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I. INTRODUCTION

A. EXECUTIVE SUMMARY

This Historic Resources Assessment report, completed by PCR Services Corporation (PCR), documents and evaluates the federal, state, and local significance and eligibility of David Starr Jordan High School located at 6500 Atlantic Avenue, Long Beach, Los Angeles County, California. The Historic Resources Assessment report includes a discussion of the survey methods used, a brief historic context of the properties and surrounding area, and the identification and evaluation of the subject properties.

David Starr Jordan High School (APN# 7115-025-900) is occupied by a high school, David Starr Jordan High School, originally constructed in 1933. The second phase of construction, caused by postwar population increases in the area, began in 1948 and continued through 1967. The 26.90 acres campus is situated on the east side of Atlantic Avenue, between N Myrtle Avenue to the east, Atlantic Avenue to the west, E. Artesia Boulevard to the north, and E. Harding Street to the south (Figure 1).

PCR’s Historic Resources Division conducted an intensive pedestrian survey, research and evaluation of the property at 6500 Atlantic Avenue. As a result of these investigations, 6500 Atlantic Avenue does not appear potentially eligible, either individually or as a contributing member of a potential district, under any of the applicable federal, state or local eligibility criteria. 6500 Atlantic Avenue does not reflect or exemplify the broad cultural, political, economic, or social history of the nation, state, or city. Because of David Starr Jordan High School’s lack of historical or architectural merit, the property is assigned a California Historic Resources Status Code of 6Z. David Starr Jordan High School is not eligible historical resources, therefore, the proposed project has no impact on historical resources and no further evaluation is needed to comply with CEQA.

B. PROJECT DESCRIPTION

The proposed project includes the following scope of work:

1. Creating learning environments to meet the needs of schools for the next generation  
   i. Increase classroom size to meet current educational goals  
   ii. Create career technical education labs

2. Renovating and replacing aging infrastructure  
   i. Modernize building systems  
   ii. Improve technology infrastructure  
   iii. Improve energy efficiency

3. Declining enrollment and elimination of portables and bungalows  
   i. Remove portables

4. Changing the size and types of high schools  
   i. Consolidate 9th thru 12th grade high school programs on one campus with an average enrollment of 3,600 for comprehensive high schools  
   ii. Create small thematic high schools to offload comprehensive high schools  
   iii. Efficient utilization of a small sites

5. Joint use  
   i. Collaboration with the City of Long Beach

6. School safety and security  
   i. Improve parking and drop-off
Funding is currently available to construct Phases 1 and 2, which will begin in January 2014 and end in the fall of 2020.

Phase 1A would begin in January 2014 with the construction of interim housing on the existing baseball and practice fields located on the southeastern portion of the project site. Interim housing includes portable classrooms (49) that would be used temporarily during the implementation of the proposed project. In addition, existing portables (24) located on the northern portion of the project site would be relocated for use as interim housing. The interim housing would be occupied from approximately fall of 2014 through fall of 2020. Phase 1B would include the development of the northern portion of the project site from fall of 2014 to fall of 2016. Phase 1C would also develop the northern portion of the project site from fall of 2016 to fall of 2018. The development of the western portion of the project during Phase 2 would start in fall of 2018 and end in fall of 2020.

The implementation of the remaining phases would be dependent on the availability of funding. Phase 3 would include modernizing the Administration Building, Media Center, and Music Building from 2020 to 2022. Phase 4 would include modernizing the auditorium from 2022 to 2024, Phase 5 would reconfigure the athletic fields and modernize the gymnasium from 2024 to 2026, and Phase 6 would further address upgrades to the athletic fields and gymnasium from 2026 to 2028. The existing track and football field will be demolished and re-constructed to accommodate six running tracks. The practice fields would be restored once the use of interim housing was complete. New tennis courts would be constructed, while the volleyball and basketball courts would remain in place.

The proposed project would require the demolition of approximately 10 buildings. The full build out would include the renovation of approximately 175,000 square feet of existing building space, and the construction of approximately 227,000 square feet of new building space. At full build out, the project site would consist of approximately 349,000 square feet of total building space. The number of classrooms would be increased by 9 to a total of 140. All portables would be permanently removed from the project site at the completion of the project. No increases in student enrollment or capacity are anticipated. The total capacity of the school would be 3,600 students at project build out. Additional parking would be constructed within the northern portion of the site, and the student drop-off and parking area along Atlantic Avenue would be reconfigured but remain in the same location. Site walkways and restrooms would be upgraded for accessibility and some trees will be removed as part of the building demolition.

C. RESEARCH AND FIELD METHODOLOGY

The Historic Resource Assessment was conducted by PCR’s Cultural Resources personnel Margarita J. Wuellner, Ph.D., Director of Historic Resources, Jon Wilson, M.Arch., and Amanda Kainer, M.S., Architectural Historian, who meet and exceed the Secretary of the Interior’s Professional Qualification Standards in history, architectural history, and historic preservation planning. Professional qualifications are provided in the Appendix.

The historical resources evaluation involved a multi-step methodology. A review of the National Register of Historic Places (National Register) and its annual updates, the California Register of Historical Resources (California Register), and the California Historic Resources Inventory Database maintained by the State Office of Historic Preservation (OHP) was performed to identify any previously recorded properties within
or near the survey area. An intensive pedestrian site survey was undertaken to document the existing conditions of the property.

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

- Searched records of the National Register, California Register, and the California Historic Resources Inventory Database.
- Conducted field inspections of the study area and subject property, and utilized the survey methodology of the State OHP.
- Photographed the subject property and examined other properties in the area that exhibited potential architectural and/or historical associations. Conducted site-specific research on the subject property utilizing assessor's records, Sanborn fire insurance maps, historical photographs, Long Beach Public Library (LBPL) Digital Archive, Long Beach History Index, California Index, Avery Index, historical Los Angeles Times, AIA historical directory, and other published sources.
- Reviewed and analyzed ordinance, statutes, regulations, bulletins, and technical materials relating to federal and state preservation, designation assessment processes, and related programs.
- Evaluated potential historic resources based upon criteria used by the National Register and the California Register.
Figure 1  Regional Map
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 play 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 Register of Historical Resources are the primary federal and state laws and regulations governing the evaluation and significance of historic resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

A. FEDERAL LEVEL

1. National Register of Historic Places

The National Register of Historic Places (National Register) was established by the National Historic Preservation Act of 1966, 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.”¹ The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

   a. It is associated with events that have made a significant contribution to the broad patterns of our history;
   
   b. It is associated with the lives of persons significant in our past;
   
   c. It embodies the distinctive characteristics of a type, period, or method of construction or that represent 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;
   
   d. It yields, or may be likely to yield, information important in prehistory or history.²

Districts, sites, buildings, structures, and objects of potential significance that are 50 years in age must meet one or more of the above criteria.

In addition to meeting the Criteria for Evaluation, a property must have integrity. "Integrity is the ability of a property to convey its significance."³ According to National Register Bulletin 15 (NRB), the National Register

¹ 36 Code of Federal Regulations (CFR) Section 60.2.
recognizes seven aspects or qualities that, in various combinations, define integrity: location, design, setting, materials, workmanship, feeling, and association. 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 retain, however, the essential physical features that enable it to convey its historic identity.  

For properties that are considered significant under National Register Criteria A and B, the National Register Bulletin, How to Apply the National Register Criteria for Evaluation 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).  

In assessing the integrity of properties that are considered significant under National Register Criterion C, the National Register Bulletin, How to Apply the National Register Criteria for Evaluation 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.  

B. STATE LEVEL  

1. California Register of Historical Resources  

The 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 and the California Register of Historical Resources. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state’s jurisdictions. Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register of Historical Resources (California Register) was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”  

The criteria for eligibility for the California Register are based upon National Register criteria. Certain resources are determined by the statute to be automatically

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3 National Register Bulletin 15, p. 44.  
4 “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an 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, 15, p. 46.  
5 Ibid.  
6 “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.  
7 California Public Resources Code, Section 5024.1(a).  
8 California Public Resources Code Section 5024.1(b).
included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.\(^9\)

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 on the National Register of Historic Places and those formally Determined Eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.\(^10\)

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- 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 an historic preservation overlay zone.\(^11\)

To be eligible for the California Register, 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 historic 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

\(^9\) California Public Resources Code Section 5024.1(d).
\(^10\) Ibid.
\(^11\) California Public Resources Code Section 5024.1(e).
recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.\textsuperscript{12}

Integrity 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.\textsuperscript{13}

\section*{2. California Office of Historic Preservation Survey Methodology}

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

1. Listed on the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
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 and California Register eligibility. Locally eligible resources are given a rating code level 5. 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. Properties given an evaluation status code of 6Z are “found ineligible for the National Register, California Register, or Local designation through survey evaluation.”

\textsuperscript{12} \textit{California Code of Regulations}, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).

\textsuperscript{13} Ibid.
III. ENVIRONMENTAL SETTING

A. HISTORIC CONTEXT

The historic context developed below presents important themes associated within the historical development of Long Beach, California, where David Starr Jordan High School is located. Research indicates the subject property is associated with the following historical and architectural themes

1. Development of David Starr Jordan High School, 10763 Wilshire Boulevard, APN: 4360-004-013 (Project Site)

During the school building boom of the 1920s, LBUSD purchased twenty-six acres at the intersection of 65th Street and Atlantic Avenue for $92,286 for the construction of a high school, David Starr Jordan High School, in 1929. There were only four high schools at this time: Polytechnic, Avalon, Continuation, and Wilson. Because of the Great Depression and the Long Beach Earthquake delaying construction, David Starr Jordan High School was not built at this location until the fall of 1935. The school was named after David Starr Jordan who was a doctor of medicine, a science teacher, and the author of books on ichthyology and evolution. In 1925, he won the Herman Peace Prize of $25,000 for his education plan for preserving world peace. He also served as the president of two major universities, Indiana University and Stanford University.

After the Long Beach earthquake, LBUSD began preparing the plans for the new David Starr Jordan High School. While the school was under construction, classes were held temporarily in a rented building at the intersection of 61st Street and California Avenue. On May 27, 1934 the Los Angeles Times announced:

> Completed plans and specifications have been approved by the board for the new David Starr Jordan high school plant. The plans will be submitted to the State division of architecture for checking. The group will comprise five units. Construction will be of frame and stucco with reinforced concrete corridors. The total cost will be approximately $199,000. Martin C. Parker is the architect.

In October 1934, General Contractor Reed & Maiser was awarded the contract for the construction of new units at the David Star Jordan site. Two permanent buildings and two bungalows were built on the site and opened in September 1935. Martin C. Parler was the architect, Laurence J. Waller was the structural engineer, and Homer Fisher was the mechanical engineer. The total Federal loans and grants for constructing David Starr Jordan High School and re-building Polytechnic High School were increased to $239,000 in 1935.

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15 Anton Thompson and Paul E. Teschke, 28.
17 "Long Beach Prepares School Construction," Los Angeles Times (May 27, 1934).
18 "Work on Schools to be Started," Los Angeles Times (October 7, 1934).
In 1948, a gymnasium, swimming pool, pool housing, and six classrooms were constructed for an estimated $558,693. These new buildings were designed by Kenneth S. Wing and Don Erb, structural engineer. As a part of the swimming pool dedication, the Mercury Maids, members of the Los Angeles Athletic Club swimming team, were the featured entertainment.

In 1978, a new media center opened on David Starr Jordan High School. Designed by Kenneth S. Wing, the media center covers more than 14,000 square feet and cost an estimated $1.4 million.

2. Martin C. Parker, Architect

Martin C. Parker, architect of the first two buildings on the David Starr Campus in 1935, appears to be a transient architect. The architect is listed at various locations between – and -. In 1916, *The Ohio Architect, Engineer, and Builder* announced Martin C. Parker opened an architectural practice at 205 Alexander Building, Beaumont, Texas. At the time Martin C. Parker designed the David Starr Jordan Senior High School in 1935, the title block on the drawing list his office at 1071 E. Broadway in Long Beach. The architectural periodical *Pencil Points* announced Martin C. Parker "has moved his office from Long Beach, Calif. to Suite 528 Aztec Building, San Antonio, Texas".

There is little information about the background and projects of Albert C. Parker available in various architectural directories and primary sources including the AIA directory, California Directory, Avery Index, Long Beach Public Library History Index, and Los Angeles Times.


Born in Colorado Springs, Colorado on January 22, 1901, Kenneth S. Wing moved to Long Beach in 1918. After he attended Polytechnic High School in 1920, he obtained a Bachelor of Science in Architecture at the University of Southern California in 1925. During his early career, he worked for Meyer and Holler, Lincoln Mortgage Company, and the *Los Angeles Times* preparing sketches for the Home Section.

In 1930, Kenneth S. Wing opened his own architecture practice in Long Beach. The same year, he partnered with C.T. McGrew & Songs to restore and remodel the historic rancho Los Cerritos. Following the Long Beach earthquake of 1933, he designed more than a dozen schools for LBUSD with his first school being

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20 "Work on Seven Schools to Start Soon," *Long Beach Argus* (January 8, 1948).
23 *The Ohio Architect, Engineer, and Builder*, volume 27 (January 1916): 73.
Luther Burbank Elementary School.\textsuperscript{28} Residential commissions also helped his architectural practice stay afloat. He designed homes for the Virginia Country Club, Bixby Knolls area, Rolling Hills, and Palos Verdes Estates.\textsuperscript{29}

His principal civic and commercial projects include: Pasadena City College, the Long Beach Arena, Long Beach City Hall/Library Complex, Long Beach Memorial Hospital, Carmelitos housing project (designed in collaboration with architect Cecil Schilling), Pacific Terrace theater complex, Signal Hill City Hall, First Baptist Church of Long Beach, and the Long Beach Airport Administration Building (designed in collaboration with Horace Austin).\textsuperscript{30}

Kenneth S. Wing designed many schools. In the Bloomfield District, Artesia, California, he designed W.T. Killingsworth Elementary School and Bloomfield Elementary School.\textsuperscript{31} In the Long Beach Unified School District, he designed David Starr Jordan High School, Alexander Hamilton Junior High School, John Marshall Junior high school, William Logan Stephens Junior High School, Luther Burbank Elementary School, John Greenleaf Whittier Elementary School, Lafayette Elementary School, and James A. Garfield Elementary School.\textsuperscript{32} For higher education he designed include the physical education building and cafeteria at California State University Long Beach and the physical science building at the University of California, Irvine.

During World War II he closed his firm to manage the County of Los Angeles, Department of War Housing. During the late 1950s, he partnered with his son, Kenneth S. Wing Jr. While in partnership with his son, the 1962 AIA directory lists the following projects: Van Camp Sea Food Co., Inc, World Headquarters (1959); 1st Baptist Church, Long Beach (1960); Memorial Hospital of Long Beach (1960), joint venture; Long Beach Public Safety Building and Los Angeles County Building, Long Beach, (1960) joint venture; Southern California Edison Offices, Long Beach (1961); Long Beach Arena, Municipal Convention, Exhibit Hall (1961).\textsuperscript{33}

\section*{4. Period Revival}

In the years following the Long Beach earthquake, damaged schools were adaptively reused and updated with new seismic strengthening, or damaged school buildings were demolished and new school buildings constructed. While the majority of the new schools constructed after the Long Beach earthquake were designed in the WPA/PWA Moderne style, several newly constructed schools were designed in a variant of the Period Revival style. The Period Revival style schools in the LBUSD incorporated elements of Mediterranean and American Colonia Revival Architecture. Good examples of this type in the LBUSD include Ulysses S. Grant Elementary, William McKinley Elementary, Robert E. Lee Elementary, John C. Fremont Elementary, Mark Twain Elementary, Naples Bayside Academy, Abraham Lincoln Elementary, and Jane Addams Elementary.


\textsuperscript{29} Avery Index, Long Beach Public Library History Index.


\textsuperscript{31} Kenneth S. Wing #ahd 1049045, AIA Membership File, 1952.

\textsuperscript{32} Kenneth S. Wing #ahd 1049045, AIA Membership File, 1952.


Cara Mullio and Jennifer M. Volland, 200.
The American Colonial Revival style was popular from 1910 through the 1940s drawing heavily upon American Georgian and Adamesque precedents. During the twentieth century, architectural publications focused upon early American Colonial buildings, such as the *White Pine Series of Architectural Monographs* (1915), and widely disseminated photographs and drawings illustrating the Colonial Revival style. As a result, American Colonial Revival style architecture during the late 1910s was accurately based upon early American prototypes. The architecture was defined by classical symmetry, front doors with classical surrounds and fan lights or side lights, double-hung sash windows with multiple lights, wood shutters and gabled roofs.[1]

Mediterranean Revival Style originated in the early 1900s and became popular in Southern California during the 1910s. It is loosely based on Italian urban and residential architecture from the 16th century and was popular in California because of its similarity and frequent association to the Mediterranean. Character-defining features include a symmetrical façade, rectangular plan, clay tile roofs, stucco walls, arched openings, hipped roofs, and Italian, Spanish or Beaux Arts details.

4. Postwar Modern

Many of the buildings at David Jordan High School constructed during the postwar era (1940s-1950s) designed by Kenneth S. Wing, included some Modern architectural elements, such as aluminum frame windows and doors and orthogonal geometry. Furthermore, it appears Wing attempted to incorporate the classical look of New Formalism in architecture to the exteriors of the postwar school buildings he designed. The New Formalism movement in Modern Architecture abstracted and reinterpreted fundamental classical forms using modern materials and technology. The primary characteristics of the style include Modern design principles emphasizing space, light, order, integrity of materials, and lack of applied decoration, which are laid out using the organization of classical architecture with its base, recessed central section, and topped with a cornice.

The New Formalism movement in Modern Architecture abstracted and reinterpreted fundamental classical forms using modern materials and technology. The primary characteristics of the style include Modern design principles emphasizing space, light, order, integrity of materials, and lack of applied decoration, which are laid out using the organization of classical architecture with its base, recessed central section, and topped with a cornice. On the ground-floor, New Formalist architecture combined Modernism and Classicism by recessing the glazed exterior walls to create a highly Modern public space filled with light and an open plan usually occupied for a single tenant like a bank. This space was usually one and a half- or two-stories with a mezzanine. On the exterior, often a full floor-height screen, either opaque or with some openings, at the mezzanine level creates the visual appearance of the base from Classical architecture, while at the same time, it screens light leading into the monumental ground-floor space. Above the screening, a vertically aligned multi-story recessed section references the frieze in Classical architecture. This section of the New Formalist building is where the offices are located. Typically in New Formalist architecture, the roof cantilevers over the exterior edge and functions as the cornice completing the classical reference to the entablature and/or column.

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B. HISTORIC RESOURCES IDENTIFIED

1. Known Historical Resources in the Project Vicinity

The historical resources investigation included records searches and review of local histories to determine: (i) if known historical resources have previously been recorded within a 1/4-mile radius of the project site; (ii) if the project site has been systematically surveyed by historians prior to the initiation of the study; and/or (iii) whether there is other information that would indicate whether or not the area of the project site is historically sensitive or may pose indirect impacts to adjacent historic resources. PCR consulted the National Register of Historic Places (National Register), California Register of Historic Places (California Register), California Historic Resources Inventory (HRI), and California Points of Historical Interest (PHI), California Historical Landmarks (CHL) to determine previously identified historical resources within a one-mile radius of the project site. Record search results indicate that there are no previously recorded historic resources within a 1/4-mile radius of the project site.

2. Evaluation of David Starr Jordan High School, 6500 Atlantic Avenue, APN# 7115-025-900 (Project Site)

a. Architectural Description and Integrity

New Administration Building (100)

The New Administration Building (1956) is a single-story rectangular administration building. The utilitarian building is stucco with some Modern detailing. The primary elevation has glazed walls divided by aluminum mullions with tall glass doors in aluminum frames. The interior includes a Modern wood built-in bench with a thick cantilevered wood seat and a louvered wood back. These benches are located throughout the LBUSD and appear to be an original design from Kenneth S. Wing Architects. Other Modern detailing includes the I-beam structured awnings attached to the north and west elevations. Based on historic photos, the New Administration Building had rows of vertically-aligned awning windows on its west elevation.

1933 Classroom Building (200)

Building 200 is one of two of the original Jordan High School buildings. The stucco Classroom Building is one-story and rectangular in plan. The building is utilitarian in design with little architectural detailing other than its Mediterranean Revival side-gable red-clay tile roof. Building 200 appears to have most of its original window and door openings, but all original doors and windows have been replaced.

Cafeteria Building (250)

The Cafeteria Building is organized by program and there is little attempt to add design elements beyond fulfilling the functional needs of the building. The Cafeteria Building has simple orthogonal massing with an attached 1-story covered walkway. The building has little Modern detailing beyond the massing and is conclusively program-based utilitarian buildings.
III. Environmental Setting

1933 Classroom Building (350)

Building 350 is one of two of the original Jordan High School buildings. The stucco classroom building is one-story and rectangular in plan. The building is organized into three bays with the central section having a slightly higher elevation creating a break in the roof-line. Based on historic photographs, the current classroom building was constructed as the original administration building. In its original design, Building 350 incorporated elements of the Mediterranean Revival design style including its side-gable red-clay tile roof, stucco exterior surface, decorative vents, and arched entranceway with decorative tile. The building has been highly altered. The arched primary opening along with several other window and door openings were enclosed and all doors and windows have been replaced.

Bleacher Building (500)

The Bleacher Building (1948) is a utilitarian building that is built into the Football and Track Stadium. The rear of the building is sloped to support the Stadium seats.

Natatorium Building (600)

The Natatorium Building (1949-1950) houses the pool and two gymnasiums. The stucco building is organized by program and there is little attempt to add design elements beyond fulfilling the functional needs of the building. The front elevation has an attached awning structured proportionally by stucco-covered steel I-beams, which provide a covered entrance. The front elevation has some Modern doors and windows and two rows of ribbon windows, which have been replaced with new aluminum windows. Like most of his Jordan High School buildings, Wing used the attached awning with classically proportioned structural columns as decoration to the front façade to mask the purely functional design.

Auditorium Building (750)

The Auditorium Building (1950-1951) is organized by program and there is little attempt to add design elements beyond fulfilling the functional needs of the building. Like the Natatorium, the Auditorium has glazed aluminum-frame doors and windows. The entrance is recessed and there are two columns supporting the outdoor covered lobby space. There are two rows of ribbon windows on the front elevation (alteration). The utilitarian Auditorium Building is not connected to the Modern Movement in Architecture, and is instead a functional educational building constructed to serve a specific use.

Music Building (700)

The Music Building (1950) and Cafeteria Building (1953-1954) are organized by program and there is little attempt to add design elements beyond fulfilling the functional needs of the building. They are similar buildings in that they have a simple orthogonal massing with an attached 1-story covered walkway. The two buildings have little Modern detailing beyond the massing and are conclusively program-based utilitarian buildings.
Classroom Buildings (800, 850, 900, 950)

The Classroom Buildings (1953-1963) are organized by program and there is little attempt to add design elements beyond fulfilling the functional needs of the building. The Classrooms are rectangular in form and mostly have rows of recently added aluminum windows divided by stucco walls. These postwar classroom buildings are highly ubiquitous to Southern California schools and numerous variations of this theme are extant within the LBUSD.

Auto Shop (990)

The Auto Shop (1954) is a stucco building with five metal roll-up doors. The architecture of the Auto Shop makes little attempt to add design elements beyond fulfilling the functional needs of the building. It appears the building has few changes and has good integrity.

b. Statement of Significance: David Starr Jordan High School, 6500 Atlantic Avenue, APN# 7115-025-900 (Project Site)

National Register Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The development of the David Starr Jordan High School located at 6500 Atlantic Avenue, Long Beach, Los Angeles County, California is part of the educational history of Long Beach and the LBUSD. Although originally constructed in the 1930s, the existing campus was largely built during the postwar years (1940s-1950s) as a response to the increase in the population of Long Beach. While the subject property is historically associated with the broad patterns of Long Beach’s economic, social, and cultural history, the development of Jordan School was part of the general population growth in Southern California and is not individually significant for its association with postwar demographic and population increases. There are no events associated with this property that have made a significant contribution to the broad patterns of cultural, political, economic, or social history of the nation, state or city. Therefore, the subject property does not appear eligible for the National Register under Criterion A, or the California Register under Criterion 1.

National Register Criterion B: Is associated with the lives of persons significant in our past.

California Register Criterion 2: Is associated with the lives of persons important in our past.

Los Angeles Historic Cultural Monument Criterion: The proposed site, building, or structure is identified with historic personages or with important events in the main currents of national, state, or local history.

David Starr Jordan High School is not identified with historic personages or events in the main currents of national, state, or local history. Therefore, the subject property does not appear to satisfy National Register Criterion B, or California Register Criterion 2 for eligibility related to a historic personage or event.
National Register Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction or that represent 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.

California Register Criterion 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.

The two remaining buildings from the 1930s, Buildings 200 and 350, have poor integrity and are not significant for their association with the post-earthquake Period Revival school campuses in the LBUSD. Historically significant Period Revival campuses in the LBUSD tend to have a high number of contributing Period Revival buildings and, in general, the campuses retain their original plan and layout. Historically significant Period Revival buildings in the LBUSD tend to be located on the primary street-fronting elevations of the campus and serve as the aesthetic identity of their campus. The two remaining highly altered Period Revival buildings at Jordan High School, are not prominently positioned in the campus plan, and do not visually function as significant buildings within the campus aesthetic identity.

The postwar school buildings at David Starr Jordan High School are utilitarian in design and not associated with any specific architectural style, although they do include some Modern architectural elements, such as aluminum frame windows and doors and orthogonal geometry. The use of Modern detailing appears mostly cosmetic and was the result of Modern materials being the dominant building materials available for contractors and architects during the postwar era. Furthermore, while Wing did attempt to add the classical symmetry of New Formalism to the exteriors of his postwar Jordan buildings, he was likely working under a program-based budget and designed the facades as surface ornamentation to achieve the look of current trends within Modern Architecture and within the confines of a tight budget. While Wing’s school building designs made symbolic gestures to postwar-era Modernism, the school buildings are not directly connected to New Formalism or any other variant of postwar Modern Architecture.

Kenneth Wing was a significant architect for his local contribution to the field of architecture in Long Beach and Los Angeles County. His career spanned two distinct architectural movements, Moderne and the Modern Movement in Architecture. Therefore, while Kenneth Wing was a prominent architect and many of his projects would meet Criterion C because of their association with him as the principal designer, his work at Jordan High School, with its simple massing, standardized program, and stucco finish, is highly typical and ubiquitous to postwar high schools in Southern California.

National Register Criterion D. It yields, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

The subject property is not likely to yield any information important to prehistory or history. Therefore, the subject property does not meet the above criterion at the national or state level.
c. Conclusion

In conclusion, David Starr Jordan High School located at 6500 Atlantic Avenue, Long Beach, Los Angeles County, California does not possess sufficient historical or architectural significance for listing under any of the applicable federal, or state eligibility criteria. The property does not exemplify the broad patterns of economic and development history in Long Beach or the LBUSD. The High School is not identified with historic personages or with important events. Because it is not an exceptional or architecturally important example of the Period Revival or Postwar Modern styles, and is not a good example of Kenneth S. Wing’s architecture, Jordan High School does not appear eligible for listing in the national or state registers as an exceptional, distinctive, outstanding, or singular example of its type or style. Therefore, David Starr Jordan High School is assigned a California Historic Resources Status Code of 6Z and is “found ineligible for the National Register, California Register, or Local designation through survey evaluation.”

Furthermore, because the buildings at David Starr Jordan High School are ineligible for historic listing, there are no impacts to historic resources, under CEQA, caused by the proposed project for Phases 1 through 6.
Historic Photographs

The Mid-Century Trailblazer, Jordan High School Yearbook, 1950, p. 2.

The Mid-Century Trailblazer, Jordan High School Yearbook, 1950, p. 4.
OUR FIRST FACULTY — 1935

La Pantera, David Starr Jordan High School Yearbook, Vol. No. 1, June 1936, p. 3
To the Graduating Class of 1936:

Your class has had a most interesting history. One that will probably never be duplicated. You started at Lindbergh in September, 1930, as the first 7-B’s. No buildings had yet been erected and the students were farmed out between Grant and Adams. When the new buildings were finished, they were the pride of Long Beach. In 1933 you graduated—again in bungalows. The earthquake saw to that.

In September, 1933, you started as the first 10-B of Jordan High. This time in the North Long Beach Y. M. C. A. buildings. Pioneering had now become a habit, so that the next two years had no hardships to offer you had not already experienced. In your last year the new units were started at the Jordan site, and the term ended with everybody in bungalows or permanent structures.

Possibly those very handicaps on the physical side gave some social and spiritual compensations that other classes will miss. Undoubtedly your associations with each other and with the faculty have been closer and therefore more understanding than with other classes.

In Jordan you have been seniors for three years. You have made traditions and set the tone of the school. Other classes will thank you for the work you have done. You will have regrets at leaving, we will be sorry to see you go. But you will also enter upon a larger sphere of activity and we know that you will acquit yourselves well and honorably. We who are left behind will be watching from afar, lending our spiritual aid. Your success will be our happiness, and we shall always gladly welcome you back.

JOHN W. WILSON, Principal.

La Pantera, David Starr Jordan High School Yearbook, Vol. No. 1, June 1936, p.6
The Mid-Century Trailblazer, Jordan High School Yearbook, 1950
III. Environmental Setting

Current Photographs

Old Administration Building (PCR 2013)

1933 Classroom Building (PCR 2013)
March 2013

III. Environmental Setting

6500 Atlantic Avenue
PCR Services Corporation

Cafeteria Building (PCR 2013)

Bleacher Building, Building 500 (PCR 2013)
III. Environmental Setting

Natatorium Building, Building 600 (PCR 2013)

Auditorium (PCR 2013)
III. Environmental Setting

Music Building, Building 700 (PCR 2013)

Classroom Building (PCR 2013)
III. Environmental Setting

Autoshop, Building 990 (PCR 2013)
IV. BIBLIOGRAPHY

A. PUBLICATIONS


California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).

California Public Resources Code § 5024.1.

Code of Federal Regulations (CFR), 36 § 60.2.


*Pencil Points,* volume 17, 1936, p. 58.


*The Ohio Architect, Engineer, and Builder:* Volume 27, January 1916, 73.


“Work on Schools to be Started.” *Los Angeles Times.* October 7, 1934.

“Works on Seven Schools to Start Soon (38 classrooms to be added to 6 elementary schools).” *Long Beach Argus.* January 8, 1948.
V. APPENDIX

Professional Qualifications
Margarita J. Wuellner, Ph.D., DIRECTOR OF HISTORIC RESOURCES

Education
- Ph.D., Art History, University of California, Los Angeles, 2005
- M.A., Architectural History, School of Architecture, University of Virginia, Charlottesville, 1991
- Certificate of Historic Preservation, School of Architecture, University of Virginia, Charlottesville, 1991
- B.A., Art History, Oberlin College, Oberlin, Ohio, 1983

Professional Affiliations
- Santa Monica Conservancy
- Los Angeles Conservancy
- California Preservation Foundation
- Society of Architectural Historians
- National Trust for Historic Preservation Leadership Forum
- American Institute of Architects (AIA), National Allied Member
- American Architectural Foundation
- Association for Preservation Technology

Summary
Dr. Wuellner has an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. Her qualifications and experience meet and exceed the Secretary of the Interior’s Professional Qualification Standards in History, Archaeology, and Architectural History. She has over 24 years in professional practice in the United States and over 14 years of academic experience in American, European and Latin American architecture. She has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public agencies and private clients in California and throughout the United States. Prior to coming to PCR, she was Senior Architectural Historian in EDAW’s Los Angeles office (2004-2006); Senior Architectural Historian, Parsons Engineering Science (1995-2004); Architectural Historian, John Milner Associates, Inc. (1991-1995); and Architectural Historian, Land and Community Associates, Charlottesville, Virginia, (1988-1991).

Dr. Wuellner is a specialist in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism and Cultural Landscape. Her academic work has been recognized and supported by numerous scholarships and fellowships including the Samuel H. Kress Foundation Fellowship in Art History; American Council of Learned Societies Fellowship in East European Studies; Edward A. Dickson Graduate Fellowship in Art History, UCLA; and the Thomas Jefferson, Dupont and Governor’s State Graduate Fellowships in Architectural History, School of Architecture, University of Virginia. Her accomplishment in historic preservation has been recognized by a 2012 Preservation Design Award from the California Preservation Foundation under the category of Cultural Resources Studies and Reports for the RMS Queen Mary Conservation Management Plan, Long Beach, California.

Experience
Rehabilitation/adaptive-reuse, planning and redevelopment projects are of particular interest to Dr. Wuellner. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting; and when necessary, she implements mitigation and preservation treatment measures on behalf of her clients. She is a highly experienced manager with broad national experience throughout the United States in California, Washington, D.C., Virginia, Maryland, Pennsylvania, West Virginia, New York, South Carolina, Georgia, Florida, Texas, Michigan, Ohio, Iowa, Utah, Washington, and Canada. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She specializes in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA), the National Environmental Protection Act (NEPA), Section 4(f) of the Department of Transportation Act, the California Environmental Quality Act (CEQA), and local ordinances and planning requirements. She is highly experienced in the assessment of projects for conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

Dr. Wuellner has over 17 years of project experience in historical resources management and preservation in California and is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. She currently manages PCR’s on-call preservation services contracts with the City of Santa Monica (2002-present), County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District and Long Beach Unified School District; and previously managed PCR’s preservation consulting services under master agreements with the Los Angeles Redevelopment Agency, City of Long Beach, City of Anaheim, and private developers.
Education

- M. Arch., School of Architecture, Tulane University, New Orleans, Louisiana, 2005
- M.A., American Architectural History, University of Mississippi, Oxford, Mississippi, 2000
- B.A., Early American History, Occidental College, Los Angeles, California, 1996
- Graduate Study, Architecture, Southern California Institute of Architecture, Los Angeles, California, 2003
- Graduate Study, Historic Preservation, Graduate School of Architecture, Planning & Preservation, Columbia University, New York, New York, 2002

Continuing Education

- LEED Workshop, U.S. Green Building Council
- Evaluating Historical Resources in the Los Angeles Area, Association of Environmental Professionals

Professional Affiliations

- The American Institute of Architects
- LEED Accredited Professional, U.S. Green Building Council
- Los Angeles Conservancy
- Santa Monica Conservancy
- American Farmland Trust

Awards and Fellowships

- Sally Kress Tompkins Fellowship, Society of Architectural Historians, 2000

Summary

Jon Lamar Wilson has over nine years of professional and academic experience in the practice of architecture, historic preservation, and architectural history. He has a wide-ranging knowledge of nineteenth and twentieth-century American Architecture, with a specific focus on Central and Southern California and the American South. In particular, Mr. Wilson is an expert in both urban and rural housing types and how they relate to their larger context. His qualifications and experience exceed those of the Secretary of the Interior’s Professional Qualification Standards in History, Architectural History, and Historic Architecture.

Experience

Mr. Wilson has a broad training and professional experience in the practice of Historic Preservation and Cultural Resource Management. He has extensive experience consulting clients on projects for compliance of Sections 106 of the National Historic Preservation Act (NHPA), the California Environmental Quality Act (CEQA), and local preservation ordinances. Mr. Wilson is experienced in the assessment of projects for conformance with the Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings, and has assisted clients with Historic American Buildings Survey (HABS) documentation, Historic Structure Reports (HSR), National Register of Historic Places nominations, California Register of Historical Resources nominations, local historic designation nominations, Historic Preservation Federal Tax Credit applications, preservation design, and feasibility reports.

Historic Resources Surveys: Mr. Wilson was the team leader for the historic resources surveys of the Wilshire Center/KoreaTown, Normandie 5, and Adelante Eastside Redevelopment Area Surveys for the CRA/LA. His qualifications meet the Secretary of the Interior’s Standards in history, architectural history, and historic architecture. Mr. Wilson served as Senior Architectural Historian for the completion of the district-wide survey and evaluation of the Santa Monica-Malibu Unified Schools. Since 2007, he has acted as Senior Architectural Historian for PCR’s on-call contract to provide preservation consultant services to the City of Santa Monica and has completed numerous projects under this task order including preliminary assessments, Landmark Assessments, plan reviews for conformance to the Secretary of the Interior's Standards and the local preservation ordinances, design consultation services for adaptive reuse projects, and Historic American Building Survey (HABS) recordation. He has conducted historic assessments and plan reviews for conformance to the Secretary of the Interior’s Standards and the local preservation ordinance for numerous PCR projects in Laguna Beach, including recent projects for 154 Pearl, the oldest house in Laguna Beach, and 229 Arch Street, the home of renowned landscape painter William Wendt. He has conducted historical and cultural resources surveys for specific plans in Placentia and Santa Ana in Orange County, California, and in Whittier, California. Mr. Wilson conducted a survey of contributing “puestos” to the El Pueblo de Los Angeles Historic Monument and many other documents related to historic preservation and cultural resource management. In Riverside, Mr. Wilson helped produce the Historic Structures Report (HSR) for the National Historic Landmark Harada House and worked as a preservation consultant on the Fox Riverside Theater.

HABS: Mr. Wilson worked professionally as an employee and a private contractor for the HABS, a historic building documentation department within the National Park Service. His relationship with HABS began after he won the Sally Kress Tompkins Fellowship, an academic research grant jointly awarded by HABS and the Society of Architectural Historians (SAH).
Amanda Y. Kainer, M.S., ARCHITECTURAL HISTORIAN

Education
- B.S., Design, (Emphasis: Interior Architecture), University of California, Davis, California, 2002
- B.A., Art History, University of California, Davis, California, 2002

Professional Experience
- Intern, Historic Resources Group, Los Angeles California, Summer 2007
- Joel Polsky Academic Achievement Award, American Society of Interior Designers, 2008

Awards
- Joel Polsky Academic Achievement Award, American Society of Interior Designers, 2008

Professional Affiliations
- California Preservation Foundation
- Los Angeles Conservancy
- Santa Monica Conservancy
- Association of Preservation Technology Western Chapter

Training
- CEQA and Historic Resources: Thresholds, Mitigation & Case Studies, California Preservation Foundation Workshop, March 2011

Summary
Ms. Kainer has over seven years of professional and academic experience in the practice of historic preservation and architectural history in New York and California. Her undergraduate work in Art History and Interior Architecture at UC Davis led to a master’s degree in Historic Preservation (emphasis Conservation Science) from Columbia University. At Columbia, Ms. Kainer studied under esteemed conservation science professors Dr. George Wheeler, Norman Weiss, and Dr. Theodore Prudon (thesis advisor). During graduate school, she interned at the Historic Resources Group under Peyton Hall, managing principal, working on character-defining features tables for All Saints Church and Polytechnic Elementary School. She has training and substantial experience in the evaluation and conservation of art and architecture and passion for interior design.

Experience
Ms. Kainer has conducted extensive archival research, field observation, recordation, and prepared survey documentation for numerous PCR historic resources projects. She has served as project architectural historian and conducted survey work, provided archival, historical, architectural and property research, and assisted in database management. She completed and co-authored a wide range of architectural investigations such as historic resources assessment reports for compliance with CEQA, character-defining features reports, investment tax credit applications, Section 106 significance evaluations, and HABS documentations for PCR projects in the Los Angeles metropolitan area. Recent projects included California Register nomination for the UCLA Faculty Center, a historic resources assessment for late nineteenth century associated with California’s early mining history, and a CEQA Impacts Analysis and Evaluation Report for a pipeline in Escondido.

Survey Experience: She was a contributing author for three major Community Redevelopment Agency of the City of Los Angeles (CRA/LA) – Adelante Eastside, Wilshire Center/Koreatown, and Normandie 5 Redevelopment Areas. Ms. Kainer also served as PCR Survey Team Leader and co-author for the comprehensive survey of over 4,000 objects of fine and decorative arts aboard the RMS Queen Mary in Long Beach. Currently, Ms. Kainer is assisting with the district-wide survey and evaluation of the Long Beach Unified School District.

Southern California Beach Cities: Ms. Kainer has contributed to Historic Resource Assessments for several private coastal residential and commercial properties in Laguna Beach, Redondo Beach, and Hermosa Beach. She has also conducted extensive research and survey work and prepared numerous landmark and preliminary assessment reports for the City of Santa Monica. For example, Ms. Kainer has worked on landmark and preliminary assessment reports for a Streamline Moderne style hotel, 1920s municipal bus garage, Renaissance Revival style apartment hotel, and pier sign. Recently she helped to prepare a CEQA Plan Review and Certificate of Appropriateness Report for the Bijou Building in Hermosa Beach.