



St. Anthony High School Athletic Field (Clark Field) Caretaker's Residence

Historical Resource Evaluation Report

prepared for

City of Long Beach Development Services

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Long Beach, California 90802

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Executive Summary

Purpose and Scope

Rincon Consultants, Inc. (Rincon) was retained by the City of Long Beach (City) to conduct a historical resource evaluation of the caretaker's residence at St. Anthony High School's athletic field (Clark Field) located at 4832 Clark Avenue (APN 7180001013), Long Beach, Los Angeles County, California (subject building). The caretaker's residence and athletic field are operated by St. Anthony High School but are located approximately six miles to the northeast of the high school campus. This historical resource evaluation was limited to the caretaker's residence and did not include the entire athletic field.

This study was performed to determine if the subject building meets the definition of a historical resource in accordance with the California Environmental Quality Act (CEQA) in order to inform future project planning efforts. This study included a records search of the California Historical Resources Information System (CHRIS), a pedestrian survey, archival research, and a historical resource evaluation, which are summarized in this report. California Department of Parks and Recreation (DPR) 523 series forms were prepared for the building and are included as an appendix. All work was completed in compliance with CEQA and local regulations.

Summary of Findings

The CHRIS records search did not identify any previously-recorded archaeological or built environment resources within a 0.25-mile radius around the subject building. Background and archival research revealed the caretaker's residence was built circa 1920s and was previously located near the intersection of Olive Avenue and 5th Street in downtown Long Beach in a residential neighborhood. In 1965 the residence was relocated to the St. Anthony High School athletic field, located approximately six miles away. The caretaker's residence is recommended ineligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) and for designation as a City of Long Beach Landmark under all significance criteria. The building does not appear eligible for associations with significant events or for associations with the lives of persons significant to our past. It is a modest and ubiquitous Spanish Revival-style home; it is not a distinctive representation of the Spanish Revival architectural style. A review of available evidence and records search results did not indicate the building may yield important information about prehistory or history. In addition, the building does not appear to contribute to any district significant within a historic context. The building is therefore not considered a historical resource for the purposes of CEQA.

In addition to lack of associative and architectural significance, the building's integrity of location, setting, feeling and association have been diminished due to its removal from its original residential neighborhood downtown and relocation to the athletic field, and its integrity of design, materials and workmanship have been diminished due to alterations.

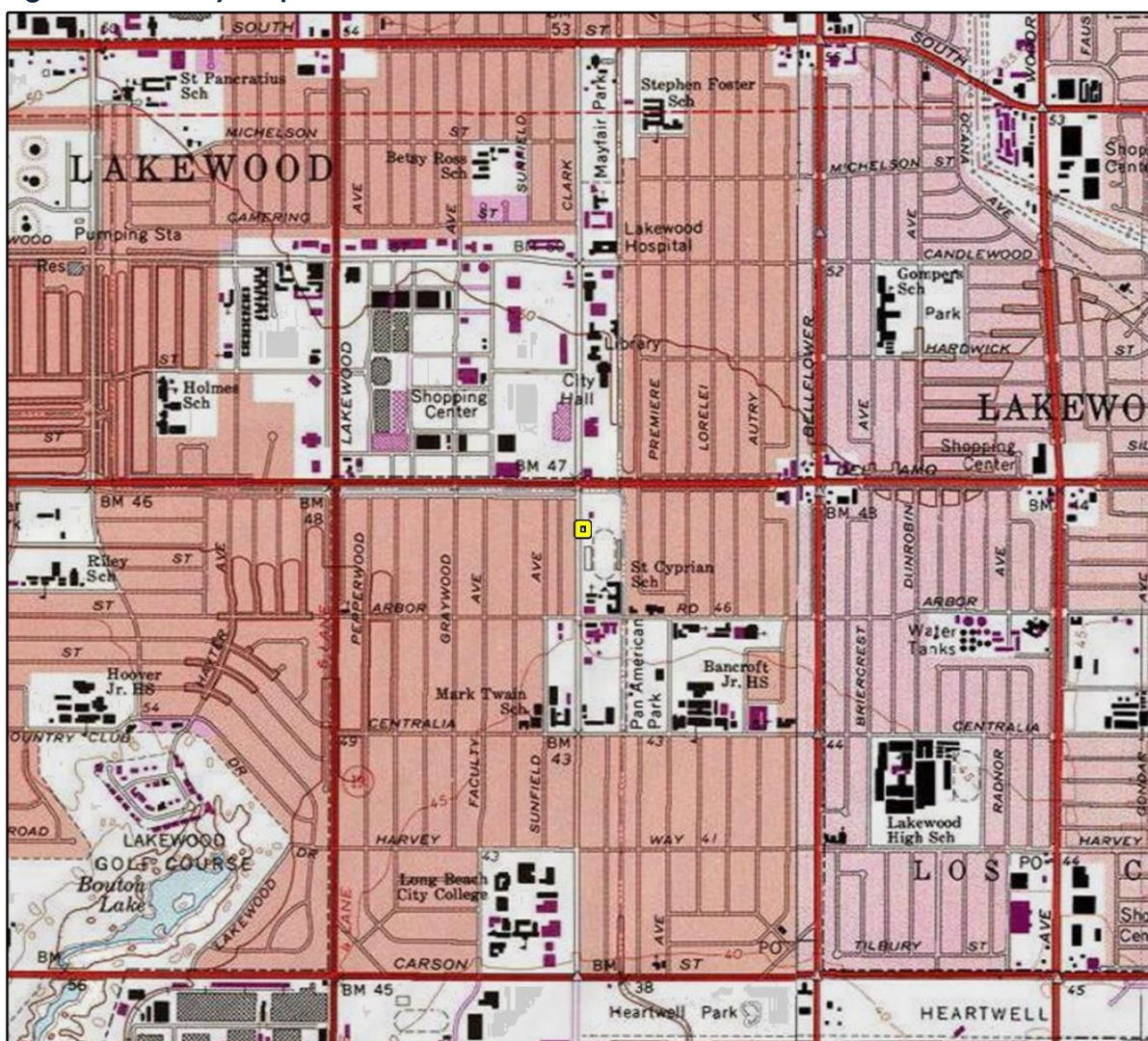
1 Introduction

Rincon Consultants, Inc. (Rincon) was retained by the City of Long Beach (City) to conduct a historical resource evaluation of the caretaker's residence at St. Anthony High School's athletic field (Clark Field) located at 4832 Clark Avenue (APN 7180001013), Long Beach, Los Angeles County, California (subject building) (Figure 1 and Figure 2). The caretaker's residence and athletic field are operated by St. Anthony High School but are located approximately six miles to the northeast of the high school campus. The study was prepared to inform future planning efforts and was completed in compliance with the requirements of the California Environmental Quality Act (CEQA) and applicable local regulations. It includes a cultural resources records search of the California Historical Resources Information System (CHRIS), an intensive pedestrian survey of the subject building, archival research, and the preparation of this report and California Department of Parks and Recreation (DPR) 523 series forms.

1.1 Personnel

This study was managed by Rincon Architectural Historian Susan Zamudio-Gurrola, MHP, who also completed archival research and is the primary author of this report. Rincon Principal Shannon Carmack conducted an intensive-level pedestrian survey of the subject building and its grounds on December 11, 2020 and reviewed this report for quality control. Ms. Zamudio-Gurrola and Ms. Carmack meet and exceed the Secretary of the Interior's Professional Qualification Standards for architectural history and history. Rincon GIS Analyst Allysen Valencia prepared the figures found in the report.

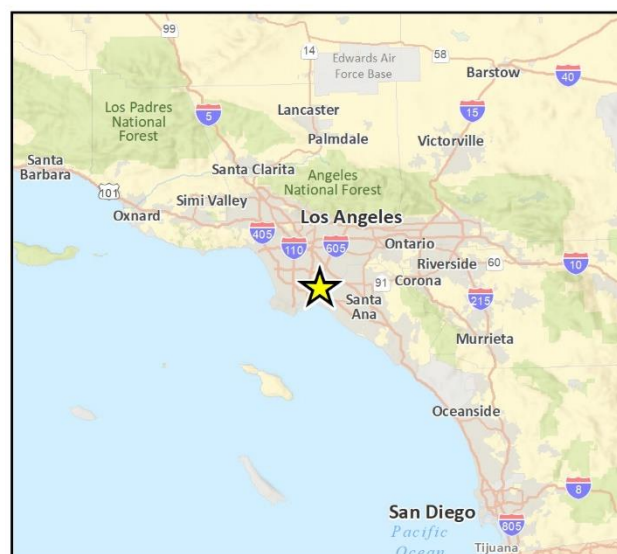
Figure 1 Vicinity Map



Basemap provided by National Geographic Society, Esri and its licensors © 2021. Long Beach Quadrangle. T04S R12W S10. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

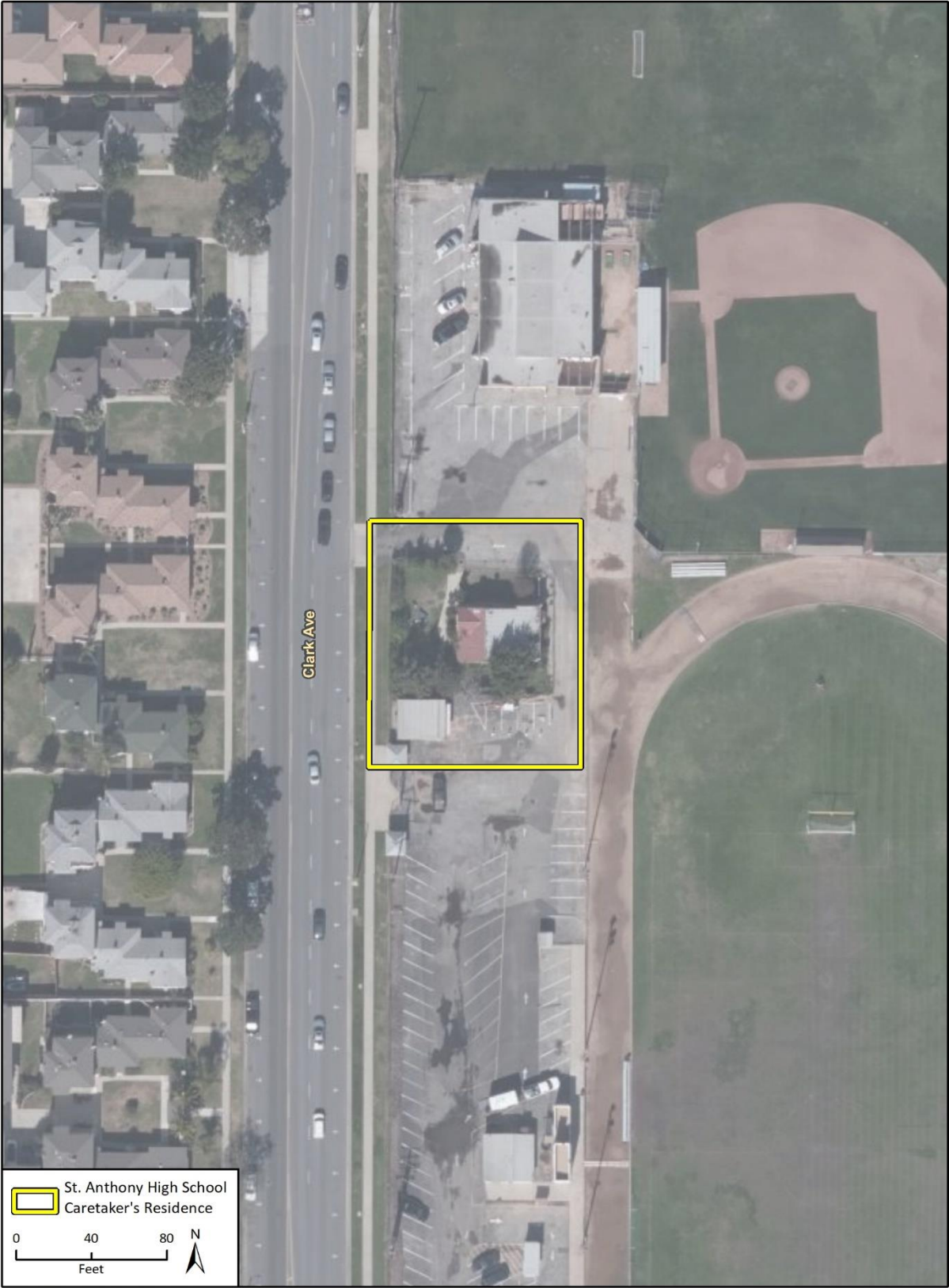
 St. Anthony High School
Caretaker's Residence

0 1,000 2,000 Feet



CRFig 1 Vicinity Map

Figure 2 Location of Subject Building



2 Regulatory Framework

2.1 California Environmental Quality Act

PRC §5024.1, Section 15064.5 of the CEQA Guidelines, and PRC §§21083.2 and 21084.1 were used as the basic guidelines for this cultural resources study. CEQA (§21084.1) requires that a lead agency determine if a project could have a significant effect on historical resources. A historical resource is one listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (§21084.1), included in a local register of historical resources (§15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (§15064.5[a][3]). Resources listed in the National Register of Historic Places (NRHP) are automatically listed in the CRHR.

According to CEQA, impacts that adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired (CEQA Guidelines §15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register (CEQA Guidelines §15064.5[b][2][A]).

2.2 National Register of Historic Places

The NRHP was established by the National Historic Preservation Act of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and indicate what properties should be considered for protection from destruction or impairment.” (CFR 36 CFR 60.2) The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it meets one or more of the following criteria.

- A. Are associated with events that have made a significant contribution to the broad patterns of our history;
- B. Are associated with the lives of persons significant in our past;
- C. Embody the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. Have yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting at least one of the above designation criteria, resources must also retain integrity, or enough of their historic character or appearance to be “recognizable as historical resources and to convey the reasons for their significance” (California Office of Historic Preservation 2006). The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined in the following manner:

- 1) Location: The place where the historic property was constructed or the place where the historic event occurred;
- 2) Design: The combination of elements that create the form, plan, space, structure, and style of a property;
- 3) Setting: The physical environment of a historic property;
- 4) Materials: Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;
- 5) Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
- 6) Feeling: A property's expression of the aesthetic or historic sense of a particular period of time;
- 7) Association: The direct link between an important historic event or person and a historic property (National Park Service 2002).

2.3 California Register of Historical Resources

The CRHR was created by Assembly Bill 2881, which was established in 1992. The California Register is an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (Public Resources Code, 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the National Register criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (Public Resources Code, 5024.1(b)). Certain properties are determined by the statute to be automatically included in the CRHR by operation of law, including California properties formally determined eligible for, or listed in, the NRYHP.

The CRHR consists of properties that are listed automatically and those that must be nominated through an application and public hearing process. The CRHR automatically includes the following:

- 1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2) Is associated with the lives of persons important to our past;
- 3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
- 4) Has yielded, or may be likely to yield, information important in prehistory or history.

Activities that adversely alter the significance of a resource listed in or eligible for listing in the CRHR have a significant effect on the environment under CEQA. Impacts to historical resources are thus considered significant if a project would physically destroy or damage all or part of a resource, change the character of the use of the resource or physical feature within the setting of the resource that contributes to its significance, or introduce visual, atmospheric, or audible elements that diminish the integrity of significant features of the resource.

2.4 City of Long Beach Cultural Heritage Ordinance

City of Long Beach Ordinance No. ORD-15-0038 (adopted December 1, 2015) amended Chapter 2.63 of the Long Beach Municipal Code which delineates the regulations and procedures relating to

cultural heritage resources in the City. The established criteria for designation of Landmarks and Landmark Districts is as follows:

Landmarks.

A cultural resource qualifies for designation as a Landmark if it retains integrity and manifests one (1) or more of the following criteria:

- A. It is associated with events that have made a significant contribution to the broad patterns of the City's history; or
- B. It is associated with the lives of persons significant in the City's past; or
- C. It embodies the distinctive characteristics of a type, period or method of construction, or it represents the work of a master or it possesses high artistic values; or
- D. It has yielded, or may be likely to yield, information important in prehistory or history;

Landmark Districts.

A group of cultural resources qualify for designation as a Landmark District if it retains integrity as a whole and meets the following criteria:

- A. The grouping represents a significant and distinguishable entity that is significant within a historic context.
- B. A minimum of sixty percent (60%) of the properties within the boundaries of the proposed landmark district qualify as a contributing property.

(ORD-15-0038 § 1, 2015)

3 Natural and Cultural Setting

3.1 Historic Overview

Post-European contact history for California is generally divided into three periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848–present). The following historical narrative is derived from the Long Beach Historic Context Statement (Sapphos Environmental 2009).

Spanish and Mexican Settlement

What is now the City of Long Beach received its first European visitors in the late 18th century with the arrival of Spanish explorers and missionaries. Mission San Gabriel Arcángel, established in 1771, was awarded jurisdiction over most of the region. Ten years later, a group of families from present day Mexico founded a community in what is now downtown Los Angeles named el Pueblo de Nuestra Señora la Reina de Los Angeles de Porciúncula.

During the Spanish and subsequent Mexican reign over Alta California, the southern portion of present-day Los Angeles County was held in a variety of land grants. In 1784, Pedro Fages, the Spanish governor of California, granted 300,000 acres to Manuel Nieto, a Spanish soldier, as a reward for his military service. Nieto raised livestock and built an adobe home on a hilltop near today's Anaheim Road. Following Nieto's death in 1804, the land grant known as Los Coyotes became the property of his heirs. In 1834, it was divided into five smaller ranchos, including Rancho Los Alamitos and Rancho Los Cerritos. These two ranchos encompassed the majority of what now comprises the City. Today, Alamitos Avenue marks the dividing line between the two.

In 1842, Don Abel Stearns, a prominent American-born ranchero from New England, acquired Rancho Los Alamitos. His cattle enterprise was dealt a mortal blow by droughts in the early 1860s, and he lost the rancho to its San Francisco mortgage holder, Michael Reese in 1866. Rancho Los Cerritos was given to Nieto's daughter, Manuela Cota, in 1834. Following her death, the children sold the rancho in 1843 to Massachusetts-born merchant John Temple who was married to Nieto's granddaughter, thus granting him Mexican citizenship. Temple raised livestock and maintained a lucrative business shipping hides to San Pedro harbor.

American Settlement

California became a U.S. territory in 1848 and the 31st state in 1850. With the discovery of gold in California and the influx of people between 1849 and 1855, Stearns and Temple experienced a brief period of prosperity. However, both ranchos suffered during the severe droughts of the 1860s and economic decline of the 1870s. In 1866, Temple retired and the Flint, Bixby & Co. bought Rancho Los Cerritos for \$20,000. Jotham Bixby managed the land and livestock.

In 1878, John Bixby leased Rancho Los Alamitos from Michael Reese and moved his family into the adobe. In 1881, Reese sold the rancho to a partnership composed of I.W. Hellman and the John Bixby & Co. John Bixby and his wife, Susan, rehabilitated the adobe and transformed the property into a prosperous working ranch and dairy farm, which became known as Bixby Ranch.

Thus, by the late 1870s, both Rancho Los Alamitos and Rancho Los Cerritos were under the control of members of the Bixby family, who would become one of the city's most influential families. Both

properties continued to operate as ranches well into the early decades of the 20th century, maintaining dairy farms and growing beans, barley, and alfalfa. However, land from both ranchos was slowly sold off, beginning with the decline of the sheep industry in the 1870s. By 1884, the town of Long Beach occupied the southwest corner of Rancho Los Cerritos. Eventually Bellflower, Paramount, Signal Hill, and Lakewood were founded on its lands as well.

Willmore City

Settlement within Long Beach began in 1875, when Jotham Bixby began selling lots along the Los Angeles River near Willow Street and Santa Fe Avenue. The Cerritos Colony consisted of farms, homes, and the area's first schoolhouse. The second attempt at settlement began in 1881, when William E. Willmore planned to develop the American Colony, a 4,000-acre piece of Rancho Los Cerritos with a 350-acre town site named Willmore City. Forty-acre lots were offered for sale for small family farms. The original town site was bound by present-day 10th Street on the north, Alamitos Avenue on the east, the Pacific Ocean on the south, and Magnolia Avenue on the west.

Willmore City was touted as a healthful seaside resort and advertised throughout the country. However, only two people purchased land in the colony in 1882 and the California Emigrant Union withdrew its support for the colony, leaving Willmore to promote his new town alone. By May 1884, with only 12 homes and the majority of lots remaining unsold, Willmore abandoned the colony.

The Town of Long Beach

Later in 1884, the American Colony was purchased by the San Francisco firm Pomeroy and Mills, who reorganized as the Long Beach Land and Water Company. The American Colony and Willmore City were renamed Long Beach after the area's long, wide beaches. Under new leadership, the new colony began to improve and grow. Growth was also spurred by expansion of the national and regional railroad networks and a rate war between the Southern Pacific and the Atchison, Topeka and Santa Fe railroads in 1887. More than 60 new towns were laid out in Southern California between 1887 and 1889, including several in the Long Beach area. Many were attracted to the city because of strong religious ties and strict prohibition rules.

In 1887, the San Francisco-based Long Beach Development Company purchased the remaining unsold lots in the American Colony, additional acreage and the town's water system. The City was incorporated in 1888 with 800 citizens and approximately 59 buildings. By 1889, the real estate boom had collapsed; however, developers continued to invest in the City. By the end of the decade, development had spread north to Fifth Street and east to Linden Avenue. In 1898 the City's population was differentiated between winter and summer residents clearly indicating prosperity depended on seasonal tourism and seaside amenities. The wharf appears to have been constructed circa 1885, followed by piers on Magnolia Avenue and on Pine Avenue followed.

During this period, there was an increase in the construction of small-scaled or mixed-use lodging houses, as well as strings of small, attached dwellings (courts), cottages, cabins, and tents. From 1895 to 1902, the geographic boundary of most development within the City expanded north to Anaheim Street and west to Monterey Avenue.

Other industries in the City included agriculture (although not as important economically as in other Southern California cities and towns) and a shipping harbor which was developed in the early 1900s. In addition to these industries, a series of annexations helped increase the permanent local population. From 1902 to 1905, Long Beach's population tripled and by 1910, the City had expanded to approximately 10 square miles with a population of 17,809.

During the first two decades of the 20th century, multi-family residential development began in downtown and surrounding coastal areas. Initially, this included duplexes, strips of attached dwellings, multiple single-family dwellings on one property, and flats and houses that housed multiple families. By 1905, small-scaled apartments and tenements were built in the City core. As the trend shifted to building up, more two- and three-story apartments were built.

By the late 1910s, architecture was seen as playing a key role in the City's identity and in attracting residents and businesses. During the late 1910s and early 1920s, news articles noted that Long Beach was a leader in a variety of architectural styles such as Swiss Chalet, Bungalow and Aeroplane. Efforts were also made to apply the tenets of the City Beautiful Movement, which sought to remedy social problems and increase civic loyalty through the beautification of cities; it favored Beaux Arts classicism, a monumental core or civic center with wide, tree-lined boulevards and an axial plan.

The 1920s brought significant change and growth in the city. The discovery of oil in Signal Hill, establishment of U.S. Navy's Pacific Fleet headquarters, and air field development resulted in a dramatic population increase and building boom. By 1932, the effects of the Great Depression started being felt in Long Beach; the tourism industry in particular suffered greatly. In addition, a 6.4 magnitude earthquake in 1933 severely damaged the City. As reconstruction was financed through federal grants and loans, rebuilding efforts rejuvenated the local economy. The Works Progress Administration/Works Projects Administration also assisted the development of parks, transportation facilities, civic and recreational buildings throughout the City. Another oil strike in 1936 provided revenue to the City and further assisted economic revitalization. The defense industry expanded with the opening of Reeves Field in 1937, and development of Roosevelt Naval Base, shipyard and hospital in 1941. In 1943, Douglas Aircraft reached a peak 41,602 employees and by 1945, the wartime defense industry production in Long Beach had infused the City with employment, economic resources and people, and brought tourists back to the Pike.

Following the end of World War II, millions of veterans settled down into suburban life. Home ownership in the nation propelled to unprecedented numbers, due to low-interest loans and long-term mortgages provided by the G.I. Bill. The bill also gave veterans the chance to attend college, a first for many low- and middle-class Americans. California State University, Long Beach, was established in 1949, in response to the overwhelming demand for postsecondary education. Long Beach experienced a period of extraordinary postwar growth. Between 1950 and 1956, the City acquired 9.8 square miles of land, through 69 annexations, most coming from the Los Altos area in east Long Beach which transitioned from agricultural lands into a booming bedroom community of 10,000 homes. Residential development also spread throughout North Long Beach. In addition to single-family homes, thousands of new multi-family properties—including duplexes, garden apartments, and "dingbat" apartments—were built after the war. Correspondingly, numerous elementary, middle and high schools were built for the growing population.

By the late 1950s, the impact of the automobile began to be reflected in the built environment, as the economic potential from commercial establishments along heavily traveled thoroughfares prompted roadside development such as new suburban shopping centers. The growing population's demand for postsecondary education also resulted in the establishment of California State University, Long Beach in 1949. A negative effect of suburban development was a push of the population away from the city center, causing underutilized downtown buildings to deteriorate or be demolished as part of urban renewal projects. The City's tourism industry also suffered as new regional attractions lured tourists away, such as Disneyland and Knott's Berry Farm. Redevelopment in the 1980s and 1990s resulted in the demolition of many older buildings in the downtown area.

St. Anthony High School

The following historical background is primarily derived from St. Anthony Parish and school histories available on their websites (St. Anthony Parish Community, n.d.; St. Anthony High School, n.d.) unless otherwise stated.

In 1902, by invitation of Mrs. J.M. Morris, residents of Long Beach met to discuss establishing a Catholic church. F.E. Shaw donated two acres of land, and pledges raised \$1,000 towards the effort. Mr. Shaw's land was traded for property closer to the center of the city at the corner of Olive Avenue and 6th Street. Captain James Morris and Judge Wall purchased adjacent lots to allow for future expansion. Ground was broken in September 1902, and the first mass was celebrated in the new church in July 1903. By 1907 the need for a larger church and a school was apparent. A small school building, facing Olive Avenue, was built by a local contractor who was also a parishioner. It opened in September of that year and included up to the ninth grade. In 1909, the school was forced to close due to low funding.

In 1913, the church was moved to the rear of the property and the rectory was moved to Lime Avenue to make room for a new church. The second, larger church was completed the following year. Built to the rear of the church and facing north on 6th Street, the second St. Anthony school was completed in 1919. Its first year, 125 students were enrolled ranging from kindergarten to eighth grade. The majority of the graduating class of 1920 remained to form a new high school department. A second story addition was built over the summer to house the high schoolers starting in the fall. By 1922, the parish community had grown to over 2,000 people; school enrollment continued to grow as well.

The church complex had become crowded with the church, rectory, school, convent and playgrounds crowded together in the quarter block at Olive Avenue and 6th Street. The surrounding properties on the block were residential, and with the assistance of an intermediary, the church acquired surrounding parcels for \$60,000. In 1922, the convent moved across 6th Street, and a new campus was developed between 6th and 7th streets. A new three-story building with a basement was constructed to be used for grade school, and a one-story building was constructed for the high school. Costing \$100,000, the project was completed in 1927.

In 1933, the devastating Long Beach Earthquake destroyed or damaged portions of St. Anthony's Parish including the convent, the priest's house, the elementary school, and the church, which was torn down. Another earthquake later that year damaged the high school, forcing it to be rebuilt. It was re-dedicated October 29, 1933. By December of that year, the cornerstone was laid for the third St. Anthony church. Windows and altars from the old church were reused during its construction, and the church was dedicated in February 1934.

Improvements to the school were completed a few years later, including expansion of the playground space through the purchase of property on 6th Street ending at the alley, and paving of the schoolyard. Although the sisters at the parish had conducted a co-educational high school since 1921, Monsignor Bernard Dolan wished to develop a central high school for boys in the area. In 1941, he purchased the lot at Olive Avenue and 7th Street and laid the foundation for the boys' high school. Its construction was largely funded by Mrs. Mary C. Young, in honor of her mother, Doctor Mary Young Moore. Five brothers of the Holy Cross were sent from Notre Dame to run the school, which was completed in December 1941. The new school's library and science labs were shared by both the boys and girls departments, and student body assemblies and meetings were held jointly. Also, in 1942, the elementary school was moved from the main building on Olive Avenue to the one-story building facing 6th Street that had originally been used for the high school.

St. Anthony High School Athletic Field (Clark Field) Caretaker's Residence

In 1942, as the country was at war, high schools across the United States were asked to include some form of military training in their curriculum. The Victory Corps was established at St. Anthony High School with four divisions: air, land, production and community service. Brigadier General James J. Meade and an advisory board provided training to student cadets.

Although the high school had included interscholastic football, basketball and baseball teams since the 1930s, it did not have regular practice facilities until the following decade. In 1945, Monsignor Dolan coordinated with the Montana Land Company to acquire an approximately 9.5-acre property in a northern area of the city for only \$10. The parish developed their high school athletic field on the former bean field property, which was named "Clark Field" after brothers William Andrews Clark and J. Ross Clark, founders of the Montana Land Company (Archibold 2019). Shortly thereafter, the school gymnasium was built, which was dedicated in 1948 and named the St. Anthony Catholic Center. It was said to be the most modern gymnasium in the city at the time.

The parish undertook a large expansion and building program around that time, including an addition to the sisters' convent and construction of a new brothers' residence. St. Anthony school was declared the largest school in the west in 1952 by the *Tidings* newspaper. That year, the girls' high school enrollment was 704 students; the boys' high school had 696 students; and the grade school had 585 students. In 1953, Monsignor Dolan had the church building cut in two pieces, and moved the entrance 30 feet outwards to the sidewalk to increase the church's seating capacity. The two main, 80-foot towers of the second church, which had been destroyed by the 1933 earthquake, were rebuilt. The towers are constructed of reinforced concrete, faced with cast stone and colored mosaic tile, and topped with gold crosses. A new façade was constructed, centered between the towers. As part of the parish's 50-year anniversary celebration, a 34-foot by 24-foot mosaic was created in Rome, transported to Long Beach, and installed over the main entrance. The interior of the church was remodeled as well.

As the Catholic population of Long Beach grew, additional parishes were established in the area during the 1940s and 1950s. Over two dozen parishes have been carved out of St. Anthony's original boundaries.

In 1955, the elementary school was moved to a new building at 5th Street and Alamitos Avenue, its current location, and a second story added. Additional play area was needed, so within a few years the parish purchased the three remaining houses to the south of the church facing Olive Avenue to create playground and parking space. Two of the homes were demolished and in 1965, one was relocated for use as a caretaker's residence at the high school's athletic field, approximately six miles to the northeast (City of Long Beach 1965). In approximately 1968, the boys and girls departments of the high school were combined.

The brothers of the Holy Cross left St. Anthony's High School in 1994 due to a decreasing number of new vocations. School funding continued to be a concern over the years, and alumni have been instrumental in supporting fundraising efforts. Throughout the decades, additional changes were made to the St. Anthony Parish complex, including construction and modification of rectory, convent and parish hall buildings.

Spanish Colonial Revival Style Architecture (1915 – 1942)

The following context on Spanish Colonial Revival-style architecture is excerpted from the Long Beach Historic Context Statement (Sapphos Environmental 2009), provides an architectural context within which to evaluate the subject building.

Beginning with the effort to rescue and restore the California missions in the late 19th century and the subsequent development of the Mission Revival style, architects in southern California pursued a quest for an architectural identity that reflected the region's climate, lifestyle, and Hispanic past. This search crystallized into the Spanish Colonial Revival with the 1915 design by architect Bertram Goodhue for the Panama-California Exposition in San Diego, California. The Spanish Colonial Revival style was hugely popular from the early 1920s until the 1940s. Whole communities and cities such as Rancho Palos Verdes, San Clemente, and Santa Barbara passed ordinances requiring that new buildings conform to the Spanish Colonial Revival image. Developers, builders, and individual homeowners in Long Beach, as elsewhere in southern California, embraced the style, which easily eclipsed the other contemporaneous revival styles in usage.

A Spanish Colonial Revival building borrows decorative details from the whole panoply of Spanish architecture rather than looking back merely to the colonial buildings inherited from the Spanish and Mexican eras in California. These precedents may be Moorish, Andalusian, Renaissance, or Baroque, resulting in an architectural vocabulary of unusual depth and variety that was further enriched by combining it in the late 1920s and 1930s with the Art Deco and Streamline Moderne styles. These borrowings and combinations notwithstanding, the style also encompassed an Adobe Revival as well, which resulted in an enhanced and romanticized vision of a California past that never was.

The Spanish Colonial Revival style was employed for nearly all types of buildings—single and multifamily residential, commercial, and institutional—and therefore could range in height from one to multiple stories. The majority of Spanish Colonial Revival buildings were asymmetrical, although a popular bungalow subtype was markedly symmetrical. Almost all Spanish Colonial Revival buildings are recognizable by stucco-covered exterior walls and red clay tile roofs (in California, barrel-shaped mission tiles, reputedly modeled after those made by molding on a man's thigh, were most common). Most roofs were gabled, or gabled and flat, although hipped roofs were also utilized. Towers and turrets, even on one-story homes, fed the southern California delight in fantasy. Arched openings were almost ubiquitous. Patios and balconies allowed enjoyment of the mild climate. Secondary materials—including wood (usually dark stained), wrought iron, and polychromatic tile—provided effective accents. Windows could be wood framed or metal and were mostly casement and double-hung sash in type.

Character-defining Features

Spanish Colonial Revival buildings draw on an extensive architectural vocabulary. Some of the most common elements are itemized:

- Usually one or two stories, but can be more
- Exterior wall surface covered in stucco (or very occasionally, brick or cast stone)
- Asymmetrical appearance (except for symmetrical, flat-roofed bungalow subtype, see below)
- Round or square towers and cupolas
- Low-pitched gabled or hipped roof covered in Mission or Spanish red clay tiles or flat roof with parapet wall
- Shallow eaves or deeper eaves with carved wood brackets exposed in the overhang
- Heavy wood door, commonly carved or paneled, sometimes emphasized by spiral columns, pilasters, carved decoration, or patterned tiles
- Arched focal windows and casement windows
- Window grilles of wrought iron or pierced stucco or rejas of wood

St. Anthony High School Athletic Field (Clark Field) Caretaker's Residence

- Exterior balconies with wood or wrought-iron railings
- Exterior gardens and patios
- Arcades
- Attached, exterior chimneys, often tapered
- Tiled accents on walls, stairs, fountains
- Brick or tile vents
- Wrought iron lanterns and hardware
- Battered or buttressed corners
- Wing walls and porte cocheres with arched openings
- Exterior staircases
- Shallow second story overhang marked by corbels or brackets

4 Background Research

4.1 California Historical Resources Information System

A records search of the California Historical Resources Information System (CHRIS) was completed on January 14, 2021 by the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton (Appendix A). The search was performed to identify previously conducted cultural resource studies and previously recorded cultural resources within a 0.25-mile radius of the subject building. Background research also included a review of the NRHP, CRHR, California Historical Landmarks, California Points of Historical Interest, and the California Built Environment Resources Directory list, as well as a review of available U.S. Geological Survey quadrangle maps.

The CHRIS records search did not identify any previously recorded cultural resources within 0.25 mile of the subject building. One cultural resource study was previously conducted within the 0.25-mile records search radius which did not include the subject building (Table 1).

Table 1 Previous Studies within a 0.25-Mile Radius of the Subject Building

SCCIC Report No.	Author	Year	Study	Relationship to Project Site
LA-11429	McKenna, Jeanette A.	2011	Archaeological/Cultural Resources Records Search, City of Lakewood Overview	Outside

Source: SCCIC 2021

4.2 Archival Research Methods

Archival research for this study was completed in December 2020. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the subject building and its surroundings. Sources included, but were not limited to, City building permit records, historic maps, aerial photographs, written histories, city directories, and newspaper articles. A list of repositories that were consulted to identify pertinent materials is included below.

- Long Beach and Lakewood city directories accessed digitally via Ancestry.com
- Historic aerial photographs accessed via the University of California, Santa Barbara Map and Imagery Lab
- Historic topographic maps accessed via United States Geological Survey (USGS) TopoView
- *Long Beach Press Telegram* articles via Newspapers.com
- City of Long Beach building permit records
- City of Long Beach Historic Context Statement (Sapphos Environmental Inc. 2009)
- St. Anthony Parish and St. Anthony High School histories accessed at StAnthonyLB.org and LongBeachSaints.org
- Other sources as noted in the references list

5 Field Survey Methods

Rincon Principal and Architectural Historian Shannon Carmack conducted an intensive pedestrian survey of the subject building (the caretaker's residence) and its surroundings on December 11, 2020. The building is located on the St. Anthony High School athletic field; however, this assessment was limited to the caretaker's residence. The field survey consisted of a visual inspection of the subject building and its associated features. Ms. Carmack assessed the building's condition, integrity, construction, alterations and any potential character-defining features. Field documentation included notes and digital photographs to support field observations.

6 Findings

As a result of the background research and field survey, one built environment resource over 45 years of age was identified and recorded on California Department of Park and Recreation (DPR) 523 series forms (Appendix B) and is described in further detail in the following section.

6.1 Physical Description

The subject building is located on the approximately 9.6-acre St. Anthony High School athletic field (Clark Field) at the southeast corner of Clark Ave and Del Amo Boulevard. Situated near the central-western edge of the property, the subject building is a Spanish Revival-style single-family residence which serves as the on-site caretaker's home (Figure 3). The one-story home appears to rest on a concrete foundation, has a generally rectangular footprint, and is sheathed with rough stucco painted green which is likely not the original cladding. The western approximate third of the home is covered by a cross-gabled roof clad with red barrel tile, and the remainder of the roof is flat with a tiled parapet. Located on the west façade, the primary entry is accessed via a partial width porch supported by square wooden posts with curved brackets. Exposed rafter tails are visible above the porch. The porch and entry steps are concrete; the entry door was obscured by a metal security door. A secondary entry is located on the east (rear) elevation; it is accessed via concrete steps and is sheltered by a small pent roof clad with barrel tile (Figure 5). Fenestration varies and appears to include wood sash, multi-pane paired casements, 1/1 double-hung, a multi-pane picture window, and at least one louvered window. Windows are covered with screens, likely not original. A stuccoed chimney is located near the northwest corner of the home (Figure 5). Tile vents are present on several elevations.

Figure 3 Western Façade, View Facing East



Figure 4 East (Rear) Elevation, View Northwest



Figure 5 North Elevation, View Facing Southeast



Immediately encircling the home are a chain link fence and landscaping including a grass lawn and ornamental trees and shrubs. Large shrubs obscure view of the home from Clark Avenue. The home is surrounded by the athletic field's paved entry drive and parking lots (**Error! Not a valid bookmark self-reference.**). Alterations include: non-original stucco, window screens, and security doors;

elements which were likely originally wood appear to have been stuccoed over such as lintels, brackets, and sills (Figure 7).

Figure 6 South Elevation, View Facing Northwest



Figure 7 Lintel and Bracket That Likely Have Been Stuccoed Over



St. Anthony High School Athletic Field (Clark Field) Caretaker's Residence

Other features of the athletic field include a running track, football and baseball fields, batting cages, bleacher seating, a locker room/shower building, and ancillary buildings such as restrooms, ticket booths, a snack shop, announcer stand, and storage (Figure 8 and Figure 9).

Figure 8 Partial View of Athletic Field Facilities – Ticket Booths



Figure 9 Partial View of Athletic Field Facilities - Baseball Diamond



6.2 Property History

The Spanish Revival-style single-family residence was reportedly originally constructed and located near Olive Avenue and 5th Street, in downtown Long Beach. Archival research was unable to determine the original address of the building. However, available information (primarily written and oral histories), indicates the building was one of several single-family residences which surrounded St. Anthony's Catholic Church and were eventually acquired by the parish (Maguire 2020; St. Anthony Parish Community, n.d.; City of Long Beach 1965). Sanborn Map Company fire insurance maps and aerial photographs of the area were reviewed which show a handful of homes existed in 1914 between St. Anthony Catholic Church to the north and 5th Street to the south (Figure 10), and additional homes were built in that area by the late 1920s (Aerial Photo Showing St. Anthony's Church (Top Left) and Multiple Residences to the South Existing in 1927 (In Red) Figure 11) (Sanborn Map Company 1914; UCSB Map & Imagery Library 1927). This suggests the subject building was likely built by the 1920s.

A review of Sanborn maps of the area identified two single-family residences which, based on their building footprint, could potentially have been the subject building (Sanborn Map Company 1914 and 1950). Those addresses were noted and researched in the City of Long Beach building permit database but no information was found that supported either was the subject building. Because the original address could not be confirmed and original building permits could not be located, the building's construction date, architect, builder, and original owner were not ascertained.

Figure 10 Sanborn Map Company Fire Insurance Map Showing St. Anthony's Church and Five Residences to the South Existing in 1914 (In Red)

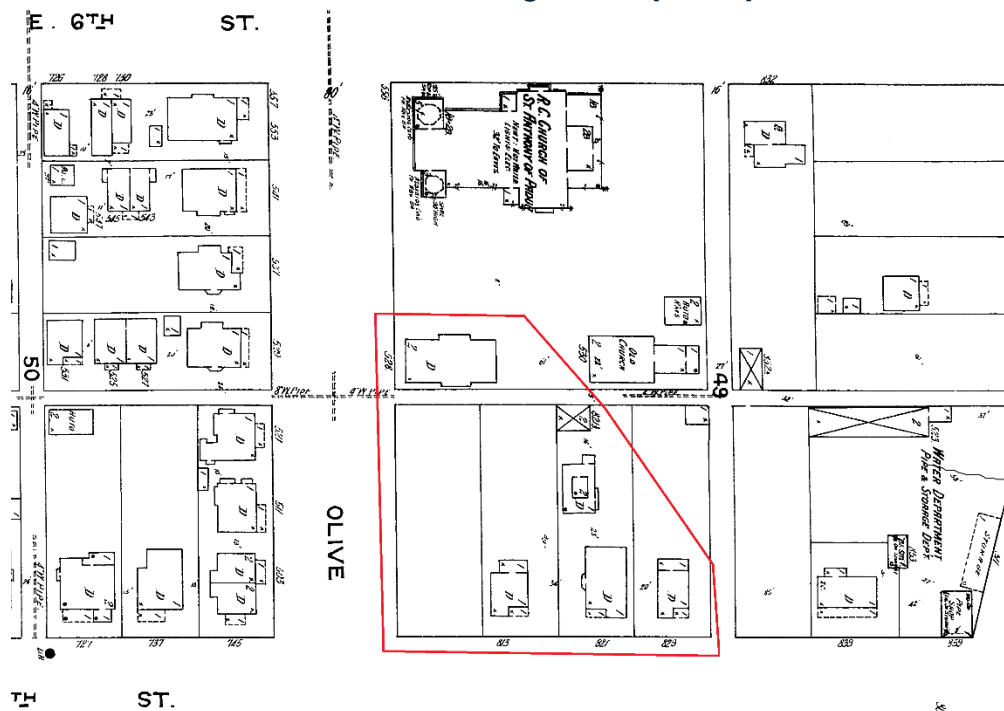


Figure 11 Aerial Photo Showing St. Anthony's Church (Top Left) and Multiple Residences to the South Existing in 1927 (In Red)



Source: UCSB Map & Imagery Lab 1927

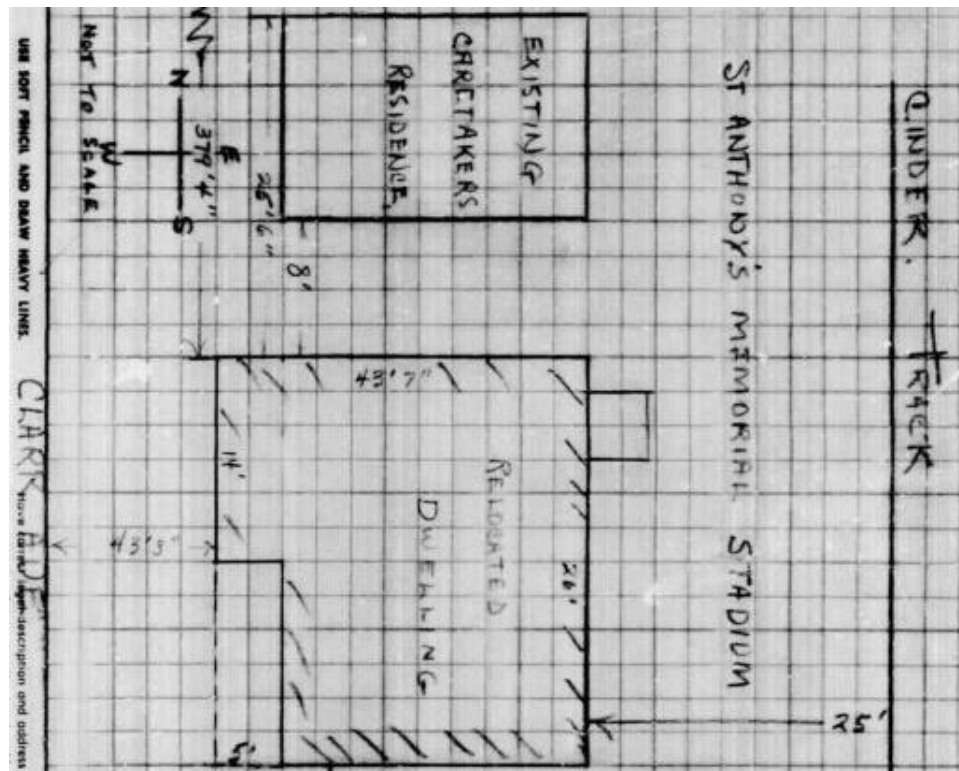
As St. Anthony's Parish and school grew, space became an issue as the church, rectory, school, playgrounds and convent were crowded near the corner of Olive Avenue and 6th Street. A history of the Parish states its solution was to acquire adjacent residential properties which were planned to be removed for future expansion. An intermediary arranged the land purchase for the sum of \$60,000 which appears to have occurred in the 1920s (St. Anthony Parish Community 2020).

In 1945, the school acquired a parcel of land to develop an athletic field at 4832 Clark Avenue, approximately 6 miles to the northeast of the school campus at Olive Avenue and 6th Street. The approximately 9.5-acre parcel was a gift from the Montana Land Company, which was founded around the turn of the 19th century by brothers William Andrews Clark and J. Ross Clark, who acquired thousands of acres of former rancho land from the Bixby family and developed a sugar beet factory. The Clarks were later joined by their nephew Clark Bonner who decided to close the sugar beet factory in the late 1920s. Subsequently, the company began subdividing its large land holdings for suburban housing development, much of it used to develop the city of Lakewood. Clark Avenue is named after the family. The late Monsignor Bernard J. Dolan is credited with persuading Montana Land Company officials to gift the former bean field land to the Parish, which acquired the property for a mere \$10 (Archbold 2019). The athletic field was named "Clark Field" in honor of the Clark family's donation (St. Anthony High School, n.d.). A small caretaker's residence was built on the athletic field in 1946 (City of Long Beach 1946).

St. Anthony's Parish continued to grow and make improvements to its church and school facilities over the years, and the 1964-1965 school year saw the largest student population to date (St. Anthony High School, n.d.). The Parish owned much, if not all, of the property surrounding the church, but a Parish history reports the three remaining residences to the south of the church facing Olive Avenue were acquired in the 1960s (St. Anthony Parish Community, n.d.). Some of the residences owned by the parish were utilized as extra classroom space for students at the parochial

school. Parishioners in need were at times allowed to stay in the residences as well (Redding 2020). In 1965, one of the residences was moved from its original location south of the church onto the school's athletic field to replace the original, smaller caretaker's residence (City of Long Beach 1965). Other residences were demolished to allow for expansion of the parking and playground space (Maguire 2020; St. Anthony Parish Community, n.d.). When the subject building was moved onto the athletic field in 1965, it was sited slightly to the south of the original caretaker's residence, which subsequently was removed (City of Long Beach 1946 and 1965; UCSB Map & Imagery Lab 1960 and 1969) (Figure 12).

Figure 12 Site Plan Depicting Original Caretaker's Residence Built in 1946 (Top) and Subject Residence Moved onto Athletic Field in 1965 (Bottom)



Source: City of Long Beach building permit records

A review of Long Beach and Lakewood city directories did not uncover names of occupants of the St. Anthony High School athletic field caretaker's residence (R.L. Polk & Co. 1952; The Directory Service Company 1954 and Address by Street Directory for Lakewood and Vicinity 1961; R.L. Polk & Co. 1968).

Since the time of its original development, Clark Field's buildings/facilities and athletic fields have been continuously improved as the needs of the high school changed. This has included the development, removal, and modification of various buildings, structures and athletic fields at the property over the years, which include the shower/locker rooms, bleachers, ancillary storage structures, and athletic fields such as the baseball field and batting cages (USGS 1951 and 1966; NETRonline 1963 and 2014; UCSB Map & Imagery Lab 1969; St. Anthony High School, n.d.).

6.3 Historical Evaluation

National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and City of Long Beach Landmark Criteria

The subject building, the caretaker's residence at the St. Anthony High School Athletic Field, does not appear to be eligible for listing in the NRHP and CRHR under Criteria A/1. Originally located near Olive Avenue and 5th Street in downtown Long Beach in a residential neighborhood, the building was moved in 1965 nearly six miles away to a large property utilized as a high school athletic/sports field. Archival research did not reveal any significant associations with events that have made a significant contribution to national, state or local history. No significant associations were found for the building's original use as a single-family home near the intersection of Olive Avenue and 5th Street. Additionally, the building did not play a significant role in the development or history of the St. Anthony High School athletic field. The building is not the original caretaker's residence that was constructed when the high school developed the athletic field; it replaced an earlier caretaker's residence that had been constructed in 1946 and later removed. Thus, the subject building is recommended ineligible under NRHP Criterion A, CRHR Criterion 1, and Long Beach Landmark Criterion A. In addition to lack of associative significance, the building's integrity of location, setting, feeling and association have been diminished due to its removal from its original residential neighborhood setting in downtown Long Beach and relocation to the athletic field in a suburban area.

Archival research did not uncover any associations with the lives of persons significant to our past in national, state or local contexts. Thus, the subject building is recommended ineligible under NRHP Criterion B, CRHR Criterion 2, and Long Beach Landmark Criterion B.

In addition, the caretaker's residence appears to be ineligible under NRHP Criterion C, CRHR Criterion 3, and Long Beach Landmark Criterion C. It does not distinctively embody the Spanish Revival-style or any other architectural style. The residence has minimal elements of the Spanish Revival-style which include: stucco cladding (although it appears to be non-original), a combination gabled and flat roof, red clay roof tile, wooden brackets (two appear to have been stuccoed over), wood-sash casement windows, a chimney, and tile vents. The building represents a modest and ubiquitous example of the architectural style, and lacks many other more ornate or unique elements of the Spanish Revival-style such as arches, arcades, towers, cupolas, a second story balcony or overhang, carved decoration, decorative tile, decorative wrought iron elements, window grilles, battered or buttressed corners, and exterior staircases. In addition to lack of architectural significance, the building's integrity of location, setting, feeling and association have been diminished due to its removal from its original residential neighborhood setting in downtown Long Beach and relocation to the athletic field in a suburban area, and its integrity of design, materials and workmanship have been diminished by alterations.

A review of available evidence and records search results did not indicate the subject building may yield important information about prehistory or history; it therefore is recommended ineligible under NRHP Criterion D, CRHR Criterion 4, and Long Beach Landmark Criterion D.

Lastly, the subject building does not appear to contribute to any district significant within a historic context.

6.4 Conclusions

Rincon concludes the caretaker's residence at the St. Anthony High School athletic field is ineligible for listing in the NRHP, CRHR and local designation as a City of Long Beach Landmark. It does not appear to contribute to any potential or known historic districts. As such, the caretaker's residence is not considered a historical resource for the purposes of CEQA.

7 References

California Office of Historic Preservation

- 2006 Technical Assistance Series #6, California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)

City of Long Beach

- 1946 Building permit for 4832 Clark Avenue, Long Beach. Accessed at <https://citydocs.longbeach.gov/WebLink/CustomSearch.aspx?SearchName=SearchbyAddress&cr=1>
- 1965 Building permit for 4832 Clark Avenue, Long Beach. Accessed at <https://citydocs.longbeach.gov/WebLink/CustomSearch.aspx?SearchName=SearchbyAddress&cr=1>

Maguire, Gina

- 2021 Personal communication with Shannon Carmack, Rincon Consultants, 11 December.

National Park Service

- 2002 National Register Bulletin. Integrity. https://www.nps.gov/nr/publications/bulletins/nrb34/nrb34_8.htm. Accessed March 15.
- 1983 Professional Qualification Standards. https://www.nps.gov/history/local-law/arch_stnds_9.htm. Accessed March 15.

R.L. Polk & Co.

- 1952 Lakewood City Directory. Accessed at Ancestry.com
- 1968 Long Beach City Directory. Accessed at Ancestry.com

Sapphos Environmental

- 2009 Long Beach Historic Context Statement.

St. Anthony Parish Community

- N.D. "Parish History". Accessed December 14, 2020 at <https://stanthonylb.org/parish-history/>

St. Anthony High School

- N.D. "St. Anthony High School College Preparatory – Facilities". Accessed December 14, 2020 https://www.longbeachsaints.org/apps/pages/index.jsp?uREC_ID=286638&type=d&pREC_ID=866437

The Directory Service Company

- 1954 Greater Lakewood & Los Altos Criss Cross City Directory. Jim Luskey, co-publisher and local manager. Copyrighted by The Directory Service Company, Santa Ana, California. Accessed at Ancestry.com

United States Geological Survey (USGS)

- 1951 Long Beach 7.5 minute topographic quadrangle
- 1966 Long Beach 7.5 minute topographic quadrangle

University of California, Santa Barbara Library (UCSB)-Digital Archive

- 1927 Aerial Image. Flight ID No. C-113, Frame 384
http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed December 29, 2020.
- 1960 Aerial Image. Flight ID No. C-23870, Frame 2142
http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed December 14, 2020.
- 1969 Aerial image. Flight ID No. AMI-LA-69C, Frame 4415
http://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed December 13, 2020.

Appendix A

Records Search Results

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542

sccic@fullerton.edu

California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

1/13/2021

Records Search File No.: 21947.8082

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
180 N. Ashwood Ave
Ventura CA 93003

Re: Records Search Results for the #20-10664 St. Anthony's caretaker residence Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Long Beach, CA USGS 7.5' quadrangle. Due to the COVID-19 emergency, we have temporarily implemented new records search protocols. With the exception of some reports that have not yet been scanned, we are operationally digital for Los Angeles, Orange, and Ventura Counties. See attached document for your reference on what data is available in this format. The following reflects the results of the records search for the project area and a ¼-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☐ custom GIS maps ☒ shape files ☐ hand drawn maps

Resources within project area: 0	None
Resources within ¼-mile radius: 0	None
Reports within project area: 0	None
Reports within ¼-mile radius: 1	SEE ATTACHED LIST

Resource Database Printout (list):

☐ enclosed ☐ not requested ☒ nothing listed

Resource Database Printout (details):

☐ enclosed ☒ not requested ☐ nothing listed

Resource Digital Database (spreadsheet):

☐ enclosed ☒ not requested ☐ nothing listed

Report Database Printout (list):

☒ enclosed ☐ not requested ☐ nothing listed

Report Database Printout (details):

☐ enclosed ☒ not requested ☐ nothing listed

Report Digital Database (spreadsheet):

☐ enclosed ☒ not requested ☐ nothing listed

Resource Record Copies:

☐ enclosed ☒ not requested ☐ nothing listed

Report Copies:

☐ enclosed ☒ not requested ☐ nothing listed

OHP Built Environment Resources Directory (BERD) 2019:

☒ available online; please go to

https://ohp.parks.ca.gov/?page_id=30338

Archaeo Determinations of Eligibility 2012:

☐ enclosed ☐ not requested ☒ nothing listed

Los Angeles Historic-Cultural Monuments

☐ enclosed ☒ not requested ☐ nothing listed

<u>Historical Maps:</u>	<input type="checkbox"/> enclosed <input checked="" type="checkbox"/> not requested <input type="checkbox"/> nothing listed
<u>Ethnographic Information:</u>	<input checked="" type="checkbox"/> not available at SCCIC
<u>Historical Literature:</u>	<input checked="" type="checkbox"/> not available at SCCIC
<u>GLO and/or Rancho Plat Maps:</u>	<input checked="" type="checkbox"/> not available at SCCIC
<u>Caltrans Bridge Survey:</u>	<input checked="" type="checkbox"/> not available at SCCIC; please go to http://www.dot.ca.gov/hq/structur/strmaint/historic.htm
<u>Shipwreck Inventory:</u>	<input checked="" type="checkbox"/> not available at SCCIC; please go to http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp
<u>Soil Survey Maps: (see below)</u>	<input checked="" type="checkbox"/> not available at SCCIC; please go to http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the **C**alifornia **H**istorical **R**esources **I**nformation **S**ystem,

Michelle Galaz
Assistant Coordinator

Enclosures:

(X) Emergency Protocols for LA, Orange, and Ventura County BULK Processing Standards – 2 pages

(X) GIS Shapefiles – 1 shape

(X) Report Database Printout (list) – 1 page

(X) Invoice # 21947.8082

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-11429		2011	McKenna, Jeanette A.	Archaeological/cultural Resources Records Search, City of Lakewood Overview	McKenna et al.	19-004195, 19-186110, 19-187655, 19-187943, 19-188841, 19-188842

Appendix B

Resource Records (DPR Forms)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 6

*Resource Name or #: St. Anthony High School Athletic Field (Clark Field) Caretaker Residence

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Long Beach

Date: T 4S; R 12W ; ¼ of ¼ of Sec ; S.B. B.M.

c. Address: 4832 Clark Avenue

City: Long Beach

Zip: 90806

d. UTM: Zone: ; mE/mN (G.P.S.)

e. Other Locational Data: APN 7180001013 Elevation:

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The building is located on the approximately 9.6-acre St. Anthony High School athletic field (Clark Field) at the southeast corner of Clark Ave and Del Amo Blvd. Situated near the central-western edge of the property, the building is a Spanish Revival-style single-family residence which serves as the on-site caretaker's home. The one-story home appears to rest on a concrete foundation, has a generally rectangular footprint, and is sheathed with rough stucco (likely not original) painted green. The western approximate third of the home is covered by a cross-gabled roof clad with red barrel tile; the remainder of the roof is flat with a tiled parapet. Located on the west façade, the primary entry is accessed via a partial width porch supported by square wooden posts with curved brackets. Exposed rafter tails are visible above the porch. The porch and entry steps are concrete; the entry door was obscured by a non-original metal security door. A secondary entry is located on the east (rear) elevation; it is accessed via concrete steps and is sheltered by a small pent roof clad with barrel tile. Fenestration varies and appears to include wood sash, multi-pane casements, 1/1 double-hung, a multi-pane picture window, and at least one louvered window. Windows are covered with screens, likely not original. A stuccoed chimney is located near the northwest corner of the home. A paved concrete path leads to the primary entry. The home is surrounded by a chain link fence and landscaping including grass lawn and ornamental trees and shrubs. Beyond are the athletic field's paved entry drive and parking lots. Other features of the athletic field include a running track, football and baseball fields, batting cages, bleacher seating, a locker room/shower building, and ancillary buildings such as restrooms, ticket booths, a snack shop, announcer stand, and storage.

*P3b. **Resource Attributes:** HP2. Single family property; HP39. Other – high school athletic field

*P4. **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: West façade, view east, 12/11/20

*P6. **Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric ☐ Both

ca. 1920s (Sanborn maps, aerials)

*P7. **Owner and Address:**

St. Anthony High School/
Los Angeles Archdiocese

*P8. **Recorded by:**

Susan Zamudio-Gurrola
Rincon Consultants, Inc.
250 E. First Street Suite 1400
Los Angeles, CA 90012

*P9. **Date Recorded:** 12/11/2020

*P10. **Survey Type:** Intensive

*P11. **Report Citation:** Zamudio-Gurrola, Susan and Shannon Carmack. 2021. Historical Resource

Evaluation for the St. Anthony High School Athletic Field Caretaker's Residence, Long Beach, Los Angeles County, California. Rincon Project #20-10664. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

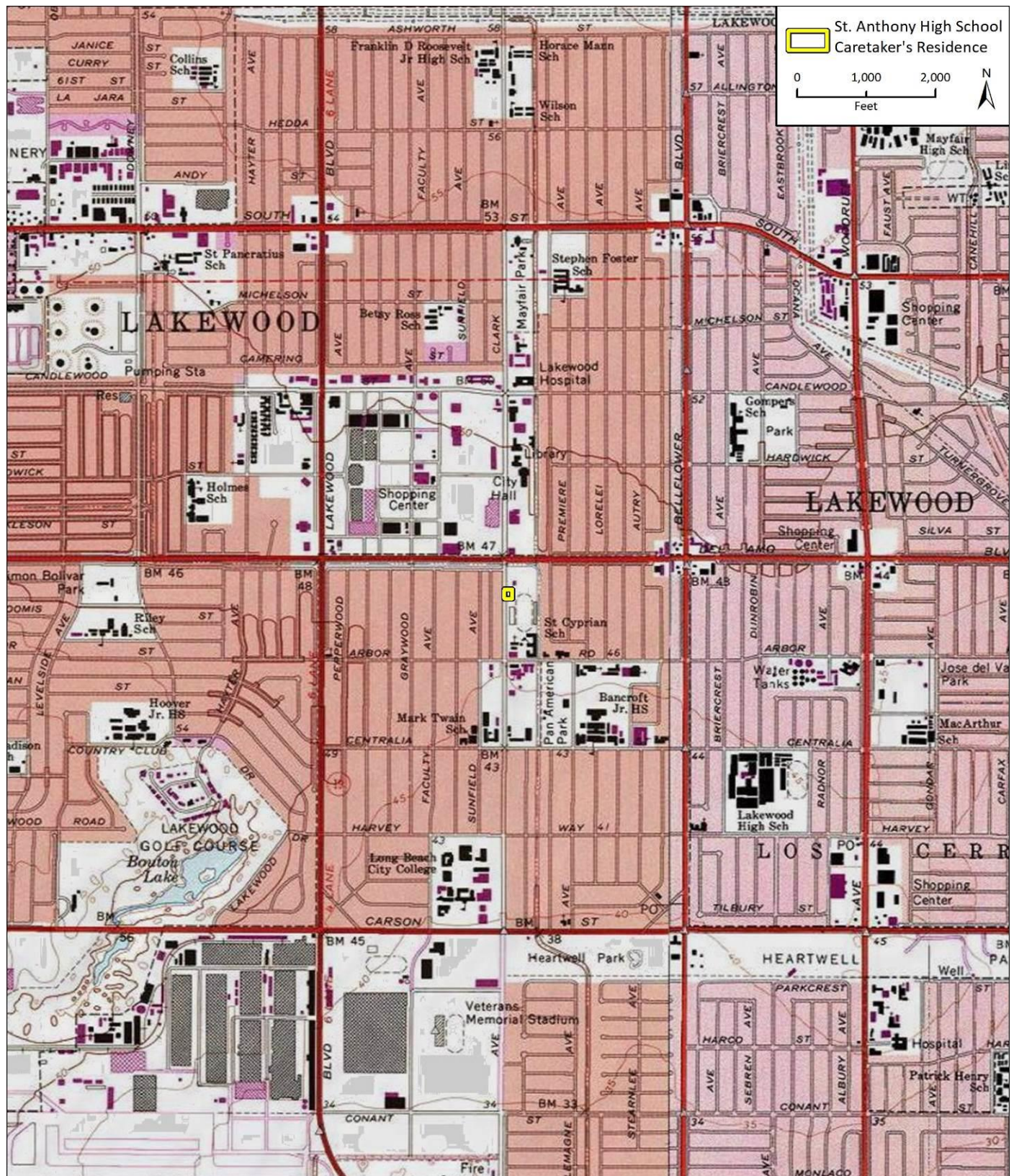
Page 2 of 6

*Resource Name or #: St. Anthony High School Athletic Field Caretaker's Residence

*Map Name: USGS Long Beach Quadrangle

*Scale: 1:24,000

*Date of Map: 1964 (1981 edition)



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 6

*NRHP Status Code 6Z

*Resource Name or # St. Anthony High School Athletic Field Caretaker's Residence

B1. Historic Name:

B2. Common Name: St. Anthony High School Athletic Field Caretaker's Residence

B3. Original Use: Single-family residence B4. Present Use: Single-family residence (caretaker's residence on athletic field)

*B5. **Architectural Style:** Spanish Revival style

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Constructed ca. 1920s near Olive Ave and 5th Street in a residential neighborhood in downtown Long Beach; moved to athletic field on Clark Avenue in 1965 (City of Long Beach 1965). It appears the exterior has non-original stucco, and elements which were likely originally wood have been stuccoed over such as lintels, brackets, sills and a chimney. Window screens and security doors have been added.

*B7. **Moved?** ☐ No ☒ Yes ☐ Unknown **Date:** 1965 **Original Location:** Near Olive Ave and 5th Street, Long Beach, CA

*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** N/A

Area: N/A

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Spanish Revival-style single-family residence was reportedly originally constructed and located near Olive Avenue and 5th Street, in downtown Long Beach. Archival research was unable to determine the original address of the building. However, available information (primarily written and oral histories), indicates the building was one of several single-family residences which surrounded St. Anthony's Catholic Church and were eventually acquired by the parish (Maguire 2020; St. Anthony Parish Community, n.d.; City of Long Beach 1965). Sanborn Map Company fire insurance maps and aerial photographs of the area were reviewed which show a handful of homes existed in 1914 between St. Anthony Catholic Church to the north and 5th Street to the south, and additional homes were built in that area by the late 1920s (Sanborn Map Company 1914; UCSB Map & Imagery Library 1927). This suggests the subject building was likely built by the 1920s.

A review of Sanborn maps of the area identified two single-family residences which, based on their building footprint, could potentially have been the subject building (Sanborn Map Company 1914 and 1950). Those addresses were noted and researched in the City of Long Beach building permit database but no information was found that supported either was the subject building. Because the original address could not be confirmed and original building permits could not be located, the building's construction date, architect, builder, and original owner were not ascertained.

As St. Anthony's Parish and school grew, space became an issue as the church, rectory, school, playgrounds and convent were crowded near the corner of Olive Avenue and 6th Street. A history of the Parish states its solution was to acquire adjacent residential properties which were planned to be removed for future expansion. An intermediary arranged the land purchase for the sum of \$60,000 which appears to have occurred in the 1920s (St. Anthony Parish Community 2020). Continued on page 4.

B11. Additional Resource Attributes: (List attributes and codes) N/A

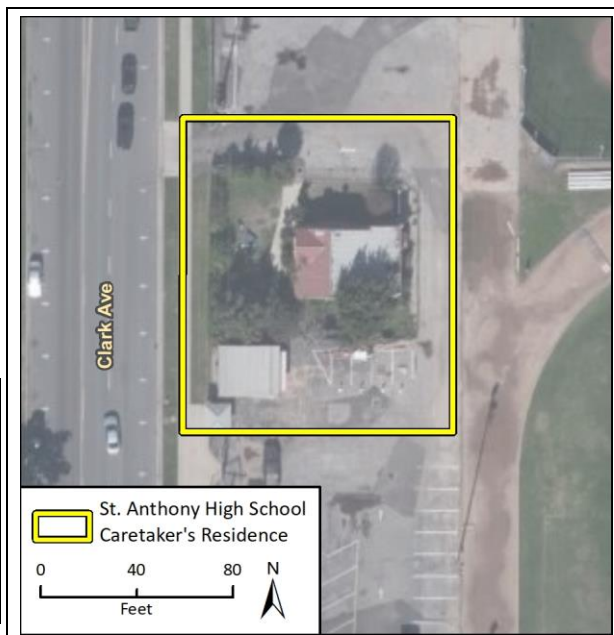
*B12. **References:** See continuation sheet, page 4.

B13. Remarks:

*B14. **Evaluator:** Susan Zamudio-Gurrola, Rincon Consultants

***Date of Evaluation:** January 20, 2021

(This space reserved for official comments.)



*Recorded by: Susan Zamudio-Gurrola, Rincon Consultants

*Date: 1/20/2021

☒ Continuation

☐ Update

B10. Significance, continued:

In 1945, the school acquired a parcel of land to develop an athletic field at 4832 Clark Avenue, approximately 6 miles to the northeast of the school campus at Olive Avenue and 6th Street. The approximately 9.5-acre parcel was a gift from the Montana Land Company, which was founded around the turn of the 19th century by brothers William Andrews Clark and J. Ross Clark, who acquired thousands of acres of former rancho land from the Bixby family and developed a sugar beet factory. The Clarks were later joined by their nephew Clark Bonner who decided to close the sugar beet factory in the late 1920s. Subsequently, the company began subdividing its large land holdings for suburban housing development, much of it used to develop the city of Lakewood. Clark Avenue is named after the family. The late Monsignor Bernard J. Dolan is credited with persuading Montana Land Company officials to gift the former bean field land to the Parish, which acquired the property for a mere \$10 (Archbold 2019). The athletic field was named "Clark Field" in honor of the Clark family's donation (St. Anthony High School, n.d.). A small caretaker's residence was built on the athletic field in 1946 (City of Long Beach 1946).

St. Anthony's Parish continued to grow and make improvements to its church and school facilities over the years, and the 1964-1965 school year saw the largest student population to date (St. Anthony High School, n.d.). The Parish owned much, if not all, of the property surrounding the church, but a Parish history reports the three remaining residences to the south of the church facing Olive Avenue were acquired in the 1960s (St. Anthony Parish Community, n.d.). Some of the residences owned by the parish were utilized as extra classroom space for students at the parochial school. Parishioners in need were at times allowed to stay in the residences as well (Redding 2020). In 1965, one of the residences was moved from its original location south of the church onto the school's athletic field to replace the original, smaller caretaker's residence (City of Long Beach 1965). Other residences were demolished to allow for expansion of the parking and playground space (Maguire 2020; St. Anthony Parish Community, n.d.). When the subject building was moved onto the athletic field in 1965, it was sited slightly to the south of the original caretaker's residence, which subsequently was removed (City of Long Beach 1946 and 1965; UCSB Map & Imagery Lab 1960 and 1969).

A review of Long Beach and Lakewood city directories did not uncover names of occupants of the St. Anthony High School athletic field caretaker's residence (R.L. Polk & Co. 1952; The Directory Service Company 1954 and Address by Street Directory for Lakewood and Vicinity 1961; R.L. Polk & Co. 1968).

Since the time of its original development, Clark Field's buildings/facilities and athletic fields have been continuously improved as the needs of the high school changed. This has included the development, removal, and modification of various buildings, structures and athletic fields at the property over the years, which include the shower/locker rooms, bleachers, ancillary storage structures, and athletic fields such as the baseball field and batting cages (USGS 1951 and 1966; NETRonline 1963 and 2014; UCSB Map & Imagery Lab 1969; St. Anthony High School, n.d.).

Evaluation

The subject building, the caretaker's residence at the St. Anthony High School Athletic Field, does not appear to be eligible for listing in the NRHP and CRHR under Criteria A/1. Originally located near Olive Avenue and 5th Street in downtown Long Beach in a residential neighborhood, the building was moved in 1965 nearly six miles away to a large property utilized as a high school athletic/sports field. Archival research did not reveal any significant associations with events that have made a significant contribution to national, state or local history. No significant associations were found for the building's original use as a single-family home near the intersection of Olive Avenue and 5th Street. Additionally, the building did not play a significant role in the development or history of the St. Anthony High School athletic field. The building is not the original caretaker's residence that was constructed when the high school developed the athletic field; it replaced an earlier caretaker's residence that had been constructed in 1946 and later removed. Thus, the subject building is recommended ineligible under NRHP Criterion A, CRHR Criterion 1, and Long Beach Landmark Criterion A. In addition to lack of associative significance, the building's integrity of location, setting, feeling and association have been diminished due to its removal from its original residential neighborhood setting in downtown Long Beach and relocation to the athletic field in a suburban area.

Archival research did not uncover any associations with the lives of persons significant to our past in national, state or local contexts. Thus, the subject building is recommended ineligible under NRHP Criterion B, CRHR Criterion 2, and Long Beach Landmark Criterion B.

Continued on page 5.

*Recorded by: Susan Zamudio-Gurrola

*Date: 1/20/2021

☒ Continuation

☐ Update

Evaluation, continued:

In addition, the caretaker's residence appears to be ineligible under NRHP Criterion C, CRHR Criterion 3, and Long Beach Landmark Criterion C. It does not distinctively embody the Spanish Revival-style or any other architectural style. The residence has minimal elements of the Spanish Revival-style which include: stucco cladding (although it appears to be non-original), a combination gabled and flat roof, red clay roof tile, wooden brackets (two appear to have been stuccoed over), wood-sash casement windows, a chimney, and tile vents. The building represents a modest and ubiquitous example of the architectural style, and lacks many other more ornate or unique elements of the Spanish Revival-style such as arches, arcades, towers, cupolas, a second story balcony or overhang, carved decoration, decorative tile, decorative wrought iron elements, window grilles, battered or buttressed corners, and exterior staircases. In addition to lack of architectural significance, the building's integrity of location, setting, feeling and association have been diminished due to its removal from its original residential neighborhood setting in downtown Long Beach and relocation to the athletic field in a suburban area, and its integrity of design, materials and workmanship have been diminished by alterations.

A review of available evidence and records search results did not indicate the subject building may yield important information about prehistory or history; it therefore is recommended ineligible under NRHP Criterion D, CRHR Criterion 4, and Long Beach Landmark Criterion D.

Lastly, the subject building does not appear to contribute to any district significant within a historic context.

B12. References, continued:

Archbold, Rich. 2019. "Rich Archbold: A 'Miracle on Clark Avenue' for St. Anthony High School", *Press-Telegram*, 23 August. Accessed December 14, 2020 at <https://www.presstelegram.com/2019/08/23/rich-archbold-a-miracle-on-clark-avenue-for-st-anthony-high-school/>

City of Long Beach

1965 Application for Building Permit for 4832 Clark Avenue, 18 January. Accessed December 24, 2020 at <https://citydocs.longbeach.gov/WebLink/CustomSearch.aspx?SearchName=SearchbyAddress&cr=1>

1946 Application for Building Permit (Permit No. 15353) for 4850 N. Clark Avenue, Lakewood, 27 February. Accessed December 24, 2020 at <https://citydocs.longbeach.gov/WebLink/CustomSearch.aspx?SearchName=SearchbyAddress&cr=1>

Maguire, Gina. 2020. Personal communication with Shannon Carmack, Rincon Consultants, on December 11, 2020.

Redding, Patricia (former Administrative Assistant, St. Anthony High School). Personal communication with author, December 18 and 19, 2020.

Sapphos Environmental. 2009. City of Long Beach Historic Context Statement.

St. Anthony Parish Community. 2020. "Parish History". Accessed Dec. 14, 2020 at <https://stanthonylb.org/parish-history/>

St. Anthony High School

N.D. "St. Anthony High School: The Legacy Lives On". Accessed December 14, 2020 at https://www.longbeachsaints.org/apps/pages/index.jsp?uREC_ID=286638&type=d&pREC_ID=1492641

N.D. "St. Anthony High School College Preparatory – Facilities". Accessed December 14, 2020 at https://www.longbeachsaints.org/apps/pages/index.jsp?uREC_ID=286638&type=d&pREC_ID=866437

University of California, Santa Barbara (UCSB) Map & Imagery Lab

1927 Aerial photo. Flight # C-113, Frame 384. Accessed at https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

1960 Aerial photo. Flight # C-23870, Frame #2142. Accessed at https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

1969 Aerial photo. Flight # AMI-LA-69C, Frame 4415. Accessed at https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

United States Geological Survey (USGS)

1949 (1951 edition) 7.5' Long Beach quadrangle map. Accessed December 29, 2020 at <https://ngmdb.usgs.gov/topoview/>

1964 (1966 edition) 7.5' Long Beach quadrangle map. Accessed December 29, 2020 at <https://ngmdb.usgs.gov/topoview/>

*Recorded by: Susan Zamudio-Gurrola, Rincon Consultants

*Date: 1/20/2021

☒ Continuation

☐ Update

P5a. Photos, continued:



North elevation, view facing southeast



East (rear) elevation, view facing northwest



South elevation, view facing northwest