

Final
HISTORIC RESOURCE ASSESSMENT REPORT
Of
The North School Campus
Hermosa Beach City School District
417 25th Street
City of Hermosa Beach, Los Angeles County, California

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I. INTRODUCTION

The Hermosa Beach City School District (District) proposed to reconstruct improvements on a property known as North School. This assessment report documents and evaluates the federal and state significance, and eligibility of the buildings within North School at 417 25th Street in the City of Hermosa Beach (City), Los Angeles County, California. The report includes a discussion of the survey methodology used, a brief historic context of the property and surrounding area, and the identification and formal evaluation of the buildings at North School.

A. PROJECT LOCATION

The subject 2.0± acre parcel features a campus with built environment resources over 50 years of age located along the north side of 25th Street, in a residential neighborhood of the City, just five blocks to the east of The Strand and the beach. The North School property is under the jurisdiction of the District, and the property is currently being leased to Children's Journey, a privately owned preschool, and to Redondo Beach Unified High School District's Parent Participation Program. (See Figures 1, 2, and 3)



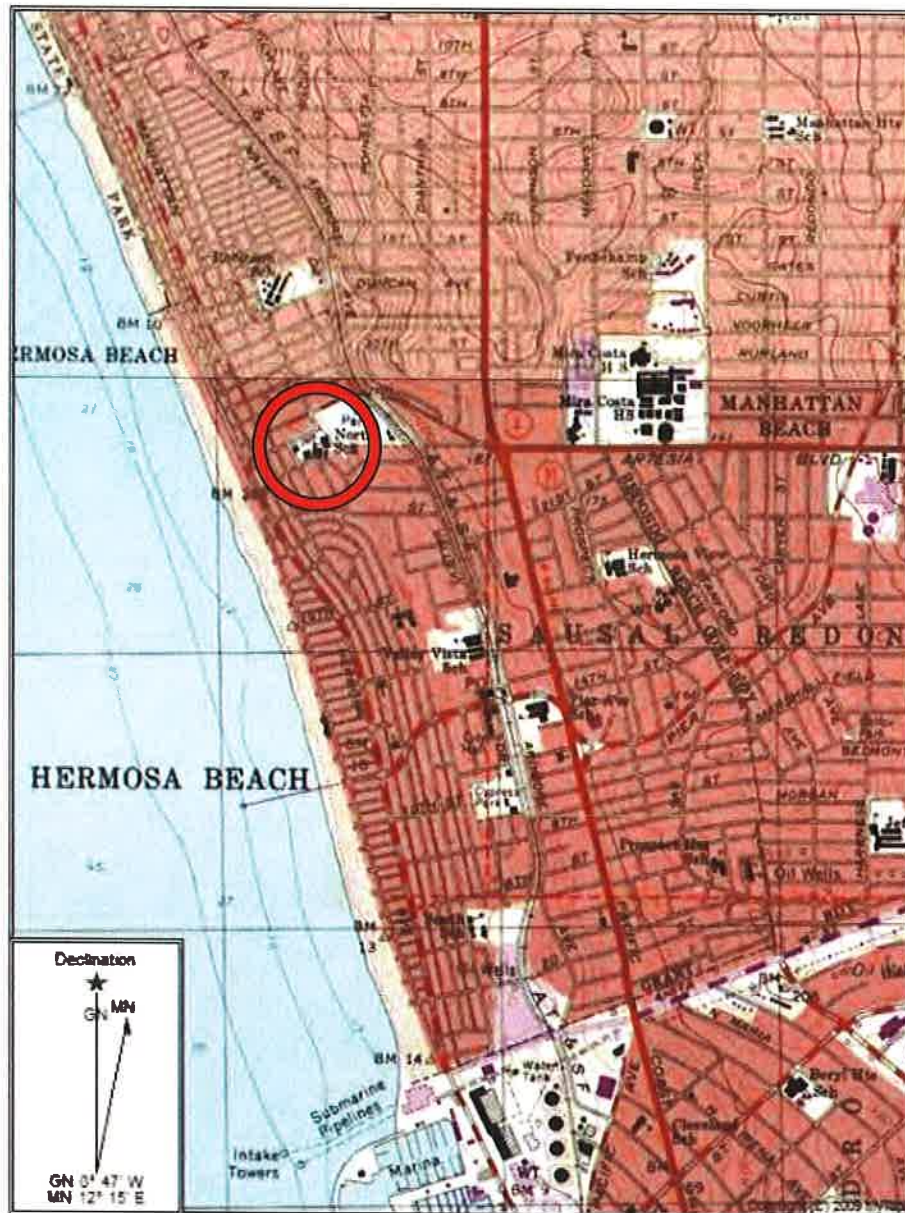


Figure 2:
Project Location
North School Campus
Hermosa Beach, Los Angeles County



Figure 3: Aerial view of North School campus, Hermosa Beach.
(Source: Google Earth, March 2015)

B. BACKGROUND INFORMATION

The North School campus has not been previously surveyed for the investigation and documentation of cultural resources by a qualified architectural historian, nor has the property been evaluated for eligibility for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register).

The current study was performed to determine if the North School campus should be considered a potential historic district, or if any of the buildings qualify as individual historical resources. Our research revealed that the City had performed a “windshield” survey of

potential historic resources within the City in October 2014.¹ The property at 417 25th Street was recorded by City staff as appearing to have the potential to be considered a historical resource in the City due to its “WPA Moderne” architecture.

C. METHODOLOGY

This historic resource assessment and evaluation was conducted by Pamela Daly, M.S.H.P., Principal Architectural Historian. In order to identify and evaluate the subject property as a potential historical resource, a multi-step methodology was utilized. An inspection of the property and the existing buildings, combined with a review of original drawings of the North School campus as provided by the District, 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 North School campus, including photographs of architectural details, surrounding buildings, or other points of interest, during the intensive-level survey.

The National Register and California Register criteria were employed to evaluate the significance of the property. In addition, the following tasks were performed for the study:

- The National Register and California Register inventories were searched.
- Archival records of District, including meeting minutes and drawings of buildings were analyzed.
- Site-specific research was conducted on the subject property utilizing maps, city directories, historical newspaper articles, historical photographs, and other published sources.
- Background research was performed at the City of Hermosa Library, Hermosa Beach Historical Society holdings at the Hermosa Beach Museum, and through internet resources.
- Ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs were reviewed and analyzed.

¹ City of Hermosa Beach. “Hermosa Beach Windshield Survey Results Potential Historic Resources, October 2014”. Accessed January 6, 2015: <http://www.hermosabch.org/modules/showdocument.aspx?documentid=6625>

II. 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, and the California Environment Quality Act (CEQA) are the primary federal and state regulations governing the evaluation and significance of historic resources of national, state, regional, and local importance. A description of these relevant regulations is presented below.

In analyzing the historic significance of the subject property, criteria for designation under federal and state landmark programs were considered. Additionally, the California Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the property.

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

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.

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, 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

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.

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.

⁸ *National 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.

- 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

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,

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.

¹³ *National Register Bulletin 15*, page 46.

¹⁴ Ibid.

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.

¹⁶ See 36 CFR 60.2(b) and (c).

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;
- 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;

¹⁷ California Public Resources Code § 5024.1(a).

¹⁸ California Public Resources Code § 5024.1(b).

¹⁹ California Public Resources Code § 5024.1(d).

²⁰ California Public Resources Code § 5024.1(d).

- 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

2. California Office of Historic Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California OHP in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historical resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed in the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;

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.

3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as historically significant by local government;
6. Not eligible for any listing or designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance, are given an evaluation status code of 6.

C. LOCAL

The City of Hermosa Beach adopted a preservation ordinance in 1998 (Municipal Code Section 17.53, Historic Resources Preservation) that outlines the City's historic landmark designation criteria, the nomination and application requirements for local landmarks, and the certificate of appropriateness requirements. Under the City's current policies and preservation ordinance, only historical resources that are officially listed federal, state, or local landmarks are protected.

Notwithstanding, pursuant to California Government Code Section 53094, at its Regular school board meeting on April 19, 2017, the District Governing Board of Education unanimously approved Hermosa Beach City School District Resolution 09:16/17, which renders the City of Hermosa Beach zoning and land use ordinances inapplicable to all District school facility improvement projects, including those proposed at the North School campus. Therefore, development limitations specified in Hermosa Beach Municipal Code Section 17.53 are not applicable to the North School property.

III. EVALUATION

A. HISTORIC CONTEXT

1. Hermosa Beach

Hermosa Beach is situated on land that was once part of the 22,459-acre Rancho Sausal Redondo. The land of the rancho was used for grazing livestock, and growing hay and grains. A tract of 1,500 acres was purchased by the Hermosa Beach Land and Water Company in 1900. Plans were immediately put into place for the construction of a 16-foot wide, two-and-one-half-mile long wood-plank boardwalk, a municipal pier, and sidewalks.²⁴ By 1902, the Atchison Topeka and Santa Fe Railroad, and its local subsidiaries, began planning for increased traffic on its route to Playa del Rey, Hermosa Beach, and Redondo Beach with an order of 50 new excursion rail cars from a manufacturer in St. Louis, Missouri.²⁵

With all the new improvements to the Hermosa Beach community, a census conducted by the Los Angeles County Superintendent of Schools in 1904, counted 44 children between the ages of 5 and 17 were now living in the beach town.²⁶ In 1904, the first grammar school in Hermosa Beach, the Ocean View School on Monterey Boulevard, was opened.²⁷ The high school district was composed of Redondo Beach and Hermosa Beach joining forces in 1906, and the abandoned Chautauqua building in Redondo Beach was purchased for use as the high school.²⁸

In 1907, the community of Hermosa Beach felt confident about its future and decided to incorporate and become a city. Immediate future plans included the construction of a municipal pavilion, a city hall building, and an electric lighting plant.²⁹ The City was faced with an unfortunate event that same year, when the wood trestle pier that had just been constructed by the community in 1904, was destroyed by a storm event in December.³⁰ The City planned to rebuild a new pier immediately as the pier boardwalk was important as a tourist attraction for visitors, and a favored spot with local fishermen.

The Pacific Electric Railway (PE) established a trolley line in 1911 through Hermosa Beach, on the line that ran between Culver City and Redondo Beach. The trolley system

²⁴ *Los Angeles Times*. "Throwing Dirt for Redondo Trolley", March 6, 1902.

²⁵ *Los Angeles Times*. "Early Rush to Seaside", April 19, 1902.

²⁶ *Los Angeles Times*. "County School Census", May 15, 1904.

²⁷ Hermosa Beach City School District. "Board of Trustee Minutes, Volume 1(1924-1928)", page 294.

²⁸ *Los Angeles Times*. "Old Hall for New Purpose", March 10, 1906.

²⁹ *Los Angeles Times*. "Hermosa Shy as a Joiner", November 10, 1907.

³⁰ *Los Angeles Times*. "Stack Wrecked Pier on Shore", December 6, 1907.

provided a short rail system that connected Hermosa Beach with all of Los Angeles County and cities to the east. A new grammar school, called the Pier Avenue School, was constructed at the corner of Santa Fe Avenue and Highway 1 by the Hermosa Beach School District, on land that would hopefully become the future civic center.³¹ Paved roads began to be planned along with a sewer system in 1913, which was the same time that the Hermosa Beach Land and Water Company sold their last 320 lots to the Bancroft Realty Company.³²

In 1921, a new 1,000-foot long concrete pier, built to replace the wood pier lost in 1907, was completed as planned, to attract sport fishermen and tourists. The *Los Angeles Times* reported that in just the first six months of the year, 273 new homes and four business buildings had been constructed in Hermosa Beach, and the City now had almost 4,000 full-time residents.³³ About this same time, the Torrance-Wilmington Oil Field began to be explored for the extraction of crude oil. Hermosa Beach is situated at the northern end of the Torrance-Wilmington Oil Fields, and map records of oil exploration from the California Department of Oil, Gas, and Geothermal Resources (DOGGR) show that oil wells were sunk in the southern area of the City.³⁴

By 1923, Hermosa Beach set forth a proposition to issue a bond to raise money for the building of additional grammar schools to accommodate the growing community. The proposition passed in November of 1923.³⁵ Richard Douglas King was chosen by the Hermosa Beach School Board of Trustees on June 30, 1924 to be the architect of North School, which would be located on 25th Street in the Hermosa Terrace Tract, and was paid \$26,381 for the construction.³⁶ (Figure 4) King was also selected the following year to design the Prospect Avenue School in Hermosa Beach.³⁷

³¹ *Los Angeles Times*. "Like Civic Center Idea", July 30, 1911.

³² *Los Angeles Times*. "New Promenade Along Strand", August 23, 1913.

³³ *Los Angeles Times*. "Hermosa is Called Ideal", August 14, 1921.

³⁴ California Department of Oil, Gas, and Geothermal Resources Well Finder:
<http://maps.conservation.ca.gov/doggr/#close>. Accessed December 15, 2015.

³⁵ *Los Angeles Times*. "Hermosa Beach Vote for School Bonds is Heavy", November 15, 1923.

³⁶ Hermosa Beach City School District. "Board of Trustee Minutes, Volume 1(1924-1928)", page 117.

³⁷ *Ibid*, page 145.

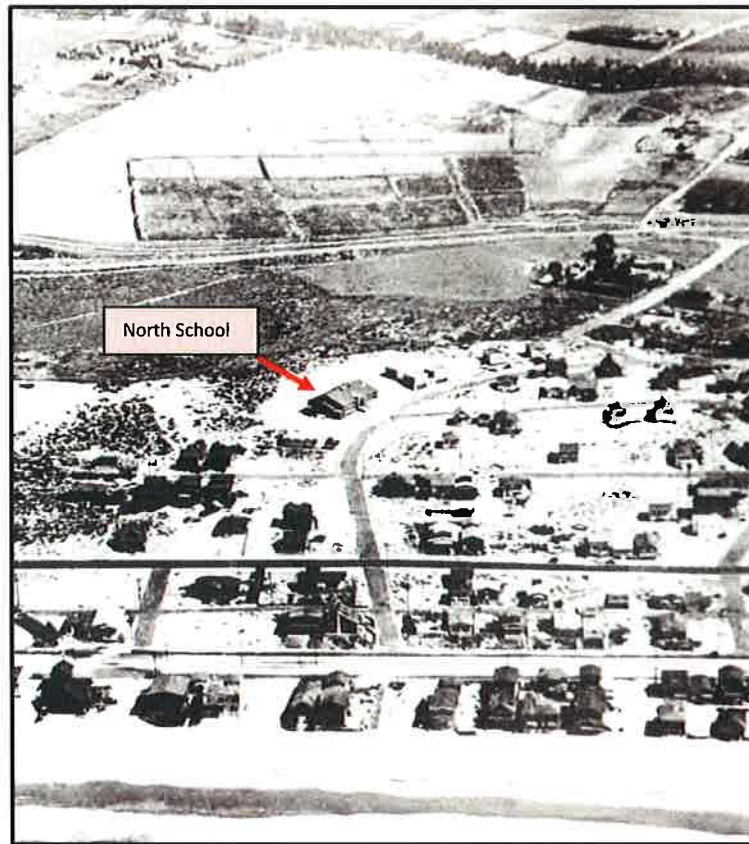


Figure 4: Aerial view of North School before 1933 Long Beach earthquake.
(Photograph courtesy of Hermosa Beach Museum)

King had been born in Tennessee, and by 1910 was in Sacramento employed at the State Architects Office.³⁸ In 1920, King was still working for the State Architects Office, and he and his wife were living with his wife's parents in Sacramento. Soon after, he begins to work as a principal architect on a variety of projects in Los Angeles County, and soon forms a working relationship with J. S. Matthews, president of the Hermosa Beach Development Company located on Pier Avenue in Hermosa Beach.³⁹ Matthews retains King to design a two-story brick building at the corner of Pier Avenue and Hermosa Avenue in 1921, and a brick store building in 1922.^{40/41} King was also the architect for a major project located at the intersection of 13th Street and Hermosa Avenue that was comprised of the Metropolitan Theater, First Bank of Hermosa Beach (Chase Bank in 2016), a store, and office building.⁴² (Figure 5)

³⁸ U. S. Census Bureau. 1910 Census "Richard D. King". Ancestry.com.

³⁹ *Los Angeles Times*. "Hermosa Beach Development Company, Inc." Display advertisement, February 7, 1926.

⁴⁰ *Southwest Builder & Contractor*, page 13, column 3, April 22, 1921.

⁴¹ *Southwest Builder & Contractor*, page 33, column 1, April 7, 1922.

⁴² *Southwest Builder & Contractor*, page 57, column 1, January 26, 1923.



Figure 5: First Bank of Hermosa Beach and Metropolitan Theater, designed by Richard D. King, and built in 1923.
(Source: Los Angeles Public Library)

Besides his work in Hermosa Beach, King designed buildings in Los Angeles, Compton, Lomita, and the First National Bank of Gardena.⁴³ King is best known for being the architect of the Villa Riviera in Long Beach, a cooperative-living building that was once the tallest privately-owned building in Southern California when it was completed in 1929.⁴⁴ The 1930 Census noted that King and his family were living in the Villa Riviera that year, but the Great Depression may have forced the family to relocate to a house at 1825 Manhattan Avenue in Hermosa Beach by 1935.⁴⁵ King passed away in Los Angeles in 1945, while inspecting a ship for the Los Angeles Maritime Commission.⁴⁶

2. North School

Going into 1926, it was reported that Hermosa Beach was a thriving city of 6,500 inhabitants and “within the past year three new and modern grammar schools were completed, giving the city a \$3,000,000 educational system”.⁴⁷

⁴³ “Richard D. King”, Los Angeles Public Library catalog accessed September 20, 2016.

⁴⁴ Villa Riviera was listed in the National Register of Historic Places in 1996.
<http://focus.nps.gov/AssetDetail/NRIS/96000778>

⁴⁵ U.S. Census for 1930 and 1940, “Richard D. King”. Ancestry.com accessed September 20, 2016.

⁴⁶ *Los Angeles Times*. “Richard D. King”, August 3, 1945.

⁴⁷ *Los Angeles Times*. “Hermosa Ready for Expansion”, February 7, 1926.

At almost 6 p.m. on March 10, 1933, an earthquake with its epicenter in Long Beach occurred. The earthquake caused extensive damage to buildings in Compton, Huntington Beach, Hermosa Beach, and throughout Southern California. The worst damage occurred to buildings that had been constructed on landfill, on deep water-soaked alluvium or sand, and those that had been poorly designed or constructed. Along the shore between Long Beach and Newport Beach, the settling or lateral movement of road fills across marshy land caused severe damage to the concrete highway surfaces, approaches to highway bridges, and to the railroad and trolley systems. In Hermosa Beach, the Pier Avenue School, South School, and North School, buildings all suffered varying levels of damage.

Archie R. Clifton, Los Angeles County Superintendent of Schools, immediately created a task force to inspect those schools outside of the cities of Los Angeles and Long Beach.⁴⁸ The task force was headed by the architect John C. Austin (Griffith Observatory, Shrine Auditorium) and a team of expert engineers were sent to schools throughout the County. The Hermosa Beach City School District Board of Trustees stated in an emergency meeting the day after the earthquake that:

*the County and State be invited to send structural engineers to examine all the school buildings of this district and report upon their physical condition and the extent to which they have been damaged by the earthquake; furthermore, that the District employ one or more recognized expert structural engineers to make a detailed study of the damaged school buildings so that estimates can be made for their repair or replacement.*⁴⁹

Austin's team of expert engineers inspected all the school buildings and their surveys were completed by March 18, just eight days after the earthquake.⁵⁰ North School and South School were allowed to reopen on March 20, while Pier Avenue School remained closed indefinitely due to the extensive damage that required additional engineering and architectural studies be developed.⁵¹

One member of Austin's team of engineers was Paul E. Jeffers, of Los Angeles.⁵² Jeffers had been born and raised in Los Angeles, and graduated from Stanford University as a civil engineer in 1913. He furthered his studies at Massachusetts Institute of Technology (MIT) for two years before returning to Los Angeles and working for several local architects before opening his own office in 1919. After the earthquake, Jeffers became a member of a committee to advise the Los Angeles School District on its general program of reconstruction

⁴⁸ *Los Angeles Times*. "Most of City's Schools Will Open Tomorrow", March 19, 1933.

⁴⁹ Hermosa Beach City School District "Board of Trustee Minutes", March 11, 1933.

⁵⁰ *Los Angeles Times*. "Most of City's Schools Will Open Tomorrow", March 19, 1933.

⁵¹ *Ibid.*

⁵² *Los Angeles Times*. "Nearly All Schools to Open Today", October 3, 1933.

for earthquake-damaged school buildings, and would become known as an authority on earthquake resistant structures in California.⁵³

As part of Austin's survey team, Jeffers completed his report regarding North School by April 29, 1933. Jeffers had made a survey of all the school buildings of the Hermosa Beach City School District with the purpose of determining the amount of damage done to each of these buildings, their further usefulness as school buildings, and the approximate cost of the repair or replacement of each school building.⁵⁴ The District decided to retain the engineering and architectural services of Jeffers and his associate, Samuel E. Lunden for the "repair and improvement of buildings damaged by the earthquake."⁵⁵ Jeffers and Lunden would be paid a maximum percentage of eight percent on the total contract for the work done to all three schools.⁵⁶

Samuel E. Lunden graduated from Pasadena High School, and while attending California Institute of Technology (Caltech), he worked as a draftsman for the Pasadena architect Reginald D. Johnson from 1915 to 1918.⁵⁷ Lunden then headed east to obtain his Bachelor of Science degree, and Beaux Arts Medal in Architecture, from MIT in 1921.⁵⁸ After World War I, Lunden became a member of the American Students' Reconstruction Unit in Verdun, France, where the students were told to "find Verdun under the rubble".⁵⁹ Once back in the United States, Lunden went to work as Job Captain and Field Supervisor for the architectural firm of Cram and Ferguson in Boston from 1921 to 1927.⁶⁰ Returning to Southern California, he then spent a year with the Los Angeles architect, George B. Kaufman, before establishing his own office in 1928.⁶¹ Lunden was the lead architect for a team, which included the firm of Parkinson & Parkinson, for the design of the Pacific Stock Exchange building in downtown Los Angeles in 1928-1929. In 1932, with Lunden as the lead architect, he partnered with Cram and Ferguson for the design and construction of the Edward L. Doheny Jr. Memorial Library on the University of Southern California campus.⁶²

⁵³ *Los Angeles Times*. "Paul E. Jeffers of Building Fame Dies", August 9, 1953.

⁵⁴ Hermosa Beach City School District, "Board of Trustee Minutes", April 29, 1933.

⁵⁵ *Ibid.*

⁵⁶ *Ibid.*

⁵⁷ The AIA Historical Directory of American Architects 1956, "Lunden, Samuel Eugene," <http://public.aia.org/sites/hdoaa/wiki> (accessed Nov. 6, 2015).

⁵⁸ *Ibid.*

⁵⁹ *Los Angeles Times*. "Samuel E. Lunden; Veteran L.A. Architect", June 16, 1995.

⁶⁰ The AIA Historical Directory of American Architects 1956, "Lunden, Samuel Eugene,"

⁶¹ *Ibid.*

⁶² Kanner, Diane. "Architect's Career Spans 64 Years". *Los Angeles Times*, June 9, 1985.

As the Long Beach earthquake occurred during the fourth year of the Great Depression, the federal government immediately stepped in to financially assist the local governments in the restoration of their schools and communities. The Reconstruction Finance Corporation (RFC), an independent federal agency assigned the duties of dispersing emergency funds made available by Congress following the earthquake, granted Hermosa Beach the sum of \$117,000 in November of 1933 for the repair and rebuilding of the City's schools.⁶³ Within a month of the earthquake, the California Legislature passed the Field Act, which called for school buildings to thereafter be constructed of reinforced concrete and include other safety designs.

The Hermosa Beach City School District Board of Trustees empowered Lunden to act on behalf of the District in applying for State Emergency Relief Administration funds for the repairs of North School in the amount of \$4,336 on June 11, 1934.⁶⁴ (Figure 6)

Form No. 1

GREEN BILL

SCHOOL BUILDING ACT—CHAPTER 39—1933

1/c #17-45

APPLICATION No. 222 For CONSTRUCTION RECONSTRUCTION ALTERATIONS ADDITIONS

CITY Los Angeles School District Hermosa Beach Name of School NORTH SCHOOL No.

Applicant Board of Public Bldg. Reconstruction Sacramento, California President Samuel C. Ellsworth

City Received Answered Forms Sent Out Application Received 8/21/34

Estimated Cost of Building \$4,336.00 For Paid \$ 00.00 Actual Cost \$ 00.00 Additional For Paid \$ 00.00

Architect Samuel E. London 600 Roma Bldg., Los Angeles Structural Engr. Paul H. Joffe, 816 W. 5th Street, Los Angeles

Additional Information Drawings sent out for correction Recd. Sent out Recd.

Inspected By Application Approved 11/15/34 Inspector Approved

Work Supervised by

Inspector Johnston & Johnson Approved

Contract Let Work Started Inspector Samuel C. Ellsworth Approved 8/27/34

Revised Reports Received { Architect Insd 11/2/35
Structural Engineer Insd 8-18-35
Inspector Insd 11/15/34
Johnston & Johnson 12-17-34

Building Completed Certificate of Approval (issued closed job (see memo 4/24/39)

Figure 6: Copy of application of repairs for North School by Hermosa Beach City School District under School Building Act of 1933 (Field Act).

⁶³ Los Angeles Times. "Quake School Sums Allotted", November 29, 1933.

⁶⁴ Hermosa Beach City School District Board of Trustee minutes, June 11, 1934.

In September of 1934, with a loan from the Board of Public Building Reconstruction Program, a division under the RFC, the construction company of Johnson and Hansen was awarded a contract to reconstruct the North School for \$9,066 and South School for \$8,089.⁶⁵ The cost to repair and reconstruct the extensively damaged Pier Avenue School came to \$73,000, and that price included the new auditorium and two-classroom addition designed in an Art Deco style, by Lunden.⁶⁶

The Los Angeles Times interviewed Lunden in 1985, on his life's work and contribution to the architecture of greater Los Angeles. The article noted his best known designs of the Pacific Coast Stock Exchange (1929), Doheny Memorial Library at USC (1932), along with the Pier Avenue School Auditorium in Hermosa Beach. Lunden had been honored in 1984 by Los Angeles Conservancy, for the design and rebuilding of the school buildings during the Great Depression with monies from the Works Progress Administration grant. The "Pier Avenue School Auditorium in Hermosa Beach is now that city's Community Center Theater."⁶⁷ There was no mention in the article of the rehabilitation work by Lunden of North or South Schools after the Long Beach Earthquake.

In 1938/1939, under a New Deal Program, the Federal Emergency Administration of Public Works (later renamed the Public Works Administration) (PWA) granted monies to Hermosa Beach for the construction of a new Kindergarten Building and Classroom Building to be constructed on the campus of North School. Based on the commemorative plaques on the exterior hallway wall of the 1939 Classroom Building at North School, the two new buildings were designed by the architectural firm of MSP (David D. Smith, architect), and were constructed by F. H. Strohecker.⁶⁸ (Figure 7)

*More than any other New Deal program, the PWA epitomized the Rooseveltian notion of "priming the pump" to encourage economic growth. Between July 1933 and March 1939, the PWA funded the construction of more than 34,000 projects, including airports, electricity-generating dams, and aircraft carriers; and seventy percent of the new schools and one third of the hospitals built during that time.*⁶⁹

⁶⁵ *Los Angeles Times*. "Awards Made of Contracts for New Work". September 2, 1934.

⁶⁶ *Los Angeles Times*. "Hermosa Beach Submits School Building Plans", June 17, 1934.

⁶⁷ Kanner, Diane. "Architect's Career Spans 64 Years". *Los Angeles Times*, June 9, 1985.

⁶⁸ Hermosa Beach City School District. "Board of Trustee Minutes, Volume 3 (1934-1942)", page 42.

⁶⁹ George Washington University. "Public Works Administration"; *The Eleanor Roosevelt Papers Project*. Accessed March 25, 2016: <http://www.gwu.edu/~erpapers/teaching/glossary/pwa.cfm>



Figure 7: Commemorative plaque on the hallway wall at North School.

To address the expanding enrollment of “Baby Boom” children, in 1958 the Hermosa Beach City School Board approved the construction on the North School campus of “a new kindergarten and a five-classroom building.” Alterations would also be made to the interior of the existing kindergarten building and a classroom in the main building.⁷⁰ The two new buildings were designed by the architectural firm of Kistner, Wright & Wright (KWW).

Just fifteen years later, in 1973, the Hermosa Beach City School Board would be contemplating the closure of two of the district’s six schools due to declining enrollment figures. The Board hired John Stallings, a professor of education at University of Southern California (USC) to conduct a study of how best to address the declining number of students in Hermosa Beach schools.⁷¹ Stallings’ study recommended the closing of Pier Avenue Junior High and Prospect Heights School.

Stallings was called upon in 1980, to once again look at how best to reduce the number of public schools in Hermosa Beach because of declining enrollment numbers. The District had 1,500 students in 1973, and in just seven years, the total had declined 30 percent to only 994 students. The North School was put on the list to be closed, particularly because of its age and size of play area. In an interview with the *Los Angeles Times* about the proposed closures, Superintendent Marilyn Harris stated that the North School had been inspected by a structural engineer in 1967 after concerns had been raised that the school dated from before the Long

⁷⁰ *Los Angeles Times*. “Trustees OK Building Plan”, July 13, 1958.

⁷¹ *Los Angeles Times*. “Parents’ Views Sought on Plan to Close Schools”, March 25, 1973.

Beach earthquake, but had been found to be up to code.⁷² After working closely with the community, the School Board decided to close both North and South Schools. Today, the District is comprised of just two schools in operation: Hermosa View School and Hermosa Valley School for kindergarten through the 8th grade.

B. HISTORIC RESOURCES IDENTIFIED

Pamela Daly, Principal Architectural Historian, conducted a pedestrian-level survey of the North School campus on November 17, 2015. The property was accessed, with permission, from a driveway running off of 25th Street along the east boundary of the property. The campus currently consists of five permanent buildings, listed below, and associated support services structures, and is operated by a privately-owned organization.

1. Main Building (originally constructed in 1924 and rehabilitated in 1934)
2. Kindergarten Building (1939)
3. Classroom Building (1939)
4. Classroom Building (1958)
5. Kindergarten Building (1958)

The aerial photograph of North School campus as it is today (Figure 8), and the historic aerial photographs of the campus from 1953 and 1963 (Figures 9 and 10), aid in understanding the evolution of the growth of, and changes to, the campus over time. The photographs reveal that not only were the new kindergarten and classroom buildings added to the campus in 1958, but that the District had also purchased and demolished adjacent properties on Myrtle Avenue to create additional playground space for the campus.

⁷² *Los Angeles Times*. "Hard Times Shake Hermosa School District", March 23, 1980.

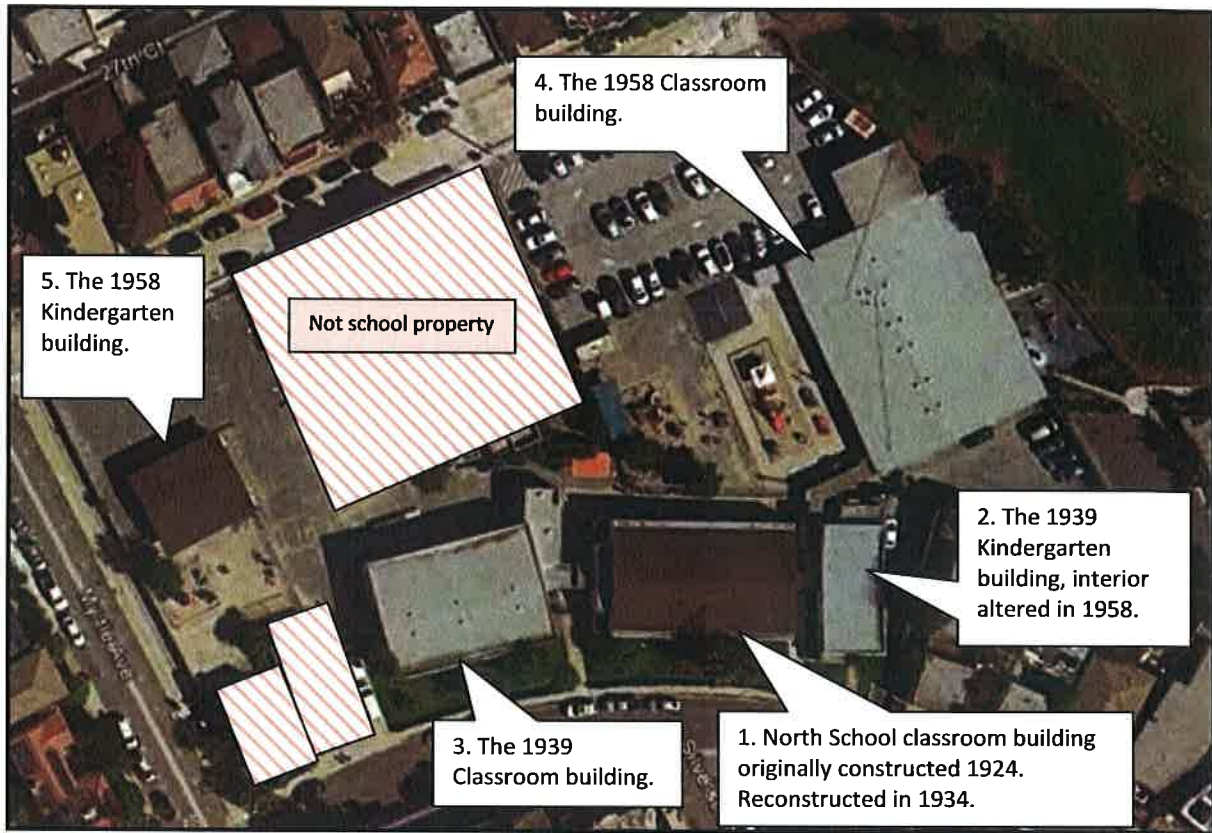


Figure 8: Aerial of North School campus as it appears today. (Google Earth, February 2016)

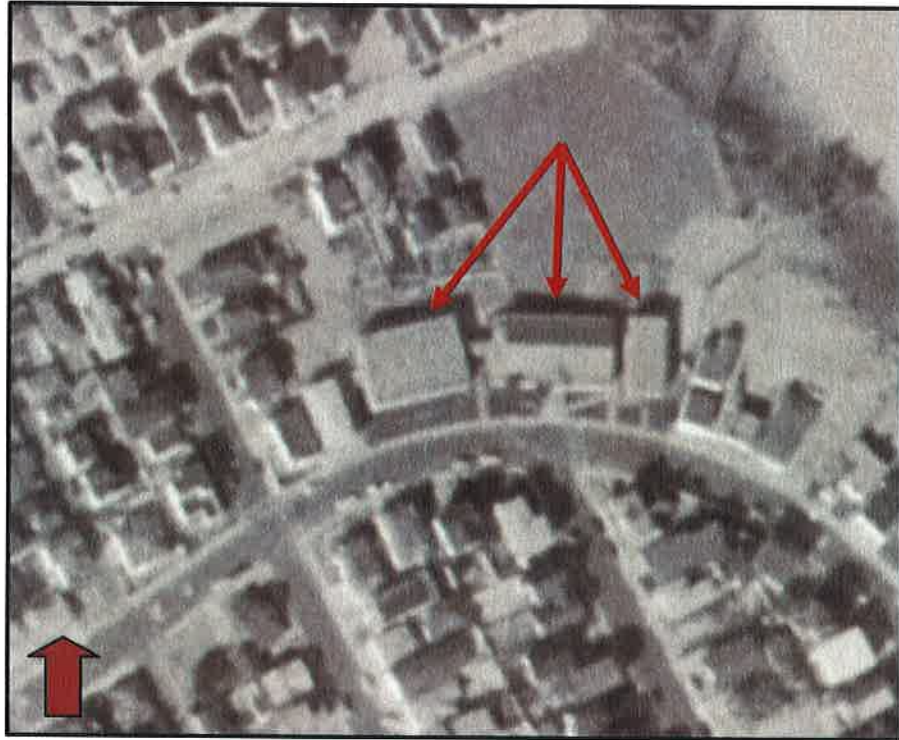


Figure 9: Aerial view of North School campus in 1953, with the North School Main building in the center and the two buildings by MSP on each side. (Source: NETR Historic Aerials)

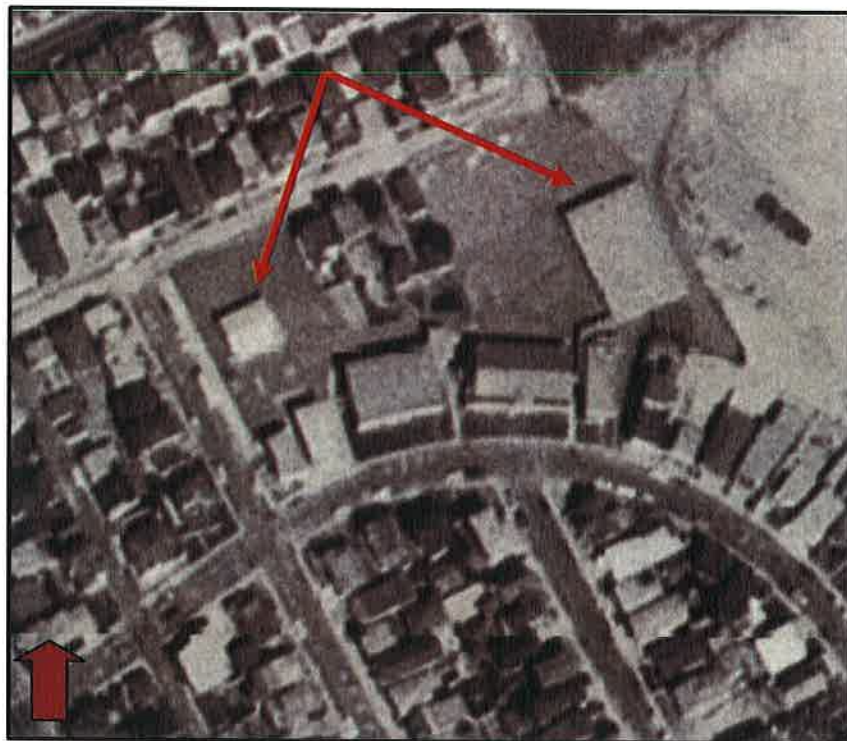


Figure 10: Aerial view of North School campus in 1963 with the two additional buildings of 1958. (Source: NETR Historic Aerials)

1930s Main, Kindergarten, and Classroom Buildings

The photograph of North School (below) taken circa 1930, prior to the Long Beach earthquake, shows that it was designed by King to be a modest Neo-Classical style building constructed of red brick with a gable roof, and expanses of fenestration to the north and south of the center hall entrance. (Figure 11) The elementary school had been designed using a similar revival style of classical architecture as that used for the Pier Avenue School building (as it appeared in 1924). (Figures 12)

When North School was damaged with cracked walls from the Long Beach earthquake in 1933, the architect Samuel E. Lunden and structural engineer Paul E. Jeffers were retained by the District to repair and rehabilitate the existing North School building. Lunden and Jeffers prepared detailed plans of the proposed repairs to the North School building, and these were submitted to the State of California Department of Education, Division of Schoolhouse Planning, and the State of California Department of Public Works Division of Architecture, and approved on July 27, 1934. (See Appendix A for copies of Sheets 1, 3, 4, and 5 of the detailed architectural drawings for the repairs of North School.)

The drawings submitted by Lunden and Jeffers present how the original North School building designed by King would be rehabilitated by “stripping four inches of the brick facing from the structure and erecting a web of steel reinforcing around the entire four walls. The web is interwoven to perpendicular columns of steel rods set at intervals much the same as fence posts”.⁷³ The Supervising State Inspector, describing the identical work being performed for the rehabilitation of South School, went on to say...

*this [web of steel] reinforcing is then made an integral part of the building with the application of “gunite.” This is a liquid cement which is applied with a pressure air gun impregnating the porous inner brick structure and forming a new wall four inches thick around the structure. All projecting cornices, fittings and eaves will have been removed and the roof tied in with the steel reinforcing of the walls.*⁷⁴

The drawings for the rehabilitation project show only the above work was performed. Lunden and Jeffers did not alter the footprint, rectangular massing, height, roof style, floorplan, or fenestration plan, of King’s 1924 North School design.

Lunden and Jeffers did require that the four chimneys of the classroom fireplaces/stoves (whose stacks can be seen in the center area of the roof in the circa 1930 aerial photograph) be removed, and that the main entrance to the building, a character-defining feature of school architecture, be walled off to provide greater structural stability to the front elevation. Except for the sealing-off of the front entrance vestibule, the interior floorplan of the building that

⁷³ *Hermosa Beach Review*. “Rush Completion of South School Reconstruction”, October 4, 1934.

⁷⁴ *Ibid*.

incorporated auxiliary entrance/exit doors at each end of the main hallway, was unchanged by Lunden.

The application of the gunite to the exterior walls, forced Lunden to create a new façade for all the exterior walls of the building. Even then, possibly due to the effort to keep the rehabilitation costs to a minimum, the gable roof and the cross-gable of the original Neo-Classical building design were not removed. This resulted in the cross-gable roof, in the center of the south roof plane, becoming a “ghost” architectural feature for the center entrance that no longer exists.

In 1934, the project to repair and upgrade the structural integrity of the North School was planned and completed, as quickly and economically as possible, so that it could protect children in the event of any future earthquake. This is evidenced by the construction company of Johnson and Hansen submitting a total bid of \$9,066 for the North School repairs.⁷⁵ This price was considerably less than the \$26,000 it cost ten years before to construct King’s design of North School. Based upon their agreement with the Hermosa Beach School Board, Lunden and Jeffers would have received a fee of \$726 for the rehabilitation of North School.



Figure 11: Close-up view of North School as it appeared circa 1930, prior to the Long Beach Earthquake. The building was designed in a Neo-Classical style with steps leading up to a formal entrance hallway facing 25th Street. (Photograph courtesy of Hermosa Beach Museum)

⁷⁵ *Los Angeles Times*. “Awards Made of Contracts for New Work”. September 2, 1934.



Figure 12: Postcard of Pier Avenue School, Hermosa Beach, before the 1933 Long Beach Earthquake. (Postcard courtesy of The Daily Breeze Blog, January 16, 2016)

Five years later, in 1938, MSP was retained to design two additional stand-alone classroom buildings on the campus to expand the enrollment capacity of the school.

The principal architect of MSP, Norman Foote Marsh, had established a practice in Los Angeles in the 1910s based on his expertise designing public buildings, churches, schools, and libraries. He was recruited by USC in the late 1920s to head their office of campus architect. It appears that while at USC Marsh teamed up with David Drake Smith and Herbert James Powell to create the firm of MSP in 1927. MSP quickly became known for their designs of schools, churches, and large public buildings. Among their many California projects are Pasadena High School, First Methodist Church of Oakland, First Methodist Church in Long Beach, First Baptist Church in Pomona, and a group of campus buildings at Redlands University in Redlands. Many of the school projects they undertook in the 1930s were an outgrowth of the 1933 Long Beach earthquake that had damaged or destroyed many schools in the greater Los Angeles area. MSP also designed and engineered the retrofitting of existing school buildings to meet new seismic guidelines. At the highpoint of the firm, they engaged over 50 draftsmen to work on projects. In 1955, the principals were quoted as estimating that since Marsh had started this firm in 1927, MSP had “designed more than 500 Southern California school projects.”⁷⁶

1. **North School Main Building.** The original Neo-Classical style building of North School was designed by Richard D. King and constructed in 1924. During the Long Beach earthquake of 1933 the building was damaged and the District was required to have the building repaired to meet the Field Act building codes for schools. The

⁷⁶ *Los Angeles Times*. “Architectural and Engineering Firm Changes Name”, January 16, 1955.

architectural and structural engineering team of Samuel E. Lunden and Paul E. Jeffers were responsible for the rehabilitation of the building.⁷⁷

Samuel Lunden had designed a new auditorium for the Pier Avenue School before it had been severely damaged from the earthquake, and he was given the job of rebuilding that school building.⁷⁸ Lunden had chosen to completely rehabilitate the Pier Avenue School, and design the new auditorium and classroom additions, in an Art Deco/Moderne style of architecture.⁷⁹

The Main Building of North School is a rectangular-massed, one-story building that measures approximately 90 feet long by 56 feet wide. (Figures 13 and 14) The building has a medium-pitched gable roof that is set on an east-west axis, and this roof system is a remaining element of North School's original Neo-Classical style, as seen in Figure 9. The exterior façade of the building was substantially altered in 1934, when steel webbing was applied to the exterior and embedded in a thick covering of gunite. The outer layer of the brick walls were reduced in depth so that the steel webbing could be attached to the exterior façades. The building sits on poured concrete foundation walls that continue underground to enclose a basement at the west end of the structure, and that is where the building's mechanicals are located.

The original North School building had been constructed of steel I-beam frame and brick-infill construction. Where the original front entrance to the building was situated on the (south) elevation, there is now a solid 22-foot wide, cross-gable roofed section of the building. The section of the front façade where the formal entrance portal had been located projects beyond the main body of the building by approximately 18 inches, and a window unit is set in the center of the wall. Above the window unit, in the gable end, is the only decorative feature on the building. It is a cast of the lamp of knowledge sitting atop of three books, with the Greek letters of alpha and omega on either side of the lamp. (Figure 15) Without a formal, central entrance to the building, the interior classrooms are now accessed by the auxiliary hallway entrance/exit doors set at each end of the building that open onto the main classroom hallway.

The building extends 32 feet from each side of where the front entrance portal had been situated, and set in each of the expanses of concrete wall are five, steel-frame window units, approximately 4 feet wide, set in a row. The windows reflect the location of the classroom within the building. Each window unit is comprised of

⁷⁷ Hermosa Beach City School District. "Board of Trustee, Volume 2 (1928-1934)", page 44.

⁷⁸ Kanner, Diane. "Architect's Career Spans 64 Years". *Los Angeles Times*, June 9, 1985.

⁷⁹ Gnerre, Sam. "Pier Avenue School in Hermosa Beach becomes city's community center". *The Daily Breeze Blog*, January 23, 2016.

three sashes, with four equal-sized lights in each sash, set in a horizontal column within a wood casing. The top and bottom sash are fixed, while the middle sash is an awning type window. The same style of window sash is found along the rear (north) elevation, in groupings of four, three sash-tall units, with two, two-sash tall units in one combined unit at the east end of the building; single-wide fixed units set in the concrete wall at the middle of the façade; and a six-wide, three-sash tall unit at the west end of the façade.

To provide added structural support to the building, and possibly some additional interior storage space, the west elevation of the building extends approximately 5 feet from the gable end wall. This additional space provides the west entrance to the building, and a set of poured concrete steps lead to the playground area.



Figure 13: Front (south) façade of the Main Building of North School presenting the exterior façade that is a result of the repairs and rehabilitation in 1934. View looking north.



Figure 14: Rear (north) façade of the main North School building. Its gable roof is easily viewed from this direction. View looking southwest.



Figure 15: The decorative inset panel in the gable end of the front façade of the main North School building. The panel signifies the lamp of knowledge sitting on a stack of books between the Greek alphabet letters alpha and omega representing learning subjects “from A to Z.” View looking north.

2. **1939 Kindergarten Building.** This building was constructed in 1939 immediately to the east of the main North School building. It is a one-story building, constructed of poured and reinforced concrete wall, with a rectangular mass that measures approximately 28 feet wide by 62 feet long, and has a flat roof system. (Figure 16) The building is orientated on the lot with the narrow width of the building facing 25th Street.

The building, designed by MSP, appears to be a modest example of Le Corbusier influenced International style architecture. Le Corbusier pioneered the puritanical style of which Cubist shapes were favored and "horizontally emphasized windows turning round corners were favored."⁸⁰ The International style of architecture spanned in popularity from the early 1920s into the late 1960s. The early years of the International style of architecture represented an offshoot of Bauhaus modern design and Cubist art that turned its back on the heavily ornamented buildings of the Beaux Arts and Revival styles that spanned from the 1890s to the 1930s. The early International style houses and buildings were designed by Le Corbusier, Mies van der Rohe, and Walter Gropius, with severe geometric lines and shapes, and little or no exterior ornamentation. Steel window frame units were favored for their narrow sash, yet they could hold large individual glass panes (lights). Further characteristics of early International style buildings were un-ornamented wall surfaces with no decorative detailing at windows or doors, blank expanses of exterior wall, and the roof-wall junction meeting at a ledge at the flat roof line. The International style would evolve into using dominant horizontal lines and large spans of glass in the post-World War II interpretations used for both residential and commercial, one-story building applications, which are found throughout Southern California.

The window units that wrap around the southeast corner of the 1939 Kindergarten building are the same, three-sash tall, metal-frame style units as are currently in place in the Main Building. At the southwest corner of the Kindergarten building, the original entrance door is reached by a poured concrete porch and steps that extend approximately 6 feet from the body of the building. A flat roof awning covers the porch landing, and the awning is supported by a simple, modern, screen wall designed in a grid of equally-square quadrangles, that spans between the solid porch railing and the porch roof. On the east elevation is a band window comprised of five, two-sash tall units set in the casing. On the west elevation, there are two window units set apart from each other, in the upper portion of the wall, which are comprised of three, four-light sash tall units set next to each other in the casing.

The walkway between the Main Building and the Kindergarten building is protected from the elements by a flat-roof awning, approximately 6 feet wide, which is

⁸⁰ Burden, Ernest. *Elements of Architectural Design: A Photographic Source Book*. New York: John Wiley & Sons; 2000.

supported by round metal poles. (The sidewalk awnings appear to date from when classroom buildings were added to the campus in 1958.)



Figure 16: The 1939 Kindergarten building. View looking northwest.

3. **1939 Classroom Building.** This building was constructed in 1939 immediately to the west of the main North School Main building. It is a one-story building with a rectangular mass that measures approximately 81 feet long by 58 feet wide. (Figure 17) The building is orientated on the lot with the length of the building facing 25th Street. This building was also designed by MSP in a Le Corbusier-influenced International style of architecture, yet with even a more utilitarian approach to its design. Except for a hyper-extended lintel projecting out over each of two, symmetrically set windows comprised of five, three-sash tall units, the front façade would be just a flat expanse of poured concrete wall. The rear elevation of the building is the same, with just two large window units. At some point in time, a bathroom building measuring approximately 12 feet by 20 feet was added onto the northeast corner of this building.

The walkways between the 1939 Classroom Building and the Main Building are also covered by a flat-roof canopy supported by metal poles.



Figure 17: The 1939 Classroom building. View looking northeast.

1958 Classroom and Kindergarten Buildings

The two classroom buildings constructed in 1958 on the North School campus were designed by KWW. KWW was an architectural firm primarily located in Los Angeles, with a satellite office in San Diego. Theodore C. Kistner was the principal architect of the firm, and he was joined by architect Henry Lyman Wright and civil engineer William Theodore Wright. Early in his career, Kistner had developed a specialty designing school buildings. The firm KWW was founded circa 1952 and dissolved in 1973, when Kistner died. KWW's better known projects include: the Cerritos College Gymnasium building (Cerritos, California) and the Norwalk County building (Norwalk, California). The firm specialized in schools, colleges, and other public buildings in Southern California. The firm had also been a consultant to school districts in New Orleans and Tucson, and a consultant on the design of state college facilities in Colorado.⁸¹

4. **1958 Classroom Building.** This building was constructed in 1958 to the north of the 1939 Kindergarten building. It is a one-story building with a rectangular mass that measures approximately 94 feet long by 62 feet wide, which was designed in the Contemporary style of architecture. (Figures 16 and 17) The style is expressed by a long and low profile, very low-pitched gable roof, and wide overhanging eaves supported by slender, steel columns that create covered walkways around the circumference of the building. Commercial buildings of this style were frequently

⁸¹ Pacific Coast Architecture Database. "Kistner, Wright & Wright"; "Theodore C. Kistner"; "Henry Lyman Wright". Accessed December 16, 2015. <http://pcad.lib.washington.edu/>

constructed with steel beam structural systems that would allow for large, unsupported, interior spaces.

The 1958 Classroom building's roof is set on a north-south axis and has overhanging eaves, extending approximately 8 feet wide, around the circumference of the building. The eaves on the west, north, and south elevations are cantilevered, while the east eave is supported by a round steel post. The extended eaves create an exterior hallway for the building, as the building is designed with the classrooms accessed by doors on the exterior walls. On the east side of the building, an additional 12 feet of overhang has been constructed to create a wood-frame porch that spans along the length of the façade. The exterior walls of the building are clad with a decorative, red brick façade, set in a running bond pattern. On the east and west walls of the building are access doors to the classrooms and units of steel framed windows. A window unit is comprised of eight lights measuring approximately 12 inches tall by 18 inches wide, set fixed, side-by-side, in a steel frame. The frame of eight fixed lights is headed by a unit of four lights, of the same size and alignment, set in a steel frame that operates as a pivot window on a horizontal axis. In each classroom, there are five complete window units set side-by-side above a brick kneewall, and a four-light pivot unit over the classroom door. According to historic photographs, between 1963 and 1972, an additional administrative support building that measures approximately 29 feet long by 38 feet wide was constructed immediately to the north of the 1958 Classroom building.



**Figure 16: West façade of the 1958 Classroom building facing the inner courtyard.
View looking north.**



Figure 17: South elevation of the 1958 Classroom building.
View looking north.

5. **1958 Kindergarten Building.** This building was constructed in 1958 to the north and west of the 1939 Classroom building and it shares the same Contemporary style of architecture as the 1958 Classroom building. The 1958 Kindergarten building has a low-pitched gable roof, set on an east-west axis, and rectangular massing, measuring approximately 33 feet wide by 43 feet long. (Figure 18) This building was designed with the large, fixed light, steel-frame window units installed only on the south elevation. The eave on this elevation extends 12 feet from the body of the building, to create a covered outdoor seating area. The eave is supported by an extension of the east façade of the building. The building is clad in the same decorative red brick as the 1958 Classroom building. The north roof slope extends only a short span of approximately 4 feet over the north facade.



Figure 18: 1958 Kindergarten building. View looking northwest.

C. SIGNIFICANCE

The subject property consists of the North School campus, which was initially comprised of a single building when it was opened for students in 1924. The main building was damaged from the effects of the Long Beach earthquake in 1933, and was extensively rehabilitated when the exterior brick walls of the building were strengthened with the installation of a support system of steel webbing. The steel webbing was designed to envelope the existing brick walls, and anchor the walls of the building to the foundation. The exterior walls were then covered over with a thick parging of gunite. The “new” exterior facades of the main building have a streamline design with stylistic attributes of Art Deco/Moderne architecture. Rehabilitation of the building was completed in 1934 with emergency loan monies for buildings damaged by the Long Beach Earthquake, not with funds from a New Deal or Works Progress Administration (WPA) program.

With New Deal program funds received by the School District from the PWA in 1939, two additional buildings were constructed on the North School campus, and designed in a modest, late-1930s interpretation of the International style of architecture. In 1958, two more buildings were added to the North School campus to hold kindergarten and classroom space, and these were designed in the Contemporary style of architecture.

The North School campus is presently comprised of five buildings. The five buildings do not represent a cohesive set of buildings united by an intentional campus plan, or architectural

theme, which is a requirement to form a historic building district. While related by function and use as school buildings, the structures were designed using three distinctly different styles of architecture that reflect different time periods of modern architecture. The original North School building was rehabilitated with an Art Deco/Moderne influenced façade covering over the original 1924 Neo-Classical brick façade, while the two buildings constructed in 1939 were designed in an early International style of architecture, and the 1958 buildings in the Contemporary style of design. The buildings constructed in 1939 and 1958 do not have any architectural features that reference the original 1924 or 1934 architectural style the North School Main building. The five buildings do not present any architectural elements that visually link, or associate, the buildings into a single campus unit.

The main North School building was originally constructed with local school bond monies, and then rehabilitated with funds provided by a federal agency *specifically* for the repair and rehabilitation of schools damaged in 1933 by the Long Beach earthquake. The 1939 school buildings were constructed with funds from a federal program during the Great Depression, collectively known as “The New Deal”. The remaining two buildings were both designed and constructed in the Contemporary style of architecture in 1958, almost twenty years after the first group of buildings, and paid for with local school district funding.

1924/1934 Main Classroom Building

When North School was first established, there was only one building erected on the campus. That first building continues to serve as the Main Building of the North School, and holds the administration offices and several classrooms. The North School Main Building was damaged during the Long Beach earthquake of 1933, and rehabilitated in 1934 with emergency federal funds from the Board of Public Building Reconstruction Program.

The North School Main Building does not appear to be individually eligible for listing in the National Register or California Register under Criterion A/1 for its association with significant events or trends. The Ocean View School had been the first school building constructed in Hermosa Beach in 1904, and it was followed by the building of Pier Avenue School in 1911.⁸² North School was one of two schools built in Hermosa Beach in 1924, and North School and South School were constructed to address the growing student population in the City. North School was not the first, nor second, school constructed in Hermosa Beach, nor does it appear to have made a significant contribution to the education of children during its existence above what would be expected of a neighborhood elementary school. We were unable to find any evidence that the North School made an unprecedented or exceptional contribution to the quality of grammar school education in Hermosa Beach, or to the instructional needs of its students. It does not appear that North School played a significant role in the history of the community of Hermosa Beach, or in the history of California.

⁸² Gnerre, Sam. The Daily Breeze Blog, January 23, 2016.

Under the criterion for evaluating properties for listing in the National Register or California Register for their *direct* association with the lives of persons important to the history of Hermosa Beach, Los Angeles County, California, or the nation, we did not find that the North School Main Building could be considered individually eligible for listing under Criterion B/2. Our research did not reveal that any educators of importance had taught at North School, or that innovative methods of education were developed by teachers or administrators while employed at North School. Also, we could find no evidence that North School, by way of its teachers, administrators, or curriculum, was ever directly associated with the rise of the popularity of surfing after World War II in Hermosa Beach, or that the school had a program for teaching surfing to its grammar school-aged students, or training them in the aspects of competitive surfing. We could find no direct links presenting evidence that persons, important to the history of Hermosa Beach, were influenced by North School during the productive or innovative periods of their life.

The Main Building on the North School campus does not appear to be individually eligible for listing in the National Register or California Register under Criterion C/3 as an example of Art Deco/Moderne style school architecture. The Main Building, the first building on the North School campus, was originally constructed in 1924, in a Neo-Classical style of architecture, and the exterior façades were substantially remodeled after the Long Beach earthquake. The building has not retained its associative and character-defining architectural features from the mid-1920s, when Hermosa Beach was a small, beachside community of 4,000 residents. When the Main Building was rehabilitated in 1934, a new façade was simply applied over the existing building to cover the existing brick walls with a thick layer of gunite, which encased the new, steel-webbing wall system.

The details of King's Neo-Classical architectural design was lost in the earthquake repairs, and Samuel E. Lunden appears to have designed the gunite walls to have only the slightest reference to an Art Deco or Moderne style of architecture. The building still exhibits character-defining structural attributes of the original Neo-Classical massing "underneath" the new façade. Out of character for an Art Deco/Moderne style building, is the existence of the gable roof still visible from the original building design, instead of a flat roof system usually found on Moderne buildings.

Additionally, when the Main Building was rehabilitated, the original, centrally-located, formal front entrance portal was hidden from sight by filling in the wall opening, and removing the steps leading to the vestibule. This resulted in the building losing one of the most character-defining architectural features of a 1920s school building, and the center hall plan of a Neo-Classical style building. To not have a center hall entrance in a pre-World War II school building would go against the commonly accepted school building design of the early twentieth-century, of creating a stylized "portal of learning and knowledge" through which the children would pass each day of school.

The Main Building does not present an elementary school that was designed in a collaborative manner by an architect and a school district, in an attempt to create a state-of-

the-art educational facility of the mid-1930s. Instead, it presents a building that was repaired and rehabilitated as quickly and cost-efficiently as possible so that the local children could attend classes without disruptions after the 1933 earthquake.

The City of Hermosa Beach is fortunate in that the Pier Avenue School (now used as the Hermosa Beach Community Center) is an excellent example of a school that was reconstructed after the Long Beach earthquake in a Moderne style designed by Samuel E. Lunden. This award winning building is a standing testament to Lunden's contribution to the architecture of Hermosa Beach.

We do not believe the Main Building possesses the necessary architectural attributes to have been an influence on the work of subsequent school designers in California or the United States, and the building does not appear to be an important example of Art Deco/Moderne architecture on a local, state, or national level.

The Main Building of North School does not appear to have the capacity to yield information important to the history of education in Hermosa Beach, Los Angeles County, or California. The subject building does not appear to be individually eligible for listing in the National Register or California Register under Criterion D/4.

The Main Building of North School has retained the levels of integrity, of location and setting, necessary to convey it as an elementary school building located in Hermosa Beach. Due to the reconstruction of the building in 1934 after the Long Beach earthquake, the main North School building lost the majority of the Neo-Classical architectural elements and features of design, materials, workmanship, and feeling that would have conveyed the building's original appearance and its association with Hermosa Beach of the mid-1920s.

1939 Kindergarten and Classroom Buildings

The two buildings on the North School campus constructed in 1939 were financed with funds from a federal program signed into law by President Franklin D. Roosevelt in 1933, and were part of his "New Deal" platform. Both the PWA and WPA New Deal programs were responsible for investing over \$540 million for the erection of new school buildings and extensions/additions and repairs to existing school buildings in the United States. The PWA alone was responsible for the construction of 70 percent of the 5,584 new school buildings, and the expansion or repair of 31,629 additional schools across the country.⁸³

"Educational buildings are a ubiquitous New Deal building type. New Deal school buildings and gymnasiums are located in nearly every county, in every state, across the nation..."⁸⁴

⁸³ Kennedy, Rachel and Cynthia Johnson. "The New Deal Builds: A Historic Context of the New Deal in East Kentucky, 1933 to 1943". Pages 127-128. Kentucky Heritage Council and Kentucky Transportation Cabinet.

⁸⁴ Ibid.

The two buildings on the North School campus constructed in 1939 do not appear eligible for listing in the National Register or California Register individually or collectively under Criterion A/1. The PWA was an important program of President Roosevelt's New Deal administration, but mere association with historic events is not enough to qualify the 1939 North School buildings as significant historic resources. The buildings themselves must be shown to have made, or be associated with, a significant contribution to the education of children during the Great Depression.

For instance, were the two 1939 North School buildings the only school buildings in Hermosa Beach when they were erected? Did the education of children in Hermosa Beach or Los Angeles County depend on the construction of these two buildings? Were the two 1939 North School buildings presented to the residents of Hermosa Beach, California or the United States as important examples of the benefits of the federal New Deal projects to the education of children? The answer to these questions is "no," as the 1939 North School buildings had been built after construction in Hermosa Beach of the "New" Pier Avenue School, the North School Main Building, and the South School.

The PWA funds spent on the two buildings at North School did not begin to match the importance of funding such large scale projects as Boulder Dam or the aircraft carrier *Yorktown*, or the construction of a teacherage in rural Mississippi where no schools had previously existed.⁸⁵ There were no articles in the local press regarding any contribution the new North School buildings would make to the educational quality of life in Hermosa Beach, except to relieve overcrowding in the existing classrooms. The two 1939 Kindergarten and Classroom buildings on the North School campus have not been found to have been significant in the history of grammar school education in the United States, California, or Hermosa Beach.

Under the criterion for evaluating properties for listing in the National Register or California Register for their *direct* association with the lives of persons important to the history of Hermosa Beach, Los Angeles County, California, or the nation, we did not find that the two 1939 Kindergarten and Classroom buildings constructed on the North School campus are eligible individually or collectively for listing under Criterion B/2. Our research did not reveal that any educators of importance taught within the 1939 Kindergarten and Classroom buildings. No direct links between persons important to the history of Hermosa Beach during their productive life, and the 1939 Kindergarten and Classroom buildings, were found in the course of this study.

The two buildings constructed in 1939 to house additional classroom space and a kindergarten do not appear eligible individually or collectively for listing in the National Register or California Register under Criterion C/3 as examples of early (pre-World War II) International style architecture. MSP chose to use an extremely modern style of architecture in a beach town of 7,000 residents, who themselves were mostly living in small bungalow houses, next to an existing building that exhibited the muddled features of Neo-Classical and Moderne design.

⁸⁵ A teacherage is a small building that serves as a combination teacher's residence and schoolhouse.

Unlike Los Angeles or Beverly Hills, Hermosa Beach in the 1930s was not known as an incubator of radical and new architectural styles, and this style would have been out of character with its immediate beach bungalow surroundings. It appears the International style may have been chosen for the new North School buildings because of the style's minimalist exterior that would aid in reducing the cost of the buildings' construction. While the 1939 Kindergarten building does present some conservative design features to create tension on the rectangular building mass, the associated 1939 Classroom building is a utilitarian structure almost devoid of style. We do not believe the buildings possess the necessary architectural attributes to have been an influence on subsequent architects work in California or the United States, and the buildings do not appear to be important examples of this style of architecture in the City of Hermosa Beach, California, or the nation.

The 1939 Kindergarten and Classroom buildings at North School do not appear to have the capacity to yield information important to the history of Hermosa Beach, Los Angeles County, or beach-front communities. The subject buildings do not appear eligible individually or collectively for listing in the National Register or California Register under Criterion D/4.

Although the 1939 classroom buildings have been found not to meet the criteria to be determined historic resources, the two buildings have retained sufficient levels of integrity to convey their original appearance. The buildings have retained the levels of integrity of location, materials, setting, design, feeling, and association.

1958 Classroom and Kindergarten Buildings

Under the criterion for evaluating the two North School buildings constructed in 1958 for their association with events that have made a significant contribution to the broad pattern of history in Hermosa Beach, Los Angeles County, or to the cultural heritage of the United States, it does not appear that the buildings are eligible individually or collectively for listing in the National Register or California Register under Criterion A/1. We did not find that the two 1958 buildings were associated with any events important to the history of the education of children outside of their primary goal of providing an enclosed space for the instruction and activities of grammar school children.

It does not appear that the two 1958 buildings have any direct association with the lives of persons important to the history of Hermosa Beach, Los Angeles County, California, or the nation. We did not find any evidence that the buildings meet the guidelines to be listed individually or collectively in the National Register or California Register under Criterion B/2.

The two 1958 buildings do not appear to be eligible for listing in the National Register or California Register as examples of classroom buildings constructed in 1958 and designed in the Contemporary style of architecture. The Contemporary style of architecture was widely used in the 1950s and 1960s for the design of residential, commercial, and institutional buildings, as the structural design of these modest buildings allowed for floor plans that needed large, open, interior spaces. The two 1958 buildings on the North School campus are not significant

examples of school building architecture in California or the United States, nor have they been found to be important examples of the work of the architectural firm of KWW. The 1958 classroom and kindergarten buildings do not appear individually or collectively eligible for listing in the National Register or California Register under Criterion C/3.

The two 1958 buildings have not yielded, nor do they appear to have the potential to yield, information important about the history of the local area, California or the nation. The buildings do not appear to be individually or collectively eligible for listing in the National Register or California Register under Criterion D/4.

Although the 1958 classroom buildings on the North School campus have been found not to meet the criteria to be determined historic resources, the two buildings have retained all of the aspects of integrity that are considered important when evaluating under National Register and California Register criteria. The two buildings have retained the aspects of location, design, setting, feeling, association, materials, and workmanship.

Summary

In summation, the Main Building of North School (1924/1934), the two 1939 Kindergarten and Classroom buildings, and the two 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.

The five buildings on the North School campus do not appear to be eligible for consideration as a historic district as the grouping does not achieve significance as a whole within its functional historic context. The collection of school buildings, dating from three distinctly different eras of history, do not present a harmonious relationship of design, or even use, and are only able to convey their function by being located within a school campus.

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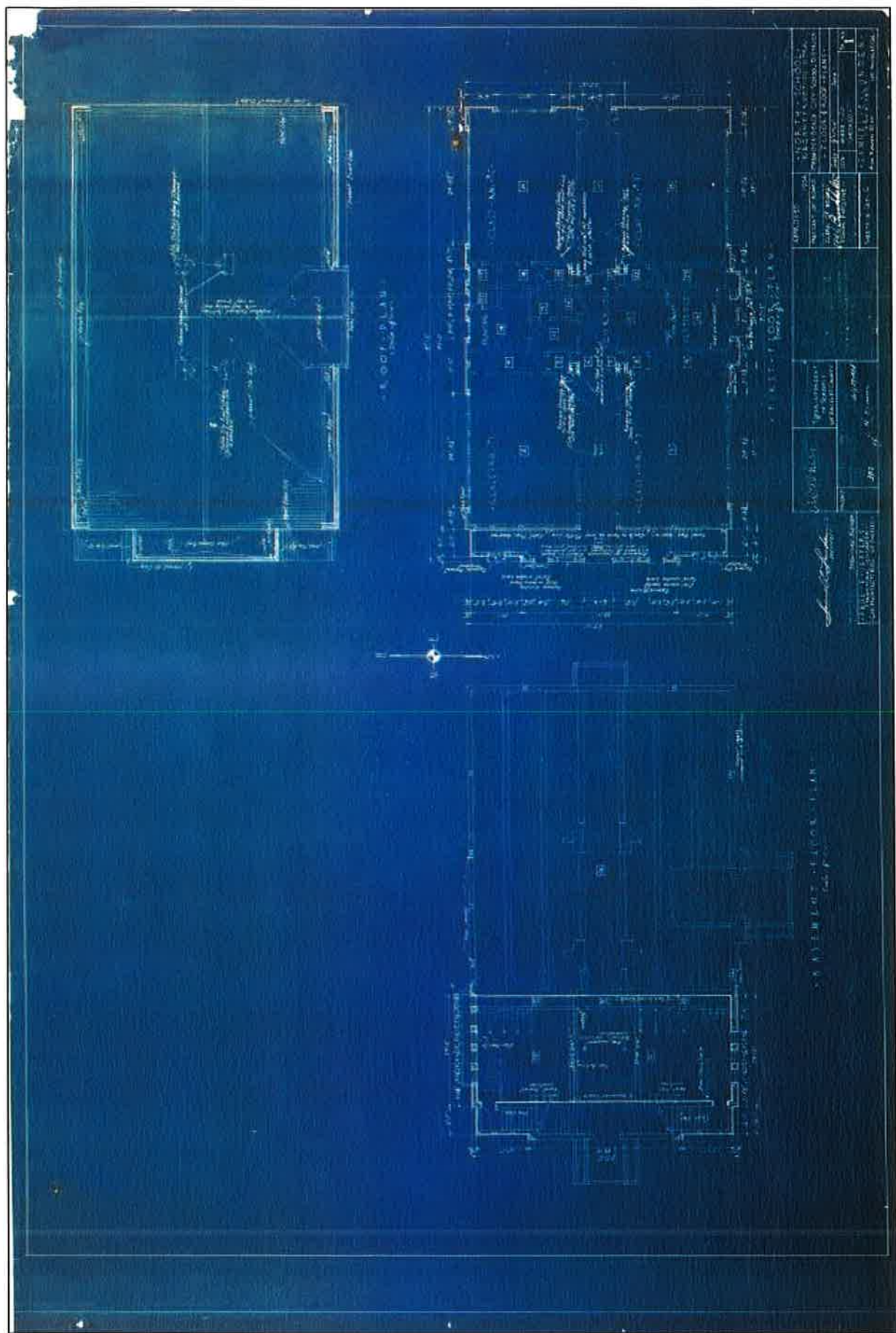
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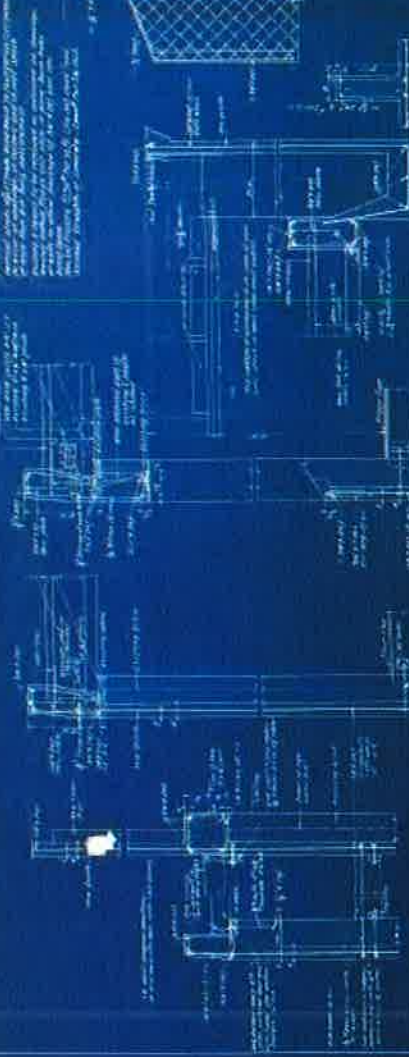
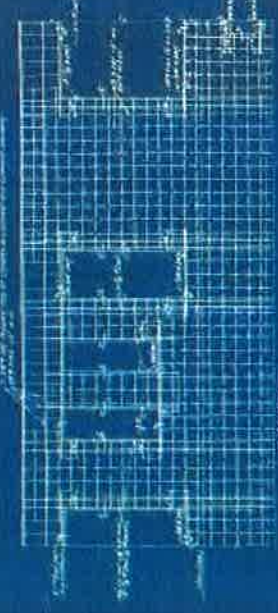
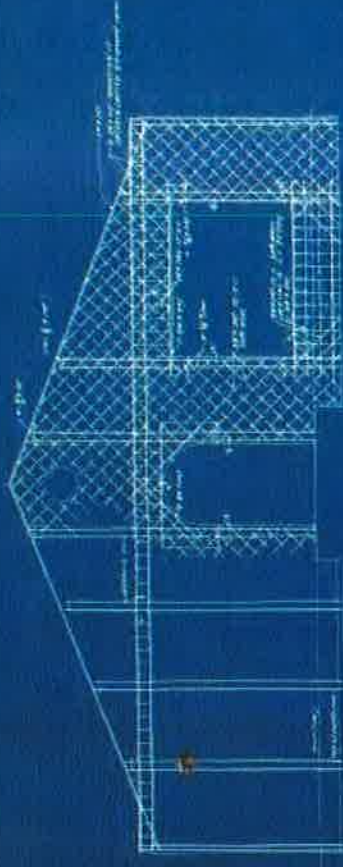
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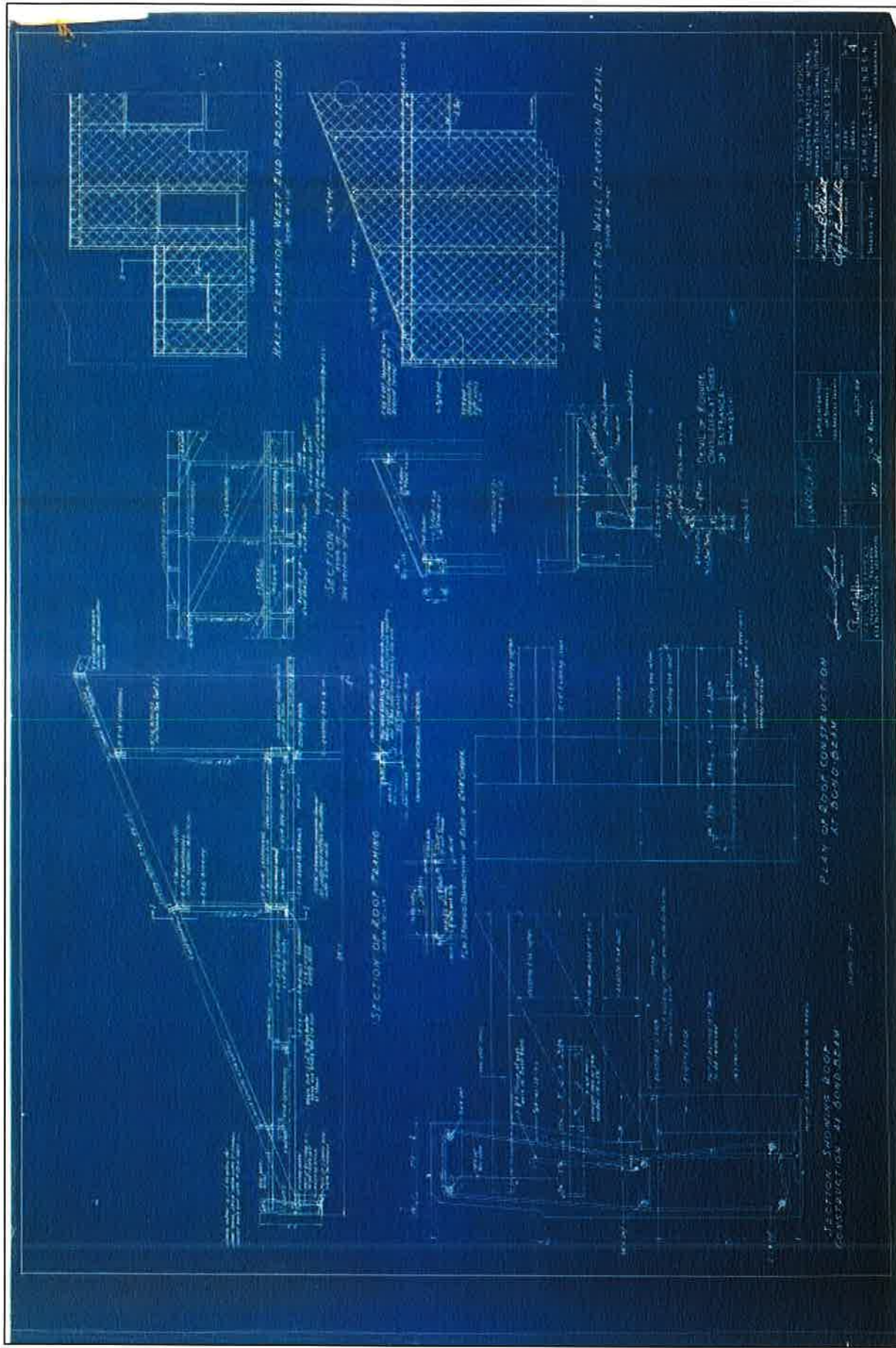
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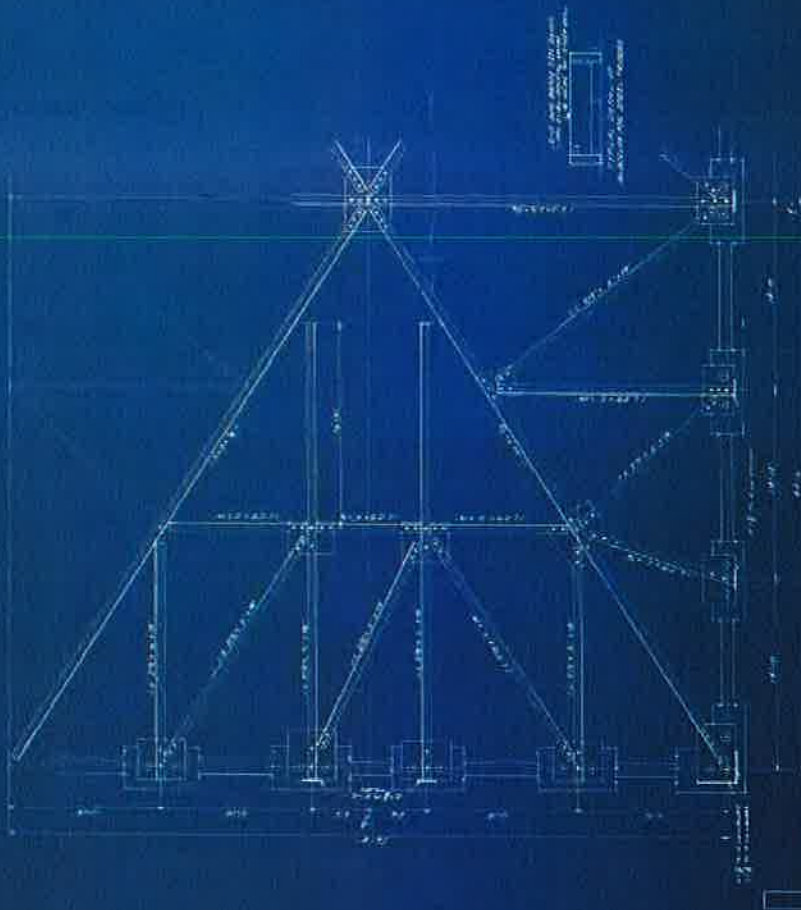
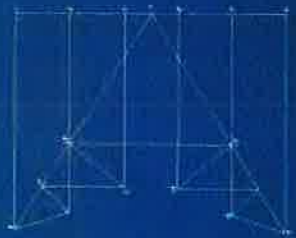
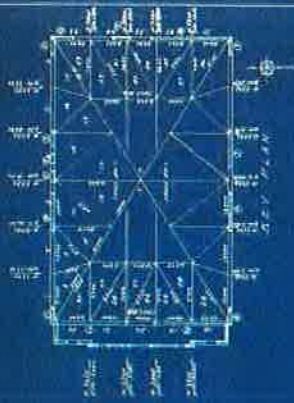
United State Geographic Survey: Redondo Quadrangle topographic map, surveyed in 1924.

APPENDIX A – Drawings of North School earthquake repairs, 1934









HALF PLAN OF TRUSS ABOVE CEILING

1. The truss is a Pratt truss with a depth of 24 feet. The top chord is composed of two 4x12 timbers, and the bottom chord is composed of two 4x12 timbers. The web members are composed of two 4x12 timbers. The truss is supported by four 12x12 timbers. The truss is designed to support a load of 1000 lbs per foot. The truss is shown in half plan view above the ceiling.

DATE	1918	NO. 1	1000
BY	J. H. B. B.	1000	1000
CHECKED	J. H. B. B.	1000	1000
APPROVED	J. H. B. B.	1000	1000
SCALE	1/4" = 1'-0"	1000	1000

DATE	1918	NO. 1	1000
BY	J. H. B. B.	1000	1000
CHECKED	J. H. B. B.	1000	1000
APPROVED	J. H. B. B.	1000	1000
SCALE	1/4" = 1'-0"	1000	1000

APPENDIX B
California Department of Parks and Recreation (DPR) Series 523 Inventory Site Forms for
North School

*Resource Name: North School

D1. Historic Name: North School

D2. Common Name: North School

***D3. Detailed Description:**

The campus currently consists of five permanent buildings and associated support services structures, and is operated by a privately-owned organization. The campus is located in a densely residential neighborhood of Hermosa Beach that consists of single- and multiple-family dwellings.

An aerial photograph of North School campus as it is today, noting the location and setting of the five campus buildings is attached. The original North School building was constructed in 1924. New kindergarten and classroom buildings added to the campus in 1939 and two more buildings in 1958. To make room for the buildings constructed in 1958, the Hermosa Beach City School District purchased and demolished adjacent properties on Myrtle Avenue to create additional playground space for the campus.

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

The North School campus is situated within the legal boundary of land owned by the Hermosa Beach City School District.

***D5. Boundary Justification:** School property boundary.

***D6. Significance:** None **Theme:** Elementary School **Area:** Hermosa Beach
Period of Significance: None **Applicable Criteria:** NR/CR

The subject property consists of the North School campus, which was initially comprised of a single building when it was opened for students in 1924. The main building was damaged from the effects of the Long Beach earthquake in 1933, and was extensively rehabilitated when the exterior brick walls of the building were strengthened with the installation of a support system of steel webbing.

With New Deal program funds received by the School District from the PWA in 1939, two additional buildings were constructed on the North School campus, and designed in a modest, late-1930s interpretation of the International style of architecture. In 1958, two more buildings were added to the North School campus to hold kindergarten and classroom space, and these were designed in the Contemporary style of architecture.

The North School campus is presently comprised of five buildings. The five buildings do not represent a cohesive set of buildings united by an intentional campus plan, or architectural theme, which is a requirement to form a historic building district. While related by function and use as school buildings, the structures were designed using three distinctly different styles of architecture that reflect different time periods of modern architecture. The original North School building was rehabilitated with an ArtDeco/Moderne influenced façade covering over the original 1924 Neo-Classical brick façade, while the two buildings constructed in 1939 were designed in an early International style of architecture, and the 1958 buildings in the Contemporary style of design. The buildings constructed in 1939 and 1958 do not have any architectural features that reference the original 1924 or 1934 architectural style the North School Main building. The five buildings do not present any architectural elements that visually link, or associate, the buildings into a single campus unit.

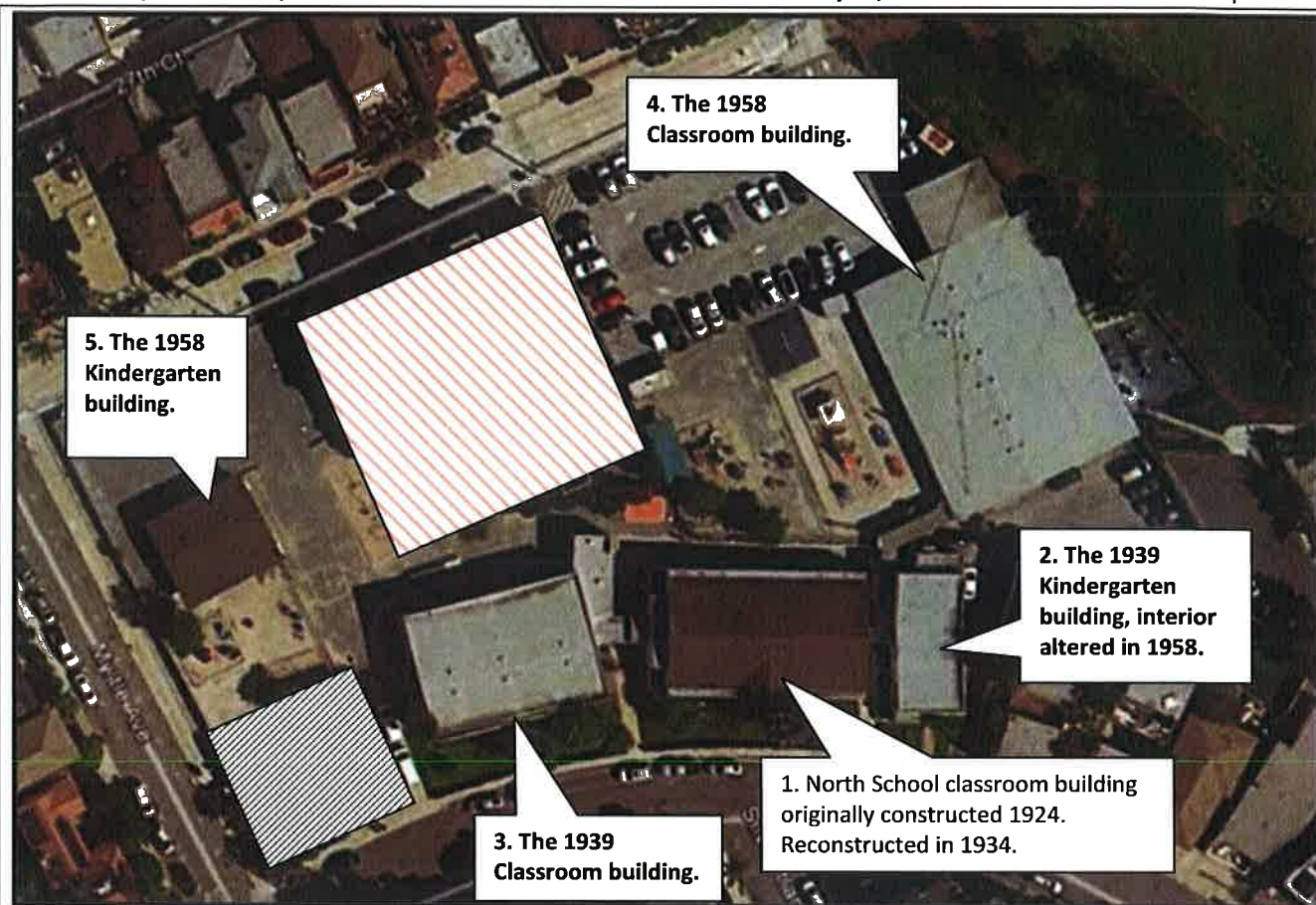
The main North School building was originally constructed with local school bond monies, and then rehabilitated with funds provided by a federal agency *specifically* for the repair and rehabilitation of schools damaged in 1933 by the Long Beach earthquake. The 1939 school buildings were constructed with funds from a federal program during the Great Depression, collectively known as "The New Deal". The remaining two buildings were both designed and constructed in the Contemporary style of architecture in 1958, almost twenty years after the first group of buildings, and paid for with local school district funding.

***D7. References:** See attached Continuation Sheet.

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

Date: July 10, 2017.

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



Aerial view of the North School campus, 2016. (Google Earth)

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

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

Page 3 of 17

*Resource Name: North School – Main Building

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County: Los Angeles

*b. USGS 7.5' Quad: Redondo Beach

Date: 1996 T ; R ; ¼ of ¼ of Sec ; S.B.B.M.
City: Hermosa Beach Zip:

c. Address: 417 25th Street

d. UTM: Zone 11: 370244 m/E; 3748915m/E.

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 78 feet a.b.s.l.
Between 25th and 26th Streets, east of Mrytle Avenue.

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

The original Neo-Classical style building of North School was designed by Richard D. King and constructed in 1924. During the Long Beach earthquake of 1933 the building was damaged and the District was required to have the building repaired to meet the Field Act building codes for schools. The architectural and structural engineering team of Samuel E. Lunden and Paul E. Jeffers were responsible for the rehabilitation of the building.

The Main Building of North School is a rectangular-massed, one-story building that measures approximately 90 feet long by 56 feet wide. The building has a medium-pitched gable roof that is set on an east-west axis, and this roof system is a remaining element of North School's original Neo-Classical style. The exterior façade of the building was substantially altered in 1934, when steel webbing was applied to the exterior and embedded in a thick covering of gunite. The outer layer of the brick walls were reduced in depth so that the steel webbing could be attached to the exterior façades. The building sits on poured concrete foundation walls that continue underground to enclose a basement at the west end of the structure, and that is where the building's mechanicals are located. (See Continuation Sheet for additional text.)

***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: View of the Main Building, looking northwest. November 2015.

***P6. Date Constructed/Age and Sources:** ■ Historic
☐ Prehistoric ☐ Both
Built 1924, repaired 1933.

***P7. Owner and Address:**
Hermosa Beach City School District
1645 Valley Drive
Hermosa Beach, CA 90254

***P8. Recorded by:**
Pamela Daly, M.S.H.P.
Daly & Associates
2242 El Capitan Drive
Riverside, CA 92506

***P9. Date Recorded:** July 10, 2017

***P10. Survey Type:** CEQA Intensive-level

***P11. Report Citation:** Daly, Pamela.

Historic Resource Assessment of North School, Hermosa Beach City School District, Hermosa Beach, Los Angeles County, CA. Daly & Associates; 2017.

***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):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code: 6Z

*Resource Name: North School – Main Building

B1. Historic Name: North School

B2. Common Name: North School – Main Building

B3. Original Use: Grammar school building

B4. Present Use: school/daycare building

*B5. **Architectural Style:** Originally designed in Neo-Classical style. Altered to Art Deco/Moderne on exterior facades in 1934.

*B6. **Construction History:** Constructed in 1924 and designed in Neo-Classical style of architecture. Damaged during Long Beach Earthquake in 1933 and repaired/rehabilitated with Art Deco/Moderne style of architecture.

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

Original Location:

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

B9a. Architect: Richard D. King (1924)

b. Builder: Unknown

*B10. **Significance:** None.

Theme: Public school building

Area: Los Angeles County

Period of Significance: 1924

Property Type: School building

Applicable Criteria: None

When North School was first established, there was only one building erected on the campus. That first building continues to serve as the Main Building of the North School, and holds the administration offices and several classrooms. The North School Main Building was damaged during the Long Beach earthquake of 1933, and rehabilitated in 1934 with emergency federal funds from the Board of Public Building Reconstruction Program.

The North School Main Building does not appear to be individually eligible for listing in the National Register or California Register under Criterion A/1. The Ocean View School had been the first school building constructed in Hermosa Beach in 1904, and it was followed by the building of Pier Avenue School in 1911. North School was one of two schools built in Hermosa Beach in 1924, and North School and South School were constructed to address the growing student population in the City. North School was not the first, nor second, school constructed in Hermosa Beach, nor does it appear to have made a significant contribution to the education of children during its existence above what would be expected of a neighborhood elementary school. We were unable to find any evidence that the North School made an unprecedented or exceptional contribution to the quality of grammar school education in Hermosa Beach, or to the instructional needs of its students. It does not appear that the North School played a significant role in the history of the community of Hermosa Beach, or in the history of California.

Under the criterion for evaluating properties for listing in the National Register or California Register for their *direct* association with the lives of persons important to the history of Hermosa Beach, Los Angeles County, California, or the nation, we did not find that the North School Main Building could be considered individually eligible for listing under Criterion B/2. Our research did not reveal that any educators of importance had taught at North School, or that innovative methods of education were developed by teachers or administrators while employed at North School. Also, we could find no evidence that North School, by way of its teachers or administrators, was ever directly associated with the rise of the popularity of surfing after World War II in Hermosa Beach, or that the school had a program for teaching surfing to its grammar school-aged students, or training them in the aspects of competitive surfing. We could find no direct links between persons important to the history of Hermosa Beach or the North School building during their productive life.

The Main Building on the North School campus does not appear to be individually eligible for listing in the National Register or California Register under Criterion C/3 as an example of Art Deco/Moderne style school architecture. The Main Building, the first building on the North School campus, was originally constructed in 1924, in a Neo-Classical style of architecture, and the exterior façades were substantially remodeled after the Long Beach earthquake. (See Continuation Sheet for additional text.)

B11. **Additional Resource Attributes:** (List attributes and codes)

*B12. **References:**

B13. **Remarks:**

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

***Date of Evaluation:** July 10, 2017.

(This space reserved for official comments.)



CONTINUATION SHEET

Page 5 of 17

*Resource Name: North School Main Building

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

*Date: July 10, 2017 ☒ Continuation

☐ Update

P3a. Description, continued:

The original North School building had been constructed of steel I-beam frame and brick-infill construction. Where the original front entrance to the building was situated on the (south) elevation, there is now a solid 22-foot wide, cross-gable roofed section of the building. The section of the front façade where the formal entrance portal had been located projects beyond the main body of the building by approximately 18 inches, and a window unit is set in the center of the wall. Above the window unit, in the gable end, is the only decorative feature on the building. It is a cast of the lamp of knowledge sitting atop of three books, with the Greek letters of alpha and omega on either side of the lamp. Without a formal, central entrance to the building, the interior classrooms are now accessed by the auxiliary entrance doors set at each end of the building that open onto the main classroom hallway.

The building extends for 32 feet from each side of where the front entrance had been situated, and set in each of the expanses of concrete wall are five, steel-frame window units, approximately 4 feet wide, set in a row. The windows reflect the location of the classroom within the building. Each window unit is comprised of three sashes, with four equal-sized lights in each sash, set in a horizontal column within a wood casing. The top and bottom sash are fixed, while the middle sash is an awning type window. The same style of window sash is found along the rear (north) elevation, in groupings of four, three sash-tall units, with two, two-sash tall units in one combined unit at the east end of the building; single-wide fixed units set in the concrete wall at the middle of the façade; and a six-wide, three-sash tall unit at the west end of the façade.

To provide added structural support to the building, and possibly some additional interior storage space, the west elevation of the building extends approximately 5 feet from the gable end wall. This additional space provides an entrance to the building, and a set of poured concrete steps lead to the playground area.

B10. Significance, continued:

The building has not retained its associative and character-defining architectural features from its period of significance of the mid-1920s. When the Main Building was rehabilitated in 1934, a new façade was simply applied to the existing building when it was necessary to clad the existing brick walls with a thick layer of gunite to encase the new steel webbing wall system.

The details of King's Neo-Classical architectural design was lost in the earthquake repairs, and Samuel E. Lunden appears to have designed the gunite walls to have only the slightest reference to an Art Deco or Moderne style of architecture. The building still exhibits character-defining attributes of the original Neo-Classical design "underneath" the new façade. Out of character for an Art Deco/Moderne style building, is the existence of the gable roof still visible from the original building, instead of a flat roof system usually found on Moderne buildings.

Additionally, when the Main Building was rehabilitated, the original, centrally-located, formal front entrance portal was filled-in and covered over with a small window unit. This resulted in the building losing one of the most character-defining architectural features of a 1920s school building. To not have a center hall entrance in a pre-World War II school goes against the commonly accepted school building layout of that period, and the center hall plan of a Neo-Classical style building.

The Main Building does not present an elementary school that was designed in a collaborative manner by an architect and a school district, in an attempt to create a state-of-the-art educational facility of the mid-1930s. Instead, it presents a building that was repaired and rehabilitated as quickly and cost-efficiently as possible so that the local children could attend classes without disruptions after the 1933 earthquake.

We do not believe the Main Building possesses the necessary architectural attributes to have been an influence on the work of subsequent school designers in California or the United States, and the building does not appear to be an important example of Art Deco/Moderne architecture on a local, state, or national level.

The Main Building of North School does not appear to have the capacity to yield information important to the history of education in Hermosa Beach, Los Angeles County, or California. The subject building does not appear to be individually eligible for listing in the National Register or California Register under Criterion D/4.

The Main Building of North School has retained the levels of integrity, of location and setting, necessary to convey it as an elementary school building located in Hermosa Beach. Due to the reconstruction of the building in 1934 after the Long Beach earthquake, the main North School building lost the majority of the Neo-Classical architectural elements and features of design, materials, workmanship, and feeling that would have conveyed the building's original appearance and its association with Hermosa Beach of the mid-1920s.

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Primary #
HRI #
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NRHP Status Code: 6Z

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*Resource Name: North School – 1939 Kindergarten and Classroom Buildings

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

*b. USGS 7.5' Quad: Redondo Beach

Date: 1996 T ; R ; ¼ of ¼ of Sec ; S.B.B.M.

c. Address: 417 25th Street

City: Hermosa Beach

Zip:

d. UTM: Kindergarten Bldg: Zone 11: 370302 m/E; 3748918m/E. Classroom Bldg: Zone 11: 370245 m/E; 3748914m/E

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 78 feet a.b.s.l.

The North School Campus is located between 25th and 26th Streets, east of Mrytle Avenue. The 1939 Kindergarten Building is situated to the east of the Main Building, and the 1939 Classroom is situated to the west of the Main Building.

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

1939 Kindergarten Building: This building was constructed in 1939 immediately to the east of the main North School building. It is a one-story building, constructed of poured and reinforced concrete wall, with a rectangular mass that measures approximately 28 feet wide by 62 feet long, and has a flat roof system. The building is orientated on the lot with the narrow width of the building facing 25th Street.

The building, designed by MSP, appears to be an early example of Le Corbusier influenced International style architecture. Le Corbusier pioneered the puritanical style of which Cubist shapes were favored and "horizontally emphasized windows turning round corners were favored." The International style of architecture spanned in popularity from the early 1920s into the late 1960s. The early years of the International style of architecture represented an offshoot of Bauhaus modern design and Cubist art that turned its back on the heavily ornamented buildings of the Beaux Arts and Revival styles that spanned from the 1890s to the 1930s. The early International style houses and buildings were designed by Le Corbusier, Mies van der Rohe, and Walter Gropius with severe geometric lines and shapes, with no exterior ornamentation. Steel window frame units were favored for their narrow sash, yet they could hold large individual panes. Further characteristics of early International style buildings were un-ornamented wall surfaces with no decorative detailing at windows or doors, blank expanses of exterior wall, and the roof-wall junction meeting at a ledge at the roof line. (See Continuation Sheet for additional text.)

*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: View of the 1939 Kindergarten building, looking northeast. November 2015.

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

Sources: ☒ Historic

☐ Prehistoric ☐ Both

Built 1939.

*P7. **Owner and Address:**

Hermosa Beach City School District

1645 Valley Drive

Hermosa Beach, CA 90254

*P8. **Recorded by:**

Pamela Daly, M.S.H.P.

Daly & Associates

2242 El Capitan Drive

Riverside, CA 92506

*P9. **Date Recorded:** July 10, 2017

*P10. **Survey Type:** CEQA Intensive-level

*P11. **Report Citation:** Daly, Pamela. *Historic Resource Assessment of North School, Hermosa Beach City School District, Hermosa Beach, Los Angeles*

County, CA. Daly & Associates; 2017.

*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):

DPR 523A (1/95)

*Required information

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*NRHP Status Code: 6Z

***Resource Name: North School – 1939 Kindergarten and Classroom Buildings**

- B1. Historic Name: Kindergarten Building and Classroom Building at North School.
B2. Common Name: Kindergarten Building and Classroom Building at North School.
B3. Original Use: Grammar school buildings
B4. Present Use: school/daycare building

*B5. **Architectural Style:** International Style

*B6. **Construction History:** Constructed in 1939.

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

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

B9a. Architect: Marsh, Smith, and Powell Architects

b. Builder: F.H. Strohecker

*B10. **Significance:** None.

Theme: Public school building

Area: Los Angeles County

Period of Significance: 1939

Property Type: School building

Applicable Criteria: None

The two buildings on the North School campus constructed in 1939 were financed with funds from a federal program signed into law by President Franklin D. Roosevelt in 1933, and were part of his "New Deal" platform. Both the PWA and WPA New Deal programs were responsible for investing over \$540 million for the erection of new school buildings and extensions/additions and repairs to existing school buildings in the United States. The PWA alone was responsible for the construction of 70 percent of the 5,584 new school buildings, and the expansion or repair of 31,629 additional schools across the country.

"Educational buildings are a ubiquitous New Deal building type. New Deal school buildings and gymnasiums are located in nearly every county, in every state, across the nation..." (Kennedy, Rachel and Cynthia Johnson. "The New Deal Builds: A Historic Context of the New Deal in East Kentucky, 1933 to 1943". Pages 127-128. Kentucky Heritage Council and Kentucky Transportation Cabinet.)

The two buildings on the North School campus constructed in 1939 do not appear eligible for listing in the National Register or California Register individually or collectively under Criterion A/1. The PWA was an important program of President Roosevelt's New Deal administration, but mere association with historic events is not enough to qualify the 1939 North School buildings as significant historic resources. The buildings themselves must be shown to have made, or be associated with, a significant contribution to the education of children during the Great Depression.

For instance, were the two 1939 North School buildings the only school buildings in Hermosa Beach when they were erected? Did the education of children in Hermosa Beach or Los Angeles County depend on the construction of these two buildings? Were the two 1939 North School buildings presented to the residents of Hermosa Beach, California or the United States as important examples of the benefits of the federal New Deal projects to the education of children? The answer to these questions is "no," as the 1939 North School buildings had been built after construction in Hermosa Beach of the Pier Avenue Grammar/Junior High School, the North School Main Building, and the South School.

The PWA funds spent on the two buildings at North School did not begin to match the importance of funding such large scale projects as Boulder Dam or the aircraft carrier *Yorktown*, or the construction of a teacherage in rural Mississippi where no schools had previously existed. There were no articles in the local press regarding any contribution the new North School buildings would make to the educational quality of life in Hermosa Beach, except to relieve overcrowding in the existing classrooms. The two 1939 Kindergarten and Classroom buildings on the North School campus have not been found to be important in the history of education in the United States, California, or Hermosa Beach. (See Continuation Sheet for additional text.)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:**

B13. Remarks:

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

***Date of Evaluation:** July 10, 2017.

(This space reserved for official comments.)



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*Resource Name: North School – 1939 Kindergarten and Classroom Buildings

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

*Date: July 10, 2017 ☒ Continuation ☐ Update

P3a. Description, continued:

1939 Kindergarten Building:

The International style would evolve into using dominant horizontal lines and large spans of glass in the post-World War II interpretations used for both residential and commercial, one-story building applications, which are found throughout Southern California.

The window units that wrap around the southeast corner of the 1939 Kindergarten building are the same, three-sash tall, metal-frame style units as are used in the rehabilitated Main Building. At the southwest corner of the Kindergarten building, the original entrance door is reached by a poured concrete porch and steps that extend approximately 6 feet from the body of the building. A flat roof awning covers the porch landing, and the awning is supported by a simple, modern, screen wall designed in a grid of equally-square quadrangles, that spans between the solid porch railing and the porch roof. On the east elevation is a band window comprised of five, two-sash tall units set in the casing. On the west elevation, there are two window units set apart from each other, in the upper portion of the wall, which are comprised of three, four-light sash tall units set next to each other in the casing. The walkway between the Main Building and the Kindergarten building is protected from the elements by a flat-roof awning, approximately 6 feet wide, which is supported by round metal poles.

1939 Classroom Building: this building was constructed in 1939 immediately to the west of the main North School building. It is a one-story building with a rectangular mass that measures approximately 81 feet long by 58 feet wide. The building is orientated on the lot with the length of the building facing 25th Street. This building was also designed by MSP in a Le Corbusier-influenced International style of architecture, yet with even a more utilitarian approach to its design. Except for a hyper-extended lintel projecting out over each of two, symmetrically set windows comprised of five, three-sash tall units, the front façade would be just a flat expanse of poured concrete wall. The rear elevation of the building is the same, with just two large window units. At some point in time, a bathroom building measuring approximately 12 feet by 20 feet was added onto the northeast corner of this building. The walkways between the 1939 Classroom Building and the Main Building are also covered by a flat-roof canopy supported by metal poles.

B10. Significance, continued:

Under the criterion for evaluating properties for listing in the National Register or California Register for their *direct* association with the lives of persons important to the history of Hermosa Beach, Los Angeles County, California, or the nation, we did not find that the two 1939 Kindergarten and Classroom buildings constructed on the North School campus are eligible individually or collectively for listing under Criterion B/2. Our research did not reveal that any educators of importance taught within the 1939 Kindergarten and Classroom buildings. No direct links between persons important to the history of Hermosa Beach during their productive life, and the 1939 Kindergarten and Classroom buildings, were found in the course of this study.

The two buildings constructed in 1939 to house additional classroom space and a kindergarten do not appear eligible individually or collectively for listing in the National Register or California Register under Criterion C/3 as examples of early (pre-World War II) International style architecture. MSP chose to use an extremely modern style of architecture in a beach town of 7,000 residents, who themselves were mostly living in small bungalow houses, next to an existing building that exhibited features of Neo-Classical and Moderne design. Unlike Los Angeles or Beverly Hills, Hermosa Beach in the 1930s was not known as an incubator of radical and new architectural styles, and this style would have been out of character with its immediate surroundings, and of the surrounding community. It appears the International style may have been chosen for the new North School buildings because of the style's minimalist exterior that would aid in reducing the cost of the buildings' construction. While the 1939 Kindergarten building does present some conservative design features to create tension on the rectangular building mass, the associated 1939 Classroom building is a utilitarian structure almost devoid of style. We do not believe the buildings possess the necessary architectural attributes to have been an influence on subsequent architects work in California or the United States, and the buildings do not appear to be important examples of this style of architecture in the City of Hermosa Beach, California, or the nation.

The 1939 Kindergarten and Classroom buildings at North School do not appear to have the capacity to yield information important to the history of Hermosa Beach, Los Angeles County, or beach-front communities. The subject buildings do not appear eligible individually or collectively for listing in the National Register or California Register under Criterion D/4.

Although the 1939 classroom buildings have been found not to meet the criteria to be determined historic resources, the two buildings have retained sufficient levels of integrity to convey their original appearance. The buildings have retained the levels of integrity of location, materials, setting, design, feeling, and association.

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*Resource Name: North School – 1939 Kindergarten and Classroom Buildings

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

*Date: July 10, 2017 ☒ Continuation

☐ Update



1939 Classroom Building, view looking northeast. November 2015.



1939 Kidergarten Building, view looking southwest. November 2015.

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HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
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Date

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*Resource Name: North School – 1958 Classroom and Kindergarten Buildings

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

*b. USGS 7.5' Quad: Redondo Beach

Date: 1996 T ; R ; ¼ of ¼ of Sec ; S.B.B.M.

c. Address: 417 25th Street

City: Hermosa Beach Zip:

d. UTM: Classroom Bldg: Zone 11: 370316 m/E; 3748954m/E. Kindergarten Bldg: Zone 11: 370204 m/E; 3748933m/E

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 78 feet a.b.s.l.

The North School Campus is located between 25th and 26th Streets, east of Myrtle Avenue. The 1958 Kindergarten Building is situated to the northwest of the Main Building, and the 1958 Classroom is situated to the northeast of the Main Building.

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

1958 Kindergarten Building: This building was constructed in 1958 to the north and west of the 1939 Classroom building and it shares the same Contemporary style of architecture as the 1958 Classroom building. The 1958 Kindergarten building has a low-pitched gable roof, set on an east-west axis, and rectangular massing, measuring approximately 33 feet wide by 43 feet long. This building was designed with the large, fixed light, steel-frame window units installed only on the south elevation. The eave on this elevation extends 12 feet from the body of the building, to create a covered outdoor seating area. The eave is supported by an extension of the east façade of the building. The building is clad in the same decorative red brick as the 1958 Classroom building. The north roof slope extends only a short span of approximately 4 feet over the north facade. (See Continuation Sheet for additional text.)

*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: View of the 1958 Kindergarten building, looking northwest. November 2015.

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

Built 1958.

*P7. Owner and Address:

Hermosa Beach City School District
1645 Valley Drive
Hermosa Beach, CA 90254

*P8. Recorded by:

Pamela Daly, M.S.H.P.

Daly & Associates

2242 El Capitan Drive

Riverside, CA 92506

*P9. Date Recorded: July 10, 2017

*P10. Survey Type: CEQA Intensive-level

*P11. Report Citation: Daly, Pamela.

Historic Resource Assessment of North School, Hermosa Beach City School District, Hermosa Beach, Los Angeles County, CA. Daly & Associates; 2017.

*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):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code: 6Z

***Resource Name: North School – 1958 Kindergarten and Classroom Buildings**

- B1. Historic Name: Kindergarten Building and Classroom Building at North School.
B2. Common Name: Kindergarten Building and Classroom Building at North School.
B3. Original Use: Grammar school buildings
B4. Present Use: school/daycare building
*B5. Architectural Style: Contemporary Style
*B6. Construction History: Constructed in 1958.
*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features: None.

B9a. Architect: KWW Architects

b. Builder: Unknown

*B10. Significance: None.

Theme: Public school building

Area: Los Angeles County

Period of Significance: 1958

Property Type: School building

Applicable Criteria: None

The two classroom buildings constructed in 1958 on the North School campus were designed by KWW. KWW was an architectural firm primarily located in Los Angeles, with a satellite office in San Diego. Theodore C. Kistner was the principal architect of the firm, and he was joined by architect Henry Lyman Wright and civil engineer William Theodore Wright. Early in his career, Kistner had developed a specialty designing school buildings. The firm KWW was founded circa 1952 and dissolved in 1973, when Kistner died. KWW's better known projects include: the Cerritos College Gymnasium building (Cerritos, California) and the Norwalk County building (Norwalk, California). The firm specialized in schools, colleges, and other public buildings in Southern California. The firm had also been a consultant to school districts in New Orleans and Tucson, and a consultant on the design of state college facilities in Colorado.

Under the criterion for evaluating the two North School buildings constructed in 1958 for their association with events that have made a significant contribution to the broad pattern of history in Hermosa Beach, Los Angeles County, or to the cultural heritage of the United States, it does not appear that the buildings are eligible individually or collectively for listing in the National Register or California Register under Criterion A/1. We did not find that the two 1958 buildings were associated with any events important to the history of the education of children outside of their primary goal of providing an enclosed space for the instruction and activities of grammar school children.

It does not appear that the two 1958 buildings have any direct association with the lives of persons important to the history of Hermosa Beach, Los Angeles County, California, or the nation. We did not find any evidence that the buildings meet the guidelines to be listed individually or collectively in the National Register or California Register under Criterion B/2.

The two 1958 buildings do not appear to be eligible for listing in the National Register or California Register as examples of classroom buildings constructed in 1958 and designed in the Contemporary style of architecture. The Contemporary style of architecture was widely used in the 1950s and 1960s for the design of residential, commercial, and institutional buildings, as the structural design of these modest buildings allowed for floor plans that needed large, open, interior spaces. The two 1958 buildings on the North School campus are not significant examples of school building architecture in California or the United States, nor have they been found to be important examples of the work of the architectural firm of KWW. The 1958 classroom and kindergarten buildings do not appear individually or collectively eligible for listing in the National Register or California Register under Criterion C/3. (See Continuation Sheet for additional text.)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

B13. Remarks:

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

*Date of Evaluation: July 10, 2017.

(This space reserved for official comments.)



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

*Date: July 10, 2017 ☒ Continuation

☐ Update

P3a. Description, continued:

1958 Classroom Building:

This building was constructed in 1958 to the north of the 1939 Kindergarten building. It is a one-story building with a rectangular mass that measures approximately 94 feet long by 62 feet wide, which was designed in the Contemporary style of architecture. The style is expressed by a long and low profile, very low-pitched gable roof, and wide overhanging eaves supported by slender, steel columns that create covered walkways around the circumference of the building. Commercial buildings of this style were frequently constructed with steel beams that would allow for large, unsupported, interior spaces.

The 1958 Classroom building's roof is set on a north-south axis and has overhanging eaves, extending approximately 8 feet wide, around the circumference of the building. The eaves on the west, north, and south elevations are cantilevered, while the east eave is supported by a round steel post. The extended eaves create an exterior hallway for the building, as the building is designed with the classrooms accessed by doors on the exterior walls. On the east side of the building, an additional 12 feet of overhang has been constructed to create a wood-frame porch that spans along the length of the façade. The exterior walls of the building are clad with a decorative, red brick façade, set in a running bond pattern. On the east and west walls of the building are access doors to the classrooms and units of steel framed windows. A window unit is comprised of eight lights measuring approximately 12 inches tall by 18 inches wide, set fixed, side-by-side, in a steel frame. The frame of eight fixed lights is headed by a unit of four lights, of the same size and alignment, set in a steel frame that operates as a pivot window on a horizontal axis. In each classroom, there are five complete window units set side-by-side above a brick kneewall, and a four-light pivot unit over the classroom door. According to historic photographs, between 1963 and 1972, an additional support building that measures approximately 29 feet long by 38 feet wide was constructed immediately to the north of the 1958 Classroom building.

B10. Significance, continued:

The two 1958 buildings have not yielded, nor do they appear to have the potential to yield, information important about the history of the local area, California or the nation. The buildings do not appear to be individually or collectively eligible for listing in the National Register or California Register under Criterion D/4.

Although the 1958 classroom buildings on the North School campus have been found not to meet the criteria to be determined historic resources, the two buildings have retained all of the aspects of integrity that are considered important when evaluating under National Register and California Register criteria. The two buildings have retained the aspects of location, design, setting, feeling, association, materials, and workmanship.



1958 Classroom Building, view looking north. November 2015.



1958 Classroom Building, view looking southwest. November 2015.

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*Resource Name: North School

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

*Date: July 10, 2017 ☒ Continuation

☐ Update

B12. References:

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Hermosa Beach City School District. Drawings and plans for the reconstruction of North School (1934), design of 1939 Kindergarten building, design of 1958 classroom.

(See Continuation Sheet for additional text.)

State of California — The Resources Agency
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*Resource Name: North School

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

*Date: July 10, 2017 ☒ Continuation

☐ Update

B12. References:

Hermosa Beach City School District.

- "Board of Trustee Minutes, Volume 1 (1924-1928)", page 294.
- "Board of Trustee Minutes, Volume 1 (1924-1928)", page 117.
- "Board of Trustee Minutes, Volume 1 (1924-1928)", page 145.
- "Board of Trustee Minutes, Volume 1 (1924-1928)", page 42.
- "Board of Trustee Minutes, Volume 1 (1924-1928)", page 44.
- "Board of Trustee Minutes", March 11, 1933.
- "Board of Trustee Minutes", April 29, 1933.
- "Board of Trustee Minutes", June 11, 1934.

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(See Continuation Sheet for additional text.)