
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.

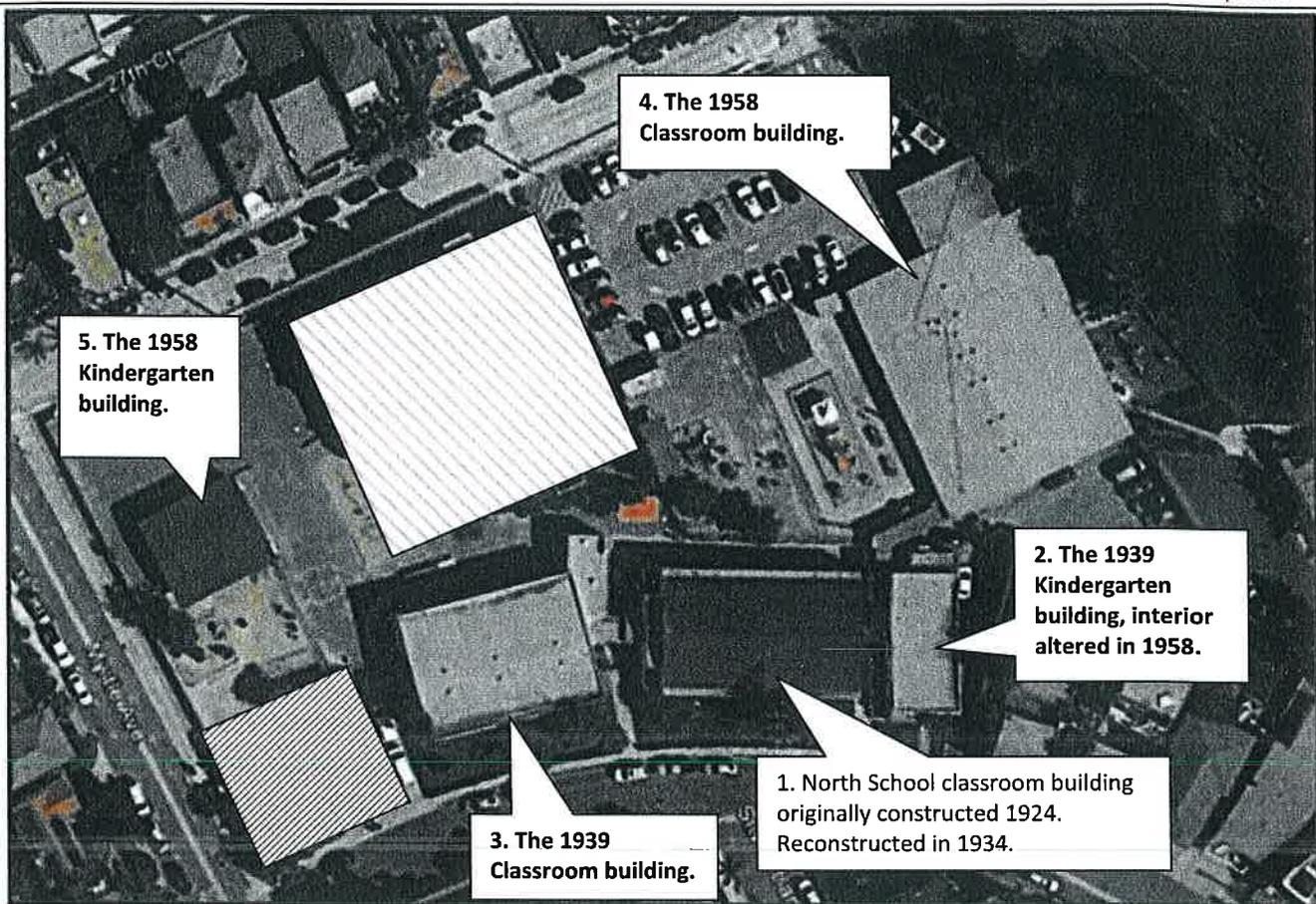
The main North School building was originally constructed with local school bond monies, and then rehabilitated with funds provided by a federal agency *specifically* for the repair and rehabilitation of schools damaged in 1933 by the Long Beach earthquake. The 1939 school buildings were constructed 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)

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

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*Resource Name: North School – Main Building

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: 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)

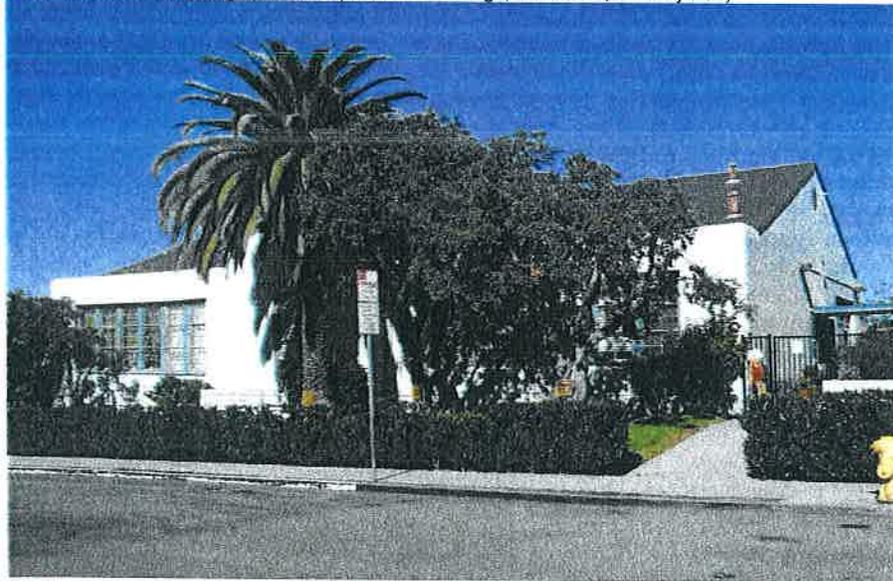
The original Neo-Classical style building of North School was designed by Richard D. King and constructed in 1924. During the Long Beach earthquake of 1933 the building was damaged and the District was required to have the building repaired to meet the Field Act building codes for schools. The architectural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

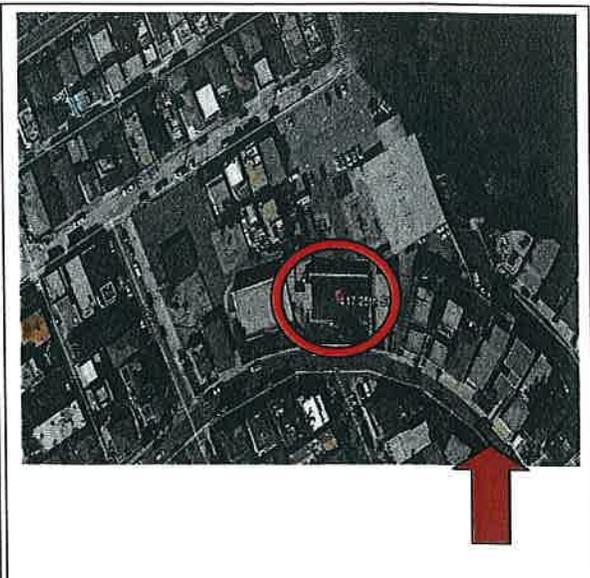
*B12. **References:**

B13. **Remarks:**

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

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

(This space reserved for official comments.)



CONTINUATION SHEET

*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.

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)

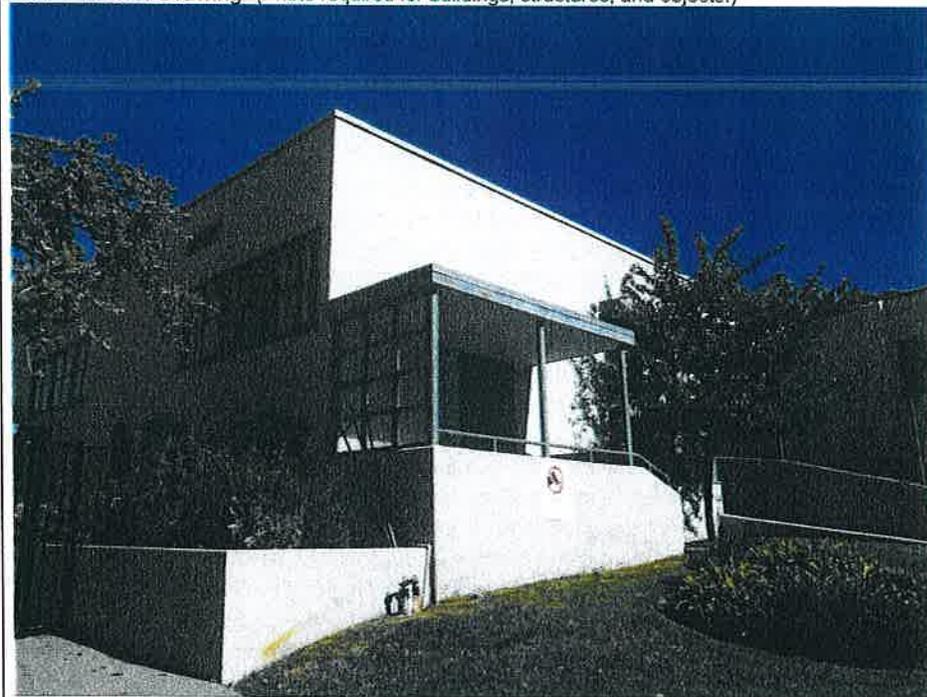
1939 Kindergarten Building: This building was constructed in 1939 immediately to the east of the main North School building. It is a one-story building, constructed of poured and reinforced concrete wall, with a rectangular mass that measures approximately 28 feet wide by 62 feet long, and has a flat 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

CONTINUATION SHEET

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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.



1939 Classroom Building, view looking northeast. November 2015.



1939 Kindergarten Building, view looking southwest. November 2015.