

Appendix D Cultural Resources Data

Cultural Resources Report



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March 24, 2015

Jennifer Villasenor, Senior Planner
City of Huntington Beach
Planning and Building Department
2000 Main Street
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Subject: California Historical Resources Information System (CHRIS) Records Search for the LeBard Park and Residential Project, City of Huntington Beach, Orange County, California

Dear Ms. Villasenor:

Atkins has completed a CHRIS records search for the proposed LeBard Park redevelopment project. The project includes re-purposing a 9.7-acre surplus school site for public recreation and residential uses. The City of Huntington Beach would acquire 6.5 acres of the project site that are currently developed with sports fields, and will add these acres to the adjoining 3-acre developed portion of LeBard Park. Improvements to the property include a new concession/restroom/storage building, relocation of bleachers and bullpens, accessibility upgrades, and an expanded parking lot. Other improvements include grading and drainage within the park and sports field area and a new passive recreational area. The existing amenities in the City park would remain. Approval is to be sought for a 15-lot, low-density single-family residential subdivision in the 3.2-acre area where the original school building and pavement/parking area are currently developed, and the area will be sold to a private home builder. The project site is located within Township 6 South, Range 10 West, Section 8, as found on the U.S. Geological Survey (USGS) Newport Beach, California 7.5-minute topographic quadrangle.

■ California Historical Resources Information System (CHRIS) Records Search

The CHRIS records search was conducted on February 23, 2015, by the South Central Coastal Information Center at California State University, Fullerton. The search included a review of previous cultural resources surveys and documented resources for the project area of potential effect (APE), and all lands found within 1 mile. To identify the presence/absence of cultural resources, The SCCIC examined various current inventories, including the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), California State Historic Resources Inventory (HRI), and Office of Historic Preservation Historic Property Data File (HPDF) for Orange County. Archival maps were additionally inspected for indications of historic-age structures and features in the area.

The results of the records search indicated that no cultural resources have been recorded within the project APE and that a total of nine resources are known within the 1-mile search radius. These resources and their location relative to the project area are outlined in Table 1.

Table 1 Known Cultural Resources within the 1-Mile Records Search Radius				
<i>Site Number/ HPDF Property No.</i>	<i>Resource Description</i>	<i>Within ~1-Mile to 0.5-Mile Radius</i>	<i>Within ~0.5-Mile Radius</i>	<i>Within APE?</i>
30-000058	Prehistoric age—This resource is a large habitation site with a large number of stone tools, projectile points, metates and human remains. It was first recorded in 1949 and is listed on the NRHP.	—	●	No
30-000076	Prehistoric age—This resource is a large shell midden and habitation site with items of ceremonialism such as charmstones, steatite whale effigies and pipe fragments and human remains.	●	—	No
30-000165	Prehistoric age—This resource is a large habitation site with stone bowl fragments and pestles found on the ground surface. Chipped stone debitage has also been noted on the site.	●	—	No
30-000506	Prehistoric age—This resource is a large habitation site and is likely an extension of ORA-58. It contains shell midden, and many other prehistoric artifacts as well as a historic component. Should be considered eligible for listing from the NRHP.	●	—	No
30-001667	Prehistoric age—This resource is a large habitation site that includes marine shell, debitage and groundstone. Site is noted as being very disturbed; but is likely associated with ORA-58 and ORA-506.	●	—	No
30-001740	Historic age—resource consists of two trash scatters within Fairview Park. Fragments of glass, ceramic, concrete, eating utensils, and the remains of a corral were recorded. Also noted within the site is shell from prehistoric site CA-ORA-58 has eroded down from the top of the mesa into the site.	●	—	No
30-156521	Historic age—the Diego Sepulveda Adobe constructed in the 1820's. The site is currently maintained and operated by the Costa Mesa Parks Department and the Costa Mesa Historical Society. The site is listed on the California Register of Historical Points of Interest.	●	●	No
30-177464	Historic age—resource consists of one pair of Southern California Edison high-voltage electrical transmission towers. The towers were constructed in 1964	—	●	No
30-177467	No information is available for this resource	●	—	No

Forty-five area-specific cultural resource reports are on file with the SCCIC for the 1-mile search radius. Collectively, these reports addressed approximately 15 percent of the records search radius.

■ Topographic Map and Aerial Photograph Review

Archival maps (1896, 1901, and aerial photographs available from the SCCIC and on-line were reviewed for the presence of historic age structures and development within the project area (NETR 2013), as was the Phase I Assessment that was completed APE was in agricultural use up until 1953 and a single-family dwelling was present on site until sometime between 1953 and 1965. The school building was constructed in 1967, and the school subsequently closed in 1981. The building was used as the School Districts offices in 1982 and has been used as office space for the district ever since. The baseball fields were developed between the 1970s and 2000s.

The eastern portion of the project site was developed as a park between 1968 and 1977 and during this time a small building was constructed to be used as the existing snack bar (Kinnebrew 2012). As such, the project area currently contains buildings on the cusp of meeting the age criterial to be considered a “historical resource” (i.e., structures aged 50 years or older).

■ Geological Review

The project geotechnical reports prepared for the project were reviewed. The general project area contains approximately 170 feet of Holocene Alluvial deposits. The Holocene occurs fully within the range of human occupation of the Orange County area and thus the entire depth of alluvial deposits has the potential to contain cultural resources of a prehistoric nature. The geotechnical report is recommending removal and re-compaction of the top 5 feet of sediments and the bore logs document that only one bore test contained fill while the remaining bores indicated that turf was installed directly over undisturbed alluvium (Saber, Goodman and Anderson 2012).

■ Summary and Recommendations

Summary

The results of the CHRIS records search indicated that no previously recorded cultural resources are located within the project APE and that eight resources are known within the 1-mile search radius. These resources consist of a historic adobe, a historic transmission line, historic refuse scatters, and three prehistoric habitation sites that are likely all part of the same site, but were recorded at different times and are interrupted by 20th century road construction. The project area and adjacent lands exhibit dense urbanization, which reflects development that occurred prior to the establishment of regulations requiring the assessment of project-related impacts on cultural resources, such as the California Environmental Quality Act (CEQA). In this manner, existing development may have impacted archaeological resources (if once present) or such resources could be obscured by existing development. The records search additionally showed that the easternmost portion of the APE has been previously surveyed for the presence or absence of observable cultural resources. The total area surveyed constitutes approximately 20 percent of the APE.

An archival topographic map and aerial photograph review revealed that the project area was vacant from 1896 until at least 1965. Between 1965 and 1972, the existing parking structure

located within the eastern portion of the project area was constructed. The existing school building within APE was constructed 1967. Thus, the buildings located on-site consist of an office building aged no more than 48 years. As such, the project area does not currently contain historic age buildings (i.e., structures aged 50 years or older).

Based upon the results of the SCCIC records search, as well as an archival map and aerial photograph review, the APE does not contain known cultural resources. However, there is a probability for encountering intact, significant subsurface archaeological resources within subsurface soils within the APE. The general project area includes significant archaeological resources that include well stratified deposits, a wide array of prehistoric artifact types, and human remains. The location of the project site near the Santa Ana River increases the likelihood of finding cultural resources during project earth moving. Although the Santa Ana River has been artificially channelized, the river did flow through this area naturally and would have been a draw to prehistoric human inhabitants.

Recommendations

Historical and Archaeological Resources Monitoring

No historical or archaeological resources pursuant to CEQA have been recorded within the project area. However, the project APE contains the probability for encountering intact, significant subsurface archaeological resources within previously undisturbed soils. Such soils will be encountered during mass grade excavations to the recommended vertical depth of 5 feet below current ground surface. Cultural resources monitoring should be implemented for all ground disturbances within native soils. The monitoring should be overseen by a qualified archaeologist who meets or exceeds the Secretary of the Interior Standards as an archaeologist and is a Registered Professional Archaeologist. Field monitors should have experience identifying artifacts and features in the Orange County area and be experienced in working on shell midden sites. The field monitors should have the authority to temporarily halt work in the area of a find and divert construction equipment from the area until the find can be assessed, recorded and either collected, or protected until such a time that the find can be subjected to Phase II test excavations, if necessary. All procedures and authorities for the monitoring project should be established in a Cultural Resources Construction Monitoring Protocol Document which should be prepared by the qualified archaeologist. This document should also include protocols for a Worker Education Training seminar designed to educate construction workers on what field protocols the field monitor will be following and how to work safely together. It should also include training on the penalties for collecting archaeological items.

The results of the cultural resources monitoring program shall be summarized in a Cultural Resources Construction Monitoring Report.

Inadvertent Discovery of Cultural Resources

It is always possible that ground-disturbing activities may uncover presently obscured or buried and previously unknown cultural resources. In the event that construction activities occur within previously undisturbed soils and buried cultural resources are discovered, such resources could be damaged or destroyed, potentially resulting in significant impacts to cultural resources. If subsurface cultural resources are encountered during construction, if evidence of an

archaeological site or if other suspected historic resources are encountered, it is recommended that all ground-disturbing activity cease within 100 feet of the resource. A qualified archaeologist shall be consulted to assess the find, and to determine whether the resource requires further study. The qualified archeological personnel shall assist the Lead Agency by generating measures to protect the discovered resources. Potentially significant cultural resources could consist of, but are not limited to, stone, bone, fossils, wood or shell artifacts or features, including structural remains, historic dumpsites, hearths and middens. Midden features are characterized by darkened soil, and could conceal material remains, including worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials and special attention should always be paid to uncharacteristic soil color changes. Any previously undiscovered resources found during construction should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance under all applicable regulatory criteria.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect the resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

Human Remains

There are no known formal cemeteries present within the project area, and the results of the CHRIS records search did not indicate the presence of human remains at any of the previously recorded cultural resource sites. Therefore, it appears unlikely that human remains would be encountered during project implementation.

Inadvertent Discovery of Human Remains

There is always the possibility that ground-disturbing activities during construction may uncover previously unknown and buried human remains. If human remains are discovered during any phase of construction, including disarticulated or cremated remains, all ground-disturbing activities should cease within 100 feet of the remains. California State Health and Safety Code Section 7050.5 dictates that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the remains are determined by the County Coroner to be Native American, the NAHC shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. It is further recommended that a professional archaeologist with Native American burial experience conduct a field investigation of the specific site and consult with the Most Likely Descendant (MLD), if any, identified by the NAHC. As necessary and appropriate, a professional archaeologist may provide technical assistance to the MLD, including but not limited to, the excavation and removal of the human remains.

Please feel free to contact us at 858.514.1083 if you have any questions, or if Atkins can provide additional assistance regarding cultural resource management issues.

Sincerely,

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

Sandra P Pentney, M.A., RPA
Associate Project Manager/Archaeologist

■ References

Kinnebrew, Quinn 2012. *Phase I Environmental Site Assessment: LeBard School Site, 20451 Cramer Lane, Huntington Beach, CA*. Black Rock Geosciences, Orange, CA.

Nationwide Environmental Title Research, LLC (NETR). 2013. *Historic Aerial and Topographic Map Review for 888 North Sepulveda Boulevard, El Segundo, California*.
<http://www.historicaerials.com> (accessed July 26, 2013).

Saberi, R., Goodman, W., Anderson, P. 2012. *Preliminary Geotechnical Exploration and Design Parameters for Proposed Single-Family Residential Development, Le Bard School Site, Huntington Beach, CA*.

Attachment A NAHC SLF Search Documents



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March 24, 2015

Native American Heritage Commission
c/o Katy Sanchez
915 Capitol Mall, Suite 364
Sacramento, CA 95814-4801

VIA EMAIL: Katy Sanchez (katy.sanchez@nahc.ca.gov)

Subject: Request for a Sacred Land Files Search for the LeBard Park & Residential Project, located in the City of Huntington Beach, Orange County, California (USGS Newport Beach, CA. 7.5-minute topographic quadrangle)

Dear Ms. Sanchez:

Atkins would like to determine whether any sacred sites are listed in the NAHC Sacred Lands File (SLF) for a project area relating to the LeBard Park & Residential Project. The project includes re-purposing a 9.7-acre surplus school site for public recreation and residential uses. The City of Huntington Beach would acquire 6.5-acres of the project site that are currently developed with sports fields, and will add these acres to the adjoining 3-acre developed portion of LeBard Park. Improvements to the property include a new concession/restroom/storage building, relocation of bleachers and bullpens, accessibility upgrades, and an expanded parking lot. Other improvements include grading and drainage within the park and sports field area and a new passive recreational area. Approval is to be sought for a 15-lot, low-density single-family residential subdivision in the 3.2-acre area where the original school building and pavement/parking area are currently developed, and the area will be sold to a private home builder. The project site is located within Township 6 South, Range 10 West, Section 8.

The project area is located in the City of Huntington Beach, Orange County, and is found on USGS Newport Beach, CA 7.5' topographic quadrangle.

Please notify us of any SLF-listed resources that may be affected by the proposed project. This project and impacts on cultural resources will be explained in further detail in forthcoming environmental documents.

If you have any questions or concerns, please do not hesitate to contact me via the contact information below. Atkins thanks you in advance for your time and effort.

Sincerely,

A handwritten signature in black ink that reads "Sandra Pentney".

Sandra Pentney, M.A., RPA
Archaeologist/ Associate Project Manager
Sandra.pentney@atkinglobal.com

Enclosures: Figure 1 – Site Map

Legend

 Record Search Boundary (1 mile Buffer)

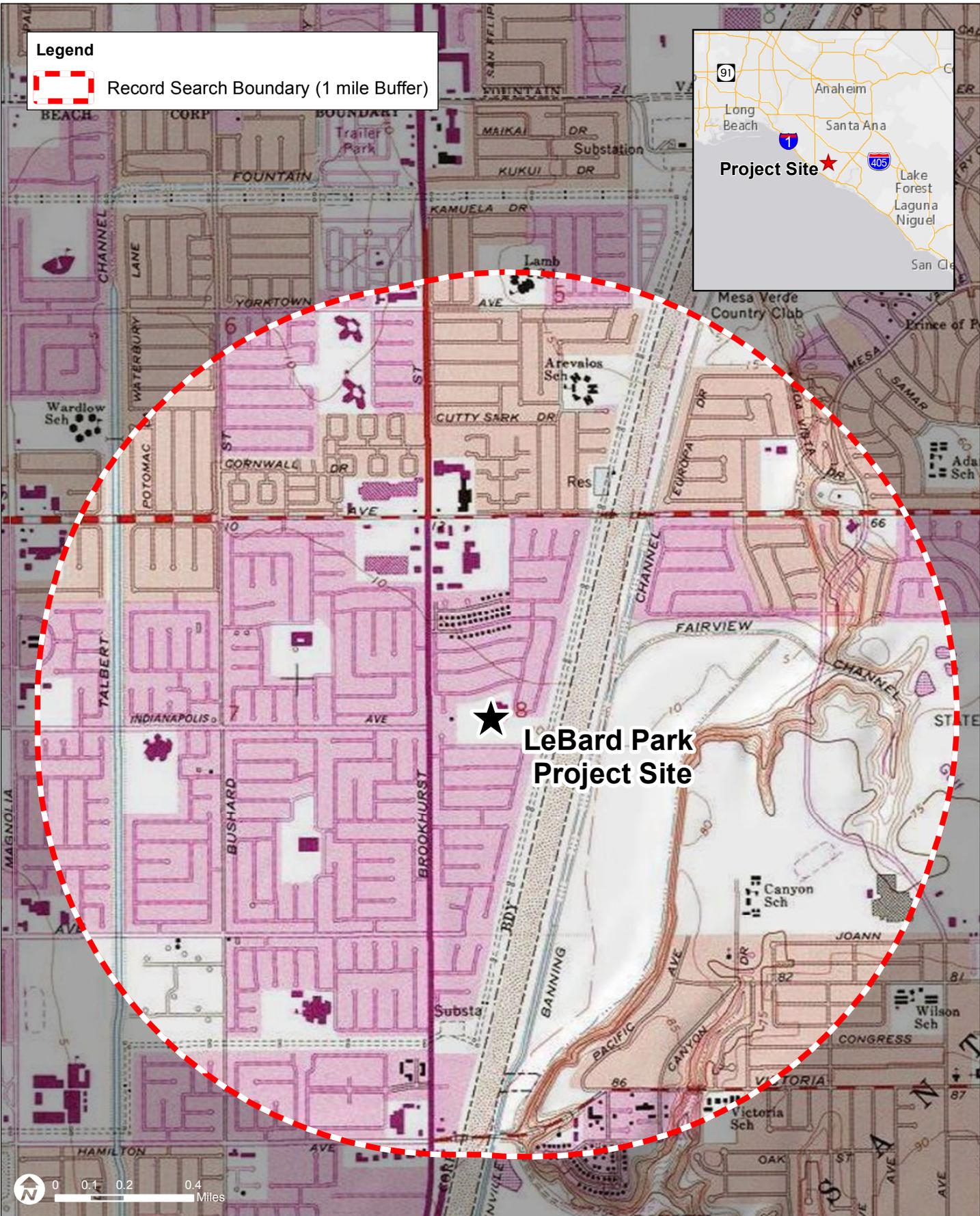


FIGURE 1
LEBARD PARK RECORD SEARCH BUFFER

USGS Quad Name: Newport Beach
Township: 06S; Range: 10W; Section 8

Source: Atkins 2015, National Geographic Society 2011-2013



Lebard Pk & Residential EA959

Historic Resource Evaluation



**LeBard Building
Huntington Beach City School
District Headquarters
Huntington Beach, California
Historic Resource Evaluation**

January 30, 2015

Submitted by:

**Kaplan Chen Kaplan
2526 Eighteenth Street
Santa Monica, CA 90405**

**David Kaplan, Principal
Pam O'Connor, Architectural Historian**

Executive Summary

Kaplan Chen Kaplan conducted an historic resource assessment of the building at 20451 Craimer Lane in Huntington Beach, California. This building was constructed in 1967 as the sixth school constructed by the Huntington Beach City School District. About 20 years later it was decommissioned as a school and converted into offices housing the Huntington Beach City School District Headquarters. This building does not meet the criteria for inclusion on the California Register of Historical Resources or the National Register of Historic Places. It was not identified in any of the historic resource surveys conducted by the City of Huntington Beach.

Methodology

Field research was conducted in November and December 2014 including observations, data collection and photography of subject buildings. Other elements on the block were also observed as well as the adjacent blocks. Research conducted consisted of review of both primary and secondary sources including the collections of the Huntington Beach Public Library, the Los Angeles Central Library, historic maps including Sanborn Maps, newspaper and photography archives. School district staff (Dana Sauer) were also consulted. All of the field data and research data was analyzed by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for Historic Preservation.

Development History

There are four school districts in the City of Huntington Beach: Fountain Valley School District, Huntington Beach City School District, Ocean View School District, and Westminster School District. The Huntington Beach City School District was established in 1905. There are currently nine active schools in the Huntington Beach City School District. Construction of the schools followed the growth of the City of Huntington Beach.

The original 1909 town site consisted of just under 4 square miles and remained that size for the first half of the 20th century. In the 1950s and 1960s a series of annexations of former oil lands and agricultural lands were subdivided for housing production to meet the regional population growth and concomitant demand for housing. For example, from 1957 through 1960, Huntington Beach experienced its most rapid growth due to 11 farmland annexations and increasing the size of the City to 25 square miles. In 1950 the population was 5,285 and by 1963 it had grown to 70,053 and to 94,377 in 1967.

The oldest extant school building in the Huntington Beach City School District is Dwyer School that was built in 1934 and has been recognized by the City of Huntington Beach as a historic resource. No additional schools were built until 1953 when Smith School was constructed. The biggest building boom came in the decade between 1963 and 1973 when seven schools were constructed: Peterson in 1963; Perry and Eader in 1965; LeBard in 1967; Gisler in 1969; Burke and Kettler in 1972; and Sowers in 1973.

The 1970s and 1980s, however, saw declining school enrollment. In the 1979-80 academic year enrollment was 7,600 but by the 1985-86 year enrollment had dropped by almost one-third to 5,300 students. This forced the school district to begin closing schools and starting in 1983 one school was closed each year for four years, including LeBard School and in 1986 two additional schools were closed.¹

Some of the schools were put into new uses and LeBard, after less than 20 years operating as a school was remodeled from a classroom school building into offices for the Huntington Beach City School District. The interior was remodeled from classrooms into offices and conference rooms to support the new use.

School Architects

The LeBard School was designed by the architectural firm of Frick, Frick and Tipton who specialized in school design and construction. Arthur Arnold Frick established the firm in 1946 and it was incorporated in 1959. By the early 1960s it had established school design and construction as a specialty. William Tipton was a partner in the firm. In 1965 Leo Jette, a specialist in the "state-aid to school construction program" joined the firm.² The firm was located in Pasadena in the 1960s and moved to Arcadia in 1966. Frick, Frick and Jette remains an active architectural practice located in Apple Valley.

Beginning in 1960, Frick, Frick and Tipton and in 1965 with Jette, were designing schools for Huntington Beach's Ocean View School District. In 1963 they designed the Perry School for the Huntington Beach City School District. Additional schools for the City School District included LeBard School in 1967; Hawes School in 1974; and Moffett School in 1975. Perry, Hawes and Moffett Schools remain in use as schools.

Little biographical information could be found for the firm or its mid-century principals or about the projects they designed. There were no newspaper or periodical documentation about recognition or awards received by the firm or its principals. Sources checked included biographical databases including the Pacific Coast Architects Database and the Avery Index of Architectural Periodicals. There were no articles or references to awards or recognition for exceptional design identified.

The firm of Frick, Frick & Tipton and successor firms, have maintained an ongoing practice that specializes in design and construction of educational facilities. However, they have not been recognized as master architects nor have their building designs received critical recognition or acclaim. There is no scholarly or academic research regarding this architectural firm and their works.

Building Description

The LeBard District Headquarters Building was initially constructed in 1967 as a school. The building is sited on a large parcel of land. Open space on the west and south side

¹"Huntington Beach: Panel Suggests Uses for Closed Schools," *Los Angeles Times*, January 16, 1986.

²"School Architects Add Specialist," *Los Angeles Times*, May 16, 1965

include baseball playing fields maintained by the local Little League organization. Residential subdivisions surround the site.

The LeBard Building itself is surrounded by parking on the east, west and south sides; the only area of open space (non Little League) is to the north and a small “front lawn” area on the east. The site is accessed by a parking lot that curves running from north to east with a central lane and diagonal parking on each side. Large surface parking areas are located adjacent to the building on its west and south.

The building is one-story with a very slightly pitched roof with deep overhang. The west elevation has the deepest overhang; the east elevation has overhangs of varying depth. In many places, the roof is hidden by a cornice band with horizontal ribbing.

The building is primarily clad in reddish-brown brick. It is basically rectangular in plan with the longer sides running north/south. Clustered on the east (front, street-facing) elevation are a group of smaller rectangular modules. These modules are organized to articulate that front façade. The two elevations that are closest to the single-family residences, the north and east, contain windows and doors and are articulated with greater detail. The west and south elevations that are very far from residences are more spartan, “back-of-the-house” utilitarian in design. The front modules that are at the north end of the east façade are primarily clad in brick with plate glass windows and entry doors.

The modules at the south end of the east elevation and the east end of the south elevation consist of panels of aggregate that include marine materials such as shells. A short wall constructed of the same aggregate is located along the north half of the east elevation. Public entry doors are located in each of the modules along the east elevation.

Eligibility Criteria

National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide “used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and indicate what properties should be afforded protection from destruction or impairment.” (36 Code of Federal Regulations, Section 60.) Buildings, districts, sites and structures may be eligible for listing in the National Register if they possess significance at the national, state or local level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is measured against the following established criteria (National Register Bulletin 16):

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are associated with the lives of persons significant in our past; or

- C. Embody 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; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

In addition, a resource must retain enough integrity to “convey its significance” (*National Register Bulletin 15*). An analysis of integrity is based on: location, design, feeling, association, setting, workmanship and materials. Buildings may be eligible for inclusion on the National Register as an individual resource and/or as a contributor to a district. A resource that no longer reflects historic significance as a result of damage or alterations is not eligible for the National Register.

The National Register of Historic Places is administered by the National Park Service. Owner consent is required for privately owned resources to be individually listed in the National Register. However, a resource that meets National Register criteria but lacks owner consent may be given a formal “determination of eligibility.” Listing in the National Register recognizes a historic resource’s significance to the nation, state, or community. The National Register program provides technical assistance to aid local and state governments in applying criteria and analyzing integrity, as well as guidelines for rehabilitation of historic properties, such as the “Secretary of the Interior’s Standards for Rehabilitation.” Eligible resources are given consideration in the planning process for federal or federally assisted projects and may apply for federal tax incentives. When discretionary federal funds are available (i.e., disaster response), National Register eligible resources qualify for federal assistance for repair. Section 106 of the NHPA requires that federal agencies must take into account the effects of their undertakings (including funding) on historic properties (36 CFR 800.1(a)).

National Register Criterion Consideration G, for a property that has achieved significance within the past fifty years, can be evaluated only when sufficient historical perspective exists to determine that the property is exceptionally important. The necessary perspective can be provided by scholarly research and evaluation, and must consider both the historic context and the specific property's role in that context. National Register Bulletin *Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years* states “as a general rule, properties that have achieved significance within the past 50 years are not eligible for National Register listing because the National Register is intrinsically a compilation of the Nation's historic resources that are worthy of preservation. The National Register does not include properties important solely for their contemporary impact and visibility, and it rarely is possible to evaluate historical impact, role, or relative value immediately after an event occurs or a building is constructed. The passage of time is necessary in order to apply the adjective "historic" and to ensure adequate perspective.

The California Register of Historical Resources

The State of California administers historic preservation programs through the Office of Historic Preservation in the Department of Parks and Recreation in the Resources Agency. State programs include the California Landmarks program that recognizes sites

and structures of state-wide significance, and the Points of Historical Interest, which recognize sites and structures of local or county-wide significance.

The California Register, adopted in 1992 (official regulations effective January 1, 1998), is the “authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and indicate which properties are to be protected, to the extent prudent and feasible, from substantial adverse change.” (*California Code of Regulations, Title 14, State Historical Resources Commission, Regulations for the Nomination of Historical Resources to the California Register of Historical Resources.*) State and local agencies may also determine which resources are to be considered in order to comply with California Environmental Quality Act (CEQA) requirements.

The California Register criteria are based on National Register criteria. As noted in *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on California Code of Regulations (“CCR”), Title 14, Section 4852), “because the California Register was consciously designed on the model of the National Register, the two programs are extremely similar.” It further states “when trying to determine if a resource is eligible for the California Register, you may find it easier to first determine a resource’s eligibility for the National Register. Then, if you find it ineligible for the National Register—and keeping in mind the differences between the two programs—move on to determine if it may in fact be eligible for the California Register as a result of these differences.”

California properties (individual buildings and contributors to districts) that meet these criteria may be listed in the California Register. If the owner of a historical resource objects to the nomination, the property is not listed in the California Register, but the State Commission may formally designate the resource as eligible for listing. Listing in the California Register does not protect the resource from demolition or alteration, but it does require environmental review for proposed projects. Some resources are listed automatically (such as resources already on the National Register); others are nominated through an application and public hearing process administered by the California Office of Historic Preservation.

The California Register automatically includes California properties listed or formally determined eligible for the National Register of Historic Places. Other historic resources require action by the State Historical Resources Commission to be listed in the California Register. Some resources, including State Landmarks with numbers preceding No. 770 and California Points of Historical Interest, require review and action by the Commission prior to listing, but are not subject to formal nomination and application procedures.

All other resources require formal nomination and must go through an application process to be listed or formally determined eligible for inclusion to the California Register; nominations may be made by individuals, organizations, or government agencies. Resources that require nomination include 1) an historical resource or historic district; 2) an historical resource contributing to the significance of a nominated historic district; 3) a group of historical resources identified in historic resource surveys, if the survey meets criteria and standards of documentation listed in CCR Title 14, Section 4852(e); 4) an historical resource, a group of historical resources, or historic districts designated or listed as city or county landmarks or historical resources or districts

pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been reviewed by the Office of Historic Preservation as meeting the California Register and approved by the Commission; or 5) an historical resource or a group of local historical resources designated under any municipal or county ordinance which has not been previously approved by the Office of Historic Preservation.

To be eligible for inclusion on the California Register, one of the following criteria must be met (as listed in CCR Title 14 Section 4852(b)(1)-(4)):

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

As noted in *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on CCR, Title 14, Section 4852) "integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance."

According to *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on CCR, Title 14): "It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data."

California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison (based on CCR, Title 14) also identifies special considerations. A moved building, structure, or object that "is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use

of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.”

Regarding resources less than 50 years old in order to understand its historic importance, “sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.”³

City of Huntington Beach

The City of Huntington Beach does not have a local landmark designation ordinance with official criteria for local listing. However the City has a Historic and Cultural Resources Element (HCRE), adopted in 1996, as part of its General Plan. The City’s first Historic Resources Survey was conducted in 1986. In 1996 the Historic and Cultural Resources Element (HCRE) was added to the City’s General Plan. In 2008-09 a citywide Historic Resources Survey was conducted to evaluate potential historic resources in the City. This was a reconnaissance level survey of all buildings constructed prior to 1959. The results of this survey were published in 2014 in the *City of Huntington Beach Historic Context and Survey Report*. The survey also identified properties less than 50 years old that might have potential for exceptional significance with respect to their architectural merit.

Significance of Association

National Register Bulletin 32, *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*, provides technical guidance to federal, state and local government about applying criteria to measure whether association with a person or persons meets the threshold for historic significance:

1. Specific individuals must have made contributions or played a role that can be justified as significant within a defined area of American history or prehistory.
2. For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.
3. Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field.

Bulletin 32 also states “associations with one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property.”

³California Office of Historic Preservation Technical Assistance Series #6 California Register and National Register: A Comparison, pp. 2-3.

Aspects of Integrity

The National Park Service Bulletin, *How to Apply the National Register Criteria for Evaluation*, defines seven “aspects of integrity” and provides technical information on their application. Integrity is defined as “the ability of a property to convey its significance.” To “retain historic integrity a property will always possess several, and usually most, of the aspects.” For a historic district to retain integrity as a whole, “the majority of the components that make up the district’s historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district’s components must be substantially unchanged since the period of significance. When evaluating the impact of intrusions upon the district’s integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.”

Evaluation of Subject Buildings

The LeBard Building/District Headquarters building is less than 50 years old. To be considered for eligibility to the California Register of Historical Resources or the National Register of Historic Places, a building must be at least 50 years old. If less than 50 years old, the building can be evaluated in terms of “special consideration” that requires findings of exceptional significance. The LeBard Building/District Headquarters does not meet the “special consideration” criteria required for buildings less than 50 years old as no scholarship or research has been conducted or published about the building’s history, architecture, or architects. As the LeBard Building/District Headquarters is almost 50 years old (47 years), the following evaluation analyzed the buildings using the California Register and the National Register criteria that apply to buildings 50 years old or older.

Association with Historic Events

National Register Criterion A and California Register Criterion 1 are concerned with resources that “may be identified with...important events in the main currents of national, state or local history” address association with historic events.

The LeBard Building/District Headquarters was the sixth school constructed in the Huntington Beach City School District. The first school, Dwyer School was constructed in 1934 and has been recognized by the City as historic. The LeBard Building/District Headquarters was not the first mid-century school constructed in the district; it was the fifth mid-century school and the 4th built in the 1960s. There is no evidence that any historic event occurred at the building either while it was an elementary school or as offices for the school district. The LeBard Building/District Headquarters does not meet the criteria for historic significance based on importance with historic events at the National Register level or for the California Register.

Association with Historic Persons

National Register Criterion B and California Register Criterion 2, “may be identified with historic personages” address association with the lives of persons significant in the past who have made an important impact on national, state or local history.” Guidance from National Register Bulletin 32 states that to meet criteria for historic association, specific individuals must have made contributions or played a role that can be justified as significant within a defined area of American history or prehistory. For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments. Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field.

This guidance observes that the fact that we value certain professions or the contributions of certain groups historically does not mean that every property associated with or used by a member of that group is significant. The important accomplishments of specific individuals whose significance is associated with the property must be demonstrated to justify significance. It also notes that it is not enough to show that an individual has acquired wealth, run a successful business, or held public office, unless any of these accomplishments, or their number or combination, is a significant achievement in the community in comparison with the activities and accomplishments of others. Otherwise, any property associated with any citizen who has attained the same level of success would meet designation criteria. Unless that level can be demonstrated to have been distinctive, the concepts of leadership and significance have been lost.

There is no evidence that any persons of historic significance are associated with the LeBard Building/District Headquarters. The building does not meet the criteria for historic significance based on association to historic persons at the National Register level or for the California Register.

Architectural or Design Significance

National Register Criterion C and California Register Criterion 3 address distinguishing characteristics of an architectural type, specimen, inherently valuable for study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his or her age to establish historic architectural significance.

The LeBard Building/District Headquarters was designed by the architectural firm of Frick, Frick and Tipton. The firm specialized in school buildings and had been used by the Huntington Beach City School District as well as by the Oceanview School District to design several school buildings before they were commissioned for the LeBard School project. The firm is still in existence. Although the firm has had a long and successful tenure designing schools, there is no evidence that they are considered master architects. The firm principals are not included in sources such as the Pacific Coast Architect Database (University of Washington). There are no citations regarding the firm and its work in the Avery Index to Architectural Periodicals. Newspapers such as the *Los Angeles Times* include only limited citations about the firm’s commissions.

The design of the school is modest befitting a small school but it is not architecturally significant. As a building less than 50 years old, to be considered for inclusion to the National Register of Historic Places or the California Register of Historical Resources, it would need to exhibit exceptional architectural significance supported by scholarly research.

The LeBard Building/District Headquarters does not meet these criteria for historic significance based on architecture, design or craftsmanship at the National Register level or for the California Register.

Potential Prehistoric and Historic Significance

National Register Criterion D and California Register Criterion 4 address potential to yield information important to prehistory or history. The LeBard Building/District Headquarters was constructed in the mid-20th Century during a period in which history was recorded. Building materials and construction techniques common to the period and well documented were used to construct the subject buildings and thus there is no additional historic information that these buildings would yield. This report does not address the potential for prehistoric resources.

Conclusion

The LeBard Building/District Headquarters is less than 50 years old and does not possess the exceptional significance required to be eligible for inclusion on the National Register of Historic Places or to the California Register of Historical Resources. Even if the building were 50 years old or older, it would not meet the criteria for inclusion on the National Register or California Register. There is no historic significance in terms of association with historic events or persons. The building is not the product of master architects nor is it a significant school design. It was not the first of the mid-century school buildings constructed in Huntington Beach for the City School District. The LeBard Building/District Headquarters does not meet any national, state or local criteria to be considered as a historic resource.

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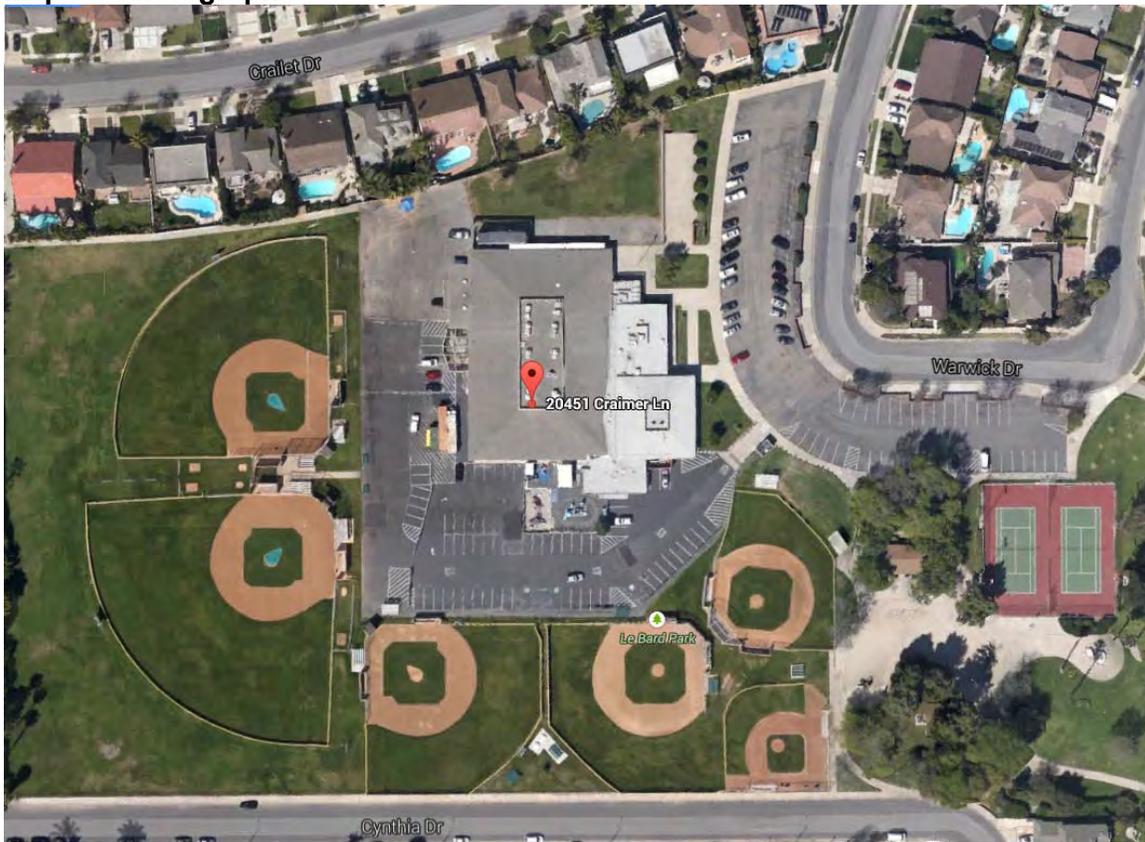
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Maps & Photographs



1. LeBard School with park playfields surrounding



2. LeBard School east elevation.



3. East elevation, south section



4. East elevation, middle section



5. East elevation, north section



6. East elevation, far north section



7. North elevation on east façade



8. North elevation



9. North elevation



10. North elevation, west section



11. West elevation, north section



12. West elevation, south section



13. West elevation, south end, and south elevation



14. South elevation



15. Open space in front of east elevation and east parking lot



16. Open space to the north and east parking lot



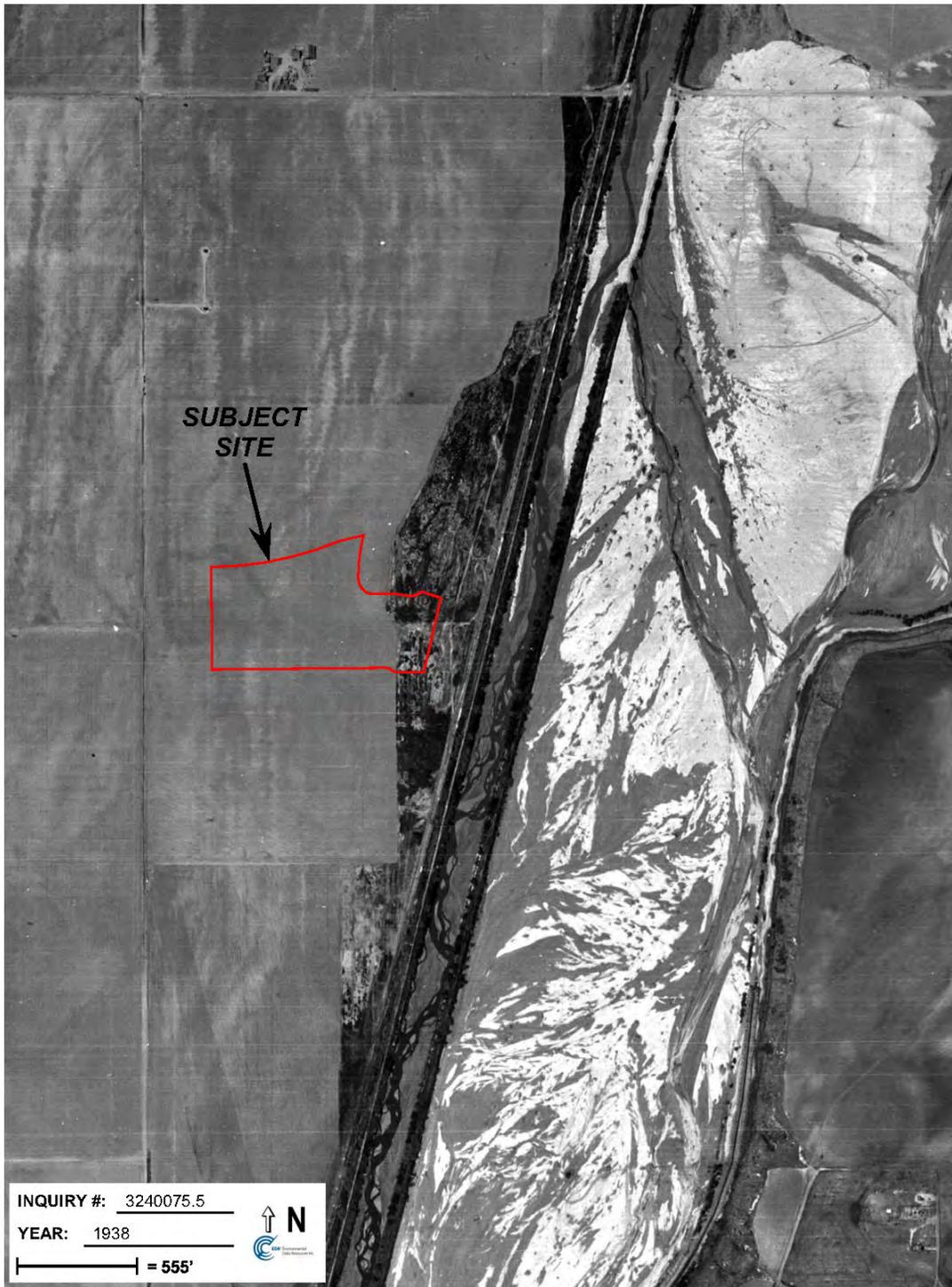
17. West, rear parking lot and baseball fields, looking south



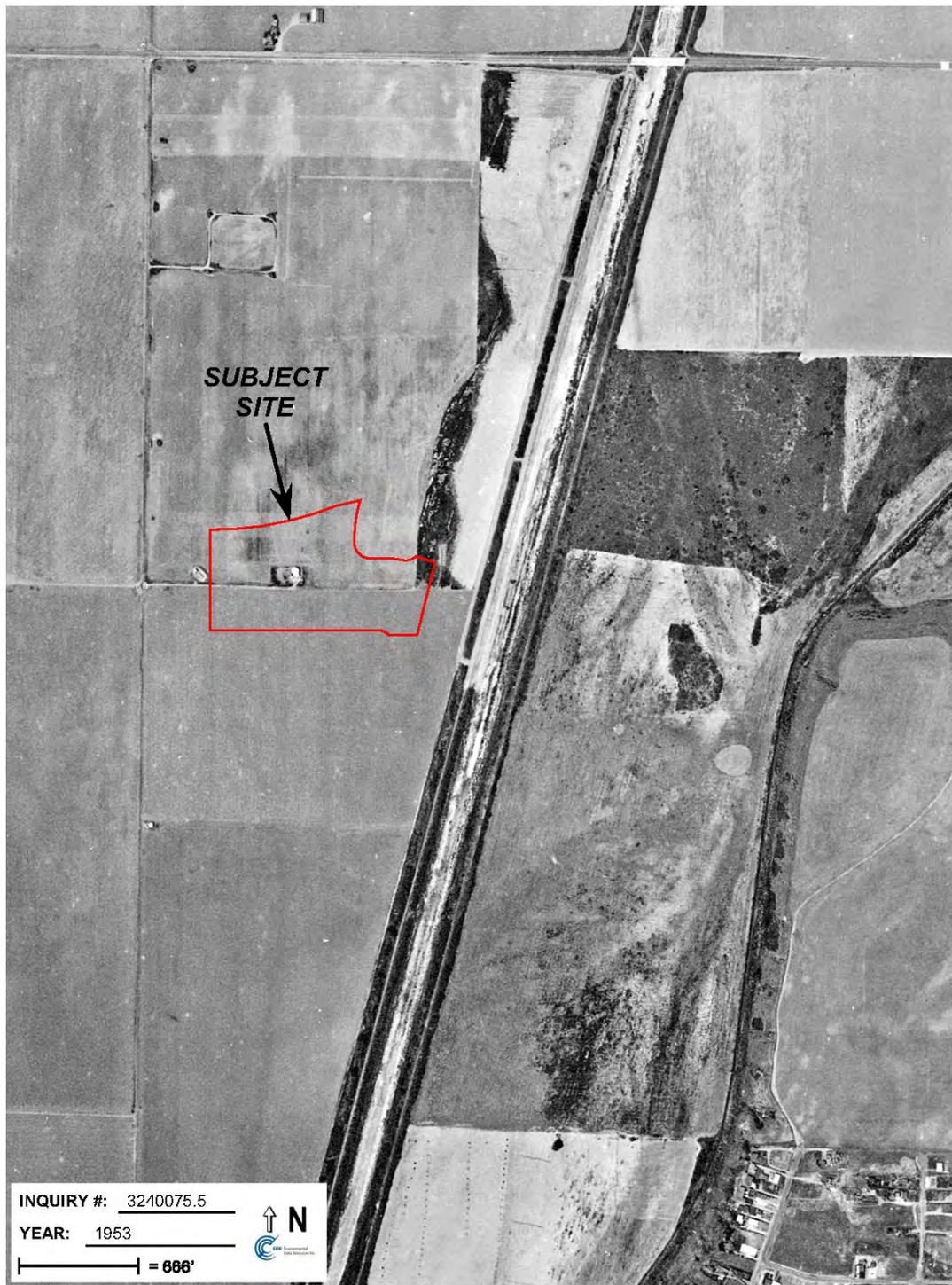
18. West, rear parking lot and baseball fields, looking north



19. Baseball fields to the south



Aerial Photograph, 1938



Aerial Photograph, 1953 The area east of Huntington Beach remained as undeveloped farmland in the 1950s.



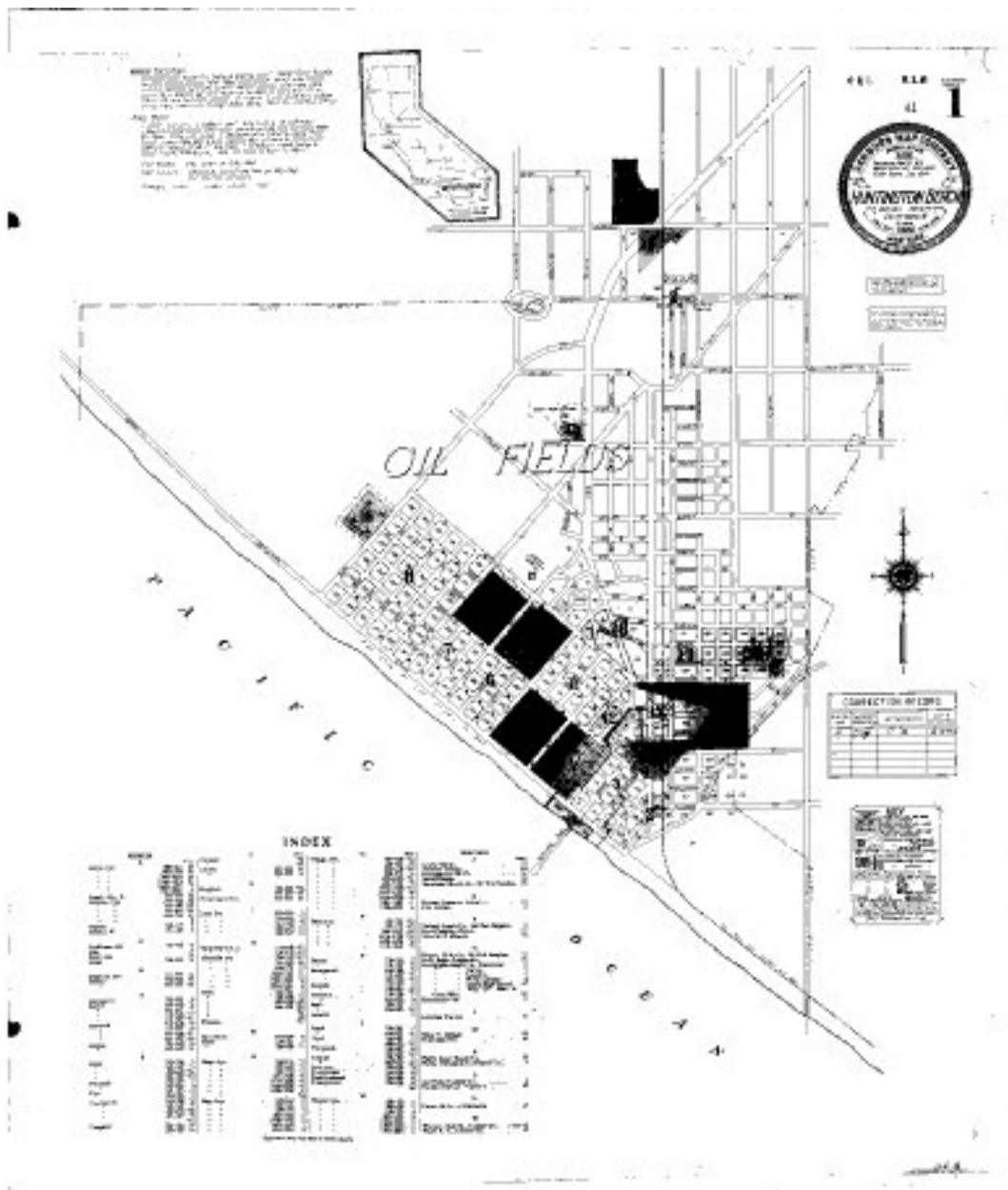
Aerial Photograph, 1968 LeBard School served the original new developments east of Huntington Beach



Aerial Photograph, 1977 The area around LeBard School was completely developed by the late 1970s.



Aerial Photograph, 1990



Sanborn Insurance Map. LeBard School is located east of the initial development of Huntington Beach. There was no development in the area of the school at the time of Sanborn Insurance Maps and the building site remained unmapped.