



Phase II Intensive Historic Assessment Report for the
Wilson High School Aquatic Center Project, City of Long
Beach, Los Angeles County, California

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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 Services 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 Woodrow Wilson High School (Wilson High School). 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 Wilson High School 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 an excellent representative example of a Mediterranean Revival-style school constructed before the 1933 Long Beach earthquake. PCR Services identified four buildings that contributed to the historic significance of the resource (Building 100, Building 200, Building 300, and Building 800).

LBUSD proposes to construct a new aquatic center on a parcel located adjacent to the main school campus (Project). The Proposed Project will include the construction of an approximately 51.8 meter x 25 yard pool, a 20' to 30'+ wide pool deck, lockers and restroom building, mechanical/electrical building, a new enclosure for the existing electrical equipment, a concrete masonry unit (CMU) wall surrounding the facility, 22 stall parking lot, two driveways into the parking lot, four deck shower posts, two drinking fountains/bottle fillers, a shade canopy, portable bleachers, ornamental fencing and gates, four Musco sports lights, a scoreboard, sound system, and surveillance cameras.

The purpose of the following investigation is to assess the potential impacts the proposed project may have to the character defining features of Wilson High School located at 4400 E. 10th Street, Long Beach, California (Subject Property).

Based on a review of available Project plans and the scope of the proposed Project, it does not appear that the Project will result in the significant modification or destruction of the character defining features of Building 100, Building 200, Building 300, or Building 800. Further, the location of the proposed Project is sufficiently removed from the vicinity of the contributing buildings, that there is no adverse visual impact to the resource. Therefore, based on the current Project description, the Project will not result in a substantial adverse change that would impair the historic significance of Wilson High School.

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 Wilson High School is eligible for the NRHP under Criterion C and the CRHR under Criterion 3 as an excellent representative example of a Mediterranean Revival-style school constructed before the 1933 Long Beach earthquake. PCR Services identified four buildings that contributed to the historic significance of the resource (Building 100, Building 200, Building 300, and Building 800).

The District-Wide Cultural Resources Assessment stipulated that the following Compliance Activities be completed for Wilson High School:

- 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 WILSON HIGH SCHOOL

PCR Services recommended that Wilson High School is eligible for the NRHP under Criterion C and the CRHR under Criterion 3 as an excellent representative example of a Mediterranean Revival-style school constructed before the 1933 Long Beach earthquake. PCR Services identified four buildings that contributed to the historic significance of the resource (Building 100, Building 200, Building 300, and Building 800).

2.1 CHARACTER DEFINING FEATURES OF WILSON HIGH SCHOOL

Based on the assessment made by PCR Services of the Wilson High School campus, four buildings were identified as contributors to the historic significance of the campus: Building 100, Building 200, Building 300, and Building 800. The following are considered the character defining features of Wilson High School.

2.1.1 Building 100

Building 100 is a two-story Mission Revival-style building constructed in 1924. Character defining features of this building include:

- L-shaped plan and massing
- Reinforced concrete construction
- Gable roofs with red-clay-tile roofing
- Smooth stucco surfaces
- Arched entryways with three openings
- Columns between arches
- Four pilasters with cast decorative plaster between arches and wall
- Three columns supporting walls to east and west of arches
- Wood-frame double windows

2.1.2 Building 200

Building 200 is a two-story Mission Revival-style building constructed in 1924. Character defining features of this building include:

- Rectangular plan and massing
- Reinforced concrete construction
- Gable roofs with red-clay-tile roofing
- Smooth stucco surfaces
- Arched colonnade between Building 200 and building 300
- Wood-frame double windows

2.1.3 Building 300

Building 300 is a two-story Mission Revival-style building constructed in 1924. Character defining features of this building include:

- Rectangular plan and massing
- Reinforced concrete construction
- Gable roofs with red-clay-tile roofing
- Smooth stucco surfaces
- Arched colonnade between Building 300 and building 200
- Wood-frame double windows

2.1.4 Building 800

Building 800 is a three-story Mission Revival-style building constructed in 1924. Character defining features of this building include:

- Rectangular plan and massing
- Reinforced concrete construction
- Multi-level gable roofs with red-clay-tile roofing
- Smooth stucco surfaces
- Arched entryway with three double doors
- Four engaged columns that divide the doors that rise to a classical entablature
- Two painted steel light posts and lamps on concrete plinths
- Exposed rounded roof rafters
- WPA/PWA Moderne-style interior

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 (SOI Standards) 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.

Wilson High School features four buildings that exhibit character defining features that contribute to the historic integrity of this resource: Building 100, Building 200, Building 300, and Building 800. Based on a review of available Project plans and the scope of the proposed Project, it does not appear that the Project will result in the significant modification or destruction of the character defining features of Building 100, Building 200, Building 300, or Building 800. Because the location of the proposed aquatics center is located across the street from the buildings that contribute to the historic significance of Wilson High School (Buildings 100, 200, 300, and 800) and is not located in close proximity to these buildings, the potential for the proposed Project to have an adverse effect on the resources is reduced. This potential is further reduced because, based on the previous historical assessment, the viewshed is not considered a character defining feature of the buildings. Regardless, due to changes in the surrounding area, the historical setting has already been significantly altered from its 1924 appearance. The proposed project will not result in obstructing the view of the buildings from the public right of way and the new construction is sufficiently removed from the contributing buildings to further reduce potential impact to the resource. Therefore, based on the current Project description, the Project will not result in a substantial adverse change that would impair the historic significance of Wilson High School.

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 Project will result in the significant modification or destruction of the character defining features of Building 100, Building 200, Building 300, or Building 800. Further, the location of the proposed Project is sufficiently removed from the vicinity of the contributing buildings, that there is no adverse visual impact to the resource. Therefore, based on the current Project description, the Project will not result in a substantial adverse change that would impair the historic significance of Wilson High School. Because the Project will not adversely affect the historic significance of Wilson High School, 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 Wilson High School.

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



***Appendix A.
Wilson High School DPR***