

APPENDIX E

Historical Report

SUMMIT CONSULTANTS, INC.

Answers to your questions, solutions to your problems

CONSTRUCTION SPECIALISTS

COMPTON UNIFIED SCHOOL DISTRICT

COMPTON HIGH SCHOOL CAMPUS WIDE & WEST COCOA STREET PROPERTIES

HISTORICAL RESOURCE ANALYSIS

June 2, 2018



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COMPTON HIGH SCHOOL
HISTORICAL RESOURCE ANALYSIS
JUNE 2, 2018

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1.0 EXISTING CONDITIONS

1.1 PHYSICAL DESCRIPTION OF THE SITE

The school campus is located in South Central Compton between South Acacia Street to the east, South Wilmington Avenue to the west, West Compton Boulevard to the north and West Alondra Boulevard to the south. The campus is approximately 74 acres. The site is relatively flat and is surrounded and crisscrossed with a variety of fencing materials – chain-link, steel, aluminum and wood. All of the steel fencing and sliding gates are rusting and deteriorated and require repairs/maintenance. The parking areas and internal driveways are asphalt. The walkways and pathways are a combination of asphalt, concrete, raw dirt and patchy grass. Most of the asphalt areas are cracked and lifting and many areas exhibit the severe condition known as “Alligatoring”, which is the final useful life phase of the materials. This condition allows water penetration into the subsoil degrading the support base condition. A large percentage of the concrete areas are cracked and separating. Many trip and fall hazards are observable throughout the campus. The athletic fields and the Quad area are grass and dirt and are fairly well maintained. There are three “old growth” trees on the east side of the campus. All other trees and plantings are of various ages dating from approximately the 1970’s through more recent years. The site is surrounded by public sidewalks and streets on the north, east and south sides. Oleander Avenue divides the campus into the east and west sections. The street and sidewalks are closed/fenced at the north and south ends, so the street is a part of the total campus. A concrete river/drainage channel provides the western boundary of the campus.

1.2 PHYSICAL DESCRIPTION OF THE BUILDINGS

There are twenty-three (23) permanent buildings on site, ranging in age from 1917 through 2004. There are also fourteen (14) portable classrooms and miscellaneous temporary facilities that have been added in more recent years. The large two story Auditorium Building (#A) and the Boys Locker Room (#M-1) south of the Gymnasium and the Girl's Locker Room (#M-2) north of the Gymnasium are constructed of concrete. All other buildings on site are wood/steel frame with plaster walls. The largest and most recognizable building on campus is the Auditorium Building (#A). It is two stories and approximately 39,000 square feet. It has a basement, which mainly contains storage areas and mechanical equipment. The higher profile façades at the east side and the southeast and northeast corners exhibit elements of Moderne style architecture. The remainder of the façades are flat poured smooth concrete. The Moderne elements on the front are typical vertical offset planes with ribbed details at each window stack. The windows are single glazed steel sash. All first floor windows have been retrofitted with steel security screens. The windows, screens and upper horizontal band detail are painted the school's color Columbia Blue.

Numerous electrical, plumbing and mechanical modifications are visible at all buildings. Large piping, conduit and equipment are attached to the buildings' façades and adjacent areas. There is a commixture of light fixtures mounted on the various buildings and throughout the campus grounds. The fixtures vary in age and installation method. None of the light fixtures are energy efficient per current requirements. There is no common specification type, or lighting plan evident. There was no attempt to conceal the plumbing, electrical and mechanical systems which compromise the appearance of the building exteriors and the campus environment. Some of the equipment is obsolete

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and non-functional, yet it remains in place. There are four (4) electrical substations that provide the overall campus with electricity. These substations are open and visible and are located immediately adjacent to the buildings. Temporary rented wood power poles are installed around the campus.

The roofing materials on all buildings are degraded and deteriorating with the exception of the terra-cotta eyebrows on the façades of Buildings “F” and “G”. However, the underlayment below the terra-cotta tiles is deteriorating due to its age. The Campus Facilities Department reports rain water intrusion through the roofs of many of the buildings. The two-story Building “A” is particularly comprised where buckets and containers collect water inside the building during rain storms. The Campus Facilities Department also reports water and sewage flooding in the Basement of the “A” Building.

No Hazardous Materials testing has been performed by this company, however, the age and construction materials of the permanent buildings are highly suspect of the presence of lead and asbestos. There is no indication that any abatement or remediation was performed during the campus “modernization” in 2004 – 2005. There are no notes, or specifications regarding the treatment of Hazardous Materials in the 2004 architectural drawings by Fields/Devereaux.

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1.3 ARCHITECTURAL HISTORY

In 1896 Compton High School began as Compton Union High School in a one room wooden School House. Between 1914 and 1925 the number of students increased to approximately 1,000 students. This required construction of twelve buildings for instruction and administration. In 1927, a community college was added to the campus. In 1953 the community college separated and moved to its own campus and the high school's name was changed to Compton Senior High School. In 1933, the Long Beach Earthquake destroyed the Administration Building and severely damaged most of the other buildings. Of the original twelve buildings, only two remain today – Buildings E and Building G. They were repaired after the 1933 Long Beach Earthquake and have been modified numerous times over the years. Buildings A, D, F, K and the Grandstand were added circa 1938. Buildings H and J were added circa 1950. The remaining buildings were added between 1950 – 1960 (circa). There are numerous portable classrooms and temporary facilities that have been added in more recent years. In 2004, a campus “modernization” was performed and seven (7) of the buildings were remodeled and upgraded. These buildings included H, J, K, R, S, W, and Z. ADA compliant restrooms, per 2004 code requirements, were installed in Buildings B, J, K, R and S. Miscellaneous ADA ramps have been added since then in order to provide access to the buildings. None of the buildings or landscape are listed in the Pacific Coast Architecture Data Base.

Records do not indicate what architect(s) were involved in the design and construction of the buildings and site work prior to 1934. As previously noted, only two of those buildings survived the 1933 Long Beach Earthquake. The architects responsible for design and construction beginning in 1934 are as follows:

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1934 – 1935	John C. Austin and Frederick M. Ashley
1939 – 1949	Kistner, Curtis and Wright
1946	Jerome C. DeHetra
1951 – 1964	Kistner, Curtis and Wright
2004	Fields/Devereaux

The architectural styles designed by all of these firms are very institutional and utilitarian with traces of Spanish Revival and Streamline Moderne elements on some of the street facing buildings. The rest of the buildings are plain façades, boxy and nondescript. The Grandstand at the athletic field was constructed as a plain functional box structure circa 1938 and had a minimal quasi-Streamline Moderne façade added circa 1955.

The AIA Historical Directory of American Architects lists the following information for these Architects:

- John C. Austin – 1870 – 1963
Based out of Los Angeles, California
Member of the AIA 1902 – 1963
Fellow of the AIA – 1913
No Archival Holdings or Related Records
No Significant Design Projects by Austin are listed in the Directory
- Frederic Morse Ashley – 1870 – 1960
Based out of Los Angeles, California
Member of the AIA 1924 - 1960
No Archival Holdings or Related Records
No Significant Design Projects by Ashley are listed in the Directory

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- Theodore C. Kistner – 1874 – 1973
Based in San Diego, California
Member of the AIA 1930 – 1973
No Archival Holdings or Related Records
No Significant Design Projects by Kistner are listed in the Directory

- Robert R. Curtis – 1879 – 1958
Based in San Diego, California
Member of the AIA 1936 - 1958
No Archival Holdings or Related Records
No Significant Design Projects by Curtis are listed in the Directory
His personal residence in San Diego is in the California Historical Resources Inventory Database

- Jerome Carl DeHetre – 1907 – 1977
Based out of California
Member of the AIA 1946 – 1959
No Archival Holdings or Related Records
No Significant Design Projects by DeHetre are listed in the Directory

- Edwin Lionel Fields – 1935 – current
Based out of California
Member of the AIA 1962 - current
No Archival Holdings or Related Records
No Significant Design Projects by Fields are listed in the Directory

Two of the architects are not listed in the AIA Historical Directory. However, they are listed in the Pacific Coast Database:

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- H.F. Wright was part of the architectural firms of Kistner, Curtis and Wright for approximately 20 years. During this time frame the firm designed most of the buildings on the west side of the campus. These buildings are the utilitarian shop and classroom buildings, which are not unique in design or materials. The firm was based in San Diego California and their only design listed in the Pacific Coast Database is the Cargo Passenger Terminal for American Presidential Lines in the Port of Los Angeles. .
- J. Peter Devereaux was part of the firm Fields/Devereaux architects & Engineers. The firm was based out of Los Angeles, California. They have three (3) design projects listed in the database between the years of 2000 – 2005. These projects are all Los Angeles Public Libraries. In 2004, the firm provided the “Modernization” Drawings for eight (8) buildings on the Compton High School Campus. These are the grouping of buildings at the northwest area of the site. These include the Cafeteria, Shop Buildings and Classrooms. This modernization design is not listed in the database as a project of note or unique design. Original building features were changed, or replaced. New mechanical equipment was added.

Some of the architects are listed in the AIA Historical Directory as noted above, and are also listed in the Pacific Coast Architect Database:

- John C. Austin established himself in Los Angeles, California as a designer of public libraries, churches, commercial buildings and other public buildings. Two of the more recognizable local projects that Austin participated in are the Shrine Auditorium (1920 – 1926) and the Griffith Park Observatory (1934 – 1935). The Pacific Coast Architect Database does not identify what role Austin played in the

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Shrine Auditorium. The Observatory was constructed during the period that Austin was partners with Frederic M. Ashley (1929 – 1935). This firm designed some of the post-earthquake construction and reconstruction on the Compton High School Campus. These buildings are not listed in the Pacific Coast Architect Database as a project of note or unique design.

- Frederic M. Ashely is listed as a partner with John C. Austin in their architectural firm (1929 – 1935). Three projects are identified in the Pacific Coast Architect Database – Griffith Park Observatory, Los Angeles Memorial Branch Public Library and Monrovia High School. No other projects are noted as significant. No other schools are identified. There is no additional data listed for Frederic M. Ashley after 1935.
- The firm of Kistner, Curtis & Wright is also listed in the Pacific Coast Architect Database. The firm was based out of San Diego. The firm provided construction drawings for buildings on the Compton High School Campus during the period of 1939 – 1964. Their most recognized project is the Cargo Passenger Terminal for American President Lines in the Port of Los Angeles. This project is listed in the Pacific Coast Architect Database along with each architect's individual homes. None of the buildings at the Compton High School Campus are listed under this firm as architecturally significant.
- The firm of Fields/Devereaux Architects & Engineers is listed in the Pacific Coast Architect Database. The firm was based in Los Angeles, California and specialized in Public Libraries. Three (3) of their library projects are listed in the Pacific Coast Architect Database. In 2004 the firm designed a campus modernization program for the shop buildings and some of the classrooms at Compton High School. This modernization program consisted of refurbishment

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of the existing windows, mechanical equipment upgrades and new ventilation, new rain gutters and downspouts and painting. None of the improvements or “modernized” buildings are noted in the Pacific Coast Architect Database.

The primary challenge in assessing the work products of these architects noted above that participated in the development of the Compton High School site and its buildings is to identify their individual achievements within historical context. There is a requirement to distinguish between important but typical work and those work products which rise to a higher level of significance, within a historic context. All the buildings and campus environments of Compton High School are not unique and are typical of institutional buildings and environments of this type and purpose. The placement, function and building materials present are very standard for school campuses nationwide and would not be considered unique, or significant. None of these architects are considered to be historic persons in the City of Compton’s history or development.

1.4 WEST COCOA STREET PROPERTIES

There is a sequence of properties across West Cocoa Street at the south end of the school campus. The mixed use buildings are located on a slightly triangular strip approximately 700 feet long (East-West) and 120 feet wide (North-South). The mix is comprised of a car wash, a church, and eight (8) multi-tenant apartment buildings. The carwash is abandoned and is currently in the process of being demolished. The adjacent church building at 333 West Alondra Blvd. is a simple wood frame and stucco one-story building with adjacent parking areas on the east and west sides. The design is plain and simple and is featureless except for a short informal square steeple at the front façade. Adjacent to the Church, moving east, there is a two-story apartment building which occupies the entire lot with no open space. It is a simple featureless wood frame and stucco building with aluminum windows. The building has a standard pitched roof of composition asphalt material. Moving east, all the remaining buildings are single story, multi-tenant buildings with hip style roofs covered in composition asphalt material. All the buildings are simple boxlike wood frame and stucco with aluminum windows.

The buildings are all featureless except for wood screening at two of the front porch areas. All the windows and doors have rusting security bars on them. All the buildings occupy their entire lots with no open space or landscaping. There are only two large trees on the entire block. All of the buildings except 317 West Alondra have detached multi-unit garage structures at their north end. These garages face the high school campus across West Cocoa Street.

At all properties along the south side of West Cocoa Street, the fencing is rusting and failing. Other than the church building, all the other structures were designed and

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constructed in the 1950's and 1960's. The church was built in the early 1940's and a matching addition to the building was done in 1948. Deferred maintenance and deterioration are typical to this group of buildings. Peeling paint, rusting metal work, wood rot and termite damage are obvious throughout all buildings. The roofing materials are all in various stages of deterioration. The building at 304 West Alondra has a tarp covering a section of the roof, which appears to have been there for quite a while. None of the buildings appear to have had any maintenance for many years. Dead overgrown weeds and short struggling bushes surround each building.

A search of permit records at the Compton City Building Department revealed minimal information. Other than the contractor for the church building, no results were found. The name of the contractor for the church building was illegible, and no architect was identified. The other buildings are typical rental developments of the 1950's and 1960's with featureless cost effective construction – no differentiating features other than as a group, they all look alike. They were constructed for maximum rental square footage with no amenities. A Building Department Official noted that the apartments may have been constructed by one or two developers who acted as Owner-Builder and subcontracted everything out. In this case, he noted that archived records would be minimal, if at all.

The streetscape surrounding the triangular block is concrete sidewalks and asphalt with no landscaping. The asphalt throughout West Cocoa Street is cracked and failing. The four lane commercial street to the south, West Alondra Blvd., is lined with an assortment of commercial buildings and residential properties. All of these are in various stages of disrepair and deferred maintenance. All were constructed at various times, with no attempt at continuity of design or construction methods. There is no unifying design theme, or unique features. None of these properties are listed in any of the historic resources directories – Federal, State, or Local.

2.0 REVIEW OF GOVERNMENTAL REGULATIONS AND GUIDELINES

2.1 FEDERAL GOVERNMENT IMPACTS

NATIONAL DOCUMENTATION PROGRAMS

The Library of Congress and the National Park Service administer three extensive collections of data, blueprints, photographs and historical information. These three multi-format surveys are the Historic American Buildings Survey, Historic American Engineering Record and the Historic American Landscapes Survey. The collections preserve and document all aspects of engineering technologies, type/styles of buildings, construction methods and significant landscapes. Achievements in notable architecture and engineering methods are documented. These three surveys constitute the nation's largest archive of historic architectural engineering and landscape resources.

Established in 1933, the Historic American Buildings Survey was the nation's first federal preservation program for documentation of the architectural heritage in America. Under parameters from the American Institute of Architects (AIA), the buildings documented include monumental architecture and all types and styles down to the utilitarian and vernacular. The Compton High School Campus and buildings are not listed, or mentioned in the Historic American Buildings Survey.

Established in 1969 by the Library of Congress, American Society of Civil Engineers and the National Park Service, the Historic American Engineering Record documents historic sites and structures related to engineering. The Record identifies subjects that are unique, ground breaking, or outstanding in the field of engineering. The Compton

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High School Campus and buildings are not listed, or mentioned in the Historic American Engineering Record.

The Historic American Landscapes Survey is a record of historic sites that are special places. Policies and standards for this survey are established by the American Society of Landscape Architects, the National Park Service and the Library of Congress. Established in 2000 for systematic documentation of significant or unique sites and landscapes, the survey lists rural, urban, institutional and agricultural resources. The Compton High School Campus and the adjacent streetscape, including the open space surrounding all the buildings, are not listed, or mentioned in the Historic American Landscapes Survey.

The Prints and Photographs Archives of the Library of Congress has only five (5) photographic prints of a Compton, California “Citizen’s Committee” and the local World War II Army Barracks that were used as school classrooms. There is no information or prints of any other school buildings, or campuses in the City of Compton listed in the Archives.

THE SECRETARY OF THE INTERIOR’S STANDARDS

The Secretary of the Interior is responsible for setting the standards for all programs under Departmental authority. The Secretary also advises federal agencies on the actions to be taken on all properties listed, or eligible to be listed in the National Register of Historic Places. These standards have also been adopted by city historic district and planning commissions throughout the country. The intent of these standards is to establish a property’s significance as a historical resource. Outstanding features and unique historic materials are to be preserved. Preservation of a building and its historic character is based on the premise that the historic materials and features and their unique craftsmanship are of primary importance in history. Portions and

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features of the building, which are significant to its architectural, cultural and historic value, should be preserved. If the architectural features and materials are not significant, or unique in defining the building's historic character – the responsibility for preservation is minimized. The National Register is the official list of historic places throughout the nation that are worthy of preservation. The only resource in the Compton area listed in the National Register is the Dominquez Ranch Adobe in nearby Rancho Dominguez. The Compton High School Campus and all its buildings are not listed on the National Register.

California Environmental Quality Act (CEQA) Guidelines reference the Secretary of Interior's Standards for the treatment of Historic properties. Under CEQA, it is the responsibility of the lead agency to assess whether or not a subject building or site meets these standards. These standards are actually guidelines, not mandates, and as such, they cannot, in and of themselves, be used to make specific decisions about which properties or features should be saved. If the buildings or site require extensive repairs and replacements, restoration or rehabilitation is not the most appropriate treatment.

2.2 CALIFORNIA STATE IMPACTS – CEQA

Public Resources Code, Article 2, Section 5024.1 – Establishes the California Register of Historical Places. The California Register identifies the state’s historical resources and what properties are to be protected. The resources listed in the California Register are determined by the California State Historical Resources Commission according to procedures adopted by the commission. The California Register helps identify what buildings are to be protected to the extent it is prudent and feasible, from substantial adverse change. Neither the Compton High School Campus nor any of its buildings appears in the California Register. In reviewing the Compton High School Campus and all its buildings according to the criteria required by the commission, the results are as follows:

1. The campus and buildings are not associated with major events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2. The campus and buildings are not associated with the lives of important national, state, or local persons in their respective time periods.
3. Only a few elements on the various buildings built prior to 1968, exhibit the characteristics of the type and period of construction. The simple Streamline Moderne elements on the buildings facing Acacia Avenue (east) have been compromised with the addition of utility conduits, security screens and mismatched light fixtures. The buildings facing Myrrh Street that were damaged in the 1933 Earthquake have been retrofitted with a few elements of Spanish Revival features. These are not original to each building. Utilities, mechanical

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equipment, mismatched lighting and security screens also compromise any characteristics of the period of construction on these buildings. The remainder of the building façades are very flat and characterless. Most of the original doors, windows and hand railings have been changed out over the years.

The campus buildings were designed as cost efficient utilitarian structures. Commercial building materials popular during the various periods of construction were utilized to create simple functional classroom and office buildings. There are no unusual windows or unique trim details. Original door hardware and interior floor finishes have been changed out. The restrooms in five (5) of the buildings were completely remodeled in 2004 - 2005 and there are no remaining characteristic elements of the period of construction.

4. The type and style of construction of all buildings is very simple, square and boxy and does not represent an important creative work, or possess high artistic value. Functionality and cost efficient materials are more recognizable than any design features.
5. The buildings are not likely to yield important information in past history. No major events, or distinguished occurrences are on record for the buildings or the campus.
6. None of the buildings or the campus as a whole have ever been formally determined eligible, or nominated for listing in the National Register of Historic Places.

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7. The buildings and the campus are not what would be considered points of historical interest by the general population.
8. The buildings and the campus do not contribute to a historical district. They are not located in an historical district.
9. The buildings and campus are not designated as local landmarks or historical properties under any county or municipal ordinance and do not meet designation criteria per the State guidelines. There are no local ordinances or guidelines adopted by the City of Compton for landmark or resource designation.
10. Neither the Compton High School Campus, nor any of its buildings have been recommended by the State Office of Historic Preservation for listing in the California Register in accordance with criteria adopted by the Commission. There are only two properties in or near the City of Compton listed as State Historical Resources – Heritage House built in 1869 and Dominguez Ranch House Adobe built in 1826, located in nearby Rancho Dominguez.

After review of the criteria, CEQA finally leaves the determination of if a resource is historically significant to the Lead Agency. The discretionary decision of what constitutes substantial evidence beyond any official designation is also left to the Lead Agency. In this case the Lead Agency is the Compton Unified School District.

2.3 CITY OF COMPTON IMPACTS

The City of Compton does not have a historical resource data bank, or a Cultural/Historical Commission, or Planning Department Official to record, monitor, or administer properties of historical age. There no historical guidelines, or requirements available from the Planning and Building Officials. The city does have a list of six local historical resources, none of which are school districts, or school buildings. The list appears to have been created by a group of citizens and is not an official city roster. There are two local resources that are listed by the State Resources Commission and one of those is also listed in the National Register (See previous Sections 2.1 and 2.2). City ordinances and guidelines are centered toward residential and commercial development without any stipulated concern for potentially historical resources. The City does have an Architectural Review Committee. No data was available as to any review of potential historic districts or buildings being considered. The Architectural Committee's focus appears to be on new construction.

In 1962 the city Planning Commission contracted with the firm of Wilsey, Ham & Blair to establish a new General Plan for reversing a long standing trend toward economic and social deterioration. The General Plan mobilized all of the private and public resources of the community behind a wide range of programs to improve the city. The only provisions in the plan related to school campuses citywide are requirements for off street parking spaces based on the number of classrooms and seats in those classrooms. There are no other provisions or references regarding school buildings, or campuses. There are no provisions or recommendations regarding historical resources or properties. This City Planning Commission and the Redevelopment Agency are currently pursuing and promoting projects with the greatest potential for generating new revenues and public benefits.

2.4 CURRENT BUILDING CODES – LIFE/SAFETY

THE BUILDINGS

Summit Consultants, Inc. performed an inspection of the entire campus and exteriors of all buildings. The inspection was conducted on May 11, 2018 and recorded visual assessments of all buildings' Architectural, Structural and M.E.P. Systems. Inadequacies and violations of Current Building Codes are present at all buildings. Code requirements in use during the 1930's, 1940's and 1950's are inadequate and/or non-existent when compared to current construction codes. This applies to both local and state requirements. Undersized electrical and plumbing systems exist throughout. There are unprotected electrical circuits and insufficient numbers of toilets and sinks. Even though a campus "modernization" remodeling project was performed at eight (8) of the buildings in 2004, those code requirements do not conform with current code requirements, or mandates from the Office of the State Architect.

None of the structural design requirements of the 1930's, 1940's and 1950's meet today's rigid standards. In addition to the current market products and increased stress values, spans and loads of all assembly elements are much more stringent and completely different from the original construction designs. The presence of multiple window and door openings lining the exterior walls of most of the buildings does not offer structural integrity. A large amount of openings in any type of structural wall, or assembly creates greatly diminished structural value. Considering that the last few permanent buildings were added in the early 1960's and that most of the buildings were constructed circa 1938 – the presence of required mitigating measures is questionable. The two-story concrete structure Building "A" is especially suspect for any seismic integrity. All its exterior thirty foot high walls are laced with window openings – large tall

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windows spaced 24” apart. This is an extremely weak structural condition. There are no records available that document any seismic strengthening, or retrofiting has been performed on any of the buildings. There is no visual evidence of any seismic retrofiting. A thorough structural analysis by a qualified engineer should be performed on all buildings to determine the total extent of failure and the likelihood of collapse in a future seismic event.

Life/Safety deficiencies are also significant throughout all the buildings. The buildings are approximately 60% non-compliant with facilities that meet current health, safety and fire code requirements. In addition to the extensive seismic upgrading necessary, proper ingress and egress routes, emergency lighting, fire alarm and fire sprinkler compliance must be completed. Interior lighting levels are notably deficient. An assessment will need to be made on how these improvements will impact any of the buildings’ appearance. Interior and exterior safety systems and devices are required throughout all buildings. Fire Sprinklers complying with current code requirements will be required throughout all interior and some exterior spaces. It does not appear that the current fire water service lines that supply the site are of adequate size to service the required new systems.

Energy efficiency compliance is non-existent for all the Buildings. A complete survey and assessment of all the buildings’ envelopes and interiors must be performed in order to determine any inherent energy conservation potential. To reach the current Federal, State and Local “Green” requirements, and/or LEEDS guidelines will be a challenging and expensive undertaking. In addition to the complete replacement of the electrical, plumbing and HVAC systems previously noted, obvious upgrades would include door and window replacement, insulation and compliant roofing systems.

Based on the periods of building construction and manufactured building products of

those periods, wall and ceiling plaster at all interior spaces are suspected to contain Asbestos. Exterior plaster and window frame caulking are also suspected to contain Asbestos. Floor tile adhesive, wood flooring adhesive, acoustical ceiling tile adhesive and carpet adhesive are assumed to contain Asbestos.

The District does not have any Asbestos or Lead Paint reports on record, however, based on the periods of construction and the widespread use of lead additives during those periods, the buildings are assumed to have been painted with paint containing lead throughout the interiors and exteriors.

THE CAMPUS

Summit Consultants Inc. conducted an onsite survey of the entire campus on May 11, 2018. The campus is delineated by a jumbled mix of several types of fencing exhibiting various phases of deterioration. Wood fencing, steel rod fencing and chain-link fencing are spread across the campus without any uniformity, or design theme. Wood fencing exhibits loose boards, deteriorated support posts and peeling paint. The steel rod fencing is rusting and failing throughout the campus. The chain-link fencing is rusting and failing with some areas collapsed or missing. Jagged edges and sharp points could cause injury to students.

There is a large variation of light fixtures in place to light up the grounds and some building exteriors. There is no uniformity, or design theme. Similarly, there is a large variation in light levels and light colors. There is minimum compliance with the required safety light levels, especially at the parking lots. This variation in types of light fixtures requires the Maintenance Department to stock inventory of multiple types of bulbs for maintenance purposes. Some of the bulb types are, or soon will be obsolete. All of the lighting is not energy efficient by current code requirements.

The grounds, walkways and parking lots are a mixture of concrete, asphalt, dirt and patchy grasses. Other than the athletic field, the unpaved areas are more raw dirt than grass. The grass lawns in the front of the buildings facing Acacia Avenue and Myrrh Street are in reasonably good condition. The planter areas adjacent to these buildings are also well planted and maintained. Throughout the rest of the campus, planting and healthy grass are sporadic. A campus wide landscape design or horticultural program is non-existent. Many of the landscape irrigation systems are non-functional and require repairs. All of the campus irrigation that does function is not set up for water conservation measures. Airborne dust is common from the raw dirt areas on a windy day and blows into the hallways and classrooms. All concrete pathways and slabs are severely cracked with multiple holes where pieces have “popped” out. All of the asphalt parking lots and other paved areas are in a state of failure. Some asphalt is beginning to crack and separate. The majority of asphalt, especially in the parking areas is completely cracked and broken up into small pieces. This condition is commonly referred to as “alligating” and indicates the end of the asphalt’s useful life. These conditions are very dangerous trip and fall hazards. Subsoils have been washed out from under the asphalt and into adjacent area drains causing blockage and standing water, which further compounds the deterioration.

WEST COCOA STREET PROPERTIES

The sequence of buildings along West Cocoa Street is a series of mixed use properties. At the west end of the block there is a car wash, to the east is a small church and eight (8) multi-tenant apartment buildings. All buildings are deteriorating from deferred maintenance. See previous Section 1.4. The buildings were not inspected individually due to fencing and gating. No current Building Code upgrades is visible. No fire sprinklers, fire alarms, second floor egress, or other life safety improvements are obvious. Minimal rental property requirements required by local and state authorities,

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like smoke/carbon monoxide detectors are assumed to be installed at the interior bedrooms and hallways. However, this is not verifiable. No exterior emergency egress lighting is visible on the buildings.

3.0 EVALUATION of CULTURAL RESOURCE

3.1 INTEGRITY ANALYSIS

Integrity is not only the level of a property's physical condition, but also the ability of a property to convey its significance. The evaluation of integrity can be subjective; however it must be grounded in an understanding of the property's physical features and how they relate to its significance. In order to determine why, where and when a property is a significant resource requires a determination of which specific aspects of integrity are most important. There are seven recognized aspects of integrity:

1. Location is the place where the properties are constructed. The Compton High School and adjacent West Cocoa Street do not have historical significance in and of themselves. No major historical events are recorded to have occurred at the site. As is typical with all school campuses that were constructed during the 1930's and 1940's, the schools were conveniently located in the center of the developing residential neighborhoods. The selected campus sites were a result of population and logic, rather than integrity of location.
2. Design is the combination of elements that create the form, plan, space, structure and style of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation and materials. The materials and ornamentation of Compton High School and the West Cocoa Street properties are not representative of unique craftsmanship and therefore, are not of primary importance. Even though a few of the campus buildings have some Streamline-Moderne and Spanish Revival elements, these are very simple and are not unique ornamentation. The

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- proportion, scale and orientation of the “A” Building to the school campus space are very typical of an auditorium on any school campus of that period and into present day designs. Even though the building is large, it does not occupy or identify as a central hub or icon of the campus. These elements were actually standard for a utilitarian building constructed in its time period. Typical Moderne elements always include curved lines, curved corners, horizontal decorative bands, geometric motifs, glass block and ceramic tile murals. The Compton High School Auditorium does not embody any of the key elements of the Moderne style and the design integrity is minimal. The design of the other campus buildings is simple and utilitarian. They are box like with typical classrooms and small offices inside. There is no unique or exemplary use of form, or style. The plans are basic and useful for their intent. There is no unusual use of the space and proportions. The exteriors were designed to house simple classroom, or staff office uses. No unusual materials were used in their construction. In fact, all materials are very standard commercial materials. There are no representations of unique craftsmanship, or ornamentation. The materials used for the West Cocoa Street properties are standard commercial grade building materials assembled as featureless boxes.
3. Setting is the physical environment of a property. The Compton High School Campus is located in a residential neighborhood surrounded by single family and multi-family residences. This is typical of the majority of school campuses nationwide. The setting is not unique and has no historical significance. During the City’s growth period, school campuses were intentionally located for access by the surrounding growing residential neighborhood. The setting and location are not unusual, but actually very common. The campus is not a cultural and architectural focal point in the city.

The setting does not contribute to any historical integrity.

4. The materials used for construction of all the buildings are standard building materials. Concrete, milled lumber, plaster and composition roofing products are not unusual or revolutionary for their period of construction and have no historical significance. The stepped parapet wall detail and fluted vertical elements are the most defining features of Building “A”. These are considered typical elements of Moderne design, but do not represent an outstanding, or unique architectural feature. These features only occur on the east façade and the northeast and southeast corners. The remainder of the building is simple flat concrete. The wall details and fluted elements are very simple and indistinct as a defining feature. The physical materials used for the construction of all the buildings were in common use for public buildings after the 1933 Earthquake and continue to be in common use today. However, the use of hazardous additives to these same construction materials has been eliminated from the current market products. As previously noted, the materials used for construction of the other buildings are common commercial materials. The only architectural details which might be considered features of the “G” and “H” buildings are the terra-cotta eyebrow awnings and a few arctop windows on the presentation side of the buildings. These suggest Spanish Revival style. These elements were added at a later date and are not original construction. The standard materials used throughout the buildings prior to 1970 are suspect to contain hazardous components and additives.

5. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. Even though the structures were well built for their time periods, there are no individual components such as

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joinery, tooling, carving, painting, turning, or graining, which would be considered evidence of an artisan's labor and skill. The quality of workmanship can furnish important evidence of unique techniques, or crafts that were used during historical periods. There are no national, state, local technological or aesthetic examples of significant workmanship present in the any of the buildings. The buildings are void of any significant artwork or architectural details. The integrity of unique workmanship is not present as a cultural resource qualification.

6. Association is the direct link between an important event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Even though the buildings on the campus and the West Cocoa Street properties appear to be sufficiently intact, archival records offer no justification that any significant historical event or activity occurred at, or with the buildings. Because feelings and association depends on individual perceptions, their retention alone is never sufficient to support eligibility of any property as a historical structure. The campus buildings have served the students of the Compton High School Campus since their construction in 1934 - 1964. Their purpose was to provide a venue for education and interaction. However, this is not an unusual or important historical event, but rather the planned and expected service of any school building. It is likely that the buildings have also served as a place of assembly for the surrounding neighborhood to meet for miscellaneous events. Similar to common student use, neighborhood use of an auditorium and athletic field is not unusual, or unique throughout history. These activities are expected, not significant. The campus buildings were constructed and used for student education purposes. Typical classrooms inside of a box shell exterior.

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- Classroom use is not unusual, or unique throughout history. Instruction in a classroom is expected, not significant. No important historical events are on record to have occurred in any of the buildings. Sometimes buildings can be associated with notable architects, or engineers. The Compton High School Campus has been designed by a variation of architects and exhibits multiple simple architectural styles over the years. Architectural firms that have participated in construction projects onsite include John C. Austin and Frederick Ashley, Kistner Curtis & Wright, Jerome C. DeHetra and Fields/Devereaux. In surveying the accumulated works of these various architects for the campus as a whole, there is no underlying common theme or uniqueness of design. The buildings do not unify distinguishing architectural characteristics that would qualify them as valuable representatives of significant style, time period or method of construction. There is some presence of both Moderne elements and Spanish Revival, but no important contribution to integrity of association by an important event or person. Research on the Compton High School Campus does not reveal any significant educational advancement or innovation occurred at the school. Research also does not reveal that a prominent educator or student attained any noteworthy achievements at the school.
7. Feeling is the aura that a property has for inducing a historic or aesthetic sense of a past period of time. The evolution of improvements to the Compton High School Campus has occurred over an extended period of time, 1934 – 1964. This in addition to the pre-1933 construction that was mostly destroyed in the earthquake. A collection of styles and assortment of materials does not evoke the quality of a particular past period of time. Additions and modifications have continued to the present day, further

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obscuring any historic or aesthetic sense of an era or recognizable point in time.

The generally accepted requirements for a property to qualify for the NRHP or CRHP are the retention of at least four of the above aspects of integrity without an obvious level of compromise. None of these buildings retain an acceptable measure of integrity for listing them in the NRHP or CRHP.

3.2 IMPACTS TO SITE AND NEIGHBORHOOD

Currently, there are no designated historical districts in the City of Compton. The neighborhood surrounding Compton High School does not comprise a historic district. There is no concentration of historic homes. The area is not a scenic or uniquely landscaped location. There are no examples of common themes, or architectural quality. Various residences are over 50 years old and have some potential architectural features. However, these are not clustered in any particular area. Multiple designs and sizes of residences are prevalent throughout the adjacent neighborhood. Very modern designs are immediately adjacent to older, smaller buildings. Multi-family apartment buildings and condominiums are interspersed with single family homes. Recently constructed buildings are prevalent throughout the neighborhood. A few buildings are currently under construction. The occasional existence of homes with some potential historical value in the surrounding area does not create a neighborhood, or district of significant character for the area at a local level. There is an eight story contemporary residential tower at the north side of the campus near Oleander and Myrrh. There is a four story parking structure at the intersection of Acacia and Myrrh across from the northeast corner of the campus. This parking structure is part of the fourteen story Los Angeles County Courthouse and Compton City Hall complex, which are buildings of much more modern design. The West Cocoa Street properties are common residential rental properties, which are adjacent to a busy commercial boulevard. The assortment of homes and buildings are not unified aesthetically by plan, physical development or architectural quality.

The landscaping and streetscape environment of the school campus and the surrounding neighborhood are not associated with historic events, or historical persons. The trees and plantings of the site and neighborhood are not rare or iconic and do not

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represent distinctive examples of park or community planning. There are miscellaneous old growth trees along the neighborhood streets. There are only a few old growth trees on the campus. The general planted environment of the surrounding neighborhood is an assortment of smaller trees, grass lawns and low maintenance plantings. The planted areas adjacent to the Compton High School buildings are very limited and minimal, comprised of struggling grass lawn and new growth trees and bushes. There are no historical plantings adjacent to the West Cocoa Street properties. Barren dirt areas are prominent throughout, other than small clusters of struggling shrubs and dying grass at the street facing areas.

The campus and neighborhood is a collection of buildings of various ages and designs, including a standard athletic field and stadium. All the classroom buildings are very utilitarian in design. The commercial area to the south is occupied by a collection of buildings of various ages and designs comprising a series of unrelated commercial storefronts and discontinuous residences. The Compton High School Campus itself is a mixture of types of buildings with variations in age, design and function. All very plain and non-descript. The huge variation in design, size, age and method of construction of the buildings in the neighborhood and on the school campus does not create a district or resource of historical value.

There is no design scheme or architectural plan to the campus facilities as a whole. The permanent buildings were added sporadically over the course of a thirty year period. There is no uniformity of design, or construction materials. The portable classrooms and accessory buildings are placed in areas wherever they will fit between existing buildings. The only common theme campus wide is the use of the school colors – white and “Columbia Blue”. The lighter color on the buildings is actually a light beige color, not white.

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Electrical switchgear, HVAC units and other mechanical equipment are scattered throughout the campus and are highly visible. There is no architectural screening of any of these prominent items. The chain-link fencing surrounds are rusted and discolored. The equipment is rusting and approaching obsolescence. The exposed HVAC ductwork is rusting and leaking. Some of the equipment is non-functional. The conditions present are similar to an industrial site rather than a school campus.

3.3 HISTORIC CONTEXT

The chronological period of development for the local neighborhood and the site of The Compton High School Campus vary considerably. There is no common time period for the area's built environment. Adjacent residential construction began in the 1920's and continues today with modern construction. Similarly, commercial areas near the campus began a few years after the first residential tracts were completed. However, there is very little new commercial construction and remodeling currently underway in the neighborhood. There are a few government buildings along Alondra Blvd. and as previously noted the county courthouse and city hall complex is just northeast of the campus across the street. These buildings were constructed in the 1970's, 1980's and 1990's. Similar to the surrounding neighborhood, the campus has evolved over time. Beginning in the late 1920's and continuing into the 1960's, the campus is made up of various buildings of different styles, designs and time periods. The adjacent Cocoa Street properties were constructed in the 1950's and 1960's with the church built circa 1940. There is no common association with an important architect, builder, or landscape architect.

The geographical area in which the school campus is located has no unique qualities or history. Development records indicate that the Compton "Housing Boom" began in the 1940's and was citywide and not concentrated in any specific areas. Small residential lots were subdivided where the land value was relatively inexpensive. The area was developed with small lots and small homes. The Compton High School campus was conveniently located in the center of this developing residential area near the Alondra Blvd. transportation corridor.

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The nearby location of the schools that were already built to the residential developments was a marketable convenience. These housing tracts and the school campus are not identified in any other assessment of historical properties, technical report, state or local inventories and registers, or architectural studies. No oral histories, folklife studies, or ethnographic research on this area has been located.

The types of properties in the neighborhood area surrounding the Compton High School and West Cocoa Street do not share physical or associative characteristics. Other than the few locations where housing was built in the same time period by individual developers, the area as a whole has multiple architectural styles and sizes of both residential and commercial buildings. There is no singular distinction, or historical theme which gives context to the neighborhood. Similarly, there is no singular architectural design, or historical theme to the buildings on the Compton High School Campus, or the West Cocoa Street buildings. Historically, the area does not share a common identity. No registration, evaluation, or identification of any buildings, or streetscape has been conducted by the state or the City of Compton. No specific buildings are recognized as unique or contributing structures. The built environment is an assembly of many different styles and types of architecture and construction techniques, ranging in age from the late 1920's to modern day. General social, political or environmental conditions and trends have not had an outstanding or significant impact on the surrounding neighborhood. The area and its landscape do not represent rare types of properties, or architectural quality, or unique importance. The city's own planning and zoning regulations allow multi-family and commercial buildings of various sizes and styles alongside small single family homes. The Compton High School Campus is difficult to evaluate in the context of other related historic properties. There is no identifying theme, geographic delineation, or chronological period.

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A records search was performed by the South Central Coastal Information Center in 2009 to determine if the Compton High School Campus had any previously recorded archaeological implications. None are identified. Per the 2009 study, there are no Native American settlements, fossil remains, burial grounds, or cemeteries on record for this site. There is no record that past construction activities at the campus have uncovered any archaeological resources.

The subtle architectural styles that could be associated with Compton High School are the themes of Streamline Moderne and Spanish Revival. However, the campus buildings have lost the majority of features that once suggested these themes/styles. Modifications, upgrades and additions to the buildings over the years have diminished, or eliminated the majority of essential features from the significant periods. In order for a property to be a designated resource, it must retain all or most of its character defining features of this representative theme, or architectural style.

The Compton Planning and Zoning Department along with the Community Redevelopment Agency have encouraged new construction and architectural design since the 1970's. Between 1970 – 1990 construction projects have included a new City Hall, rebuilding of the downtown district, the Martin Luther King Jr. Transit Center, Crystal Park Hotel and Casino, numerous industrial and commercial complexes and construction of several hundred single family homes, town homes and condominiums. The City is directed towards new development and has no mandates, or ordinances addressing historic preservation other than recognition of the six (6) properties that have suggested historical significance. (See Section 4.2)

4.0 IDENTIFICATION OF HISTORIC SIGNIFICANCE

4.1 MANDATORY RESOURCE

CEQA guidelines evaluate a building's significance and its impact on the environment. If a building is listed as a historic resource on an established roster, or register, its level of significance is not questionable. The National Register of Historic Places and the California Register of Historic Resources are the two most extensive and venerated listings of historic resources in the nation. Buildings and places on either of these two registers qualify as a resource of enhanced distinction. As such, any activity that may cause direct or indirect change to the resource would also cause change to its surrounding environment. As identified in Section 2.0 of this report, Compton High School and the West Cocoa Street Properties are not listed, or referred to on any national or state register or collection of data. The Secretary of the Interior's Standards and the criteria established by the California Historical Resources Commission are not supported at all to qualify the Compton High School Campus or the West Cocoa Street Properties as mandated historical resources. These properties have not been determined to be eligible for listing in the National Register or the California Register.

4.2 PRESUMPTIVE RESOURCE

There are six (6) properties within the Compton City limits which have historical significance, however, they are not listed or nominated Compton City landmarks:

1. Angeles Abbey Cemetery, built in 1923, contains some unique examples of various architectural styles.

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2. Compton Airport, built in 1924. Located on Alondra Blvd. approximately ½ mile from Compton High School provides storage spaces for approximately 200 planes. The buildings onsite have no architectural significance.
3. Dr. Martin Luther King Jr. Memorial is located in the Compton Civic Center and was completed in the 1970's. The memorial does not meet the accepted age of a historical property and is only historically significant due to the personage of Dr. King.
4. The Eagle Tree was a natural boundary marker for Rancho San Pedro dating to 1858. It has a historic marker and plaque placed by the Daughters of the Golden West in 1947. This organization is now defunct. The tree and plaque were restored and rededicated by the City in 1974 as a significant marker. In more recent years, the site has been desecrated by graffiti and garbage and attempted arson. The tree is now closely surrounded by one and two-story residences.
5. The Heritage House was built in 1869 and is the oldest house in Compton. It was restored as a tribute to early settlers. It is located near the more modern Civic Center and is the only State Historic Landmark in the city - #664, dedicated in 1959. Heritage House is not listed, or dedicated as a local landmark.
6. Woodlawn Cemetery, built circa 1864, has been listed as a Los Angeles County Historic Landmark since 1946. It is not listed, or dedicated as a local landmark.

As detailed in Section 2.3 of this report, the City of Compton has not determined that Compton High School or West Cocoa Street are historical resources. The campus and buildings have not been identified as a significant historic resource and the city does not have any evidence on record that the campus, its buildings and West Cocoa Street are

historically significant. Given that these buildings have not qualified, or been considered to be resources to date, it is unlikely that they will become significant in the future. The presumption of historic status is rebutted by the lack of evidence on record.

4.3 DISCRETIONARY RESOURCE

As identified in the previous sections of this analysis, there is no substantial evidence to support the Compton High School Campus or West Cocoa Street's status as historically significant. Their physical condition, architectural design and overall integrity do not justify the enhanced distinction as a historical resource. The buildings' historical context and the environmental impacts to the site and neighborhood are limited and minimal. Without any supporting evidence by historical resource studies, or a formal determination by a local city agency, the historic resource designation is a discretionary decision by the property owner. In order to be considered historical resources, the buildings must reach a requisite threshold of significance. These buildings and the campus as a whole appear to possess no architectural or contextual level of significance. The owner has the option to explore all reasonable alternatives for future use of the site. Determining historical significance can be very subjective and is not supportable without the proper qualifications and official designations. The District needs to conduct its own discretionary review of the Compton High School Campus and buildings. As identified in this report, the buildings are not significant politically, socially, or culturally. The architecture and engineering are not outstanding, or unique. The buildings have no economic, scientific, military, or agricultural significance. The Compton High School Campus is not a prominent institution in the Compton Unified School District, or the City as a whole. As a result of numerous phases of remodeling, the buildings no longer convey any unique architectural significance from their original construction. The featureless utilitarian box design of the Cocoa Street Properties is not architecturally unique or significant.

5.0 CONCLUSION

Historic Resource designation is reserved for those resources that possess a special aesthetic, architectural, or cultural value of a historic nature. The site and buildings are not an outstanding example of past architectural styles or craftsmanship. The buildings were not created by a “master” architect, builder, or designer. The architects did not have historical associations that influenced architecture in the city, or had a role in the development and history of Compton. The buildings are not associated with important historic events, or historic persons that shaped the growth, development, or evolution of the City of Compton.

Archival research and field survey has presented no justification for establishing the Compton High School Campus, its buildings or the Auditorium’s historical context as historical resources. A number of other considerations should also be taken into account, including the relative importance of the buildings, their physical condition and integrity, and compliance with any mandated code requirements. The school campus and these buildings have not yet yielded and are not likely to yield information that is important in history. The buildings have not achieved significance within the last fifty years because they are not of exceptional importance. They have no national, state, or local level of significance. Many of the campus buildings’ original fixtures, finishes and features have been changed out over the years. What would be considered original historical fabric has been completely compromised. Restrooms, door hardware and windows in the various buildings have been replaced with newer products. The removal and replacement of many original features and materials over past years negates any potential historical character the buildings currently have. Costs of required repairs, construction code upgrades, health and Life/Safety requirements create economic hardship for the school district. The West Cocoa Street Properties are simply

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featureless, not unique and in deteriorated condition. The substantial preponderance of information on all the buildings and the campus demonstrates that they are not historical resources, or significant contributors to a historical district. If these buildings were removed, or not considered, there would be no overall impact to any potential historical district, should one ever be defined and established and would not significantly degrade any overall historic integrity of the area such that it would no longer be eligible as a contributor to any future potential historic district status.

The current Compton High School Campus is developed with various buildings, parking lots and athletic fields in no specific master plan. Common concrete and asphalt surfaces cover the open areas of the campus except for the athletic field. Both the concrete and the asphalt are in failing condition. There are a few old growth trees at the Acacia Street frontage. The majority of plantings are minimal and more recently established. There are large areas of raw dirt. Variations of types of buildings are set to the north and east of the property with the open areas to the south and west. There is no significant artwork, statuary, or signage on the site. The entire campus is enclosed by a mixture of wood fencing, steel bar fencing and typical chain link fencing. Any significant modifications to the buildings or the campus would not change the configuration, or the context of the site. In addition to being a life, health and safety hazard as detailed previously, all the buildings on the campus are non-sustainable with a high carbon footprint.

This analysis has demonstrated that the Compton High School Campus as a whole, its buildings and the West Cocoa Street Properties do not meet any of the criteria of the National Register of Historical Places, or the California Register of Historical Resources as historical resources. The campus and the buildings have no importance architecturally and no known individual historic significance, or associations and therefore do not individually satisfy any of the requirements of significance. Any course

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of action regarding the campus, its buildings or the West Cocoa Properties would not cause a significant adverse impact to local historical resources or environment.

EXHIBIT “A”

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BUILDING AND SITE PHOTOGRAPHS

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BUILDING "A"
AUDITORIUM AND ADMINISTRATION

INCOMPATIBLE LIGHT FIXTURES AND MULTIPLE UTILITY CONDUITS
HAVE BEEN ADDED TO THE STREET FAÇADE . FENCING AND STEEL SECURITY
SCREENS ALSO COMPROMISE THE FRONT FAÇADE.

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BUILDING "A"
AUDITORIUM AND ADMINISTRATION

DETERIORATING ELECTRICAL SWITCHGEAR AND OBSOLETE
MECHANICAL EQUIPMENT ADJACENT TO THE SOUTH SIDE OF BUILDING "A"

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BUILDING "A"
AUDITORIUM AND ADMINISTRATION

ELECTRICAL CONDUIT AND PLUMBING PIPING ADDED TO
THE FAÇADE OF BUILDING "A" OVER THE YEARS.
SECURITY SCREENS ADDED TO ALL FIRST FLOOR WINDOWS
IN MORE RECENT YEARS.

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BUILDING "A"
AUDITORIUM AND ADMINISTRATION

ELECTRICAL CONDUIT AND PLUMBING PIPING ADDED
AT FRONT FAÇADE FACING THE PUBLIC STREET

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BUILDING "B"
CAFETERIA

ORIGINAL DOORS HAVE BEEN RETROFITTED WITH CONTEMPORARY SOLID SLAB DOORS.
MODERN STYLE AWNINGS HAVE BEEN ADDED. STREAMLINE MODERNE ELEMENTS ARE MINIMAL.

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ATHLETIC FIELD GRANDSTAND

THE FAÇADE OF THE ORIGINAL 1938 ATHLETIC FIELD GRANDSTAND
WAS GIVEN A STREAMLINE MODERNE STYLE FACELIFT – CIRCA 1960'S.

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ATHLETIC FIELD
NORTH ENTRY

CRACKED CONCRETE, FAILING ASPHALT, STUNTED GRASS AND BARE DIRT
ARE TYPICAL THROUGHOUT THE CAMPUS GROUNDS. PLANTINGS ARE MINIMAL

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BUILDING "D"
MEDIA CENTER

DESIGN ELEMENTS AND ARCHITECTURAL DETAILS ARE MISSING OR MINIMAL
ON THE STREET FACING FAÇADE OF ONE OF THE POST-EARTHQUAKE PERIOD BUILDINGS.

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BUILDING “D”
MEDIA CENTER

THE WEST SIDE OF BUILDING “D” IS VOID OF ANY ARCHITECTURAL DETAILS.
RUSTING WINDOWS AND FAILING PAINT ARE TYPICAL THROUGHOUT.

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**BUILDING “D”
MEDIA CENTER**

**RUSTING WINDOW SCREENS, INOPERABLE WINDOWS
AND PEELING PAINT ARE TYPICAL THROUGHOUT.**

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BUILDING “E”
SOCIAL ARTS

ELECTRICAL CONDUIT, LARGE PULL BOXES AND MODERN LIGHT FIXTURES MOUNTED ON THE ORIGINAL NORTH FAÇADE OF THIS PRE-EARTHQUAKE DESIGNED BUILDING. THE ONLY SIGNIFICANT ARCHITECTURAL DETAIL IS THE ONE ATTIC VENT.

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BUILDING “E”
SOCIAL ARTS

ONE OF THE REMAINING TWO ORIGINAL PRE-EARTHQUAKE DESIGNED BUILDINGS.
THE FAÇADES ARE VOID OF ANY DESIGN FEATURES OR ARCHITECTURAL DETAILS.
THE ASPHALT COURTYARD IS COMPLETELY FAILED.

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BUILDING “E”
SOUTH FAÇADE

THE FAÇADE IS TYPICAL OF ALL SIDES OF THIS BUILDING – VOID OF ANY DESIGN FEATURES OR ARCHITECTURAL DETAILS. WINDOW SASHES ARE TYPICAL INDUSTRIAL DESIGN. MOST WINDOWS ARE NOT OPENABLE.

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BUILDING “F”
HOME ECONOMICS

TERRA-COTTA TILE EYEBROW AWNINGS AND ARCHTOP WINDOWS AT FRONT FAÇADE SUGGEST THE SPANISH REVIVAL STYLE OF ARCHITECTURE. THE APPEARANCE OF THE FAÇADES IS VERY PLAIN AND MINIMALISTIC. LARGE ELECTRICAL CONDUITS AND PULL BOXES ARE MOUNTED ON THE WEST STREET FACING FAÇADE.

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BUILDING "F"
HOME ECONOMICS

THERE IS AN ASSORTMENT OF FENCING TYPES AT ALL BUILDINGS AND THROUGHOUT THE CAMPUS. ALL CHAIN LINK TYPE FENCING IS RUSTING AND FAILING. NOTE STEEL BAR TYPE FENCING AT THE BREEZEWAY AND ROLLED TUBE TYPE RAILINGS AT THE WALKWAYS.

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BUILDING "G"
BUSINESS EDUCATION

ONE OF TWO BUILDINGS REMAINING FROM THE ORIGINAL PRE-EARTHQUAKE PERIOD.
THE BUILDING WAS RECONSTRUCTED AFTER THE EARTHQUAKE AND HAS BEEN
REMODELED TWICE SINCE THEN. THE TERRA-COTTA EYEBROW AWNING
AND ROOFLINE RELIEF DETAIL SUGGESTS A SPANISH REVIVAL DESIGN.

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BUILDING "H"
CLASSROOMS

STEEL BAR TYPE FENCING IN THE FOREGROUND AND CHAIN-LINK FENCING
ADJACENT TO THE BUILDING TO ENCLOSE ELECTRICAL SWITCHGEAR EQUIPMENT.

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BUILDING "G"
BUSINESS EDUCATION

THE SOUTH FAÇADE OF BUILDING "G", ONE OF THE TWO PRE-EARTHQUAKE BUILDINGS REMAINING ON COMPUS. THE SOUTH, EAST AND WEST FAÇADES ARE VERY MINIMAL IN DESIGN AND ARCHITECTURAL FEATURES. THE TREES ARE NOT OLD GROWTH AND WERE PLANTED IN THE 1950'S – 1960'S. THE "QUAD" AREA IS VOID OF ANY OTHER PLANT MATERIAL.

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**BUILDING “J”
CLASSROOMS**

THIS BUILDING WAS GIVEN AN EXTERIOR “FACELIFT” IN THE 2004 MODERNIZATION PROGRAM. THE ORIGINAL DOORS AND WINDOWS WERE CHANGED OUT. UNSCREENED MECHANICAL EQUIPMENT WAS INSTALLED ON THE ROOF. THE PLANTER AREAS ON ALL SIDES OF THE BUILDING ARE VOID OF ANY LAWN OR PLANT MATERIALS. RESTROOMS WERE MODIFIED TO BE ADA COMPLIANT PER 2004 CODES.

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BUILDING "K"
MUSIC BUILDING

THIS BUILDING WAS CONSTRUCTED CIRCA 1938 IN A VERY MINIMAL INSTITUTIONAL DESIGN STYLE. THE EXTERIOR DOORS AND WINDOWS HAVE BEEN REPLACED FROM THE ORIGINALS. CHAIN-LINK ENCLOSED HVAC UNITS AND DUCTWORK HAVE BEEN INSTALLED ALL ALONG THE WEST FAÇADE. A TRANSFORMER AND ELECTRICAL SERVICE WAS ADDED TO THE SOUTH FAÇADE. LANDSCAPING AND PLANTINGS ARE MINIMAL.

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BUILDING "M"
GYMNASIUM

NO SIGNIFICANT DESIGN ELEMENTS OR ARCHITECTURAL DETAILS ARE PRESENT.
THE ORIGINAL EXTERIOR DOORS AND WINDOWS HAVE BEEN REPLACED. ELECTRICAL
SWITCHGEAR, CONDUIT AND PULL BOXES HAVE BEEN ADDED TO THE BUILDING'S FRONT FAÇADE
AND ENCLOSED WITH CHAIN-LINK FENCING.

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BUILDINGS “M” & “M-1”
GYMNASIUM AND MEN’S LOCKER ROOM

MINIMAL UTILITARIAN DESIGN WITH NO SIGNIFICANT ARCHITECTURAL DETAILS.

ORIGINAL EXTERIOR DOORS HAVE BEEN REPLACED. ELECTRICAL CONDUIT

AND PULL BOXES HAVE BEEN MOUNTED TO THE EXTERIOR WALLS.

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BUILDING "M-2"
GIRL'S LOCKER ROOM

MINIMAL UTILITARIAN DESIGN WITH NO SIGNIFICANT ARCHITECTURAL DETAILS.
ORIGINAL EXTERIOR DOORS HAVE BEEN REPLACED. ELECTRICAL CONDUIT
AND PULL BOXES HAVE BEEN MOUNTED TO THE EXTERIOR WALLS.

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BUILDING “Z”
CLASSROOMS WITH ADJACENT PORTABLES

CONSTRUCTED CIRCA 1960, AS A STANDARD UTILITARIAN STRUCTURE WITH NO SIGNIFICANT ARCHITECTURAL DETAILS. THE BUILDING WAS PART OF THE 2004 “MODERNIZATION” PROGRAM. THE ADJACENT PORTABLE CLASSROOM BUILDINGS WERE ADDED IN MORE RECENT YEARS AND ARE VOID OF ANY NOTABLE DESIGN FEATURES.

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BUILDING “W”
CLASSROOM WITH ADJACENT PORTABLES

CONSTRUCTED CIRCA 1960, AS A STANDARD UTILITARIAN STRUCTURE WITH NO SIGNIFICANT ARCHITECTURAL DETAILS. THE BUILDING WAS PART OF THE 2004 “MODERNIZATION” PROGRAM. THE ADJACENT PORTABLE CLASSROOM BUILDINGS WERE ADDED IN MORE RECENT YEARS AND ARE VOID OF ANY NOTABLE DESIGN FEATURES.

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**TYPICAL PORTABLE CLASSROOMS
AND
ACCESSORY BUILDINGS**

UTILITARIAN CLASSROOMS AND BUILDINGS ADDED IN RECENT YEARS ARE IN DETERIORATING CONDITION. ALL OF THESE PORTABLES HAVE NO ARCHITECTURAL OR HISTORICAL SIGNIFICANCE.

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**BUILDINGS “R” & “S”
COMMON COURTYARD**

THESE BUILDINGS WERE CONSTRUCTED CIRCA 1950 – 1960 AS SHOP CLASSROOMS.
THEY ARE MINIMAL UTILITARIAN DESIGN WITH NO ARCHITECTURAL FEATURES.
THE COURTYARD SURFACE IS FAILING/DETERIORATING ASPHALT WITH POOR DRAINAGE.
CHAIN-LINK ENCLOSED HVAC UNITS ARE A PRIMARY FEATURE.

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BUILDING "S"
WOODSHOP

MINIMAL UTILITARIAN DESIGN WITH NO ARCHITECTURAL ELEMENTS.
THE BARREL ROOF IS THE ONLY DESIGN FEATURE.

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BUILDING "R"
CLASSROOM

CONSTRUCTION CIRCA 1950 – 1960 WITH MINIMAL UTILITARIAN
DESIGN AND NO ARCHITECTURAL ELEMENTS.

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STUDENT SERVICES BUILDING
SOUTHWEST CORNER

MINIMAL MODERN BOX DESIGN. ALUMINUM STOREFRONT TYPE FENESTRATION.
NO SIGNIFICANT ARCHITECTURAL FEATURES AND MINIMAL LANDSCAPING.

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STUDENT SERVICES BUILDING

THE ENTRY TO THE BUILDING EXHIBITS CONTEMPORARY DESIGN
ELEMENTS – GEOMETRIC FAÇADE AND ALUMINUM STOREFRONT.

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**PORTABLE OFFICES
AND
ACCESSORY BUILDINGS**

MORE RECENTLY INSTALLED FEATURELESS PORTABLES AT THE
SOUTHWEST AREA OF THE CAMPUS. STANDARD UTILITARIAN DESIGN.

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**ONSITE CONTAINER STORAGE
NORTH CAMPUS**

MULTIPLE STORAGE CONTAINERS ARE LOCATED AT THE ASPHALT LOT AREA OF THE NORTHWEST CAMPUS. THERE IS AN ASSORTMENT OF INDUSTRIAL LIGHTING FIXTURES THROUGHOUT THIS AREA.

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FOOD STORAGE WAREHOUSE

THIS ALL STEEL BUILDING IS RUSTING AND DETERIORATING.
THE SURROUNDING ASPHALT IS SEVERELY CRACKED AND FAILING.

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FOOD SERVICES BUILDING

RECTANGULAR UTILITARIAN DESIGN BUILDING WITH NO SIGNIFICANT ARCHITECTURAL ELEMENTS IS LOCATED AT THE NORTHWEST CAMPUS AREA. CORRUGATED STEEL ROOF WITH FLAT SAND FINISH PLASTER WALLS. PARKING LOT AND DRIVE ISLES HAVE SEVERELY CRACKED AND FAILED ASPHALT.

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MAINTENANCE BUILDING

WAREHOUSE TYPE ALL STEEL STRUCTURE DESIGNED FOR TYPICAL GARAGE AND SERVICE FUNCTIONS. LOCATED AT NORTHWEST CAMPUS AREA AND SURROUNDED BY CRACKED AND FAILED CONCRETE AND ASPHALT.

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MECHANICAL SHOP

ALL STEEL ELEMENTS OF THIS STRUCTURE ARE RUSTING AND DETERIORATING.

INTERIOR CONCRETE FLOOR IS CRACKED AND FAILING.

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NORTHWEST CAMPUS

TYPICAL FENCING IS CHAIN-LINK AND STEEL BAR TYPE.

ALL FENCING IS RUSTING AND DETERIORATING

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TYPICAL CONDITIONS OF ASPHALT PAVING

SEVERELY CRACKED AND FAILED ASPHALT IS COMMON THROUGHOUT THE CAMPUS.

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TYPICAL FAILED ASPHALT PAVING

MANY AREAS ARE TRIP AND FALL HAZARDS.



**OBSTRUCTED AREA DRAINS
LIVE PLANT MATERIAL**

MANY AREA DRAINS ARE OBSTRUCTED WITH SOIL AND DEBRIS.

THIS EXAMPLE EXHIBITS LIVE PLANT MATERIAL GROWTH.

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DETERIORATED UNSAFE ELECTRICAL SERVICE

THE CHAIN-LINK FENCING SURROUNDING THIS HIGH VOLTAGE ELECTRICAL SERVICE IS RUSTING AND FAILING. WOOD UTILITY POLES ARE DETERIORATING CREATING UNSAFE CONDITIONS AT THIS PARKING AREA.

EXHIBIT “B”

WEST COCOA STREET PROPERTIES

PHOTOGRAPHS

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ABANDONED CARWASH AT WEST END

METAL BUILDING ABANDONED FOR A FEW YEARS.

CURRENTLY SLATED FOR DEMOLITION.

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BAPTIST CHURCH
333 WEST ALONDRA BLVD.

SIMPLE PLASTER AND WOOD FRAME DESIGN.

LOW PROFILE STEEPLE IS NOT A SIGNIFICANT FEATURE.

ELECTRICAL SIGNAGE HAS BEEN ADDED TO THE STREET FAÇADE

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**NORTH (REAR) SIDE OF CHURCH
FACING HIGH SCHOOL CAMPUS**

NO SIGNIFICANT FEATURES ARE PRESENT.

THE PAVEMENT IS FAILING THROUGHOUT THE
PROPERTY AND THE ADJACENT WEST COCOA STREET.

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325, 321 AND 317 WEST ALONDRA BLVD.

SIMPLE DESIGN AND COMMON BUILDING MATERIALS
ARE TYPICAL TO ALL STRUCTURES.

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313 WEST ALONDRA BLVD.

COMMON DESIGN AND SPARSE OR MISSING
LANDSCAPING ARE TYPICAL OF ALL EIGHT PROPERTIES.

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305 WEST ALONDRA BLVD.

FAILING ROOF IS COVERED WITH A TARP THAT APPEARS TORN AND FRAYED,
INDICATING THAT IS HAS BEEN IN PLACE FOR A LONG PERIOD OF TIME.
RUSTING STEEL SECURITY BARS ON ALL WINDOWS AND DOORS ARE
TYPICAL OF ALL THESE BUILDINGS.

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301 WEST ALONDRA BLVD.

FAILING WOOD SIDING AND FASCIA OCCUR AT ALL FAÇADES.

THE PROPERTY IS VOID OF ANY LANDSCAPING.

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NORTH (REAR) SIDE OF 301 AND 305 FACING THE HIGH SCHOOL CAMPUS

FAILING FENCING, ROOFING AND WOOD
ELEMENTS ARE TYPICAL AT ALL PROPERTIES.

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NORTH (REAR) SIDE OF 313 AND 317 FACING CAMPUS

DETERIORATED PAVEMENT AND
FENCING ARE TYPICAL AT ALL PROPERTIES

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NORTH (REAR) SIDE OF 321 AND 325 FACING CAMPUS

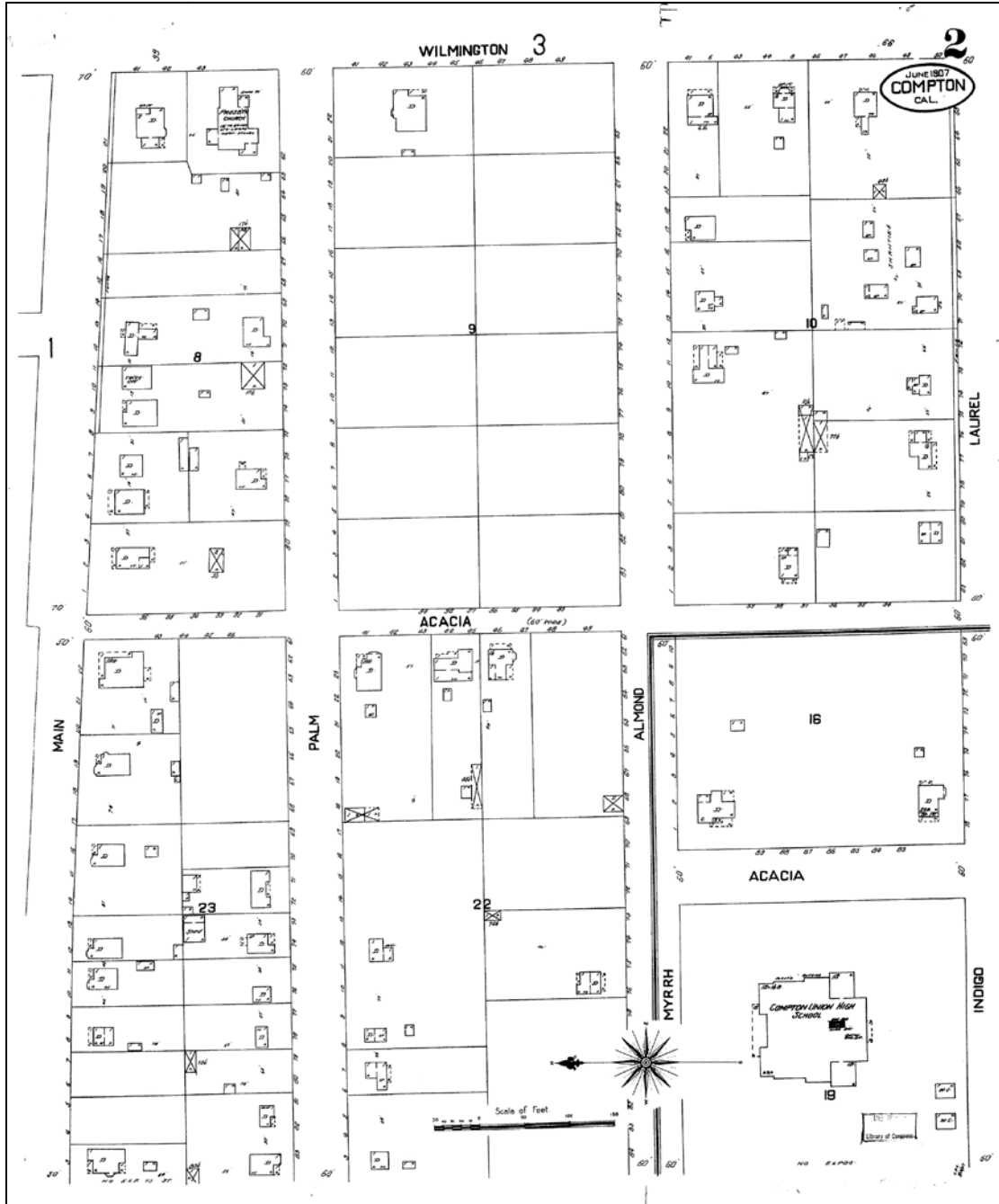
EACH PROPERTY IS POORLY MAINTAINED
AND OVERGROWN WITH WEEDS.

EXHIBIT “C”

SANBORN MAPS

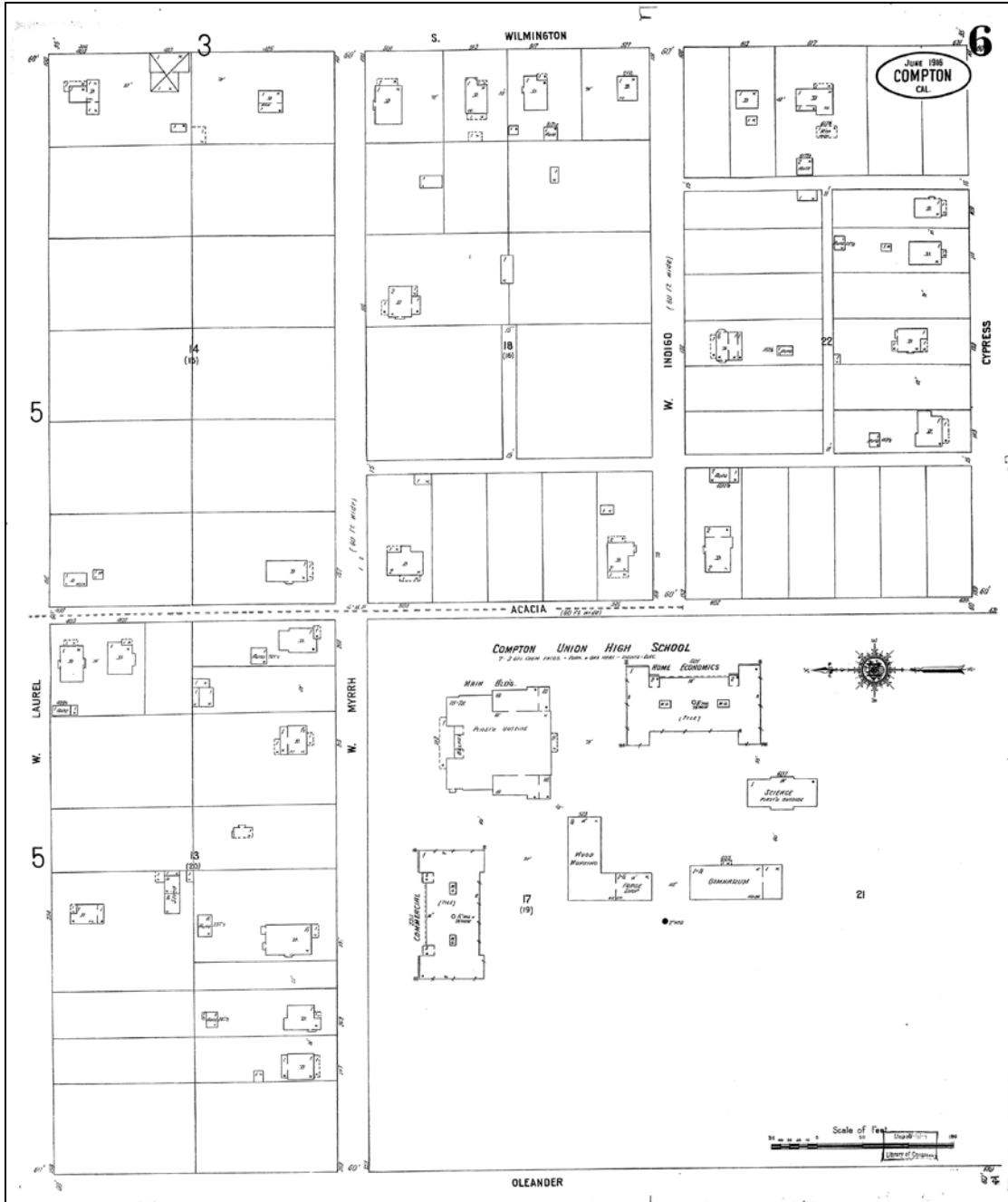
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Sanborn Map 1907



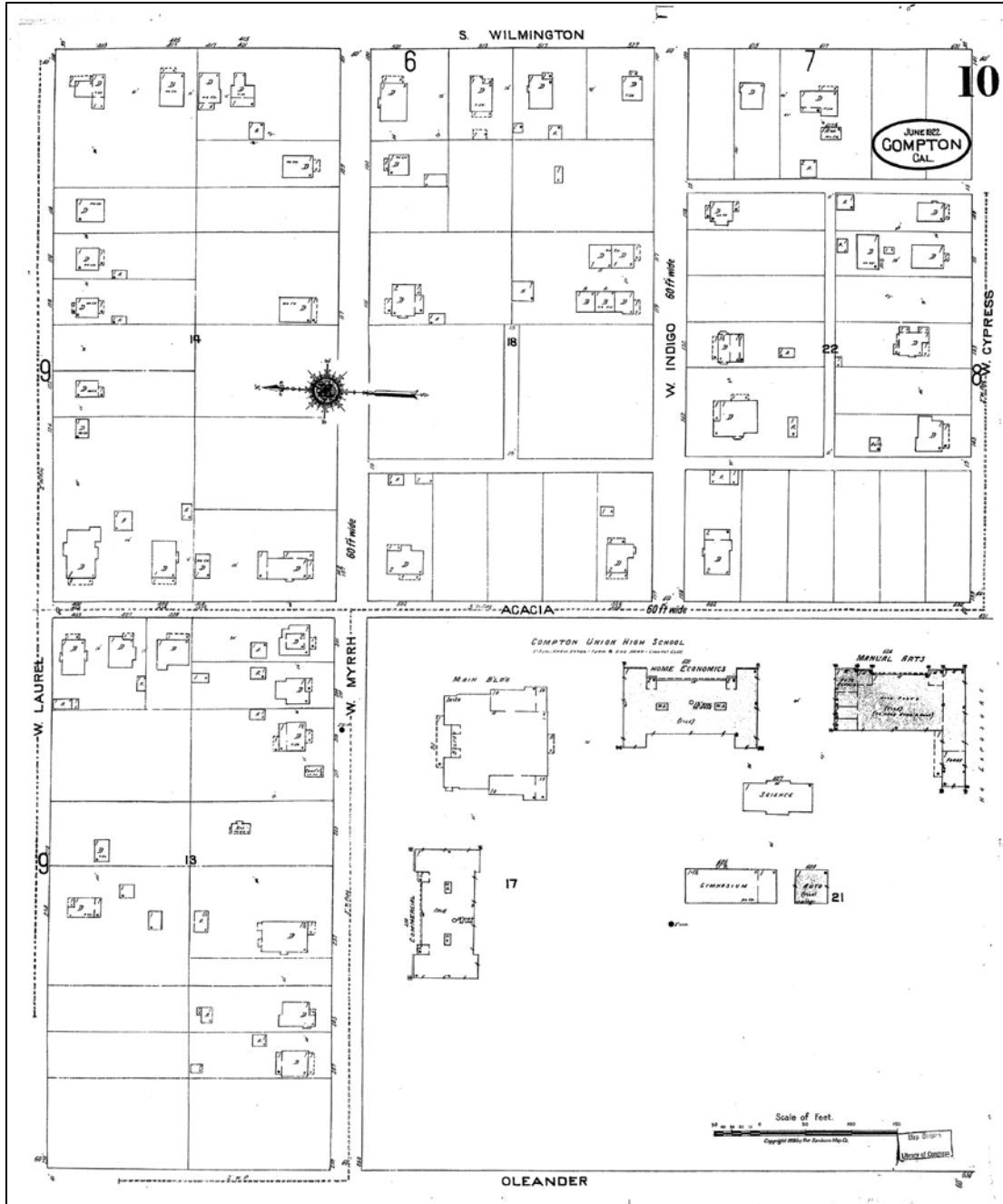
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Sanborn Map 1916



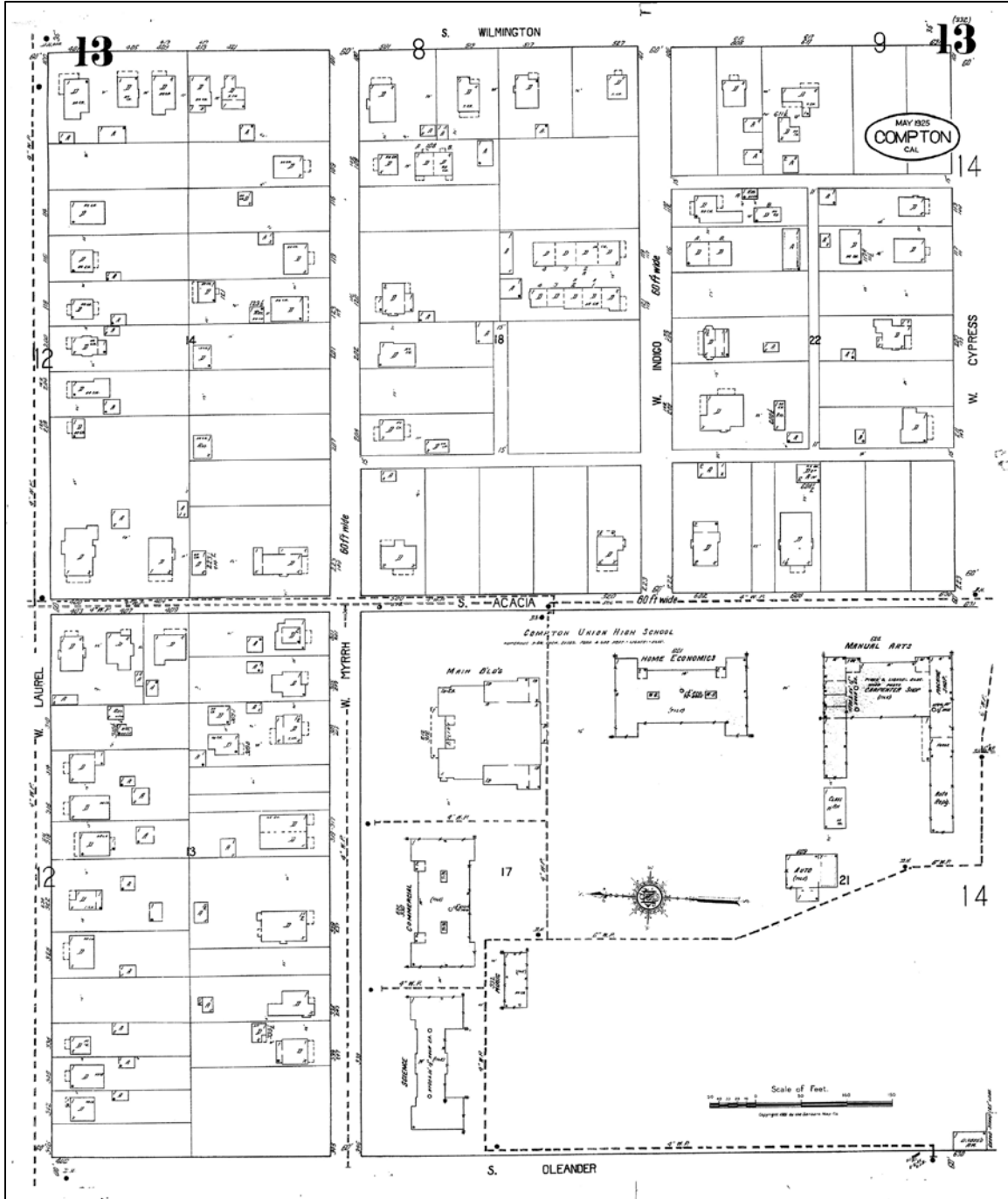
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Sanborn Map 1922



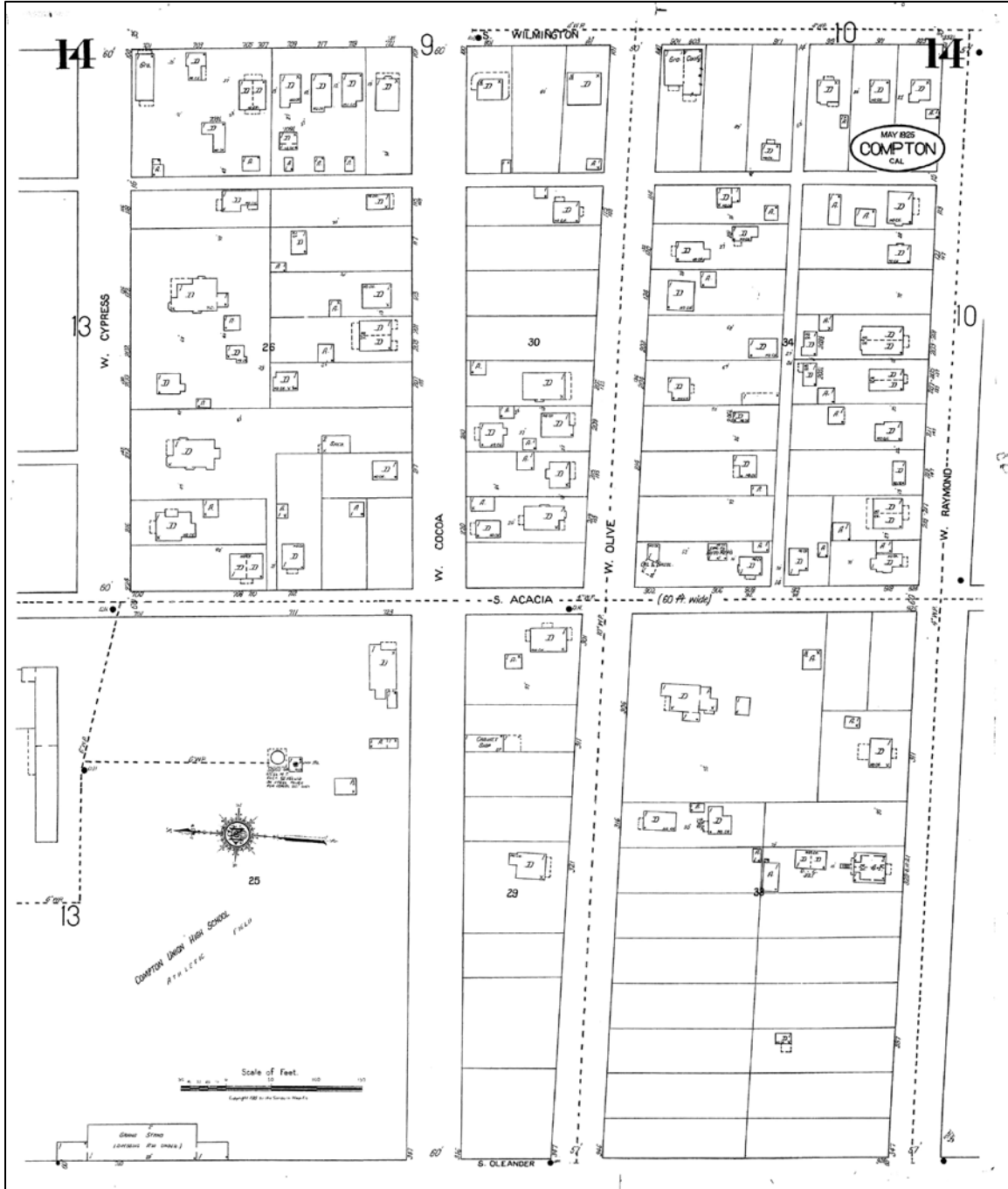
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Sanborn Map 1925, Page 1



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Sanborn Map 1925, Page 2



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Sanborn Map 1938

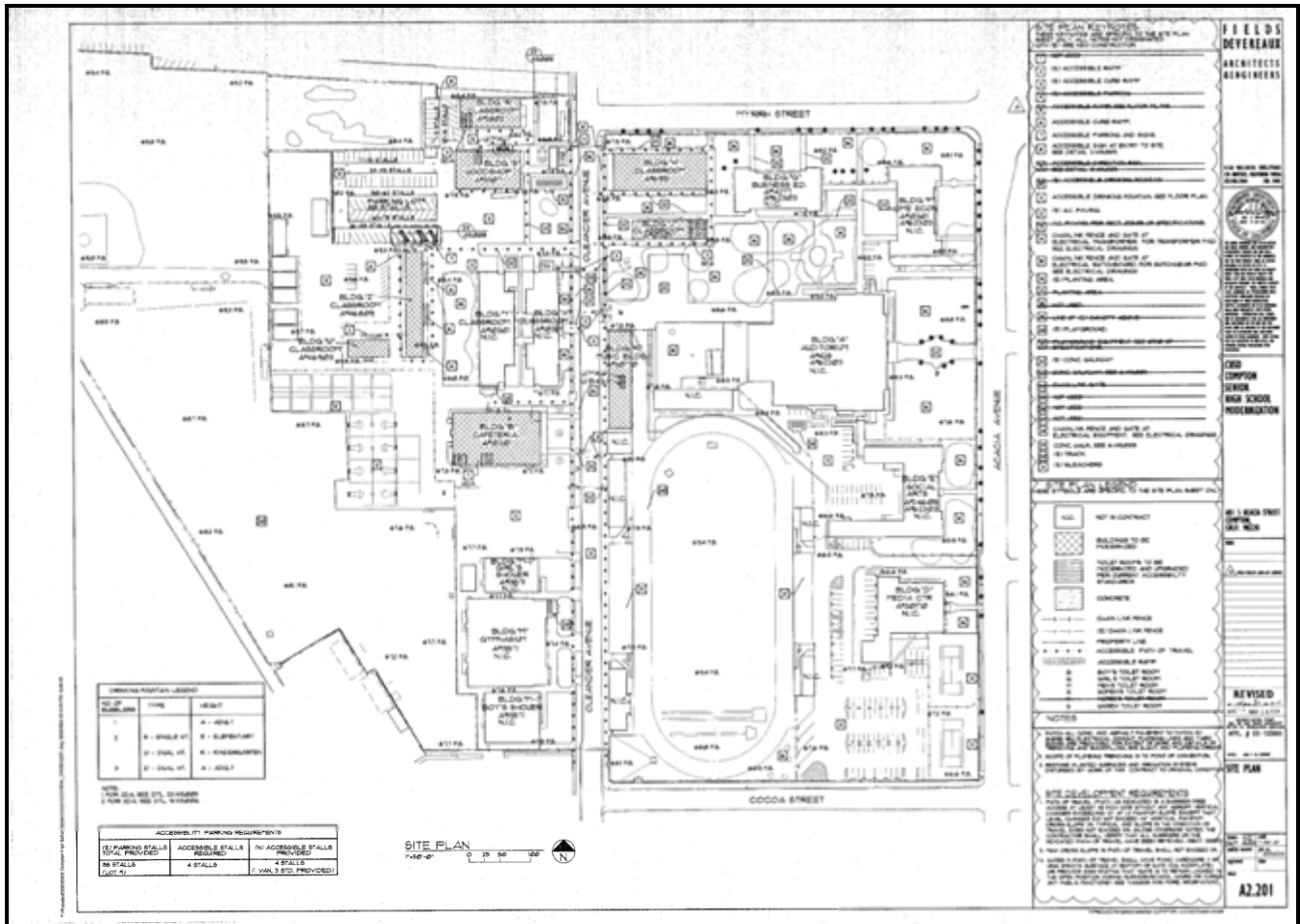


EXHIBIT “D”

2003 SITE PLAN
BY
FIELDS/DEVEREAUX

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2003 SITE PLAN
BY
FIELDS/DEVEREAUX



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3. [California Register of Historic Resources](#)
4. [State Historic Resources Inventory](#)
5. [National Register of Historic Places](#)
6. [United States Secretary of the Interior's Standards and Guidelines](#)
7. [California Environmental Quality Act Statute and Guidelines \(2017\)](#)
8. Compton Unified School District Architectural and Engineering Archives – Blueprints, Specifications, etc. (stored onsite at Compton High School – see Mr. Eli Beas)
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10. [United States Historic American Engineering Record](#)
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13. [American Architects Directory – A.I.A.](#)
14. [Pacific Coast Architecture Data Base](#)
15. South Central Coastal Information Center Survey (2009)
16. Sanborn Maps of Compton Union High School and surrounding area – 1907, 1916, 1922, 1925, 1938 – See Exhibit “C”.
17. [City of Compton Official Website](#)
18. [National Historical Marker Data Base](#)

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