

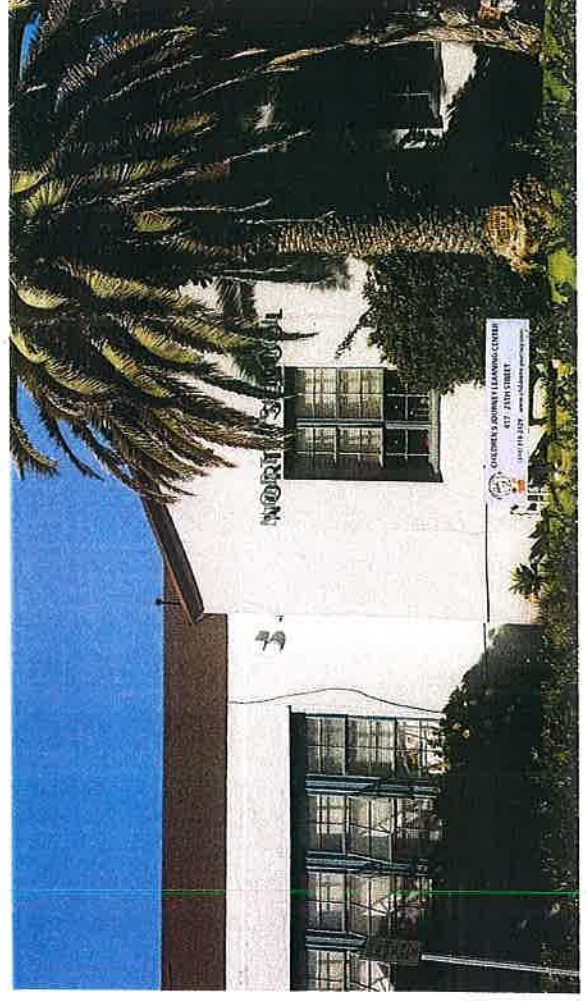
HISTORIC RESOURCE ASSESSMENT REPORT

(DALY & ASSOCIATES)

THE NORTH SCHOOL CAMPUS - HERMOSA BEACH CITY SCHOOL DISTRICT EXECUTIVE SUMMARY

PRESENTED BY:
SUPERINTENDENT PAT
ESCALANTE
TO THE HERMOSA BEACH
SCHOOL BOARD

MAY 10, 2016



Project Description:

Evaluation of the federal and state significance and eligibility of the buildings within the property known as North School

- ☐ Building resources are over 50 years of age
- ☐ Located in a residential neighborhood
- ☐ Under the jurisdiction of HBCSD
- ☐ Currently leased to Children's Journey and SBAS

Background Information:

- ☐ Propose the demolition of the existing buildings
- ☐ No prior investigation and documentation of cultural resources
- ☐ No evaluation for eligibility for listing in the National Register or California Register of Historical Resources
- ☐ Current study to determine if the campus or individual buildings qualify as historical resources
- ☐ Historical Resource Assessment Report conducted by Pamela Daly, M.S.H.P., Senior Architectural Historian

District Jurisdiction:

- ☐ California Constitution
- ☐ California Education Code
- ☐ State Legislature
- ☐ Title 5 of Administrative Code (State Board of Education rules and regulations)

Buildings and structures located on the North School campus are not under the jurisdiction of the City of Hermosa Beach Municipal Code or Historic Resources Preservation Guidelines.

Methodology:

□ Multi-Step Approach

- Inspection of the property and existing buildings
- Review of original drawings provided by HBCSD
- Documentation of existing conditions
- Photographs taken of individual buildings, architectural details, surrounding buildings, other points of interest
- City performed a “windshield” survey of potential historic resources within the city in October 2014

National Register and California Register Evaluation Resources:

☐ National Register and California Register inventories searched

☐ Site specific research:

- Maps
- Historical newspaper articles
- Historical photographs
- City directories
- Other published sources
- City of Hermosa Beach Library, Hermosa Beach Historical Museum, through internet sources
- Ordinances, statues, regulations, bulletins,, technical materials relating to federal, state, and local historic preservation, designation assessment process and related programs

REGULATORY FRAMEWORK

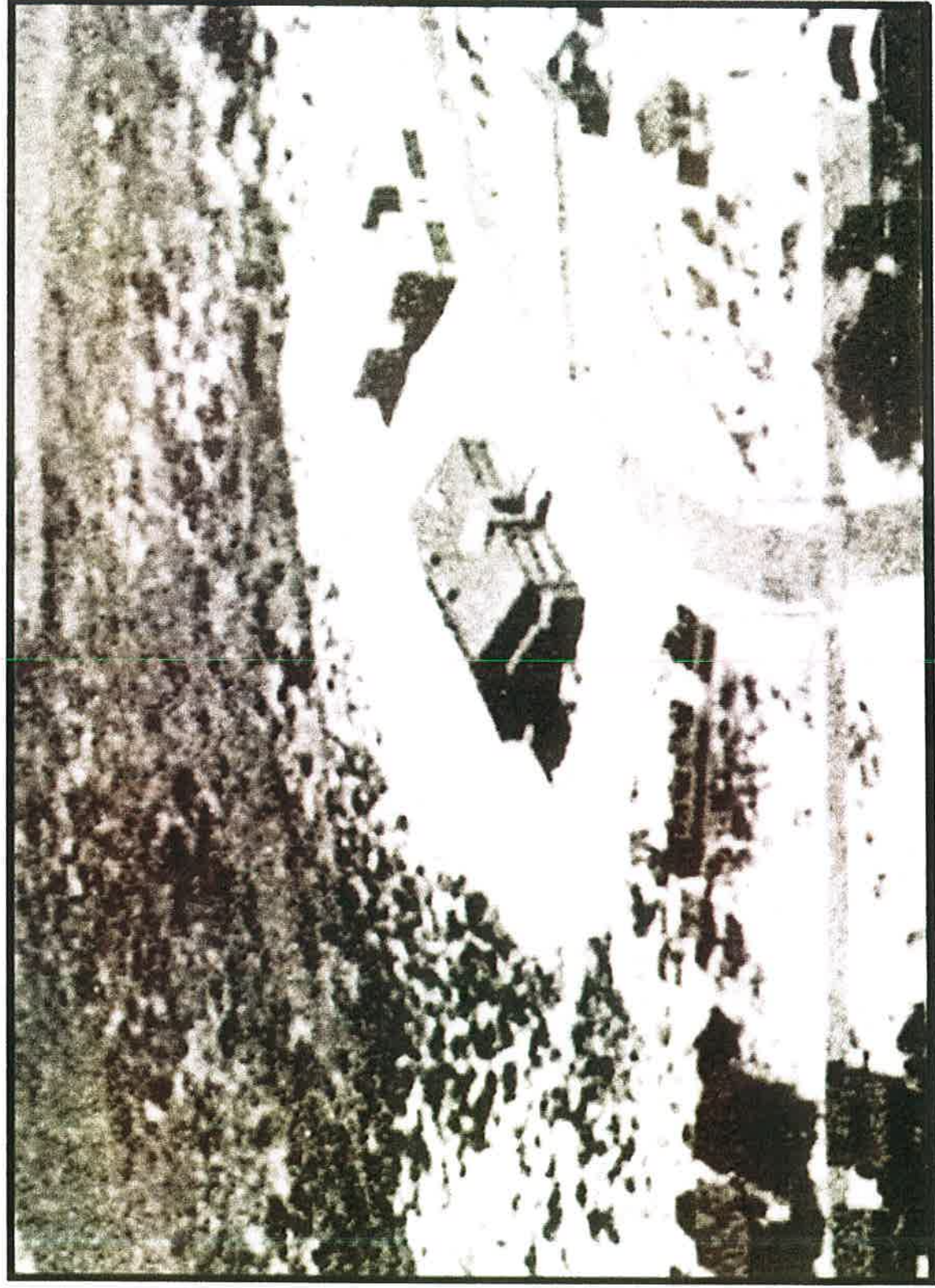


Federal Level:

National Register of Historic Places 1935

State Level:

California Register of Historical Resources
California Office of Historical Preservation
Survey Methodology



North School as it appeared before the Long Beach Earthquake. The building was designed in a Neoclassical style with steps leading up to a center hallway facing 25th street.

HISTORIC CONTEXT



- 1904 – Ocean View School opened
- 1911 – “Old” Pier Avenue School was opened
- 1924 – North School opened (Richard D. King, architect)
 - South School opened (Herbert Howard, architect)
- 1925 – Prospect Avenue School opened (Richard D. King, architect)
- 1933 – Earthquake damaging Pier Avenue Junior High School and North Grammar
- 1934 – Rebuilding of North
- 1938 – Construction of a new Kindergarten Building and classroom building at North School (David D. Smith, MSP architect)
- 1958 – Construction of new kindergarten and five classroom building

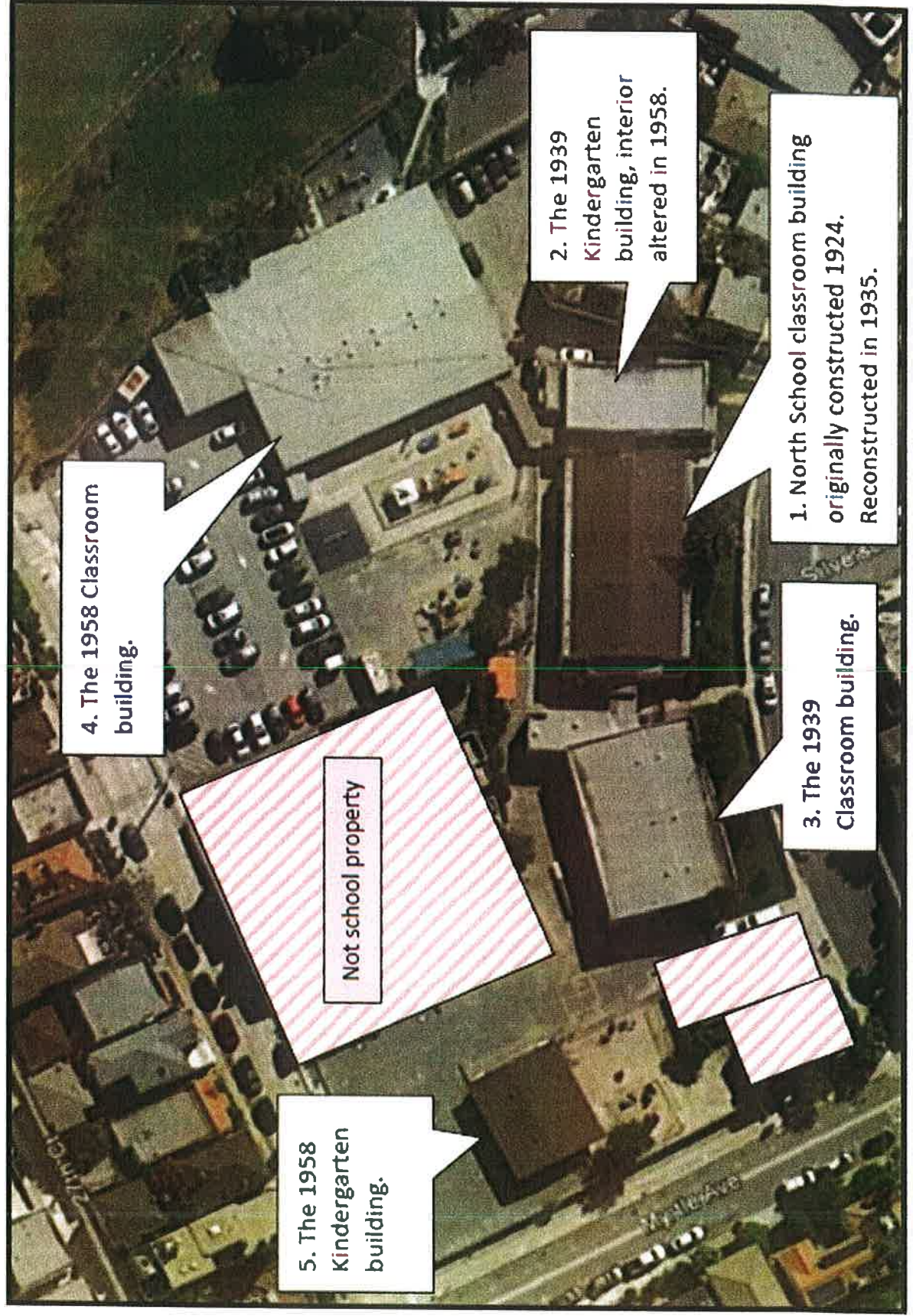
POST LONG BEACH EARTHQUAKE RECONSTRUCTION OF NORTH SCHOOL

- **Principal architect – Norman Foote Marsh**
- Recruited in 1920 to head the USC office of campus architecture
- MSP created in 1927
 - Known for design of schools, churches, and large public buildings
 - Responsible for the design and reconstruction of the North School building after the Long Beach Earthquake
 - Architect was David D. Smith

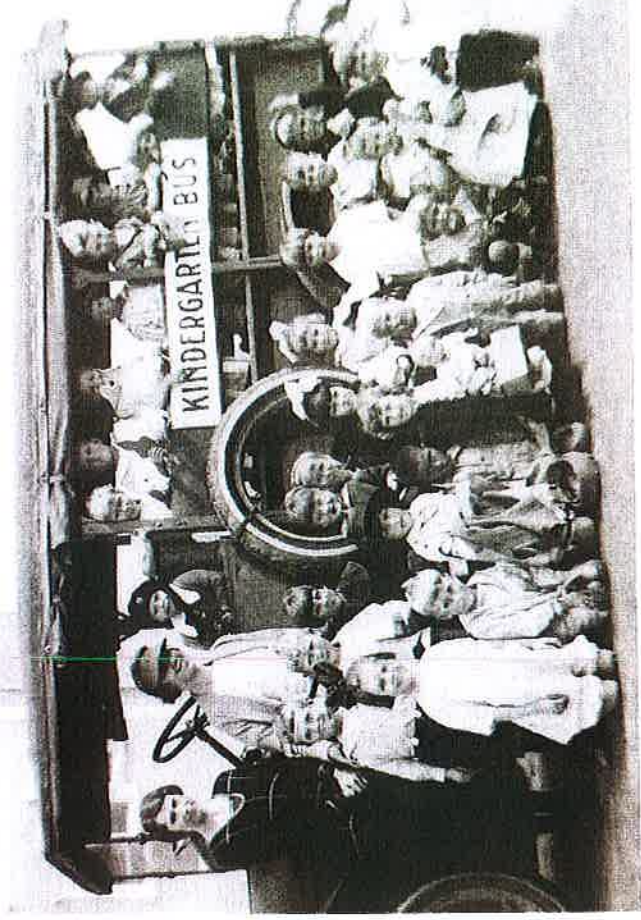
POST LONG BEACH EARTHQUAKE RECONSTRUCTION OF PIER AVENUE SCHOOL

- Pier Avenue School (also damaged in the Long Beach Earthquake) was rebuilt by one of it's original architects, Samuel Lunden.
- Lunden rehabilitated Pier Avenue School in a Moderne style and was considered Hermosa Beach's most prominent school building.
- MSP may have been asked to use the Moderne style for the rebuilding of North to reflect the style of Pier Avenue School.

North School 2015



339 KINDERGARTEN BUILDING



Constructed immediately to the east of the main North Building

One story, designed by MSP
The Corbusier influenced international style architecture

Characteristics

Un-ornamented wall surfaces with no decorative detailing at door or sash

Blank expanses of exterior wall

Roof-wall junction meeting at a ledge at the roof line

1939 CLASSROOM BUILDING

- Designed by MSP in LeCorbusier influenced international style
- More of an utilitarian approach to it's design
- Later a bathroom building was added to the northeast corner

1958 CLASSROOM AND KINDERGARTEN BUILDINGS

- These two buildings were designed by KWW, an LA based firm
- Theodore C. Kistner was principal architect
- Kistner developed a specialty designing school buildings
- Firm was circa 1952 and dissolved in 1973 – death of Kistner
- Classroom building designed in the Contemporary style of architecture
- Brick façade exterior walls

SIGNIFICANCE (CONTINUED)

▪ 1939 Kindergarten and Classroom Buildings

- These two buildings do not appear eligible under either the National Register or California Register
- Although funded by “New Deal” PWA and WPA – *“New Deal school buildings and gymnasiums are located in nearly every county, every state, across the nation ...”*
- The buildings have retained sufficient levels of integrity to convey their original appearance, integrity of location, materials, setting, design, feeling, and association.

▪ 1958 Classroom and Kindergarten Buildings

- These two buildings do not appear eligible under either the National Register or California Register
- The buildings have retained sufficient levels of integrity to convey their original appearance, integrity of location, materials, setting, design, feeling, and association.

SIGNIFICANCE

- North School campus is not a cohesive set of buildings united by an intentional plan which is a requirement to form a historic building district.
- North School Main Building
 - Does not appear to be eligible for listing in the National Register or California Register under criterion A/1
 - There is no direct association with the lives of persons important to history under criterion B/2
 - Not eligible under criterion C/3 as an example of Moderne style of architecture
 - Not eligible under criterion D/4 as a source of important information to the history of education
 - The reconstruction after the Long Beach Earthquake, architectural elements, design features, materials, workmanship, and feeling from the mid 1920's was lost

SUMMARY

“In summation, the Main Building of North School (1924/1935), the 1939 Kindergarten and Classroom buildings, and the 1958 Kindergarten and Classroom buildings, do not appear to meet the criteria for being determined significant resources, individually or collectively, on a statewide or national level, and therefore are ineligible for listing in the National Register or California Register and do not qualify as historic properties or historical resources.” (Daly & Associates)

Full report available at hbcasd.org