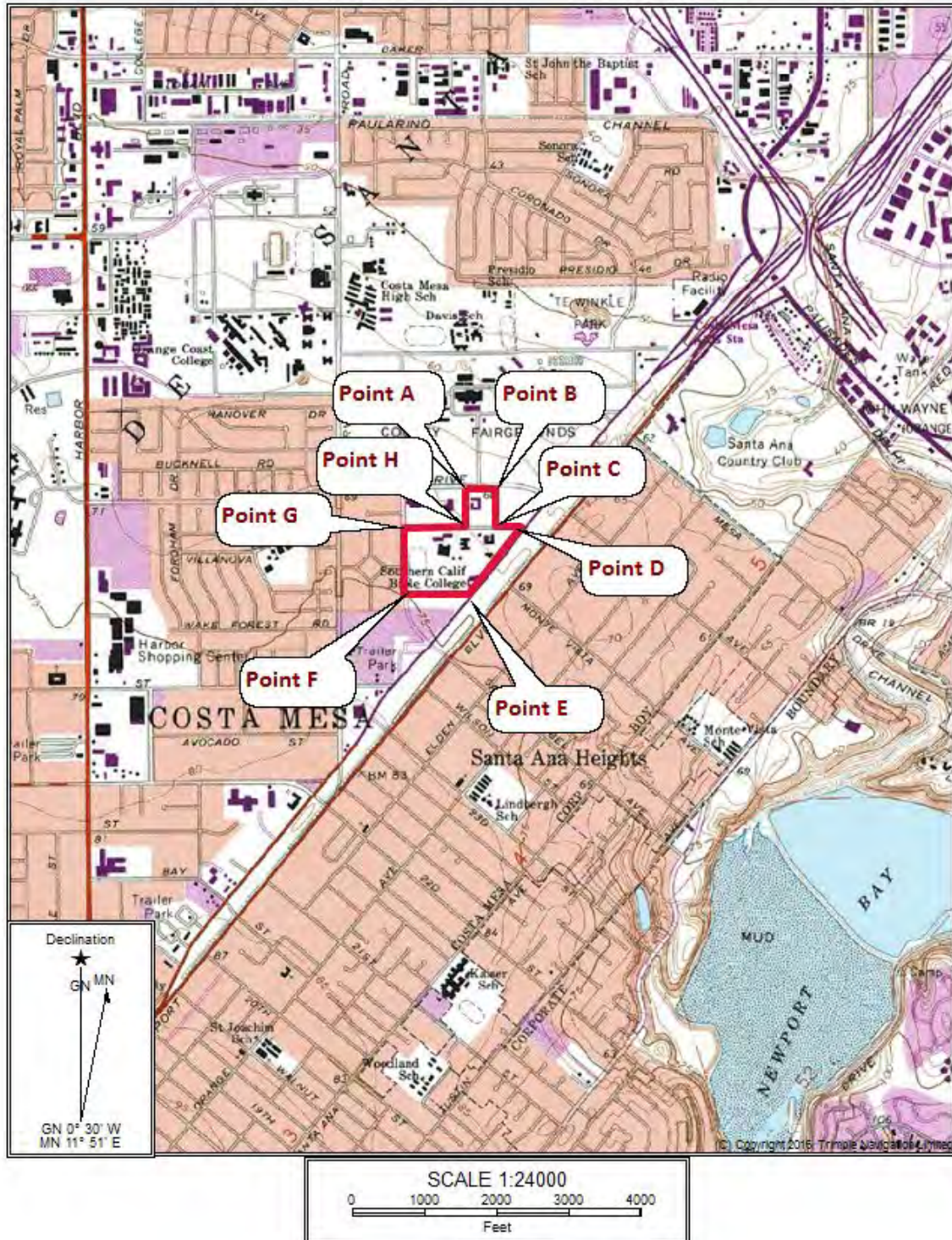
P30-179852 Bldg. 4 Huntington Hall dormitory Status Code: 6Y



Aerial view (looking west) of the campus of Southern California College in 1962. At this point in time, the majority of the buildings on campus were those moved from SAAAB and rehabilitated for use as college classrooms, dorms, and administration offices. The Gymnasium (most western building on the campus) had been moved from SAAAB to Coast Community College in 1948 and to SCC in 1954. (Source: O. Cope Budge Library Digital Collection)



Vanguard University boundary
55 Fair Drive, Costa Mesa, CA



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