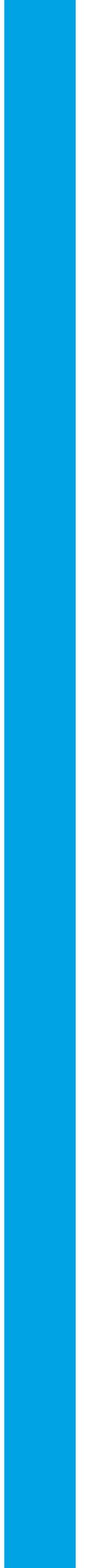


APPENDIX D - Phase II Intensive Historic Resource Assessment





Phase II Intensive Historic Assessment Report for Avalon K-12, City of Avalon, Los Angeles County, California

Submitted to:

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INTRODUCTION

In 2017 PCR Services Corporation (PCR Services) prepared the *District-Wide Historical Resources Assessment for Long Beach Unified School District* (District-Wide Cultural Resources Assessment) (PCR 2017). The goal of this District-Wide Cultural Resources Assessment was to assist the Long Beach Unified School District (LBUSD) to comply with the historical resources requirements of the California Environmental Quality Act (CEQA) when applicable and to implement practical approaches to preserving culturally significant resources whenever possible. The District-Wide Cultural Resources Assessment stipulated Compliance Activities for potential changes to Avalon K-12. The following Phase II Intensive Historic Resource Assessment report is prepared in compliance with Compliance Activity B as required by the District-Wide Cultural Resources Assessment.

As part of the District-Wide Cultural Resources Assessment, PCR services recommended that Avalon K-12 is eligible for the National Register of Historic Places (NRHP) under Criterion C and the California Register of Historic Resources (CRHR) under Criterion 3 as a distinctive example of Spanish Revival-style architecture that was rehabilitated by prominent architect Harold C. Wildman. PCR Services identified four buildings that contributed to the historic significance of the resource (Building A – High School Building [Building 1000], Building B – Elementary School Building [Building 30000], Building D – Library [Building 4000], and Building E – Gymnasium Office and Locker Room [Building 6000]).

LBUSD proposes to conduct repairs, technology, heating, ventilation and air conditioning (HVAC) and school safety improvements. These include providing HVAC to permanent buildings, interior improvements to buildings on the campus, and ADA improvements. Additionally, the Project will replace the existing natural turf athletic field with a new synthetic turf field and remove a portion of the contaminated soil located on the campus. (Project). The purpose of the following investigation is to assess the potential impacts the proposed project may have to the character defining features of Avalon K-12 located at 200 Falls Canyon Road in Avalon, California (Subject Property).

Based on a review of available project plans and the scope of the proposed project, it does not appear that the proposed project will result in the significant modification or destruction of the character defining features of Buildings 1000, 3000, 4000, and 6000. Therefore, based on the current project description, the proposed project will not result in a substantial adverse change that would impair the historic significance of Avalon K-12. Because the proposed project does not appear to have the potential adversely affect the historic significance of Avalon K-12, Compliance Activity C does not appear to be necessary. Should the project design change, further review may be necessary to assess the potential to cause a significant impact to Avalon K-12.

1.0 DISTRICT-WIDE HISTORICAL RESOURCES ASSESSMENT OF THE LONG BEACH UNIFIED SCHOOL DISTRICT

In 2017 PCR Services prepared the District-Wide Cultural Resources Assessment (PCR Services 2017). The goal of this District-Wide Cultural Resources Assessment was to assist the LBUSD to comply with the historical resources requirements of CEQA when applicable and to implement practical approaches to preserving culturally significant resources whenever possible. As part of the District-Wide Cultural Resources Assessment, PCR services recommended that Avalon K-12 is eligible for the NRHP under Criterion C and the CRHR under Criterion 3 as a distinctive example of Spanish Revival-style architecture that was rehabilitated by prominent architect Harold C. Wildman. PCR Services identified four buildings that contributed to the historic significance of the resource (Building A – High School Building [Building 1000], Building B – Elementary School Building [Building 30000], Building D – Library [Building 4000], and Building E – Gymnasium Office and Locker Room [Building 6000]).

The District-Wide Cultural Resources Assessment stipulated that the following Compliance Activities be completed for Avalon K-12:

- B. Perform Phase II Intensive Historic Resources Assessments
Document character-defining features; review detailed scopes of work w/ Architect; provide written guidance in accordance w/ the Secretary of the Interior's Standards for the Treatment of Historic Properties; assessment of potential impacts for CEQA/NEPA compliance;
- C. Preservation Advice
Attend meetings with Architect and/or District as require; review plans at concept, preliminary and final design; prepare CEQA Compliance Letter; attend pre-construction meetings/critical stage construction review

2.0 AVALON K-12

PCR services recommended that Avalon K-12 is eligible for the NRHP under Criterion C and the CRHR under Criterion 3 as a distinctive example of Spanish Revival-style architecture that was rehabilitated by prominent architect Harold C. Wildman. PCR Services identified four buildings that contributed to the historic significance of the resource (Building A – High School Building, Building B – Elementary School Building, Building D – Library, and Building E – Gymnasium Office and Locker Room).

2.1 CHARACTER DEFINING FEATURES OF AVALON K-12

Based on the assessment made by PCR Services of the Avalon K-12 Campus, the following are considered the character defining features of the resource.

2.1.1 Building A – High School Building (Building 1000)

Building A – High School Building is a two-story Spanish Colonial Revival-style building designed in 1924 and rehabilitated in 1935. Character defining features of this building include:

- L-shaped plan
- Low-pitched cross-gabled roof with red tiles
- Short chimney projecting at the gable end
- Stucco surfaces
- Single-light wood frame double-hung windows
- Multi-light casement windows
- Wrought-iron balconies and railings
- Copper gutters and downspouts
- Slight eave overhang with decorative brackets at the gable end
- Arcade with decorative glazed terra cotta tiles and wrought iron balustrade
- Decorative glazed terra cotta tile borders
- Wood window grilles above windows
- Stucco decorative gable vents
- Plaque on north elevation that reads “Avalon High School December 6, A.D. 1924”

2.1.2 Building B – Elementary School Building (Building 3000)

Building B – Elementary School Building is a two-story Spanish Colonial Revival-style building designed in 1924 and rehabilitated in 1935. Character defining features of this building include:

- Rectangular plan
- Low-pitched front-gabled roof with red tiles
- Tapered chimney
- Stucco surfaces
- Single-light wood frame double-hung windows
- Multi-light casement windows
- Wrought-iron balconies and railings
- Copper gutters and downspouts

- Slight eave overhang with decorative brackets at the gable end
- Arcade with decorative glazed terra cotta tiles and wrought iron balustrade
- Wood window grilles above windows
- Stucco decorative gable vents

2.1.3 Building D – Library (Building 4000)

Building D – Library Building is a one-story Spanish Colonial Revival-style building designed in 1924 and rehabilitated in 1935. Character defining features of this building include:

- Rectangular plan
- Flat roof with red tiled parapet
- Stucco surfaces
- Central main entrance with wood framed transom window
- Raised pilasters flush to projecting cornice

2.1.4 Building E – Gymnasium Office and Locker Room (Building 6000)

Building E – Gymnasium Office and Locker Room is a one-story Spanish Colonial Revival-style building designed in 1924 and rehabilitated in 1936. Character defining features of this building include:

- U-shaped plan
- Low-pitched hipped roof
- Slight eaves with decorative brackets
- Stucco surfaces
- Central arched passageway with concrete stairs
- Single-light wood frame double-hung windows
- Single-light wood frame fixed windows

3.0 POTENTIAL EFFECTS ON CHARACTER DEFINING FEATURES

According to CEQA, a project that has been determined to conform with the Secretary of the Interior's Standards for the Treatment of Historic Properties can generally be considered to be a project that will not cause a significant impact (14 CCR Section 15126.4(b)(1)). In the case of historic built environment resources, a significant impact is a substantial adverse change to the historic integrity of a resource. A substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired.

The proposed project will include exterior improvements including HVAC system installation, window replacements and new Low-E glazing on some existing windows, removal and replacement of degraded asphalt, drinking fountain upgrades, new building signage, cosmetic upgrades including paint, accessibility upgrades, replacement of existing natural turf field with a new synthetic turf athletic field, replacement of existing scoreboard with a new one, providing new restrooms and a concession stand for field use, providing new bleachers for visitors, and utility system upgrades as required to support the new field. All other improvements will not have a physical or visual impact that could potentially affect the historic integrity of the resource or will not be visible from the exterior of the buildings.

The HVAC system installation, window replacements and new Low-E glazing on some existing windows, removal and replacement of degraded asphalt, drinking fountain upgrades, new building signage, cosmetic upgrades including paint, accessibility upgrades will not result in the destruction or significant modification of the character defining features of the contributing buildings. The HVAC units will be placed at a set-back location on the roof of the buildings, which will minimize the potential visual impact and not significantly change the appearance or the massing of the buildings in a way that compromises their ability to convey their significance. Original wood-framed windows will not be replaced or significantly modified to the point at which they no longer contribute to the historic integrity of the resource. The application of Low-E glazing to the historic period windows will not result in their destruction or removal and the overall appearance and placement of the windows will remain unchanged. No windows that contribute to the historic significance of the contributing buildings will be removed, replaced, or significantly modified. The upgrade of water fountains, new building signage, exterior paint, and accessibility upgrades will not result in any significant physical modifications to the buildings that will compromise their historic integrity. All other planned exterior improvements, including those for the athletic field, will have no effect on the historic integrity of the contributing buildings. Therefore, the proposed project will have no adverse effect to the character defining features of the Buildings 1000, 3000, 4000, and 6000.

4.0 CONCLUSIONS AND MANAGEMENT RECOMMENDATIONS

Based on a review of available project plans and the scope of the proposed project, it does not appear that the proposed project will result in the significant modification or destruction of the character defining features of Buildings 1000, 3000, 4000, and 6000. Therefore, based on the current project description, the proposed project will not result in a substantial adverse change that would impair the historic significance of Avalon K-12. Because the proposed project does not appear to have the potential adversely affect the historic significance of Avalon K-12, Compliance Activity C does not appear to be necessary. Should the project design change, further review may be necessary to assess the potential to cause a significant impact to Avalon K-12.

5.0 REFERENCES

PCR Services

2017 *District-Wide Historical Resources Assessment for Long Beach Unified School District.*
Prepared by PCR Services for Long Beach Unified School District