

APPENDIX B – HISTORICAL REPORT

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January 31, 2014



Susan Ahn
Facilities Project Manager
LONG BEACH UNIFIED SCHOOL DISTRICT
2425 Webster Avenue
Long Beach, California 90810

**Re: PROJECT REVIEW FOR THE PROPOSED SEISMIC MITIGATION PROGRAM AND INTERIOR
MOERNIZATION FOR THE LONG BEACH POLYTECHNIC HIGH SCHOOL AUDITORIUM**

Dear Ms. Ahn:

At the request of LBUSD staff, **PCR Services Corporation (PCR)** has reviewed the scope of work for the proposed State of California Seismic Mitigation Program for the Long Beach Polytechnic High School Auditorium ("Auditorium"). During the district-wide survey of historic properties completed in September and October 2012 by PCR, the Auditorium was surveyed for its historic significance. The Auditorium appears to satisfy Criterion C of the National Register: "Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction." Also, the Auditorium appears to satisfy Criterion 3 of the California Register: "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." Therefore, the Auditorium is considered an historic resource under CEQA.

The project review was conducted by PCR's Director of Historic Resources, Margarita Wuellner, Ph.D., Jon L. Wilson, M. Arch, M.A., and Architectural Historian, Amanda Kainer, M.A., whose qualifications meet and exceed the Secretary of the Interior's professional qualifications standards in history, architectural history and historic architecture. Preliminary project reviews were conducted by Mr. Wilson who conducted a site visit of the Auditorium, met with the architects on several occasions, and reviewed the initial project plans. Dr. Wuellner and Mr. Wilson subsequently met with LBUSD facilities personnel to discuss how to balance historic preservation constraints with project objectives. Dr. Wuellner and Ms. Kainer provided additional input to the architects regarding preservation of the building's historic character and significance, and reviewed the 100% complete Design Development drawings dated October 30, 2013 for the proposed project.

ARCHITECTURAL DESCRIPTION

The Long Beach Polytechnic Auditorium was originally constructed in 1930. The Mediterranean Revival Auditorium, designed by Architect John C. Austin, was largely destroyed by the 1933 Long Beach earthquake, along with most of the other masonry buildings on campus. However, probably because of the concrete balcony tying the north and south walls together, some of the auditorium survived the earthquake, and was incorporated into the new design.

Redesigned by Architect Hugh Davies in 1935, the WPA/PWA Moderne Auditorium incorporates design elements from both Streamline Moderne and Art Deco. The Auditorium is L-shaped in plan and is two-



story with an east tower above the stage for the rigging and stage mechanical equipment. The exterior of the Auditorium was redesigned after the earthquake in the WPA/PWA Moderne style and is constructed in concrete masonry and finished with smooth painted plaster. The north and south elevations are divided into structural bays by tall pilasters that rise from the ground to the top of the parapet. The pilasters have a thin vertically-aligned decorative fin at the top, and stepped formed horizontal bands between the raised pilasters. The rear of the auditorium is connected to classrooms that house the music and theatre departments of the high school. The stage tower is structurally divided into bays by thick square pilasters divided by concrete masonry walls.

The primary elevation has a smooth painted plaster finish with a recessed covered entrance on the ground floor. The five-bay entranceway has thick concrete columns that rise from the entranceway floor to the balcony level. A wide concrete staircase spans the length of the entranceway leading to the recessed opening. The entranceway flooring is scored concrete with alternating integrally colored red and gray concrete panels. A green wood ticketing window is on the east side of the recessed entranceway. Doors leading into the Auditorium are recent additions. On both the east and west side of the primary elevation, the vertical surface extends beyond the wall-plane of the entrance bay and has a horizontal step a few feet above the ground making the east and west corners appear as massive columns visually anchoring the Auditorium. There are three small rectangular windows on both the east and west side of the entrance. A tall copper parapet the width of the entrance bay alternates between thin strips of vertically aligned copper sheet metal and recessed copper panels. Signage in the WPA/PWA Moderne style, "Long Beach Polytechnic Auditorium," is located on a small stepped wall between the Auditorium roof and the parapet.

The interior of the Auditorium includes some Mediterranean Revival-style character-defining features from the 1930 Auditorium that survived the earthquake, along with Moderne elements from the redesign in 1935. The balcony is likely the original balcony which survived the earthquake. Original wood seats on a decorative cast steel frame are located throughout the balcony space. The balcony lobby, with its curved walls and smooth plaster finish, appears to be from the remodel; however, the wood doors in the balcony lobby and stair from the main lobby to the balcony are from 1930. The stairs, covered with green linoleum, on both the east and west side are likely from 1930, although the steel tube handrail appears to date from the remodel.

The main lobby on the ground floor retains much of its 1930 fabric, including its red-clay tile flooring and wall veneer, wood wall display cases with decorative trim, niches, drinking fountains, signage, wood panel entrance doors into the auditorium, wood panel bathroom doors, and wood panel ticket office doors. The stepped ceiling of the main lobby shows the Moderne influence of the post-earthquake rehabilitation. The interior of Auditorium includes some seats that predate the earthquake. These seats have a metal frame with the letters "PHS" for Polytechnic High School cast on the aisle facing seats. Many of these seats retain their wood back, but it appears that all the seats have been replaced. Seats dating from the 1950s are also located in the ground floor Auditorium space. The Moderne interior walls of the Auditorium, both in the balcony and the ground floor, are plaster with scored horizontal



lines visually dividing the walls into panels. Secondary spaces in the Auditorium include the workspace behind the stage, and the dressing rooms and storage space in the basement.

INTEGRITY

The Auditorium meets the integrity threshold as a potential historical resource. The property retains the following aspects of integrity: location, design, materials, workmanship, feeling, and association. The property has not been moved and occupies its original location. Regarding design and materials, the property's period of significance is from 1930-1935, which includes both the original Mediterranean Revival design and the post-earthquake WPA/PWA Moderne redesign. The redesign is historically and architecturally important as it provides physical evidence of the City's response to the earthquake damage and is an excellent example of WPA/PWA Moderne style, which was significant during the LBUSD's post-earthquake reconstruction period. The property's integrity of materials, particularly its concrete walls, pre-earthquake lobby interiors, and WPA/PWA Moderne exterior detailing is good quality. Workmanship and building finishes appear generally intact. The property has changed minimally since its post-earthquake rehabilitation in 1935 and, as a result, has its feeling intact. Regarding association, the property has a lengthy historical association with Long Beach Unified School District as Polytechnic High School.

SIGNIFICANCE

The Auditorium was evaluated at the federal and state level as a potential historical resource. The property's architectural associations appear to rise to the threshold of significance for both the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register). The Auditorium appears to satisfy Criterion C of the National Register: "Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction." Also, the Auditorium appears to satisfy Criterion 3 of the California Register: "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 Long Beach Polytechnic Auditorium is unique architecturally as its period of significance (1930-1935) spans two distinct architectural traditions, the Mediterranean Revival style and the WPA/PWA Moderne style. With its intact Mediterranean Revival style lobbies, seating, and flooring it conveys the pre-earthquake identity of the LBUSD school, which was largely designed in some variant of Period Revival Architecture. While the pre-earthquake features of the Auditorium are sparse, what are left are good examples of the style. Furthermore, the WPA/PWA Moderne architecture is significant to the architectural history of the LBUSD as it was the primary design style used to rebuild the schools after the 1933 earthquake. The exterior of the Auditorium with its Moderne detailing is an excellent example of the style as applied to educational buildings.



CHARACTER-DEFINING FEATURES

PCR conducted an intensive architectural investigation to assess the existing character-defining features of the property as well as the integrity of the interior and exterior of the building. The architectural evaluation included an intensive pedestrian site survey of the subject property and architectural research sufficient to evaluate the building.

The following criteria for evaluating the significance of character-defining features and spaces were applied to the Auditorium. Character-defining features meet at least one of the following criteria: are essential to understanding the historic, spatial, or architectural character of the building; are designed in a distinctive manner or style and is associated with the period of significance; and are executed with a high degree of craftsmanship or specialized type of workmanship. The character-defining features identified as a result of this investigation are presented below.

Character-defining features of the primary exterior elevation include:

- the smooth painted plaster finish walls,
- the recessed covered entrance on the ground floor,
- the thick concrete columns that rise from the entranceway floor to the balcony level,
- the wide concrete staircase spanning the length of the entranceway,
- the scored concrete entranceway flooring,
- the green wood ticketing window,
- the corner walls that extend beyond the wall-plane of the entrance bay,
- the three small rectangular windows on both the east and west side of the entrance,
- the tall copper parapet, and
- the WPA/PWA Moderne signage.

Character-defining features of the three secondary exterior elevations include:

- the concrete masonry exterior walls,
- the vertically-aligned pilasters with the thin vertically-aligned decorative fin,
- the stepped formed horizontal bands between the raised pilasters, and
- the stage tower.



Character-defining interior spaces of the Auditorium are:

- the main lobby,
- Auditorium seating area,
- balcony lobby, and
- balcony.
- All other the secondary spaces are not character-defining.

Character-defining features of the main Auditorium seating area include:

- the metal frame seats with the letters “PHS,” and
- the curved Moderne north, south, and east walls that are plaster with scored horizontal lines.

Character-defining features of the balcony include:

- the original wood seats and decorative cast steel frame and
- the wood doors in the balcony lobby.

Character-defining features of the main lobby include:

- the concrete north and south stairs covered with green linoleum,
- niches underneath the stairs,
- ground floor red-clay tile flooring and wall veneer,
- wood wall display cases with decorative trim,
- drinking fountains,
- signage,
- wood panel entrance doors into the auditorium,
- wood panel bathroom doors, wood panel ticket office doors, and
- stepped ceiling.



CEQA Guidelines

Section 15064.5(b) of the CEQA Guidelines states that a project involves a “substantial adverse change in the significance of a historical resource” when one or more of the following occurs:

- Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
 - a. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
 - b. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
 - c. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The Secretary of the Interior’s Standards for Rehabilitation (Standards) are codified at 36 Code of Federal Regulations (CFR) Section 67.7. In most circumstances, the Standards are relevant in assessing whether there is a substantial adverse change under CEQA. Section 15064.5b(3) of the CEQA Guidelines states in part that “. . . a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historic resource,” and therefore may be considered categorically exempt.



Project Features

(1) Interior Modernization

The proposed project includes the seismic retrofit and upgrades to the existing structure. Furthermore, the proposed project includes the modernization of the building interior, fire alarm, emergency lighting systems, and modernization of the mechanical and plumbing systems.

On the interior, the proposed project calls for the WPA/PWA Moderne style interior theatre space to be largely demolished and rebuilt. The Auditorium seating dating from the period of significance would be removed, refurbished, and reinstalled in a different orientation. The newer steel seats with wood backs would be removed and turned over to the district. The balcony would be removed and a new section of continuous seating would rise from the ground floor to the height of the former balcony lobby doors. The curved Moderne north, south, and east walls of the auditorium seating area would be demolished.

The main lobby would be widened into the auditorium for new restrooms. The central portion of the east wall of the main lobby would remain; character-defining display cases and firehouse cabinets would be removed, lath and plaster would be repaired, tile would be repaired with salvaged wall tiles, and the two sets of character-defining wood doors leading into the auditorium would be refinished and permanently mounted in place to remain in-operable. Portions of the original east wall would be removed for new hallways and doors leading from the main lobby, as a result two character-defining drinking fountains and two set of character-defining double wood doors would be removed. The west wall of the main lobby, including the doors and tile, would be retained. A large portion of the character-defining tile floor in the main lobby would be retained, patched and repaired, however, two portions of the lobby floor to the far north and south would be removed and the area would be carpeted. The character-defining stepped ceiling would be demolished and replaced with a gypsum board ceiling.

The existing women's restrooms and office in the south portion of the main lobby would be reused as a ticket office and storage area. The existing men's restroom and ticket office in the north portion of the main lobby would be reused as an elevator lobby, elevator shaft, and elevator machine room. The change of use necessitates the removal of walls, character-defining wood panel interior doors, character-defining exterior green wood doors, and character-defining signage. The signage would be removed for restoration and reinstalled.

The character-defining north and south stairs (the stair railings are not character-defining) would be demolished and new stairs would be constructed in their place. The wall and border tiles would be salvaged for re-installation in areas where existing tile are to be infilled, such as where display cases and tackboards are to be removed. Character-defining niches underneath the stairs would be removed, along with a door openings and doors. The north stairs, leading to the balcony lobby, would be reconfigured at the mid-level landing and would turn to the east instead of to the current west, to make space for the proposed elevator shaft. The orientation of the south stairs would not change.



The balcony lobby space would remain roughly the same size, however, an elevator landing would occupy the west end of the lobby area at the site of the current stair landing. The character-defining wood panel doors would be removed and salvaged.

(2) Seismic Retrofit

The Seismic Retrofit of the subject property includes the infilling of openings on the north and south exterior elevations, the construction of new 12" thick concrete retaining walls supporting the proposed upper level seating, and the removal of gunite on the north and south elevation pilasters, which would be replaced with vertical CFRP strip on both the interior and exterior of the pilasters. The three small rectangular windows flanking the east and west of the primary entrance would be infilled. Two secondary door openings on the north elevation would be infilled, one of which is set within a concrete Moderne door surround. And another door opening on the south elevation also set within a concrete Moderne door surround would be infilled.

(3) ADA Accessibility

An accessibility ramp with handrail would be constructed along the side (north) elevation of the stage tower.

CEQA Impacts Analysis

Would the project cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?

Less Than Significant Impact. The proposed Project would remove some key character-defining interior features of the Auditorium and lobby for the interior Auditorium modernization, and it would alter some door and window openings on the primary and secondary exterior elevations that would be infilled for the seismic improvements. These changes would detract from the integrity of the Auditorium's interior and alter a few exterior windows and doors, however, the Auditorium building would still retain enough historical and architectural integrity and significance to satisfy Criterion C of the National Register and Criterion 3 of the California Register.

The proposed project would retain and preserve key primary character-defining features from the Auditorium's period of significance (1930-1935). The Auditorium's period of significance spans two distinct architectural traditions, the Mediterranean Revival style and the WPA/PWA Moderne style, reflecting the impact and response to the Long Beach earthquake. Character-defining features of the Mediterranean Revival style in the main lobby, such as tile floor, tile walls, and wood doors, would be retained and preserved; thus the Auditorium's historic associations with the Mediterranean Revival style would still be apparent. The WPA/PWA Moderne Auditorium seats would be removed, refurbished and reinstalled in the renovated Auditorium space, and the Auditorium's exterior would be retained and preserved. The project would retain and preserve exterior character-defining features



including the smooth painted plaster finish walls, the recessed covered entrance on the ground floor, the thick concrete columns that rise from the entranceway floor to the balcony level, the wide concrete staircase spanning the length of the entranceway, the scored concrete entranceway flooring, the green wood ticketing window, the corner walls that extend beyond the wall-plane of the entrance bay, the tall copper parapet, the WPA/PWA Moderne signage, the concrete masonry exterior walls on the secondary elevations, the vertically-aligned pilasters with the thin vertically-aligned decorative fin, the stepped formed horizontal bands between the raised pilasters, and the stage tower. Thus, after project completion the Auditorium building's exterior would be unimpaired, the building as a whole would retain its historical associations, and the Auditorium building would retain its National Register and California Register significance as a historical resource. While renovation of the interior would result in an adverse impact to the Auditorium, this impact would not be significant under CEQA because the WPA/PWA Moderne Auditorium seating and Mediterranean Revival style Lobby features would be retained and preserved. Changes under the proposed project would not materially impair the significance of the Auditorium such that it would be rendered ineligible for the National Register or California Register. After implementation and completion of the recommended mitigation measures provided below, the Auditorium would remain eligible for listing in the National Register under Criterion C and the California Register under Criterion 3, and the potential impacts of the proposed project on the Auditorium building would be reduced to a less than significant level.

SECRETARY OF INTERIOR'S STANDARDS REVIEW

As mentioned above, under CEQA, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing, Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the Historical Resource.¹

Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed project would seismically retrofit and modernize the Auditorium. The Auditorium would continue to be used as it was historically. The proposed seismic improvements and other actions constitute general maintenance and would, in turn, protect the historic character-defining features of the Auditorium from future seismic damage. The interior modernization updates the historic property for current uses. These updates would help preserve the building by supporting continued use and making it consistent with contemporary standards for High School auditoriums. The project is designed to preserve and protect the building from seismic damage and to support the building's continued use as an Auditorium by providing for necessary upgrades, therefore, the proposed project would comply with Standard 1.

¹ California Environmental Quality Act, 15064.5 (3).



Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The modernization and seismic retrofit would remove some important character-defining spaces and features on both the exterior and the interior of the Auditorium. Character-defining door and window openings on the primary and secondary elevation would be infilled; these openings to be infilled include the three small rectangular windows east and west of the primary entrance, two secondary door openings on the north elevation, and another door opening on the south elevation.

The main lobby would be widened into the main Auditorium space for new restrooms, resulting in the infill of historic openings on the east wall of the main lobby which would change historic circulation patterns. In the main lobby, the north and south lobby stairs would be demolished and rebuilt. In addition, the following character-defining features would be removed: niches underneath the stairs, water fountains, wood display cases on east wall, wood panel doors and frames, signage, the Moderne lobby ceiling, and some of tile flooring on the north and south sides of the main lobby.

In the Auditorium, while the main Auditorium space would be retained, all of the historical fabric would be removed, including the balcony, and the auditorium space fully renovated. However, the Auditorium seating would be refurbished and reinstalled in a new configuration.

Because of the removal of these contributing features and alteration of these spaces, the proposed project does not fully comply with this standard. As discussed above, the project is designed to preserve and protect the building from seismic damage and to support the building's continued use as an Auditorium by providing for necessary upgrades. While the project meets the intent and spirit of Standard 2 and retains the important primary exterior character defining features of the building, the project would remove or alter some distinctive materials, features, spaces, and spatial relationships on the interior, and therefore does not fully conform to Standard 2.

Standard 3: *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project does not add any conjectural features or elements from other properties, and therefore would comply with Standard 3.



Standard 4: *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The Auditorium is unique architecturally because its period of significance (1930-1935) spans two distinct architectural traditions, the Mediterranean Revival style and the WPA/PWA Moderne style, reflecting the impact and response to the Long Beach earthquake. Character-defining features of the Mediterranean Revival style in the main lobby, such as tile floor, tile walls, and wood doors, would be retained and preserved; thus the Auditorium's historic associations with the Mediterranean Revival style would still be apparent. Furthermore, the important primary character-defining features associated with the WPA/PWA-era, including the Auditorium's exterior, would be retained and preserved. The proposed project would comply with Standard 4.

Standard 5: *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project includes seismic upgrades and the modernization of the interior to current high school auditorium standards. During the course of seismic improvements and interior modernization, some of the features, finishes, and construction techniques that characterize the property would be preserved. In the interior of the main lobby, the tile floor, tile walls, and wood doors would be retained and preserved; thus the Auditorium's historic associations with the Mediterranean Revival style would still be apparent. In the main Auditorium space, the seating would be refurbished and reinstalled in a new configuration. On the exterior, the smooth painted plaster finish walls, the recessed covered entrance on the ground floor, the thick concrete columns that rise from the entranceway floor to the balcony level, the wide concrete staircase spanning the length of the entranceway, the scored concrete entranceway flooring, the green wood ticketing window, the corner walls that extend beyond the wall-plane of the entrance bay, the tall copper parapet, the WPA/PWA Moderne signage, the concrete masonry exterior walls on the secondary elevations, the vertically-aligned pilasters with the thin vertically-aligned decorative fin, the stepped formed horizontal bands between the raised pilasters, and the stage tower will be preserved and retained.

The project would retain the primary exterior character-defining features of the Auditorium and while some changes on the interior are necessary to accommodate the continued use, the historic character and associations of the building would be preserved. The proposed project would comply with Standard 5.



Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

During the course of seismic upgrades and the modernization of the interior to current high school auditorium standards, deteriorated historic features within the Auditorium would be repaired rather than replaced. If during construction, the severity of deterioration of a specific feature is noticed and it requires replacement, the new feature would match the old in design, color, texture, and, where possible, materials. The proposed project includes no new rehabilitation of existing historic features, but rather would preserve and reuse such features. The proposed project would comply with Standard 6.

Standard 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Overall, the project proposes to preserve and reuse existing features. Using the gentlest means possible, features such as the auditorium seating, wood panel doors, tile floor and walls, copper roofing, and Moderne signage would be repaired and preserved. The preservation of these features would be undertaken to minimize the physical loss and damage of historic materials. The proposed project would comply with Standard 7.

Standard 8: *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The potential to encounter archaeological or Native American resources is considered remote. No ground disturbing activity will occur under the proposed project. The proposed project meets Standard 8.

Standard 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

As described in the project features section, the auditorium and balcony will be demolished and rebuilt in a compatible contemporary design. The main lobby would be widened into the auditorium for new restrooms, resulting in the infill of historic openings on the east wall of the main lobby that would change historic circulation patterns. Character-defining features of the main lobby would be removed, including the north and south stairs, doors, niches, water fountains, display cases, signage, tile floor, and Moderne ceiling. Exterior alterations include the infill of some openings and strengthening of pilasters on the north and south elevations.



The contemporary design, neutral paint color palate, and metallic and glass materials of the interior alterations affecting the Auditorium and main lobby would be differentiated from the original Mediterranean Revival style and the WPA/PWA Moderne style and would be compatible in terms of materials, features, size, scale, proportion, and massing. All new signage would be designed with modern sans-serif font etched on matte grey acrylic signs. All of the new doors would be generally contemporary, new doors would be wood and some would have tempered glazing, and new windows would have simple aluminum frames.

The key character-defining features of the Mediterranean style main lobby would remain essentially intact and the original footprint would be retained. The character-defining Mediterranean and WPA/PWA Moderne style features of the main lobby being preserved would remain visually predominant and the interior alterations would be compatible and not overwhelm the character-defining features being retained and preserved. The selected neutral paint color palette for the walls and carpet would be compatible with the character-defining Mediterranean style tile floors and walls and wood doors. The two new stairs in the main lobby would be compatible in design to the original stairs, but differentiated in the use of materials. The stairs would be covered in “blushed silver” carpet and the wall mounted railing would be contemporary in design and fabricated of stainless steel. New features such as water fountains would also be contemporary and fabricated of stainless steel. New walls would be simple with a recessed wood base and the ceiling would be flat.

The new Auditorium space would occupy the general footprint of the original and would be visually distinct from the historical WPA/PWA modern style. The new design of the walls would be angular and modern, the color palate of the finishes would be neutral, and the stair guardrails to the balcony would be stainless steel and glass.

The new ticket window with integrated transaction counter underneath the entrance porch would be modern and fabricated from anodized aluminum.

While the alterations to the main lobby and Auditorium spaces would be different than the historic architecture in its contemporary style, materials and form, it would still be visually compatible in materials, features, size, scale, proportion, and massing with the Original Building. However, because the new work destroys some historic materials, features, and spatial relationships that characterize the Auditorium, the proposed project does not fully meet Standard 9.

Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The Auditorium and balcony interior redesign is not reversible; however the Auditorium seating would be restored and reinstalled in a new configuration. Also, the removal of the north



and south stairs, closure of openings on the east main lobby wall, and removal of other character-defining features described in the project features section is not reversible. If the new work is removed in the future, the essential form and integrity of the Auditorium space and Lobby would be impaired. Nonetheless, the Auditorium building as a whole would still retain its historical associations and significance and the form and architectural integrity of the building's exterior would be unimpaired. Therefore, the proposed project would comply with Standard 10.

CONCLUSION

The seismic improvements and modernization of the interior of the Long Beach Polytechnic High School would be conducted according to the guidelines set forth in the Secretary of the Interior's Standards and are expected to constitute an overall improvement in the condition of the historic building. Also, the proposed project would improve ADA accessibility, emergency lighting systems, and modernize fire alarms to protect and enhance the safety of students. However, the proposed project would not fully comply with the Secretary of the Interior's Standards, specifically Standards 2 and 9. Recommendations are provided below to lessen impacts.

As discussed above, some character-defining spaces and features of the interior would be removed for the Auditorium and Lobby renovations, and some door and window openings on the primary and secondary exterior elevations would be infilled for the seismic improvements. Mitigation measures are therefore provided below to reduce potential impacts under the proposed project.

After project completion the Auditorium building as a whole would retain its historical associations and significance as a historical resource and the architectural integrity of the building's exterior would be unimpaired. The Auditorium building would still retain enough historical and architectural integrity and significance to satisfy Criterion C of the National Register and Criterion 3 of the California Register. After implementation and completion of the recommended design modifications and Mitigation Measures, the potential impacts of the proposed project on the Auditorium building would be reduced to a less than significant level.

RECOMMENDATIONS

PCR recommends the following project design modifications to lessen impacts:

- Under the proposed project, window and door openings on the primary and secondary exterior elevations would be infilled with concrete. These openings include the three small rectangular windows flanking the east and west of the primary entrance and two door openings set within concrete Moderne door surrounds on the north and south elevations. PCR recommends the infill be recessed and not flush with the wall or door surround, so the design of the original opening can be still be seen and understood.



- Under the proposed project, historic signage would be removed, such as restroom signs. The keynotes on the plans say the “restroom signage is to be removed for restoration and reinstallation.” It does not appear there are notes on the plans to indicate where the historic signage would be reinstalled. PCR recommends amending the plans to specify where and how the signage would be reinstalled.

MITIGATION MEASURES

Mitigation Measure 1: Recordation and Photography. Prior to construction, a Historic American Buildings Survey (HABS) level III recordation shall be prepared by a qualified preservation consultant. The existing condition of the interior and exterior of the Auditorium shall be documented in as-built drawings, large format black-and-white photographs, and a written narrative in accordance with HABS requirements. Because the major project impact affects the interior, the recordation shall focus on the character-defining features of the Auditorium interior, including the lobby, main Auditorium, and balcony. Representative photographs of each exterior elevation shall also be recorded. Completion of the HABS level III recordation should be implemented before commencement of construction activities. This documentation shall be prepared by a qualified architectural historian or historic architect and a photographer experienced in Historic American Building Survey (HABS) photography. Original archival prints shall be submitted to the Library of Congress, California State Archives, Historical Society of Long Beach, and LBUSD Archive.

Mitigation Measure 2: Demolition and Construction Monitoring. Due to the complexity of the balcony removal and elevator shaft construction, potential damage may occur to historic character-defining features of the Auditorium. The project shall be conditioned to require construction monitoring by a qualified preservation consultant, to ensure full conformance to the Standards with regard to the proposed project, and to ensure that the appropriate preservation treatment for any unanticipated preservation issues encountered during demolition/construction are properly resolved. At a minimum, the qualified preservation professional shall periodically monitor construction for consistency with the preservation treatments and final construction plans, and participate in regular and special pre-construction and construction meetings. The preservation professional shall identify and record important historic fabric that may be uncovered by the construction process and make recommendations for appropriate treatment. At each phase of the project and upon project completion, the qualified preservation professional shall prepare a construction monitoring report to be submitted to the District.



LEVEL OF SIGNIFICANCE AFTER PROJECT COMPLETION

Although some character-defining features of the Auditorium would be removed, as discussed above, with implementation and completion of the recommended design modifications, the Auditorium would retain its significant primary character-defining features and would remain eligible for listing in the in the National Register under Criterion C and the California Register under Criterion 3. After project completion, with implementation and completion of the required mitigation measures (recordation and photography and demolition and construction monitoring), material impacts on the Auditorium would be reduced to a less than significant level.

Should you have any questions or require additional information please feel free to contact me at (310) 310-451-4488 or via email at m.wuellner@pcrnet.com. Thank you for allowing PCR the opportunity to carry out the preservation consultation services for this important project,

Sincerely,
PCR SERVICES CORPORATION

A handwritten signature in black ink, appearing to read 'Margarita Wuellner', written in a cursive style.

Margarita J. Wuellner, Ph.D.
Director of Historic Resources

Current Photographs



West Elevation, View East (PCR 2012)



Front Entrance to Main Lobby on West Elevation, View Southeast (PCR 2012)



Side (North) Elevation, View East (PCR 2012)



Side (South) Elevation, View Northeast (PCR 2012)



Main Lobby, View Southeast (PCR 2012)



Main Lobby, View North (PCR 2012)



Men's Restroom and North Stair in Main Lobby, View Northwest (PCR 2012)



Women's Restroom and South Stair in Main Lobby, View Southwest (PCR 2012)



One of two Drinking Fountains located on East Wall in Main Lobby, View East (PCR 2012)



Auditorium, View West towards Balcony (PCR 2012)

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