January 2026

LOS ANGELES TRADE-TECHNICAL COLLEGE FACILITIES MASTER PLAN UPDATE AND ADVANCED TRANSPORTATION & MANUFACTURING BUILDING REPLACEMENT PROJECT CEQA EXEMPTION MEMORANDUM

for the Los Angeles Community College District

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1. INTRODUCTION

1.1 Purpose

The Los Angeles Community College District (LACCD or District) proposes to improve the existing facilities at Los Angeles Trade-Technical College (LATTC), with the replacement of the existing Advanced Transportation & Manufacturing (ATM) Building and corresponding update to the Facilities Master Plan (FMP). The proposed ATM Building replacement project and FMP update are herein together referred to as the "proposed project." This memorandum evaluates the appropriateness of a Categorical Exemption for the proposed project pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15302, *Replacement or Reconstruction*. The District is the lead agency for the proposed project in accordance with the CEQA Statute and Guidelines.

1.2 Statutory Authority and Requirements

If a proposed activity qualifies as a project subject to CEQA, the next step is to determine whether the project is exempt from CEQA. CEQA Guidelines Section 15061(b) outlines the ways in which a project may be exempt as follows:

> A project is exempt from CEQA if:
>
> 1) The project is exempt by statute (see, e.g., Article 18, commencing with Section 15260).
>
> 2) The project is exempt pursuant to a categorical exemption (see Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2.
>
> 3) The activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
>
> 4) The project will be rejected or disapproved by a public agency. (See Section 15270(b)).
>
> 5) The project is exempt pursuant to the provisions of Article 12.5 of Chapter 3.

Article 19, *Categorical Exemptions*, of the CEQA Guidelines includes a list of classes of projects that have been determined not to have a significant effect on the environment and are, as a result, exempt from review under CEQA, consistent with CEQA Guidelines Section 15061(b)(2). These categorical exemptions are established through the formal regulatory rulemaking process

administered by the California Secretary for Natural Resources, pursuant to statutory authority granted under the California Environmental Quality Act (Public Resources Code Sections 21000–21189). Through this process, the Secretary evaluates categories of projects that, based on past experience and environmental analysis, do not ordinarily result in significant environmental impacts, and therefore may be exempted from further CEQA review.

As further discussed in Section 3, *Findings Concerning CEQA Exemption*, the proposed project is exempt under the Class 2 categorical exemption, as defined in Section 15302, *Replacement or Reconstruction*, of the CEQA Guidelines, and is not barred by any of the exceptions in Section 15300.2, *Exceptions*, of the CEQA Guidelines.

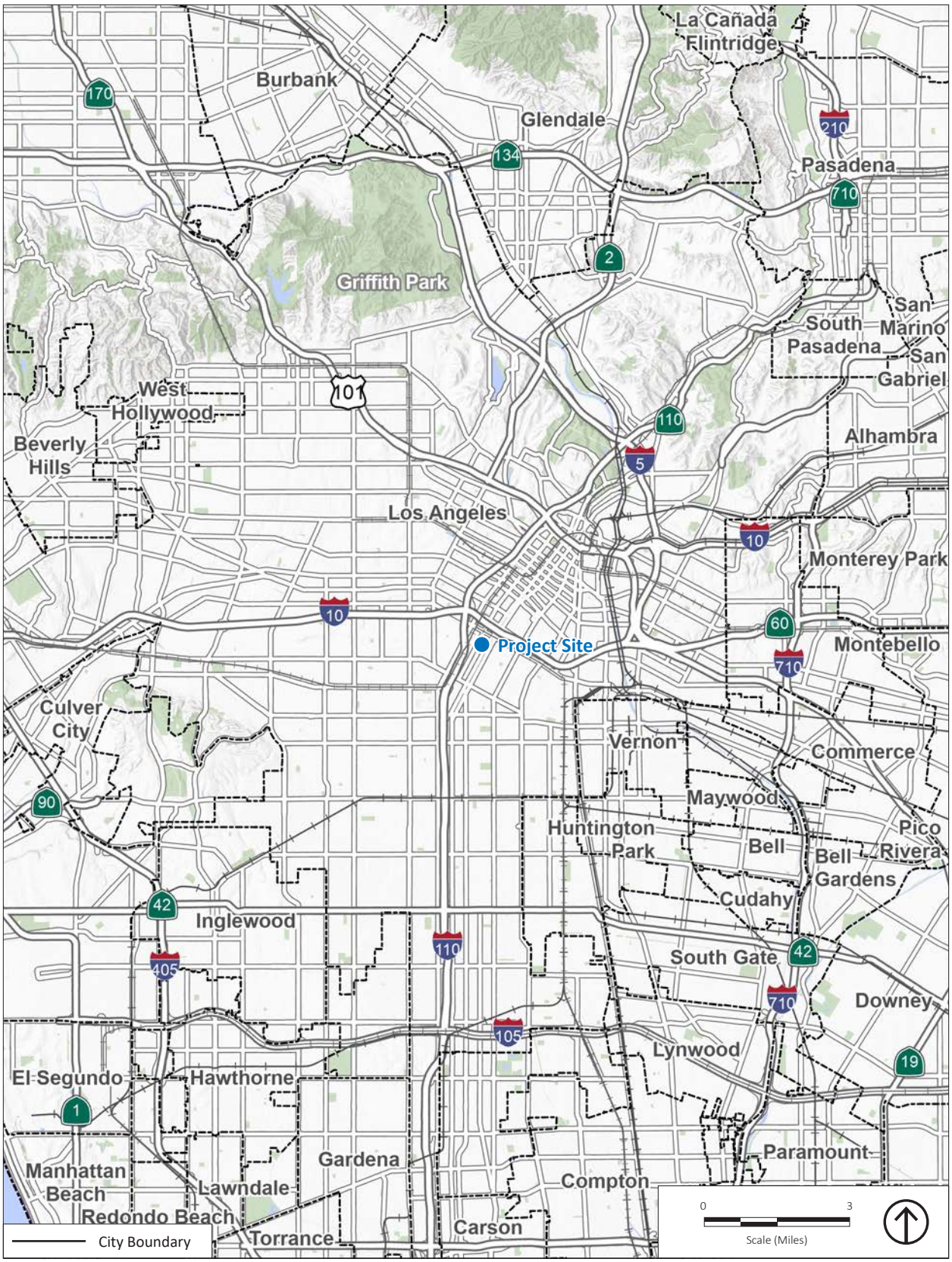
2. PROJECT DESCRIPTION

LACCD is a public higher education system serving students throughout Los Angeles County. The District is comprised of nine individual, accredited colleges, including Los Angeles City College, East Los Angeles College, Los Angeles Harbor College, Los Angeles Mission College, Los Angeles Pierce College, Los Angeles Southwest College, Los Angeles Trade-Technical College (LATTC), Los Angeles Valley College, and West Los Angeles College. For the 2023-24 Academic Year, enrollment at LACCD was 193,960 students (LACCD 2025). The project site is the LATTC campus.

LATTC was initially founded in 1925, as the Frank Wiggins Trade School, to meet the growing demand for skilled workers in Los Angeles. The college currently offers career-technical programs, with a comprehensive selection of Associate Degrees (AA/AS), Associate Degrees for Transfer (AA-T/AS-T), and Certificates of Achievement (LATTC 2025). The college organizes its academic programs into nine "pathways" including Advanced Transportation & Manufacturing (ATM); Applied Sciences; Business & Civic Engagement; Construction, Maintenance & Utilities (CMU); Cosmetology; Culinary Arts; Design & Media Arts; Health & Related Sciences; and Liberal Arts & Transfer Prep. In the 2024-2025 school year, LATTC had an enrollment of 13,870 students (ACCJC 2025). LATTC employs approximately 471 full-time equivalent faculty.

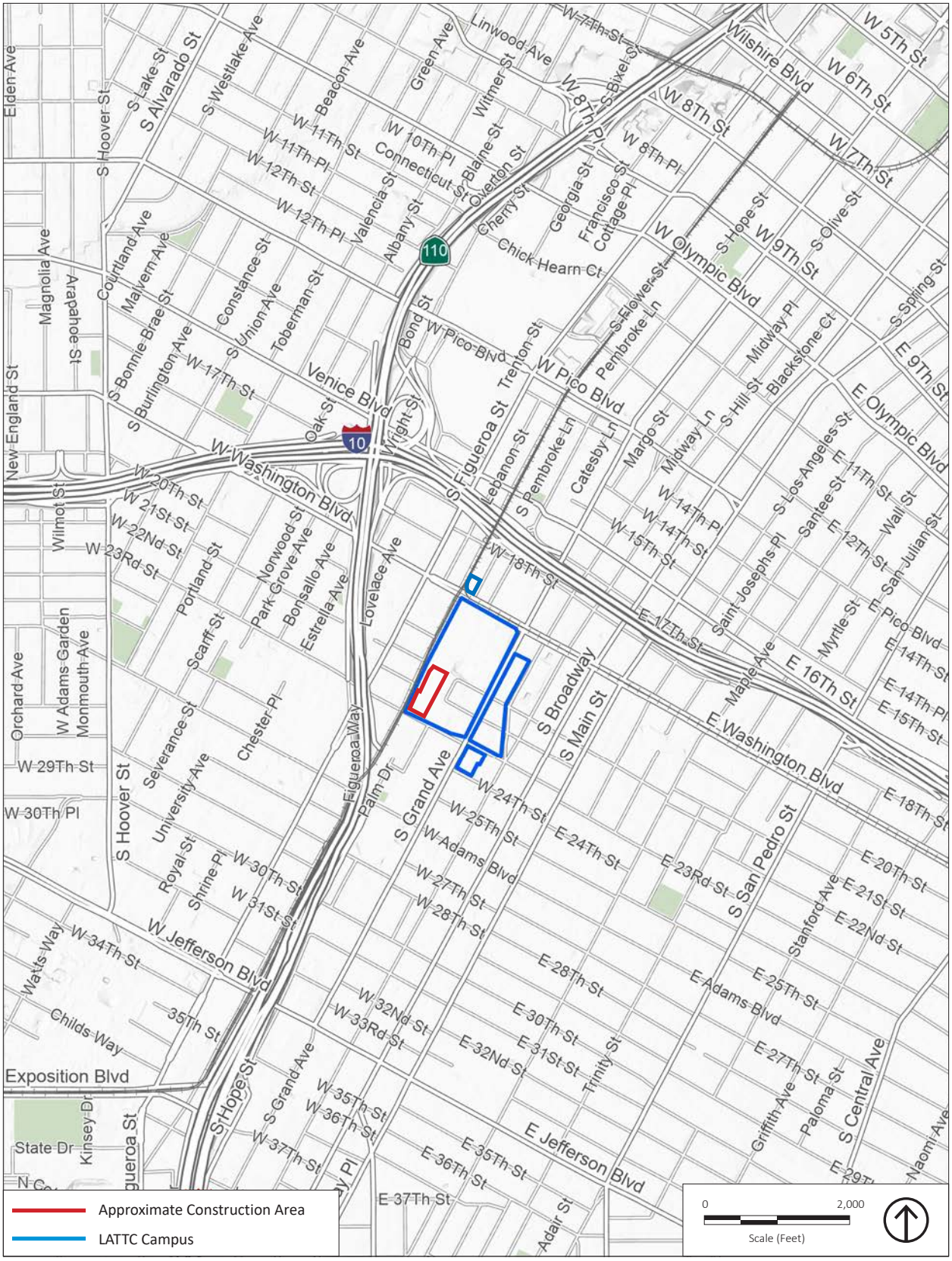
2.1 Project Location

The LATTC campus is located at 400 West Washington Boulevard, Los Angeles, in Los Angeles County, and comprises six parcels (Assessor Parcel Numbers [APN] 5126-014-905, 5126-015-902, 5126-015-903, 5126-015-904, 5126-015-905, and 5126-015-906) (see Figure 1, *Regional Location*). Of the approximately 25.2-acre campus, the proposed project would be developed within an approximately 2.8-acre area of the southwestern portion (see Figure 2, *Local Vicinity,* and Figure 3, *Aerial Photograph*). This portion of the campus where the proposed demolition and construction activities would occur currently contains three existing buildings.



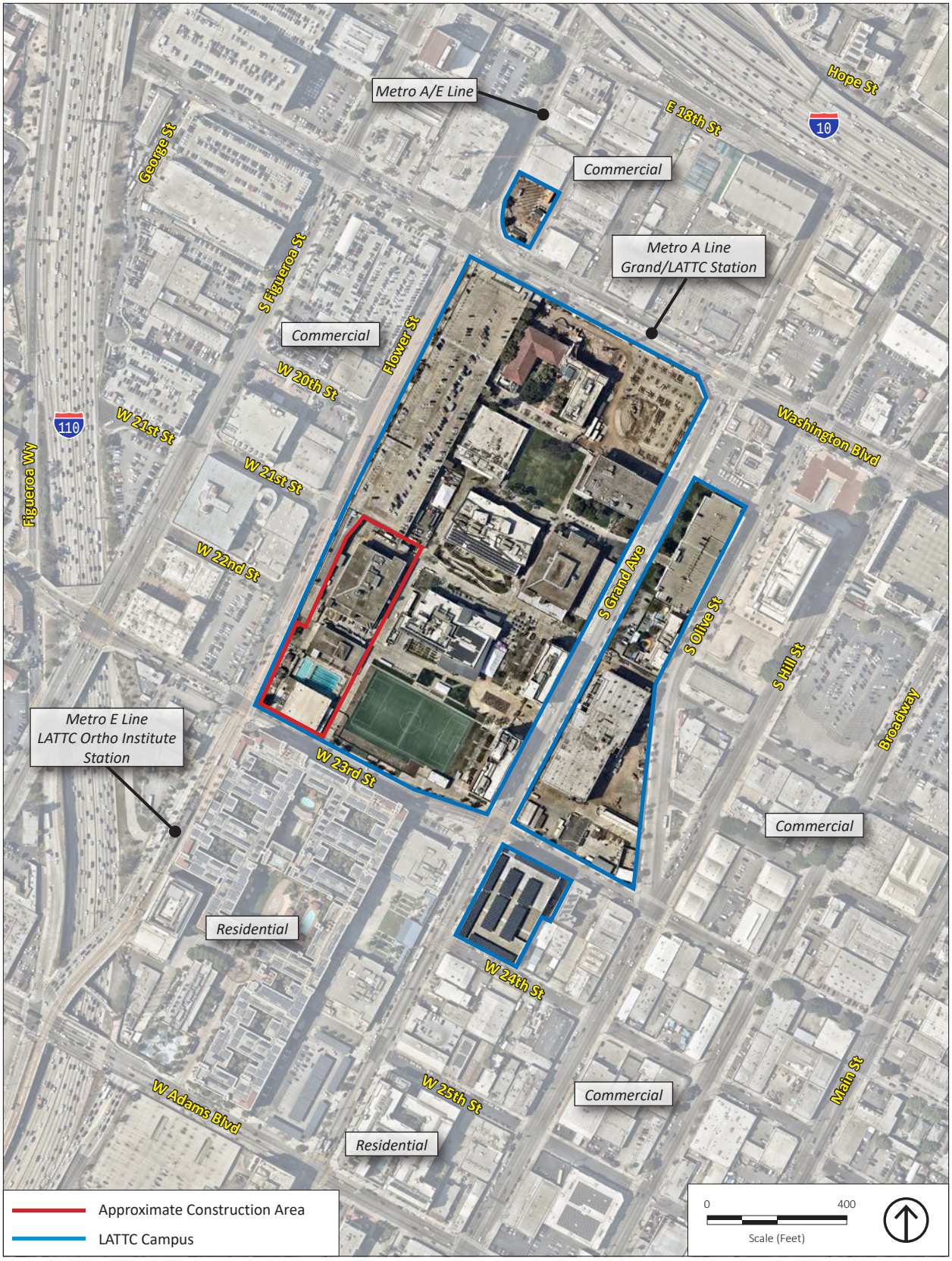
Source: Generated using GIS Pro 2025.

Figure 1
Regional Location



Source: Generated using GIS Pro 2025.

Figure 2
Local Vicinity



Source: Nearmap 2025.

Figure 3
Aerial Photograph

Regional vehicular access to the LATTC campus is provided by Interstate (I-) 110, approximately 0.10 miles west of the campus, and I-10, approximately 0.15 miles north of the campus. Additionally, the campus is adjacent to Metro rail lines, with the Metro A Line to the north and the Metro E Line to the west.

The campus is generally bounded by Washington Boulevard to the north, Grand Avenue to the east, 23rd Street to the south, and Flower Street to the west. Figure 2 and Figure 3 show the campus in its local context.

2.2 Existing Campus Conditions

The existing LATTC campus consists of 16 total buildings (see Figure 4, *Existing LATTC Campus*). The campus contains one building for each educational pathway and seven service/activities buildings, including the following:

Pathway Buildings

- Advanced Transportation & Manufacturing (ATM) (B1)
- Cosmetology (B2)
- Health & Related Sciences (B3)
- Applied Sciences (C4)
- Business & Civic Engagement (C4)
- Design & Media Arts (D4)
- Construction, Maintenance & Utilities (CMU) (E2)
- Culinary Arts (E3)
- Liberal Arts (F5)

Service/Activities Buildings

- Tom Bradley Center for Student Life (C2)
- Student Support Center (D3)
- Facilities Building (D5)
- Child Development Center (CDC)
- Central Receiving (E1)
- Administration Services Building (E3)
- Athletics Building (F2)
- Power Substation (F7)
- Gymnasium (G2)
- South Campus Utilities (SCU)

Source: www.jacobs.com 2025.

Figure 4
Existing LATTC Campus

LATTC also contains the following facilities:

- Two swimming pools, located between the Athletics Building (F2) and Gymnasium (G2)
- A rooftop parking lot over the ATM Building (B1)
- A soccer field in the southern portion of the campus
- Two parking structures (C6 and H6) located along Grand Avenue to the east and southeast of the campus
- A utility pole yard (A1) located near the intersection of Washington Boulevard and Flower Street to the north of the campus

The area of campus that would contain the proposed ATM Replacement Building currently contains the CMU Building (E2), Athletics Building (F2), and Gymnasium (G2), as well as two swimming pools and associated facilities. The existing ATM Building includes conference rooms, offices, meeting rooms, classrooms, laboratories, locker rooms, and shop classes, which encompass approximately 149,503 square feet (sq ft) of assignable space[1] in 172,168 gross sq ft.

2.3 Proposed Project Characteristics

The proposed project at LATTC would demolish three existing buildings, the CMU Building (E2), Athletics Building (F2), and the Gymnasium (G2), and construct a new ATM Building in their place. The proposed project would decommission a portion of the existing ATM Building (B1) and the entirety of the Central Receiving Building (E1). The proposed project would also include a minor FMP update to remove the buildings to be demolished and add the new replacement building. The proposed project would be partially State funded through a modernization grant that does not permit growth (i.e., no increase in the number of classrooms or in student capacity).

The proposed changes in assignable building square footage on the campus are shown in Table 1, *Proposed Assignable Building Space Changes*. As shown in Table 1, the proposed project would result in an overall decrease of 82,170 assignable sq ft on the campus. The proposed project would also result in an overall increase of 42,957 gross sq feet.

[1] Assignable square footage refers to the usable space designated for specific functions or occupants, while gross square footage includes all building areas, encompassing both assignable and non-assignable spaces such as corridors, restrooms, and mechanical rooms.

Table 1 Proposed Assignable Building Space Changes

Building	Existing Conditions (sq ft)	Proposed Changes (sq ft)	Proposed Conditions (sq ft)
Existing ATM Building (B1)	149,503	(105,593) [a]	43,910
Central Receiving Building (E1)	5,087	(5,087) [a]	-
CMU Building (E2)	58,304	(58,304) [b]	-
Athletics Building (F2)	18,657	(18,657) [b]	-
Gymnasium (G2)	13,632	(13,632) [b]	-
Pool Room	147	(147) [b]	-
ATM Replacement Building	-	119,250	119,250
Total	**245,330**	**(82,170)**	**163,160**

Notes: sq ft = square feet; square footage represents assignable (not gross) square footage

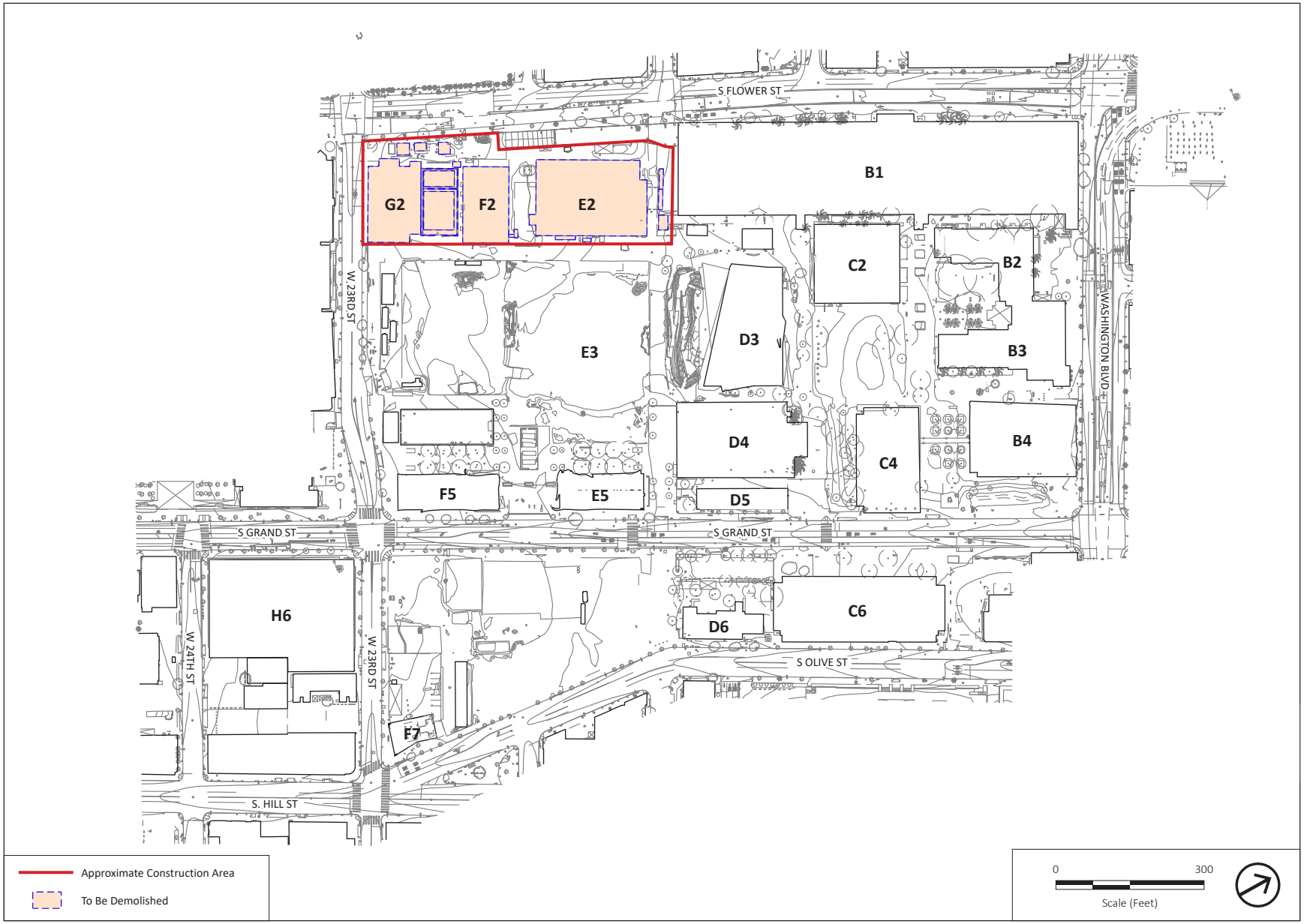
a. Reduction as a result of decommissioning.

b. Reduction as a result of demolition.

DEMOLITION

The proposed project would demolish three existing buildings located on the southwest portion of the campus, including the CMU Building (E2), which was constructed in 1961 and encompasses approximately 71,055 gross sq ft and 58,304 assignable sq ft; the Athletics Building (F2), which was constructed in 1966 and encompasses approximately 24,420 gross sq ft and 18,657 assignable sq ft, and the Gymnasium (G2), which was constructed in 1968 and encompasses approximately 15,068 gross sq ft and 13,632 assignable sq ft. The proposed project would result in approximately 110,543 gross sq ft of total building demolition on the campus.

The proposed project would also demolish the swimming pools and associated facilities on this portion of the campus (see Figure 5, *Proposed Demolition*).



Source: LACCD 2025.

Figure 5
Proposed Demolition

ATM REPLACEMENT BUILDING

The proposed project would develop a new ATM Building in the area of the campus that contains the buildings and facilities proposed for demolition. The new ATM Building would be mostly one story in height, with portions of the building extending in height up to four stories. As shown in Table 2, *Proposed Advanced Transportation & Manufacturing Building*, the new ATM Building would encompass approximately 119,250 sq ft of assignable space that would contain classrooms, laboratories, offices, and other support space. The total gross square footage of the building would be approximately 153,500 sq ft.

Table 2 Proposed Advanced Transportation & Manufacturing Building

Room Use Type	Total Square Footage
Classrooms	7,500
Classroom Support Space	140
Teaching Labs	88,670
Teaching Lab Support Space	10,800
Shops	1,650
Shop Service	3,300
Academic and Administrative Office	7,190
Total	**119,250**

Note: square footages shown represent assignable (not gross) square footage

The new ATM Building would provide modernized replacement facilities for LATTC's career-technical education programs, including Automotive Technology, Diesel Technology, and Rail Systems Technology, designed to reflect evolving industry needs. The new ATM Building would feature modern instructional spaces, laboratories, offices, and support areas. Program areas would concentrate on high-demand skills such as electric, hybrid, and alternative fuel vehicles, vehicle electronics, and rail systems maintenance, using modern technology and equipment to train the existing student body.

Due to its location along a Metro rail line, the new ATM Building is conceptually planned to include a future spur of the Metro rail track to allow LATTC students to work on rail cars, as a continuation of existing locomotive and rail educational programming already occurring adjacent to the rail line on the campus.

EXISTING ATM AND CENTRAL RECEIVING BUILDINGS

Upon completion of the new ATM Building, the existing programmed space in the ATM Building (B1) would be decommissioned, with the exception of two academic programs (welding and manufacturing) that would remain in the same portion of the existing ATM Building where they currently operate. The building's rooftop parking would also remain in use. The existing ATM Building is 172,168 gross sq ft in size; as part of the proposed project, 105,593 assignable square feet would be decommissioned, but the building would experience no decrease in gross square footage.

In addition, the entire Central Building (E1), which contains 5,087 assignable square feet, would be decommissioned (but not demolished) as part of the proposed project. The Central Receiving Building would remain, as it provides vehicular access to the rooftop parking on the existing ATM Building, and would experience no decrease in gross square footage.

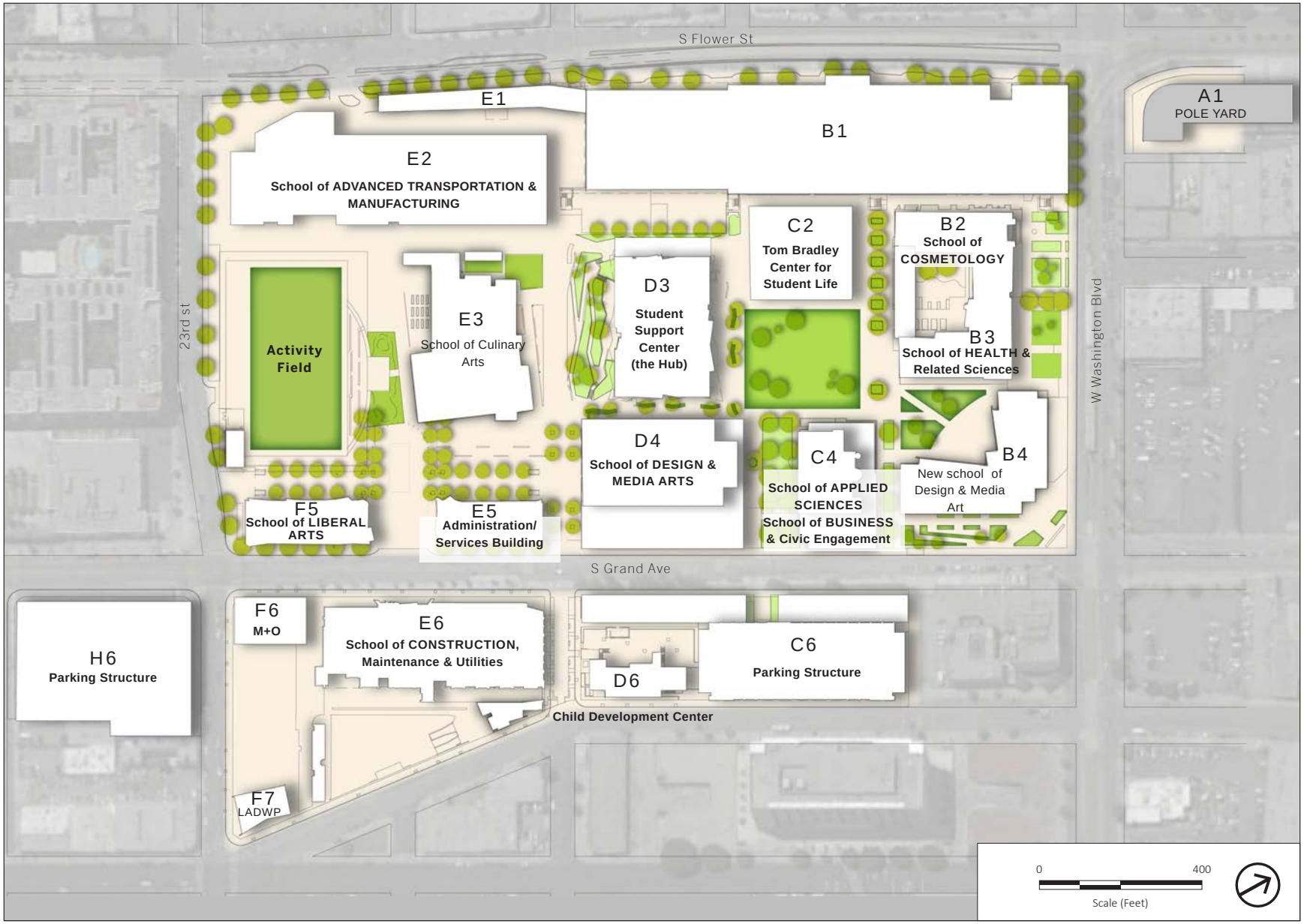
The existing ATM Building (B1) was constructed in 1966 and has not undergone any major renovations to date. The existing ATM Building has notable infrastructure and systems deficiencies, with several systems beyond their useful life cycles; thus, the existing ATM Building would ultimately be demolished at some unknown time in the future. For the same reasons, the Central Receiving Building would also ultimately be demolished as a future separate project at some unknown date. As previously stated, under the currently proposed project, the existing ATM Building will continue to provide limited academic space. In addition, the existing ATM Building would continue to provide rooftop parking, accessed via the ramp connected to the Central Receiving Building. Therefore, demolition of these buildings is not included as a part of the proposed project. Furthermore, the proposed project would be partially State funded and the project scope utilizing State funding is strictly defined and does not include that demolition; therefore, the project would not allow for the demolition of the existing ATM Building and Central Receiving Building.

In total, the proposed project would decommission 110,680 square feet of assignable space in the existing ATM and Central Receiving Buildings.[2] The proposed project would result in a net decrease in assignable space and a net increase in gross square footage; the proposed project would not increase the number of classrooms or student capacity of the campus.

FACILITIES MASTER PLAN UPDATE

The proposed project would also include a minor update to the FMP to reflect the proposed campus conditions (see Figure 6, *Proposed Master Plan*).

[2] 105,593 square feet in the existing ATM Building + 5,087 square feet in the Central Receiving Building = 110,680 total square feet of assignable space



Source: www.jacobs.com 2025.

Figure 6
Proposed Master Plan

The update would revise the FMP to accurately depict the improvements under the proposed project. The FMP update would ensure consistency between future campus planning documents and the proposed project. The proposed update does not increase the intensity of use beyond what was previously included in the FMP.

PROJECT CONSTRUCTION AND PHASING

Construction activities for the proposed ATM Building Replacement Project are scheduled to begin in December 2028. All construction equipment, workers, and proposed improvements would be located within the boundaries of the campus, with the exception of the potential future Metro rail spur as well as limited circulation improvements along the immediate campus edge, such as sidewalk repairs, driveway curb cuts, and other minor improvements. Contractors would adhere to Section 41.40, *Noise Due To Construction, Excavation Work – When Prohibited*, of the City of Los Angeles' Municipal Code, which prohibits construction activities before 7:00 am and after 9:00 pm on Monday through Friday; before 8:00 am and after 6:00 pm on Saturday and Holidays; and any time on Sunday.

3. FINDINGS CONCERNING CEQA EXEMPTION

As stated in Section 1, *Introduction*, Article 19 (Section 15300 et seq.) of the CEQA Guidelines includes a list of classes of projects that have been determined not to have a significant effect on the environment and, as a result, are exempt from review under CEQA. This document has been prepared to serve as the basis for compliance with CEQA as it pertains to the proposed project, and to demonstrate that the project qualifies for a Class 2 CEQA Exemption, consistent with the provisions of CEQA Guidelines Sections 15302 and 15300.2.

3.1 CEQA Guidelines Section 15302

This section assesses whether CEQA Guidelines Section 15302, Replacement or Reconstruction (also referred to as a "Class 2 exemption"), applies to the proposed project. CEQA Guidelines Section 15302 states:

> Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including, but not limited to:
>
> (a) Replacement or reconstruction of existing schools and hospitals to provide earthquake-resistant structures that do not increase capacity more than 50 percent.

(b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

(c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

(d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

The proposed project includes the demolition of three existing buildings on the LATTC campus, and construction of a new ATM Building in the same location. The proposed project would replace existing structures and facilities with a new structure located on the same site/campus as the structures replaced. Overall, while the proposed project would result in a net increase in gross square footage, the proposed project would result in a net decrease in assignable building space on campus. As demonstrated in Section 2.3, *Proposed Project Characteristics*, and Table 1, *Proposed Assignable Building Space Changes*, thereof above, the proposed ATM Replacement Building would provide modernized replacement facilities for LATTC's existing career-technical education programs and would result in a net decrease in assignable space. Therefore, the proposed project would have the same purpose as currently exists on the campus. Additionally, the proposed project would be partially State funded through a modernization grant that does not permit growth (i.e., no increase in the number of classrooms or in student capacity). Accordingly, the proposed project includes the decommissioning of the existing ATM Building and Central Receiving Building (with the exception of two academic programs that would remain in a portion of the building where they currently operate), ensuring no expansion of capacity. Therefore, the project meets the criteria for the categorical exemption under Section 15302.

3.2 Review of Exceptions to the Categorical Exemption

This section assesses whether any of the exceptions to the categorical exemptions found in CEQA Guidelines Section 15300.2, *Exceptions*, apply and thus negate the analysis and finding above that the project is categorically exempt under Section 13502. Each of the exceptions from CEQA Guidelines Section 15300.2 is listed below in italicized text followed by an assessment of whether that exception applies to the proposed project.

SECTION 15300.2(A): LOCATION

Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project would be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may have an impact on an environmental resource of

hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies.

This exception is expressly limited in its application to Classes 3, 4, 5, 6, and 11 and thus does not apply to the Class 2 exemption. Therefore, this exception does not apply to the proposed project. Furthermore, the existing LATTC campus is fully developed with classroom buildings, athletic fields and facilities, parking lots, concrete walkways, and ornamental landscaping; due to the school's developed nature and frequent human disturbance, it does not contain any environmental resource of hazardous or critical concern. The campus is located in an urbanized and developed area of the City of Los Angeles. No mapped riparian habitats or wetlands exist on or near the campus (USFWS 2025). As such, the project site is not considered to be a particularly sensitive environment.

SECTION 15300.2(B): CUMULATIVE IMPACTS

All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

No other capital projects are proposed or underway on the campus at this time that, in combination with the proposed project, might result in any potentially adverse cumulative effects. LATTC is currently constructing a new, 4-story academic building for the Construction, Maintenance, and Utilities Pathway. The Construction Technology Building will be located on the east side of Grand Avenue and will house labs for instruction in carpentry, plumbing, electrical, heating, ventilation, and air conditioning (HVAC), and architectural design. Habitable spaces on the roof include a renewable demonstration lab. Construction of the new Construction Technology Building is already underway and is scheduled to be completed in July 2027. Additionally, construction of a new Design & Media Arts (DMA) building is currently also underway on the LATTC campus at the intersection of Washington Boulevard and Grand Avenue. The new DMA building will include classrooms, computer labs, a multi-purpose space, social lounges, living labs, and a street-level exhibition and gallery space. The new DMA building is scheduled to be completed in 2027. Construction activities for the proposed ATM Building Replacement Project are not scheduled to begin until December 2028. Therefore, construction activities for the three projects would not overlap.

Any additional future campus improvements would be implemented as separate, independent projects and subject to their own environmental review under CEQA, as applicable. Construction of the proposed project would adhere to City of Los Angeles Municipal Code construction hours to minimize disruption to the surrounding community. The proposed project consists of the replacement of existing on-campus facilities and would not expand campus boundaries, increase classrooms or student capacity, or introduce new operational activities; thus, it would not contribute to potential cumulative environmental effects. Significant cumulative impacts are not

anticipated to occur with the implementation of any other projects. Therefore, this exception does not apply to the proposed project.

SECTION 15300.2(C): SIGNIFICANT EFFECTS

A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

This exception applies only when there is evidence both that the proposed project involves unusual circumstances and that it will result in a significant impact due to those unusual circumstances. The campus is currently occupied and is entirely developed, disturbed, and used throughout the year. All construction activities would be required to comply with current local, State, and federal laws, regulations, construction best management practices (BMPs), as well as District standards and guidelines. The proposed project would introduce new development that is consistent with the existing uses, size, purpose, and capacity on the campus. Colleges and universities routinely update their facilities and implement master plan improvements to replace aging buildings with safer, more efficient, and modernized instructional spaces. In this case, LACCD is replacing existing buildings and associated campus facilities with updated structures that continue educational functions already present on the project site. Such replacement and modernization activities are typical and quite common for institutional campuses and do not differ in kind or intensity from other projects commonly falling within CEQA Guidelines Section 15302 categorical exemption. Therefore, the proposed project does not present any unusual circumstances, and this exemption does not apply to the proposed project.

SECTION 15300.2(D): SCENIC HIGHWAYS

A categorical exemption shall not be used for a project which may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR [environmental impact report].

According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System, the closest officially designated State scenic highway is Highway 1/Lincoln Boulevard in Santa Monica, from post mile (PM) 32.166 to PM 21.075, approximately 11 miles west of the campus (Caltrans 2025). All proposed project improvements would occur within the boundaries of the existing LATTC campus and would not be visible from any eligible or designated scenic highways due to distance; thus, the proposed project would not affect any scenic highways. Additionally, due to the distance between the campus and these scenic roadways, the proposed project would not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway. Therefore, this exception does not apply to the proposed project.

SECTION 15300.2(E): HAZARDOUS WASTE SITES

A categorical exemption shall not be used for a project on a site that is included on any list compiled pursuant to Government Code Section 65962.5.

California Government Code Section 65962.5 requires the California Environmental Protection Agency (CalEPA) to compile, maintain, and update specified lists of hazardous release sites. The required lists of hazardous material release sites are commonly and collectively referred to as the "Cortese List," named after the legislator who authored the legislation. Because the statute was enacted more than 20 years ago, some of the provisions refer to agency activities that were conducted many years ago and are no longer being implemented and, in some cases, the information required in the Cortese List does not exist. Those requesting a copy of the Cortese Lists are now referred directly to the appropriate information resources contained on internet websites hosted by the boards or departments referenced in the statute, including, but not limited to, California Department of Toxic Substance Control's (DTSC) online EnviroStor database and the State Water Resources Control Board's (SWRCB) online GeoTracker database. These two databases include hazardous material release sites, along with other categories of sites or facilities specific to each agency's jurisdiction.

The following five data sources, which are compiled by CalEPA to meet Cortese List requirements, were searched for hazardous materials sites on the site:

- EnviroStor. Hazardous Waste and Substances Site List. Department of Toxic Substances Control. (DTSC 2025a)
- GeoTracker. Leaking Underground Storage Task Sites. State Water Resources Control Board (SWRCB 2025)
- CalEPA. Solid Waste Disposal Sites Identified by the Water Board with Waste Constituents above Hazardous Waste Levels Outside the Waste Management Unit.
- CalEPA. List of Active Cease and Desist Orders and Cleanup and Abatement Orders from the Water Board.
- Hazardous Waste Facilities Subject to Corrective Action. Department of Toxic Substance Control. (DTSC 2025b)

The search of these databases did not identify any active hazardous waste sites within the campus. Thus, the project site is not identified as a hazardous materials site pursuant to Government Code Section 65962.5 and this exception does not apply to the proposed project.

SECTION 15300.2(F): HISTORICAL RESOURCES

A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of historical resources.

Under Public Resource Code Section 21084.1, a historical resource is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources. Additionally, historical resources included in a local register of historical resources are presumed to be historically or culturally significant, and a lead agency can determine in its discretion whether the resource may be a historical resource. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or a local register of historical resources does not preclude a lead agency from determining whether a resource may be considered a historical resource.

The LATTC campus is not listed on the National Register of Historic Places and is not a California Historical Landmark or California Point of Historical Interest (NPS 2025; OHP 2025a, 2025b). A Historic Resources Technical Report was prepared for the proposed project by South Environmental in October 2025 (see Appendix A). Property significance evaluations conducted for the CMU Building (E2), Athletics Building (F2), and Gymnasium (G2) did not identify the buildings as eligible under all federal, State, or City designation criteria at the individual level of significance. Therefore, the buildings proposed for demolition are not considered historical resources as defined by CEQA and the loss of these buildings is considered a less than significant impact. Additionally, over the past decade, various demolition and construction activities on the LATTC campus have substantially altered the visual character of the area, resulting in a collection of buildings and site improvements that lack a unified architectural style or cohesive aesthetic framework. As a result, the proposed project would be introduced into a setting that is already visually varied and not a historically intact campus environment. Thus, implementation of the proposed project would not impact any existing historical resources as a result of project demolition and construction activities, as none of the buildings proposed for demolition are considered historic resources (South Environmental 2025). Therefore, the historical sites exception does not apply to the proposed project.

4. CONCLUSION

As discussed in Section 3, *Findings Concerning CEQA Exemptions*, the proposed project meets the criteria for a categorical exemption. Specifically, the information provided and substantial evidence in the record demonstrate that:

- The proposed project qualifies for a Class 2 categorical exemption under CEQA Guidelines Section 15302, Replacement or Reconstruction, and, as a result, would not have a significant effect on the environment.
- No exceptions identified in CEQA Guidelines Section 15300.2, *Exceptions*, apply to the proposed project.

Therefore, this analysis finds that a Notice of Exemption may be used for the proposed project and that no further environmental impact analysis is required under CEQA.

5. LIST OF PREPARERS

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Natalie Phan, Planner

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6. REFERENCES

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APPENDIX A:
Historic Resources Technical Report

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Historical Resources Technical Report

Los Angeles Trade-Technical College
Advanced Transportation & Manufacturing
Building Replacement Project
City of Los Angeles, California

Prepared For:
Los Angeles Community College District
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and

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October 2025

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Executive Summary

South Environmental was retained by PlaceWorks and the Los Angeles Community College District (LACCD or District) to prepare a Historical Resources Technical Report for the Los Angeles Trade-Tech College Advanced Transportation & Manufacturing Building Replacement Project (project) on the Los Angeles Trade-Tech College (LATTC) campus in the City of Los Angeles, California (City). This report includes the results of an intensive-level pedestrian survey of the LATTC campus (hereinafter referred to as campus or project site) by a qualified architectural historian; building development and archival research; recordation and evaluation of the Construction Maintenance & Utilities (CMU) Building (E2), Athletics Building (F2), and the Gymnasium (G2). for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the Los Angeles Historic-Cultural Monuments (HCM) designation criteria and integrity requirements; and assessment of project-related impacts on historical resources. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources and all City requirements.

As a result of this study, CMU Building (E2), Athletics Building (F2), and Gymnasium (G2) were found not eligible under all NRHP, CRHR, and City designation criteria due to a lack of significant historical associations, lack of architectural merit, and compromised integrity of setting and feeling. Therefore, these buildings are not considered historical resources as defined by CEQA Guidelines §15064.5.

While the LATTC campus was previously flagged as a potential historic district in 2016 by SurveyLA, it was noted that additional research on the campus would be needed to confirm the presence of a historic district (SurveyLA 2016: 11-12). The various demolition and construction projects that have occurred on campus over the last 10 years have removed any architectural or aesthetic cohesion that may have once existed. Today, the campus reads as a collection of various time periods and architectural styles and lacks any visual or chronological cohesion to be eligible as a historic district of buildings united by either their architectural design or important historical associations.

In conclusion, the proposed project would result in a less than significant impact on historical resources as defined by CEQA Guidelines §15064.5.

1 Introduction

South Environmental was retained by PlaceWorks and the Los Angeles Community College District (LACCD or District) to prepare a Historical Resources Technical Report for the Los Angeles Trade-Tech College Advanced Transportation & Manufacturing Building Replacement Project (project) on the Los Angeles Trade-Tech College (LATTC) campus in the City of Los Angeles, California (City). This report includes the results of an intensive-level pedestrian survey of the LATTC campus (hereinafter referred to as campus or project site) by a qualified architectural historian; building development and archival research; recordation and evaluation of the campus buildings currently identified as the Construction Maintenance & Utilities (CMU) Building (E2), Athletics Building (F2), and the Gymnasium (G2) for historical significance in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the Los Angeles Historic-Cultural Monuments (HCM) designation criteria and integrity requirements; and assessment of project-related impacts on historical resources. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources and the City of Los Angeles Cultural Heritage Ordinance.

This report was prepared by South Environmental Senior Architectural Historian Laura Carías, MA, and Architectural Historian Drulena Haller, BA. Quality Assurance/Quality Control for the report was provided by Principal Architectural Historian Sarah Corder, MFA, and Cultural Resources Director Samantha Murray, MA. Ms. Corder, Carías, and Murray all meet the meet the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for History and Architectural History. Resumes for key staff are provided in Appendix A.

1.1 Project Description

The proposed project at LATTC would demolish three existing buildings, construct a new ATM Building, and decommission the existing ATM Building (B1) and Central Receiving Building (E1). The proposed project would not affect (i.e., it would neither increase nor decrease) student or staff capacity at LATTC and would not increase the net total number of classrooms on the campus.

1.1.1 Demolition

The proposed project would demolish the three existing buildings located on the project site at the southwest portion of the campus, including CMU Building (E2), which was constructed in 1961 and encompasses approximately 25,989 square feet (sq ft); the Athletics Building (F2), which was constructed in 1966 and encompasses approximately 24,420 sq ft, and the Gymnasium (G2), which was constructed in 1968 and encompasses approximately 15,686 sq ft. The proposed project would result in approximately 66,095 sq ft of total building demolition on the campus.

The proposed project would also demolish the swimming pools and associated facilities on the project site (see Figure 5, Proposed Demolition).

1.1.2 ATM Replacement Building

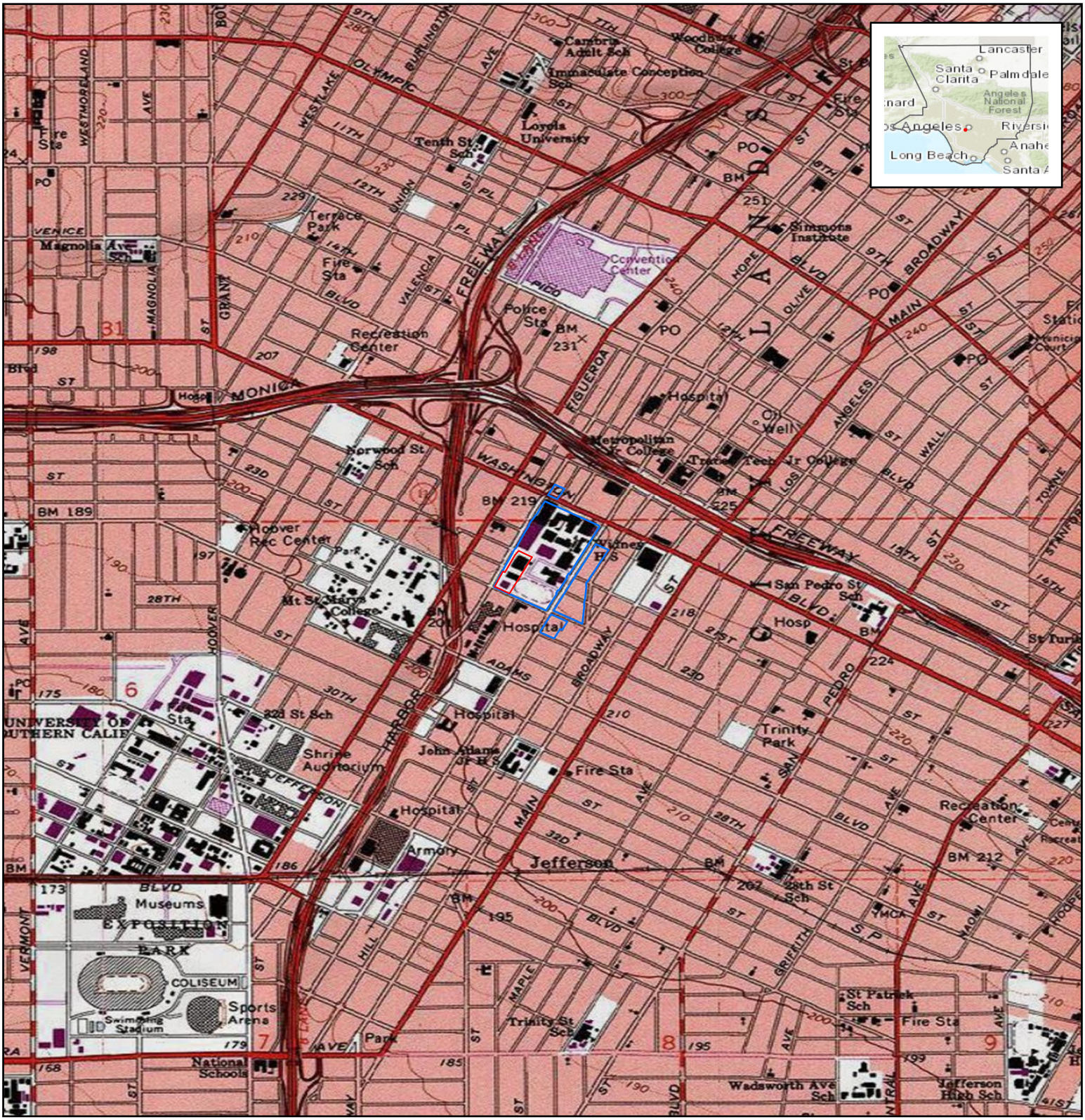
The proposed project would develop a new 3-story ATM Building on the project site. The new ATM Building would encompass approximately 119,083 sq ft of assignable space that would contain classrooms, laboratories, offices, of other support space. The total gross square footage of the building would be approximately 153,550 sq ft.

The new ATM building would provide modernized replacement facilities for LATTC's career-technical education programs, including Automotive Technology, Diesel Technology, and Rail Systems Technology, designed to reflect evolving industry needs. The new ATM Building would feature modern instructional spaces, laboratories, offices, and support areas. Program areas would concentrate on high-demand skills such as electric, hybrid, and alternative fuel vehicles, vehicle electronics, and rail systems maintenance, using modern technology and equipment to train the existing student body.

Due to its location along a Metro rail line, the new ATM building is conceptually planned to include a spur of the Metro rail track to allow LATTC students to work on rail cars, although such plans remain conceptual and may not be implemented.

1.2 Project Location

The LATTC campus is located at 400 West Washington Boulevard, Los Angeles, in Los Angeles County, and comprises six parcels (Assessor Parcel Numbers [APN] 5126-014-905, 5126-015-902, 5126-015-903, 5126-015-904, 5126-015-905, and 5126-015-906). Of the approximately 25.2-acre campus, the proposed project would be developed within an approximately 2.8-acre area of the southwestern portion of the campus, which currently contains three existing buildings (CMU Building (E2), Athletics Building (F2), and the Gymnasium (G2)) and represents the project site (Figures 1 and 2).



Source: ESRI USA Topo Maps and World Topo Map 2025

LATTC Advanced Transportation & Manufacturing Building Replacement Project

Figure 1. Project Location Map

Project Site

LATTC Campus

Project Location is within Los Angeles, California, in Los Angeles County on the USGS Hollywood 7.5-minute quadrangle map in Section 05 of Township 02 South and Range 13 West

Center Coordinate (Decimal Degrees):
Latitude: 34.0307660N Longitude: -118.2720499W

0 1,000 2,000 Feet

Scale: 1:24,000

N

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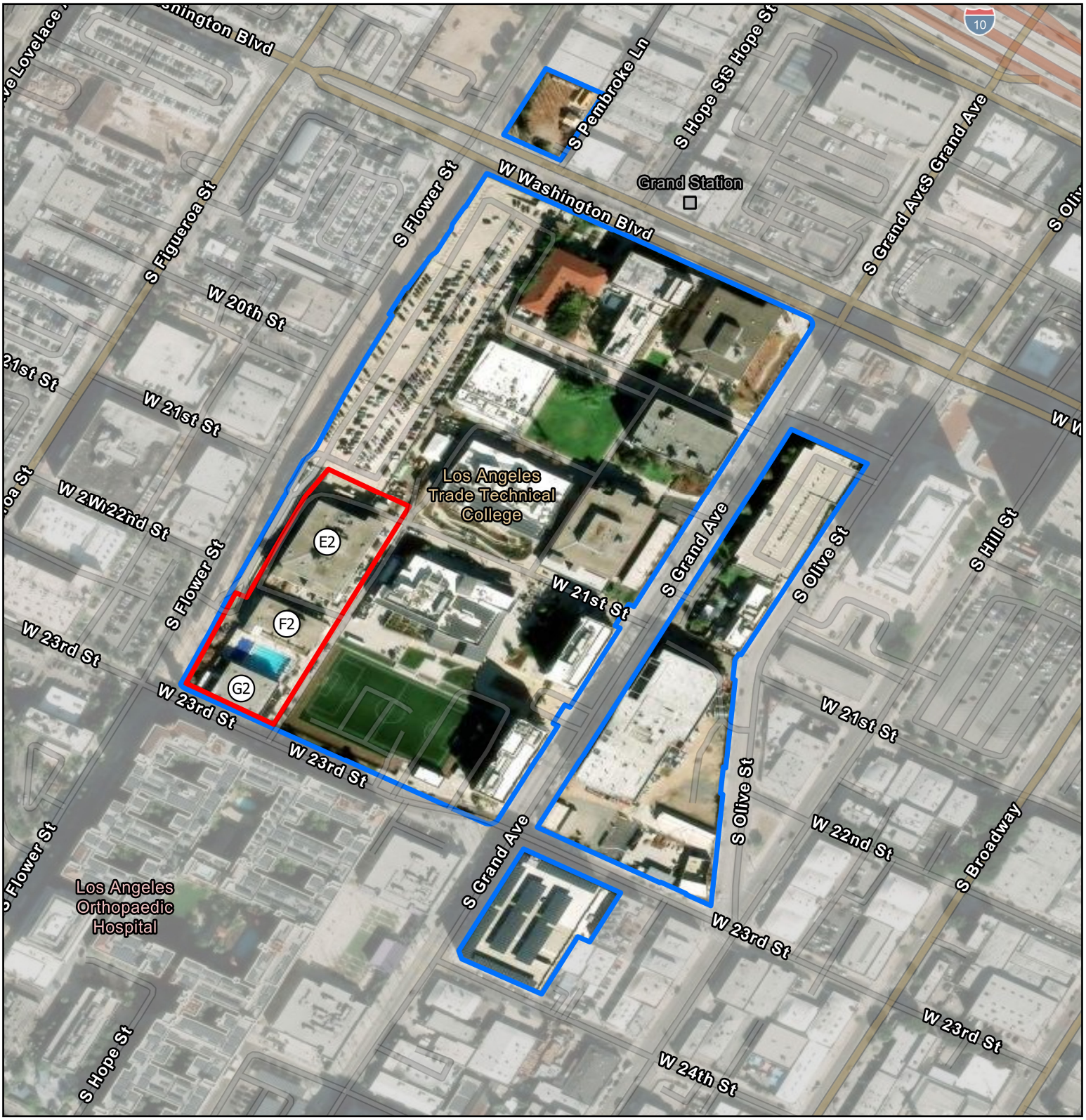

Source: ESRI Aerial Map 2025

LATTC Advanced Transportation & Manufacturing Building Replacement Project

Figure 2. Project Site Detail

0 180 360 Feet

Scale: 1:4,000

N

- Project Site
- LATTC Campus
- (#) Building
  - E2: CMU Building
  - F2: Athletics Building
  - G2: Gymnasium

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1.3 Regulatory Framework

1.3.1 Federal

National Register of Historic Places

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks and historic areas administered by the National Park Service (NPS).

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide federal agencies, state and local governments, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, How to Apply the National Register Criteria for Evaluation, as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration G) to be considered for listing.

1.3.2 State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

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

(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines "unique archaeological resource."
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define "historical resources." In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource." It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines "tribal cultural resources."
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

1.3.3 Local

City of Los Angeles

Municipal Code

Los Angeles Historic-Cultural Monuments (Section 22.171.7 of Cultural Heritage Ordinance)

Local landmarks in the City of Los Angeles are known as Historic-Cultural Monuments (HCMs) and are under the aegis of the Planning Department, Office of Historic Resources. They are defined in the Cultural Heritage Ordinance as follows (Los Angeles Administrative Code, Division 22, Chapter 9, Article 1, Section 22.171.7, added by Ordinance No. 178,402, effective April 2, 2007):

HCMs include any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, and that meets at least one of the following criteria: (1) is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community; (2) is associated with the lives of historic personages important to national, state, city, or local history; or (3) embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced the designer's, builder's, or architect's age..

For the purposes of SurveyLA, this definition has been broken down into the following four HCM designation criteria that closely parallel the existing NRHP and CRHR criteria:

1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community; or
2. Is associated with the lives of Historic Personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

Historic Preservation Overlay Zones (Section 12.20.3)

As described by the City of Los Angeles Office of Historic Resources, the Historic Preservation Overlay Zone (HPOZ) Ordinance was adopted in 1979 and amended in 2004 to identify and protect neighborhoods with distinct architectural and cultural resources. HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.

Regarding HPOZ eligibility, City of Los Angeles Ordinance Number 175891 states (Los Angeles Municipal Code Section 12.20.3; City of Los Angeles Zoning Code Section 13B.8):

Features designated as contributing shall meet one or more of the following criteria:

1. adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
2. owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
3. retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of a Historic place or area of Historic interest in the City.

Permits for Historical and Cultural Buildings (Section 91.106.4.5)

Regarding effects on federal and locally significant properties, Los Angeles Municipal Code states the following:

The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the

National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure.

2 Research Methods

2.1 Built Environment Resource Directory

The Built Environment Resources Directory (BERD) files are maintained by the State Office of Historic Preservation (OHP) and provide information, organized by county, regarding non-archaeological resources in the inventory. The OHP inventory contains information only for cultural resources that have been processed through the OHP. This includes resources reviewed for eligibility to the NRHP and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs (OHP 2023).

South Environmental reviewed the BERD to determine if CMU Building (E2), Athletics Building (F2), and the Gymnasium (G2) or any of the adjacent buildings had been previously evaluated for NRHP, CRHR, or local designation. The subject buildings nor the adjacent campus buildings were not listed in the BERD.

2.2 Previous Studies and Evaluations

EIR for Campus Plan 2022 Los Angeles Trade-Technical College (2003)

PCR Services Corporation prepared an Environmental Impact Report (EIR) in 2003 for the Campus Plan 2002 project, which included a historical resources study of the LATTC campus. Based on information presented in the EIR, 18 potential historical resources were evaluated and assigned California Historical Resource Status Codes. Of the 17 buildings and one mature tree surveyed, the following results were reported in the EIR:

- Building A (Grand Theater), Building C (Learning Skills Center), Apffel's Coffee Company, and a Morton Fig Tree were assigned 5S1 status codes which was defined as "Property found ineligible for the National Register, but listed on or eligible for designation under an existing local ordinance (PCR 2003: 107).

- The PTA Building was assigned the now outdated 5S3 status code which was defined as "property found ineligible for the National Register or for designation under a local ordinance but is eligible for special consideration in local planning" (PCR 2003: 107), which is equivalent to the present-day status code 6L.

- The remaining 14 buildings were assigned the now outdated 6Z1 status code, which was defined as "property found ineligible for federal, state, and local designation (PCR 2003: 107), which is roughly equivalent to the present-day 6Z.

Although the building names have changed over time, based on a review of the maps and information provided in the EIR, the three campus buildings that are included in the current study: CMU Building

(E2) (previously identified as Building B), Athletics Building (F2) (previously identified as Building J), and the Gymnasium (G2) (previously identified as Building G) were part of these evaluations in 2003 and were found not eligible for any federal, state, or local designations.

SurveyLA – Southeast Los Angeles Community Plan Area (2016)

LATTC was identified as part of the Southeast Los Angeles Community Plan Area Industrial Historic Districts Survey conducted as part of SurveyLA in 2016. The survey form provides the following information about the campus, noting that the evaluation was incomplete:

> The campus of Los Angeles Trade Technical College is significant as an excellent example of both pre-World War II and post World War II school design and construction. The campus was initially developed as Los Angeles Polytechnic High School in 1905. The buildings remaining today date to the 1920s and later. They include an auditorium and classroom building (Building A, 1924 and 1935), a portion of which was designed by architect A.C. Martin; and a classroom building (Building C, 1936), also designed by A.C. Martin. Los Angeles Trade Technical College took over the campus in 1957. The remainder of the campus was developed after 1957, primarily in the 1960s and 1970s...For SurveyLA, the entire campus has been identified as a potential historic district. However, a detailed investigation of the campus, including the identification of contributing and non-contributing features and determination of the period of significance, falls outside the scope of SurveyLA. Additional analysis is needed to complete the evaluation (SurveyLA 2016: 11-12).

2.3 Building Development and Archival Research

The following provides an overview of all background research completed on the LATTC campus and specifically CMU Building (E2), Athletics Building (F2), and the Gymnasium (G2) to understand the campus development history. All information obtained from these sources was used in the development of the historic context presented in this report.

2.3.1 Information Provided by LACCD

South Environmental received documentation from the LACCD College Design Manager and the College Project Director in September 2025. Information received included campus plans and historic drawings of CMU Building (E2), Athletics Building (F2), and the Gymnasium (G2).

2.3.2 LATTC Facilities Plan Room

South Environmental obtained access to LATTC's Facilities Plan Room on September 15, 2025. All available as-built drawings and renovation drawings for CMU Building (E2), Athletics Building (F2), and the Gymnasium (G2) were reviewed.

2.3.3 Los Angeles Public Library Archive

South Environmental utilized the Los Angeles Public Library Digital Collections, TESSA, on September 17, 2025, to review photographs of the campus and its surroundings. These photos were used to understand the appearance of the project site over the last several decades and to assess the changes that have occurred over time. South Environmental utilized these items when developing the historic context for the project site.

2.3.4 Library of Congress (LOC)

South Environmental utilized the Library of Congress (LOC) to review photographs and information for the campus and its surroundings. The digital collection was accessed online via the LOC website on September 17, 2025. No information regarding the campus was found.

2.3.5 Online Archive of California (OAC)

South Environmental utilized the OAC to locate photographs and information of the campus and its surroundings. The digital collection was accessed online via the OAC website on September 17, 2025. No information regarding the campus was found.

2.3.6 Historical Newspaper Review

Historical newspapers from Newspapers.com and Genealogy Bank available for Los Angeles County were reviewed to understand the progressive development of the LATTC campus and surrounding area.

2.3.7 Historical Aerial Photographs

A review of historical aerial photographs was conducted to better understand the history of the project site and surrounding neighborhood's development history. Aerial photographs were available from the following years: 1948, 1952, 1964, 1972, 1980, 1985, 1989, 1992-2000, 2003-2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020, and 2022 (NETR 2025); and 1927, 1928, 1938, 1952, 1956, 1960, 1962, 1965, 1968, 1971, 1989, 2002 and 2007 (UCSB 2025).

3 Historic Context

3.1 John H. Francis Polytechnic High School

Prior to LATTC's acquisition of the current campus in 1958, the site was originally home to John H. Francis Polytechnic High School. The Los Angeles Polytechnic High School was founded in 1897 as the successor to the Los Angeles Commercial High School, which expanded the studies for technical and industrial training. The idea to open a polytechnic campus in Los Angeles developed during the 1899 National Educational Association Convention held in the City of Los Angeles (LAEPR 1899: 3; LAT 1899: 10). During this convention, the school displayed an exhibit showcasing the various branches of work covered by the institution (LAT 1899: 10). Following the convention, the Los Angeles Board Finance Committee suggested selling the existing school property on Spring Street and using the proceeds to establish a new polytechnic high school. The aim was to alleviate school overcrowding, while preparing students for future careers in industrial and commercial sectors (LAT 1901a: 6). That same year, a bond of $200,000 was issued for the erection of a new Polytechnic High School campus (Exhibit 1) (LAT 1901b: 29), and in 1902, the bond received official approval (LAEPR 1902: 4).

After considerable debate in 1903 over the location of the new campus, the chosen site was between Washington Boulevard and 20th Street and between Flower Street and Grand Avenue (LAT 1903: 14). Construction for the campus was awarded to the contractor Engstrom, and the campus was completed in 1905 (LAT 1904a: 14). The original campus included an Auditorium/Gymnasium Building, Science Hall, Carpenter Shop and Machine Building, and a Main/Educational Building (Sanborn 1907). These buildings were designed by architect Franklin P. Burnham in the Classical Revival Style, characterized by the use of triangular pediments, columns, and decorative friezes (Exhibit 2) (LAH 1905a: 3; LAEE 1905: 11). The 1922 Sanborn Map shows the growth of the campus as several new buildings are added to the west and south. The residence at 414 West 20th Street was demolished and the vacant lot immediately west were used to build a new three-story Gymnasium. Immediately south of the new Gymnasium, the residence at 419 West 21st Street was demolished to build an Electric Wiring Classroom Building (Sanborn 1907, 1922).

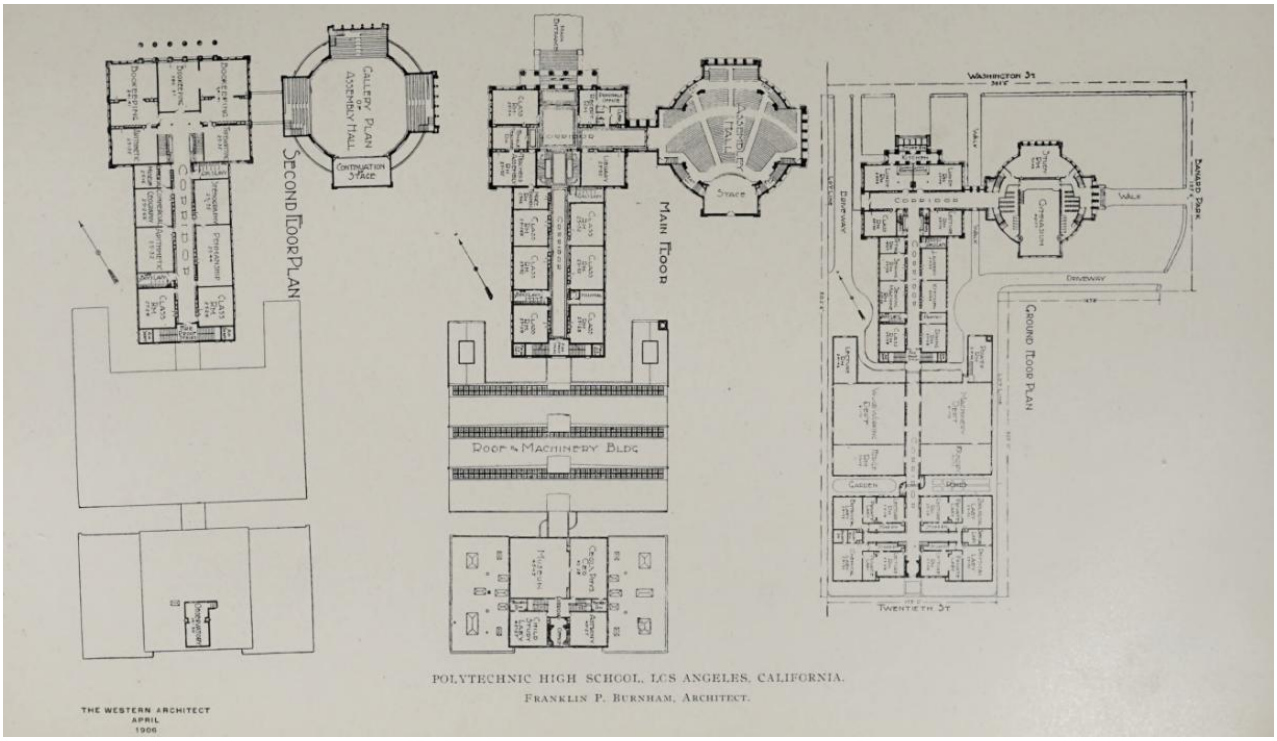

Exhibit 1. 1906 architectural plan of Polytechnic High School by Franklin Burnham (Western Architect 1906)

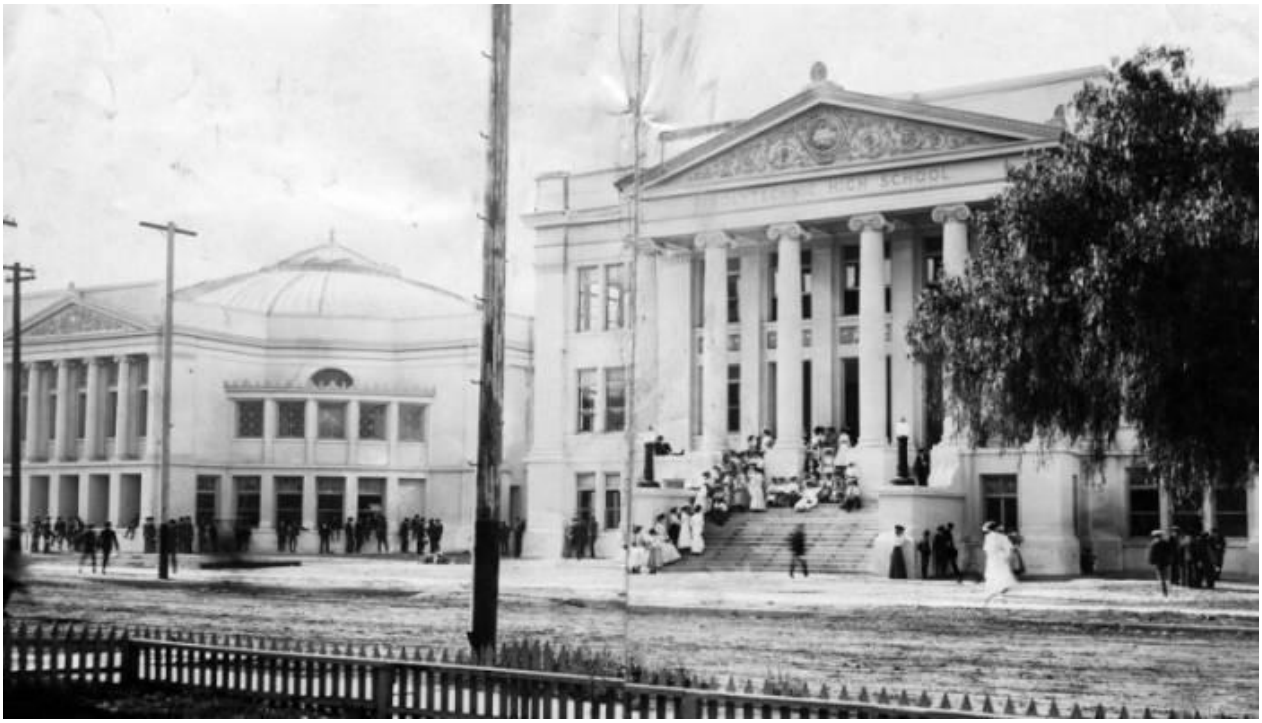

Exhibit 2. Circa 1905 photograph of Polytechnic High School Main/Educational Building (right) (no longer extant) and Gymnasium (left) (no longer extant) (LAPL 2025).

The Gymnasium designed by Burnham (Exhibit 2) was demolished and replaced with a new Auditorium and Classroom Building in 1924 (Sanborn 1922-1950) and the 1933 Long Beach earthquake destroyed the Main/Educational Building (Exhibit 2), the Electrical Wiring Classroom, and Carpenter Shop/Machine Building (LVD 2025; Sanborn 1922-1950). The Los Angeles Unified School District (LAUSD) secured federal bond funds for the reconstruction of the affected educational buildings. LAUSD received a total of $12.1 million for the reconstruction of the schools throughout the district that were damaged by the earthquake (Sapphos 2014: 64). Rehabilitation and reconstruction work for LAUSD buildings began in 1933 and concluded by 1940. For the Polytechnic High School, re-construction and repairs lasted from 1935-1936 and totaled $390,785, which was partially funded by a Public Works Administration (PWA) bond (LND 2025). Master architect Albert C. Martin Sr. designed the new Administration Building and Industrial Arts Building in 1935, and both were built by the Pozzo Construction Company. Also in 1935, the Campbell Construction Company rebuilt the school's Auditorium and Classroom building. (LND 2025).

The Polytechnic High School remained at 400 West Washington Boulevard until 1955, when it was relocated to the San Fernando Valley and eventually reopened in 1957 at 12431 Roscoe Boulevard (VT 1956: 2). Following the relocation of the Polytechnic High School, the Board of Education transferred the campus to the Junior College System, initiating a $2,000,000 rehabilitation program to adapt it for a new use (LAT 1958: 35).

3.2 Los Angeles Trade-Technical College

3.2.1 Campus Overview

LATTC is one of nine colleges within the LACCD. It was founded by Frank Wiggins in 1924, who was a pioneer of the school and longtime secretary of the Los Angeles Chamber of Commerce (LAT 1951: 59). The campus originally operated as the Frank Wiggins Trade School located on Grand Avenue. It was established to offer vocational education programs for adults with courses ranging from refrigeration repair and welding to cosmetology and painting. In 1927, the school relocated to a 10-story building located off South Olive Street and Venice Boulevard where it remained until the 1950s (LAECN 1950: 12; TSW 1950: 19; LAT 1951: 59; PCR 2003: 101).

In 1954, the Frank Wiggins Trade School was acquired by the Junior College System which was operated by the Los Angeles Board of Education. Following the acquisition, the school was renamed Los Angeles Trade-Technical College (LATTC). When LATTC relocated to the Polytechnic High School campus on West Washington Boulevard in 1957, there were nine extant high school buildings that were constructed after the 1933 earthquake. Out of those nine high school buildings the only remaining buildings on campus today are the Cosmetology Pathway (B2), Health and Related Sciences Pathway (B3), and the Tom Bradley Center for Student Life (C2) (PCR 2003: 101; UCSB 2025: NETR 2025; Sanborn 2025).

At the new campus location, LATTC undertook a series of campus master plans (VT 1957: 2; LAT 1958: 35). The first master plan was issued in 1957 and was overseen by the well-known architecture firm Kistner, Wright & Wright. Over the next seven years the following buildings were constructed on campus: Culinary Arts Building (1961), CMU Building (E2) (1961), and the Design and Media Arts Building (1964) (VT 1957: 2; PCR 2003: 101). As part of the first master plan, elements such as the iconic "Los Angeles Trade Technical College" pre-cast concrete signs (no longer extant) that were introduced to the campus by Kistner, Wright & Wright (Exhibit 3).

Exhibit 3. Photograph of LATTC concrete sign (date unknown) (LAPL 2025)

During the 1960s, the campus experienced continual growth aided by a district fund allocation of $4,272,000 for campus expansion and modernization projects (GVNGT 1960: 2). In 1965, a second master plan was published. The second master plan incorporated the three remaining Polytechnic High School buildings and included the construction of the following new buildings over the next 10 years: Automotive Technology Building (1966), Athletics Building (F2) (1966), and the Gymnasium (G2) (1968). The master plan also called for the closure of West 21st Street through the property, expanding the southern border of the campus once again, this time to West 23rd Street (Exhibit 4) (UCSB 2025; PCR 2003: 101-102).

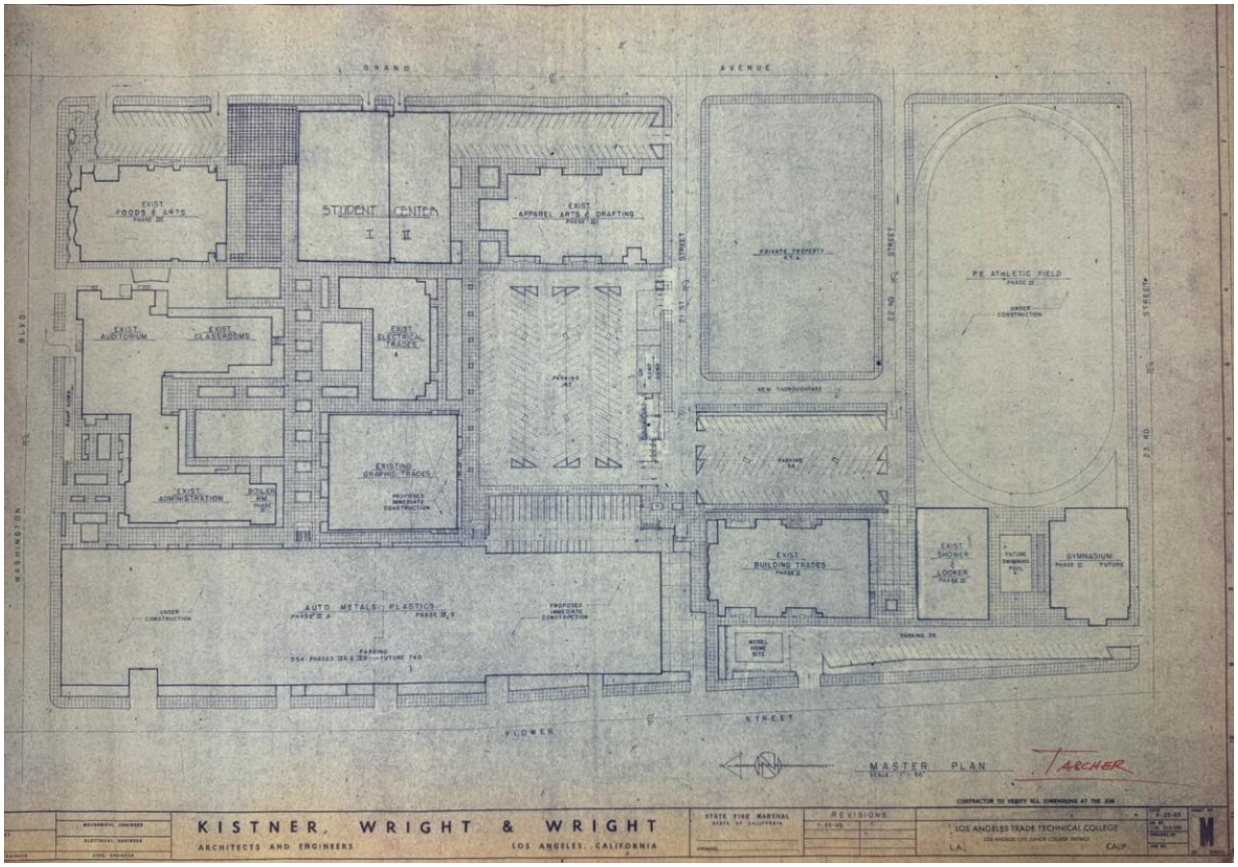

Exhibit 4. 1965 Master Plan by Kistner, Wright & Wright

In 1969, junior colleges in the City separated from the Los Angeles Board of Education and LATTC became part of the Los Angeles Community College District (the District or LACCD). Also in 1969, a new master plan was developed by Kistner, Wright & Wright, leading to the construction of the Admissions and Records Building (1971), the Child Development Center (1975), the Snack Bar (1982), and a pool between Athletics Building (F2) and the Gymnasium (G2) (Kistner, Wright & Wright 1979).

From the 1980s to the 2000s, LATTC's expansion projects were halted, and the development focus shifted to modernization, maintenance upgrades, and infrastructure replacement and improvements. However, funding was challenging throughout the District for these projects. Legislative efforts, such as Senate Bill 1283 in 1999, secured some funding for the refurbishment of older educational buildings (LAT 1999: 233). By 2001, Governor Gray Davis restored $32 million of a previously vetoed budget to support community college building improvement projects. In 2011, LATTC received a charitable fund of $1 million to develop new, innovative programs and courses (LAT 2011: A36).

In 2015 the Studio for Southern California History created the "Trade-Tech Changes Lives" exhibit to honor the contributions of LATTC over the years. The exhibit documented LATTC's history of training students for trades and its role in serving the Los Angeles community (LA History Archive 2025). A mural and timeline created for the exhibit were on display in Magnolia Hall but were removed and

placed into campus storage for safekeeping. There is also an online version available for public viewing (LA History Archive 2025). Today, LATTC remains at 400 West Washington Boulevard, and is one of the oldest campuses in Los Angeles. The school carries on its long-time legacy in offering courses focused on emerging industries to equip people with career-ready skills (LAT 2011: A36).

3.2.2 CMU Building (E2) (1961)

CMU Building (E2) functions today as the Construction Maintenance Building. Constructed in 1961, the building has been historically known by the following names: Sequoia Hall, Building B (Construction Technologies), and Building Trades Building. Finished by 1961, the building was constructed after the release of the first campus master plan in 1957. It was designed by the architecture firm Kistner, Wright & Wright as a simplistic, three-story Mid-Century Modern style educational building. Based on the original as-built drawings, the building would be named the Building Trades Building and its construction included mass produced materials such as concrete, wood framing, and exterior plaster/stucco (Exhibit 5). The exterior of the building appears largely unchanged since its construction with the exception of an elevator tower addition on the east elevation that occurred circa 1989 (NETR 2025: LATTC 2025; UCSB 2025; PCR 2003: 101).

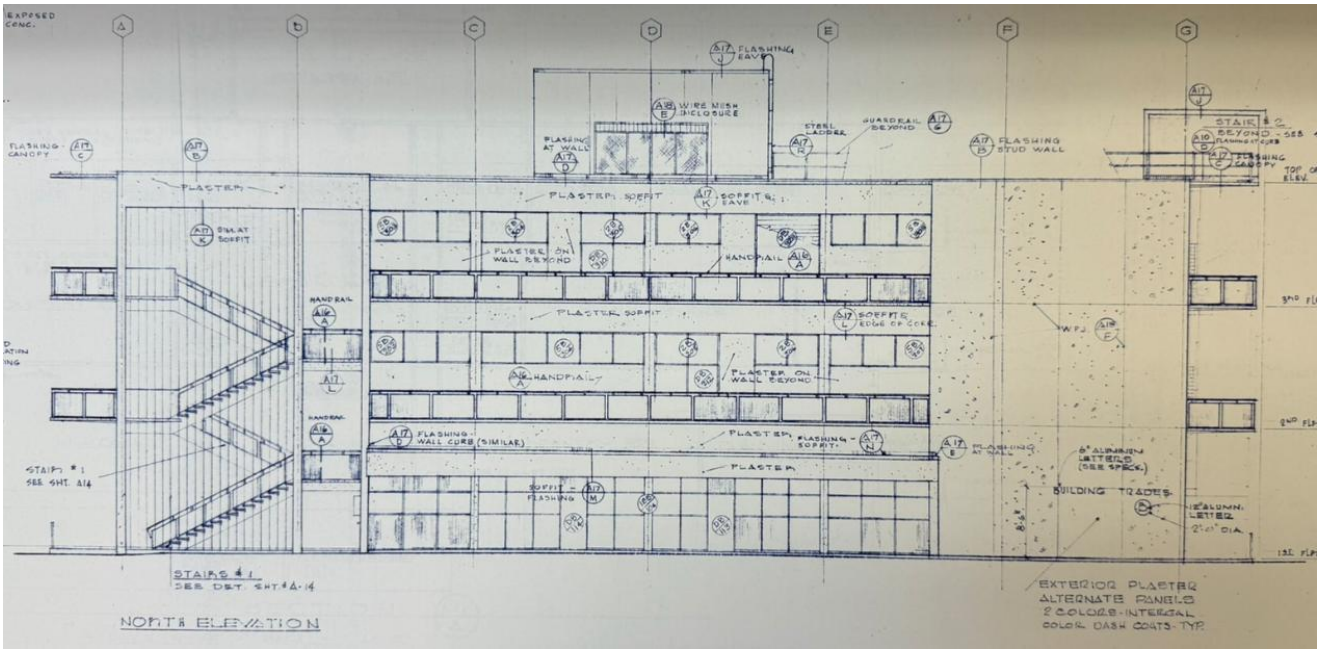

Exhibit 5. 1959 drawing of CMU Building (E2), north elevation (LATTC 2025)

3.2.3 Athletics Building (F2) (1966)

Athletics Building (F2) was constructed in 1966. It has been historically known by the following names: Willow Hall, Shower and Lockers Building, and Building J (Physical Education or Fitness Center). It was designed by the architecture firm Kistner, Wright & Wright as a simplistic, two-story, Mid-Century Modern style educational building. No original as-built drawings or historic photographs were located for this building, but it is in keeping with the adjacent campus buildings in scale, materials, and design. The following alterations were made to the building over time: enclosure of atrium at the west elevation (date unknown) and construction of an elevator tower on the north elevation (circa 1989). In 2002, the building underwent landscape improvements which included the planting of trees along Flower Street and Washington Boulevard (NETR 2025: LATTC 2025; UCSB 2025; PCR 2003: 47, 101).

3.2.4 Gymnasium (G2) (1968)

The Gymnasium (G2) was constructed in 1968. It has historically been known by the following names: Building G (Gymnasium) and Laurel Gym. It was designed by the architecture firm Kistner, Wright & Wright as a simplistic, two-story, Mid-Century Modern style educational building (Exhibit 6). The building is located at the southwest corner of the campus and is bounded to the west by Flower Street and to the south by 23rd Street. Based on as-built drawings dated 1975, an exterior swimming pool complex was installed between the Gymnasium (G2) and Athletics Building (F2). The pool complex was designed by the Los Angeles based architectural firm William Blurock & Partners and it was designed to be accessible from both the Gymnasium (G2) and adjacent Athletics Building (F2) (Exhibit 7). With the exception of the pool addition and accompanying CMU (concrete masonry unit) enclosure wall, the Gymnasium (G2) building retains its original footprint and has not been significantly altered since its construction in 1968 (NETR 2025).

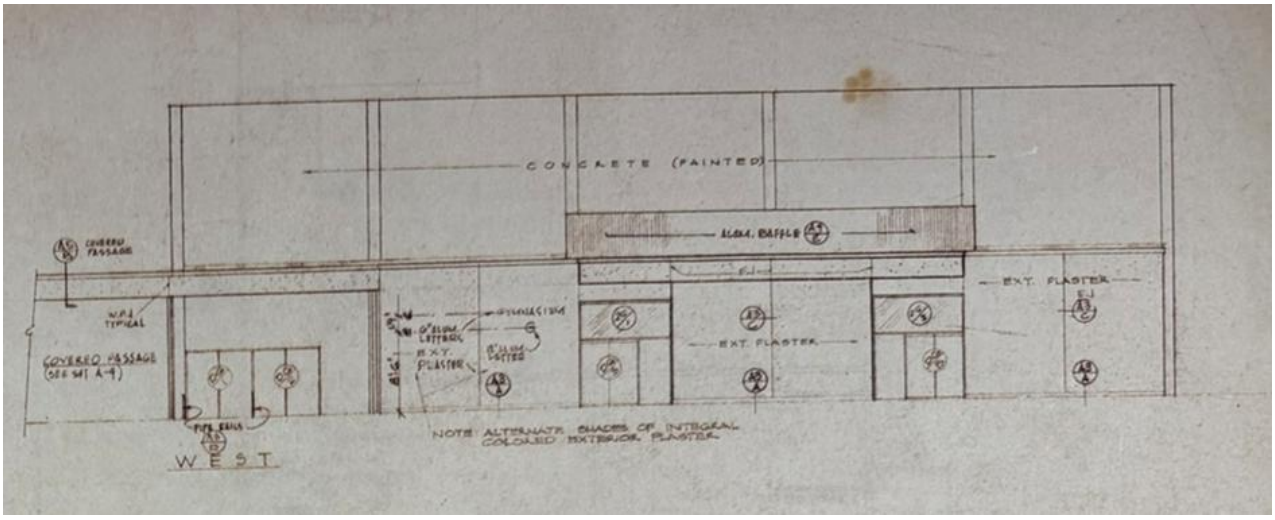

Exhibit 6. 1967 drawing of Gymnasium (G2), west elevation (LATTC Facilities 2025)

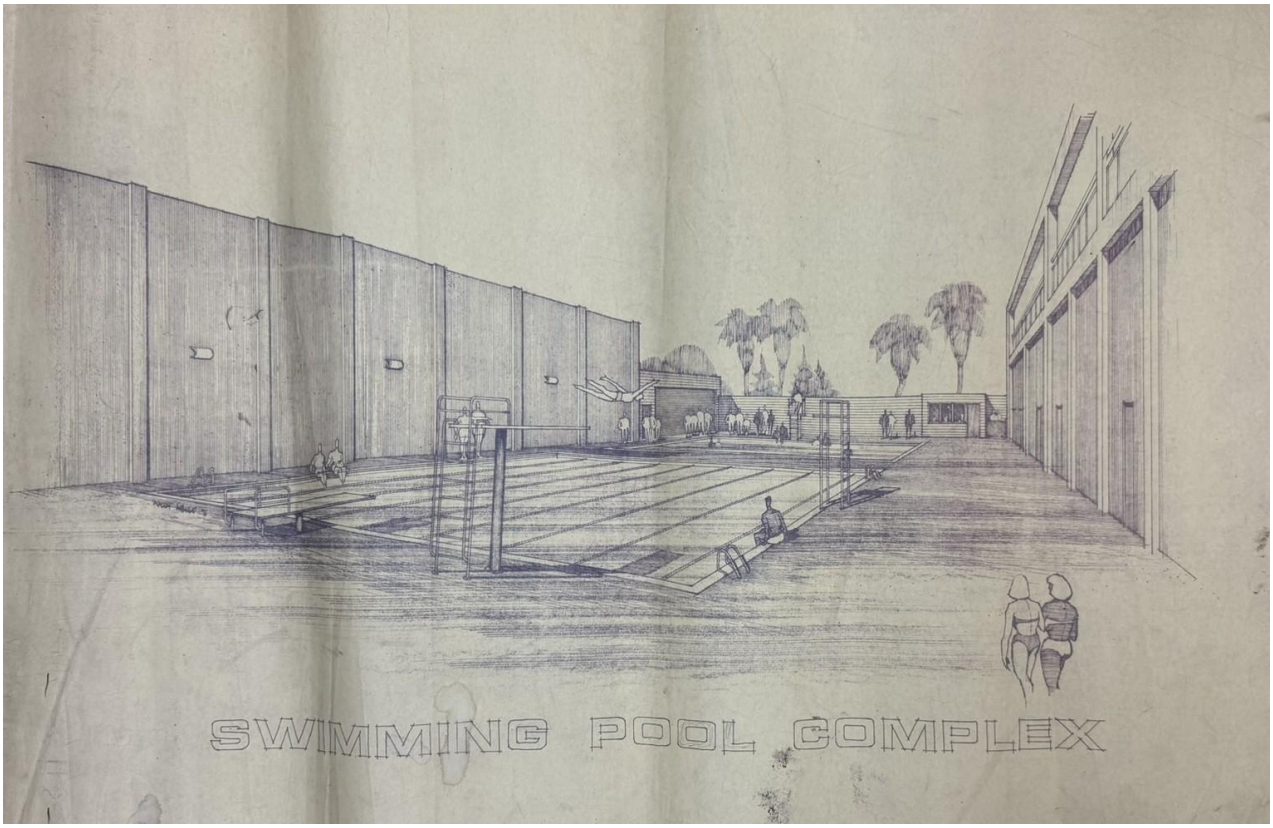

Exhibit 7. Rendering of swimming pool complex (1975) (LATTC Facilities 2025)

3.3 Architect: Kistner, Wright & Wright

The architectural firm of Kistner, Wright & Wright designed multiple buildings on the LATTC campus as part of the 1957 and the 1965 campus master plans including CMU Building (E2), Athletics Building (F2), and the Gymnasium (G2) (Los Angeles Mirror 1955; LATTC 2025; PCR 2003: 101). The firm was well-known and prolific in their design of institutional and education facilities throughout Southern California, with the LATTC campus being one of their many projects over the years.

Kistner, Wright & Wright was based in San Diego and Los Angeles throughout the 1950s and early 1970s. The firm originated in 1911 as T.C. Kistner and Co. with Theodore C. Kistner Sr. as the principal. Circa 1920, Robert R. Curtis began working with Kistner (PCAD 2025). It was at that same time that the firm T.C. Kistner and Co. became the official architect for the San Diego School system. Kistner and Curtis became partners in 1933 and established the firm Kistner & Curtis. William Theodore Wright, a structural engineer, joined Kistner and Curtis to provide engineering services for school constructions after the 1933 Long Beach earthquake. Wright became partner in 1941, changing the firm's name to Kistner, Curtis & Wright (AIA Directory 1962). During World War II, the firm was known for their numerous contracts with the United States military, including projects on military bases such as El Toro, Goleta, El Centro, and Mojave Marine Corps Air Stations (City of San Diego 2020: 11; Los Angeles Times 1973). William Wright's older brother, Henry Lyman Wright, began working at the office of T.C. Kistner

and Co. while he was in college. He worked his way up to being a draftsman before eventually becoming a partner in 1952. That same year, the firm was reorganized into two separate firms: Kistner, Wright & Wright, with Henry Wright joining as the third partner operating out of Los Angeles; and Kistner, Curtis & Foster, operating out of San Diego (Architecture and Engineer 1952: 37). Between 1942 and 1952, the San Diego and Los Angeles offices completed more than 540 projects and worked with 70 different school districts with the combined construction costs being over $170 million. In 1952 *Architect and Engineer* stated the following about the firm, "one of Los Angeles' largest complete Architectural-Engineering firms, the organization has had an average employment of 280 persons, with a peak of 315 including architects and structural, electrical, and civil engineers" (Architect and Engineer 1952: 37).

Theodore C. Kistner Sr. was born in Illinois in 1874. He studied architecture at the University of Illinois and graduated in 1897. He worked as a draftsman in Chicago and Evanston, Illinois, before working as an architect in Granite City, Illinois in 1901. Kistner moved to in San Diego in 1911 where he was the principal of his own firm, T.C. Kistner and Co., before opening a second office in Los Angeles in 1923 (Los Angeles Times 1973). He was best known for his work with schools in Illinois and California exemplifying the Beaux Arts and Period Revival styles of architecture. After the 1933 Long Beach earthquake, he reimagined school designs, colleges, and other public buildings taking what was learned from failed buildings and incorporating new, stricter building and engineering codes in his designs (HRG 2022: 300). His work on schools after the 1933 earthquake in California were considered "distinctive" as his designs embraced the open-air classroom that lent itself to the mild year-round climate in the region (McGrew 1922: 427). Kistner retired in 1965 and died in 1973 (Los Angeles Times 1973).

William Wright was a San Diego native born in 1905. He began working as a structural engineer for T.C. Kistner Co. in 1933 and became a partner in 1940. William Wright served as a member of the California State Board of Registration for Civil and Professional Engineers from 1953 to 1959 (Los Angeles Times 1959). He also served as president of the Structural Engineers Association of Southern California in 1954 (Los Angeles Times 1954). He died in 1979 at the age of 74 (Ancestry 2025).

Henry Wright was born in 1904. He attended San Diego State College, Southern Branch the University of California, and the University of Southern California. While he attended college in Los Angeles, he began working in the office of T.C. Kistner and Co. He continued working at the firm, as a draftsman and eventually became a partner in 1952, with the firm's name becoming Kistner, Wright & Wright (Vosbeck 2008: 101-102). Henry Wright was heavily involved in education facilities and organizations. He became a member of the Southern California chapter of the AIA in 1943 and became president in 1953. He was also the chair of the School Building Committee from 1949 through 1953, authoring seven reports on all aspects of school construction. Henry Wright served on the AIA Committee on School Buildings from 1951 to 1957 and was the chairman of the committee from 1954 to 1958. He also served as the AIA's representative on several committees associated with educational facilities and was the speaker on school design and construction at several AIA events. In 1960, the Norwalk-La

Mirada school district named a new school in his honor, the Henry Lyman Wright Intermediate School, for his contributions to school design throughout the state of California (Vosbeck 2008: 101-102). In 1962, he became president of Kistner, Wright & Wright. (LAT 1986). Henry Wright died in 1999 (Ancestry 2025). Kistner, Wright & Wright remained in business in different iterations and names until it eventually dissolved by 1992 (Monrovia News-Post 1983; California Secretary of State 2025).

As previously mentioned, the firm was well-known for many projects in the Greater Los Angeles area including Kidney Center of Los Angeles (1955), Cerritos College (1961), City of Norwalk Civic Center (1965), and the Peck-Norman Building (1966), to name a few. In addition to their work in Los Angeles, the firm was also known for specializing in schools, institutional buildings, and public buildings in California, New Orleans, Arizona, and Colorado. Their work was recognized in magazines such as *Architectural Record, Arts & Architecture, Architectural Forum, Western Architect and Engineer, Architectural Concrete, Baumeister, and Arquitectura, Mexico*. Given their vast body of work and noted innovation for mid-century educational campus and building design, the firm is recognized as master architects noted for being at the forefront of educational campus design (HRG 2022: 300; City of San Diego 2020: 11).

The following captures a list of extant works designed by Kistner, Wright & Wright, but is by no means a definitive list:

- Paramount High School – Senior Campus, 14429 Downey Avenue, Paramount (1951)
- Arroyo High School, 4921 Cedar Avenue, El Monte (1954)
- California Teachers Association Headquarters, 1111 West 6th Street, City of Los Angeles (1954)
- Kidney Center of Los Angeles, 1125 West 6th Street, Los Angeles (1955)
- IBM Building, 3610 14th Street, Riverside (1958)
- Cerritos College, 11110 Alondra Boulevard, Norwalk (1961) (Exhibit 8)
- John Glenn High School, 13520 Shoemaker Avenue, Norwalk (1962)
- Point Vicente School, 30540 Rue De La Pierre, Rancho Palos Verdes (1962)
- Norwalk City Hall and Council Chambers, 12200 Imperial Highway, Norwalk (1964) (Exhibits 9-10)
- Peck-Norman Building, 700 Wilshire Boulevard, Los Angeles (1966) (Exhibit 11)
- California State Polytechnic University, Pomona, Library, 3801 West Temple Avenue, Pomona (1968)
- University of California, Irvine, Engineering Complex (1970) (Exhibit 12)
- California State Polytechnic University, Pomona, College of Science, 3801 West Temple Avenue, Pomona (1973-1976)

Exhibit 8. Cerritos College (Getty Research Digital Collections 2025)

Exhibit 9. Norwalk City Hall (Sprague 2019)

Exhibit 10. City of Norwalk City Council Chamber (1965) (City of Nowalk 2021)

Exhibit 11. Peck-Norman Building (1966) (Google Street View 2025)

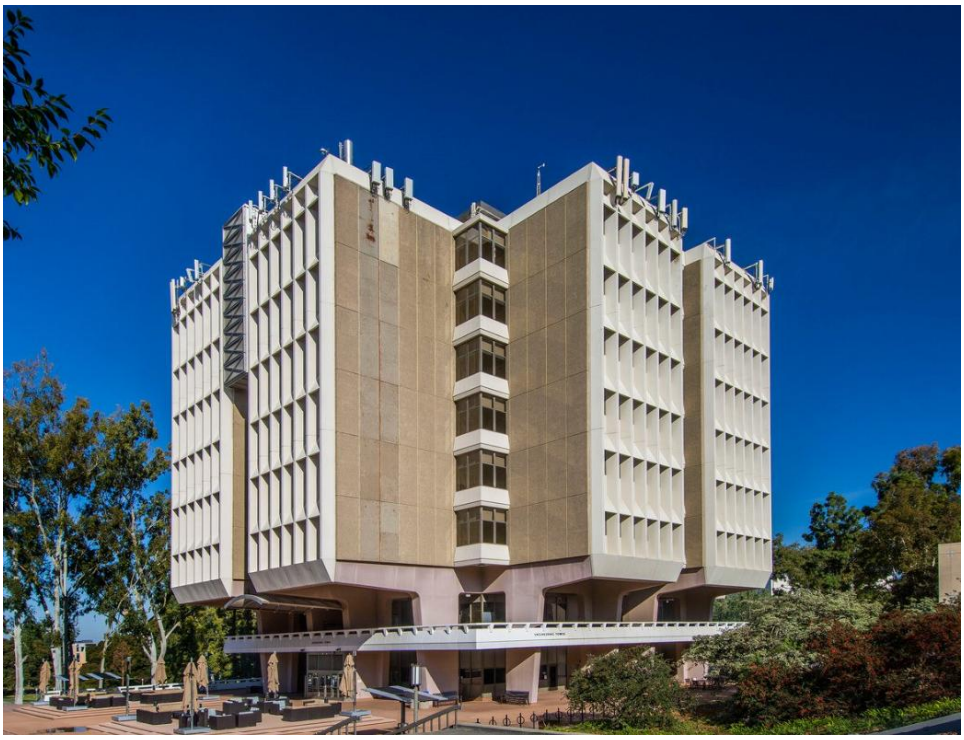

Exhibit 12. University of California, Irvine, Engineering Complex (1970) (Bare 2022)

3.4 Architectural Style: Mid-Century Modern (1933-1965)

Mid-century Modern style is reflective of International and Bauhaus styles popular in Europe in the early 20th century. This style and its designers (e.g., Mies Van der Rohe and Gropius) were disrupted by WWII and moved to the United States. During WWII, the United States established itself as a burgeoning manufacturing and industrial leader, with incredible demand for modern buildings to reflect modern products in the mid-20th century. As a result, many industrial buildings are often "decorated boxes"—plain buildings with applied ornament to suit the era and appear more modern without detracting from the importance of the activity inside the building. Following WWII, the United States had a focus on forward thinking, which sparked architectural movements like Mid-Century Modernism. Practitioners of the style were focused on the most cutting-edge materials and techniques. Architects throughout Southern California implemented the design aesthetics made famous by early Modernists like Richard Neutra and Frank Lloyd Wright, who created a variety of modern architectural forms. Like other buildings of this era, Mid-Century Modern buildings had to be quickly assembled and use modern materials that could be mass-produced. Both residences and offices designed in this style expressed its structure and materials, displayed large expanses of glass, and had an open interior plan (McAlester 2015; Morgan 2004).

Character defining features include (McAlester 2015; Morgan 2004):

- One- to two-stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Flat roofed without coping at roof line; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior walls are flat with smooth sheathing and typically display whites, buffs, and pale pastel colors
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Large window groupings

4 Survey Methods and Results

Senior Architectural Historian, Laura Carías MA, conducted an intensive-level, pedestrian survey of the project site on September 11, 2025. The survey entailed walking the exterior of each building and the surrounding campus elements and documenting them with notes and digital photographs, specifically noting character-defining features, spatial relationships, landscaping features, and observed alterations. All field notes and photographs are on file with South Environmental.

4.1.1 CMU Building (E2)

CMU Building (E2) is a three-story classroom building constructed in the Mid-Century Modern style of architecture. It features a rectilinear footprint and is capped with a flat roof. Exterior walls are clad in a combination of stucco and textured concrete. Exterior classroom corridors are located on all four elevations and featuring metal safety railings with rectangular panels. An exterior stair tower is located on the southwest corner of the building, and a second exterior staircase is located on the northeast corner of the building. Additional metal railings were added to the stairwells at an unknown date, likely to meet modern code requirements. Fenestration throughout the building is irregular and consists of metal doors and metal sash, fixed windows (Exhibits 13 and 14). There is a two-story addition located on the south elevation of the building (circa 2007) and an elevator tower addition on the east elevation (circa 1989) (NETR 2025; UCSB 2025).

Exhibit 13. CMU Building (E2), east elevation, view southwest

Exhibit 14. CMU Building (E2), west and south elevations, view northeast.

4.1.2 Athletics Building (F2)

Athletics Building (F2) is a two-story classroom building constructed in the Mid-Century Modern style of architecture. It features a rectangular footprint and a flat roof and is oriented to face the athletic field to the east (Exhibit 15). The building is clad in sections of stucco and textured concrete with pilasters creating visual bays on all elevations. There are no windows on the first floor, however, single metal doors are intermittently placed on the south, east, and west elevations. Exterior staircases are located on the east and north elevations providing access to open corridors and classrooms. Access to classroom and support spaces appear to be concentrated on the second floor and accessed through the atrium (south) and the covered walkway (north). The atrium on the south elevation has an exposed structural system and there are metal safety railings throughout that do not appear to be original to the building. Classroom/support spaces are accessed through metal doors, and the spaces feature fixed metal sash windows (Exhibit 16). The north elevation features a covered walkway with metal safety railings that do not appear to be original. It has a similar arrangement to the south elevation with access to classroom/support spaces through metal doors and the spaces have fixed, metal sash windows. A contemporary elevator tower visually dominates the north elevation, and it is connected to the second floor by a bridge (circa 1989) (Exhibit 17).

Exhibit 15. Athletics Building (F2) east elevation, view west

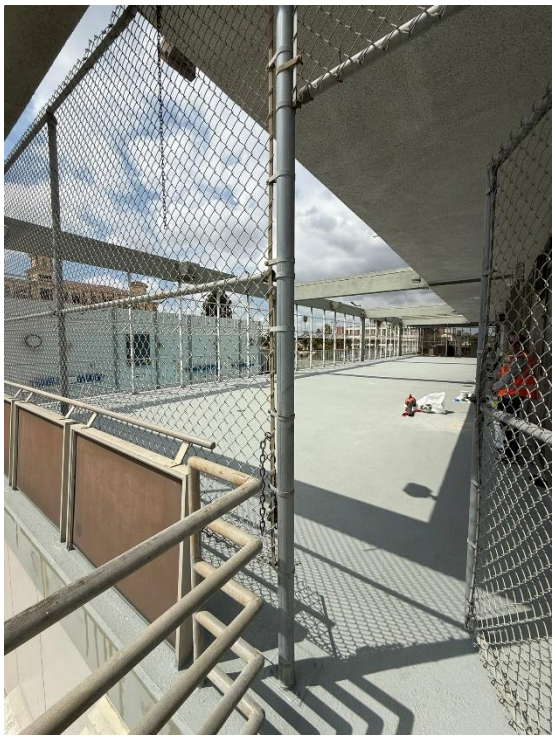

Exhibit 16. Athletics Building (F2), south elevation atrium, view southwest

Exhibit 17. Athletics Building (F2), north elevation, view southwest

4.1.1 Gymnasium (G2)

The Gymnasium (G2) is two-stories tall with a generally square footprint and a flat roof. The building is designed in the Mid-Century Modern style of architecture and features one-story wings with flat roofs located on the east and west elevations that nearly extend the full width of the elevation and are clad in smooth stucco. The primary west elevation faces Flower Street and features the main entrance located beneath a cantilevered flat roof. The main entrance features two sets of double metal doors topped with transom windows. The building is divided into seven bays by pilasters on the north and south elevations, and five bays on the east and west elevations. The south elevation has two rectangular louvered vents, and the north elevation has two round vents. Additional entrances are located on the east elevation. A large swimming pool located north of the building (Exhibits 18-19).

Exhibit 18. Gymnasium (G2), west and south elevations, view northwest.

Exhibit 19. North elevation, view southwest

5 Significance Evaluations

The following provides an evaluation of CMU Building (E2), Athletics Building (F2), and the Gymnasium (G2) in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria. Given the similarities of these programs, all three sets of designation criteria have been addressed together to avoid duplicative text.

5.1 CMU Building (E2)

5.1.1 Designation Criteria

NRHP Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

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

City Criterion 1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community.

CMU Building (E2) was constructed in 1961 as part of the college's 1957 campus master plan. As a result of this period of campus growth, CMU Building (E2) was not an original or foundational feature of the campus. The building was constructed as part of a campus expansion program that included the construction of multiple buildings undertaken during a period in history when campuses throughout the state and the nation were experiencing increased growth and development because of postwar enrollment increases. Research failed to indicate that the building's construction was meant to mark any pivotal point in the history of the college or significant moment in the development of the campus. Although the building is representative of the growth of the campus and the expanding curriculum and services, it is not known to be directly associated with events that made a significant contribution to the history of the city, state, or nation. For these reasons, CMU Building (E2) fails to rise to the level of significance required for designation at the national, state, or local level. Therefore, the subject property is not eligible under NRHP Criterion A, CRHR Criterion 1, or City Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 2. Is associated with the lives of Historic Personages important to national, state, city, or local history.

Archival research failed to indicate any direct association with important historical figures at the local, state, or national level who have attended classes, completed research, or taught at this building over time. Therefore, there are no known historical associations with people who are important to the history of the city, state, or nation. Due to a lack of important and significant historical associations with important historical figures, CMU Building (E2) is not eligible under NRHP Criterion B, CRHR Criterion 2, and City 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values.

CMU Building (E2) was designed by Kistner, Wright & Wright in 1961 as a part of the 1957 campus master plan. It was designed in the Mid-Century Modern style of architecture as a simplistic and generic educational building. Notable alterations to the building include the addition of an elevator tower at the east elevation (circa 1989) and a small two-story addition at south elevation (circa 2007). Although the building retains several of its original Mid-Century Modern architectural features such as its low, boxy, horizontal proportions, simple geometric forms with a lack of exterior decoration, flat roof, flat exterior walls, simple windows, plain doors, large window groupings, and mass-produced materials, the overall design of the building lacks high style characteristics and is predominantly utilitarian in nature. Despite having some of the most basic features of the style, the building does not serve as a good representation of the style when compared to other Mid-Century Modern education buildings throughout the Greater Los Angeles Area, such as the Claremont School of Theology campus, the Cerritos College Gymnasium, and University of Southern California's University Religious Center.

CMU Building (E2) also does not serve as a good example of Kistner, Wright & Wright's body of work. Guidance for evaluating properties designed by master architects' states that "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft" (NPS 1990:20). While the building was designed by Kistner, Wright & Wright in 1959 and constructed in 1961, this building is not a good representation of the firm's mastery of architecture or of the Mid-Century Modern style of architecture and its application to educational buildings. Kistner, Wright & Wright's careers as a firm were prolific as highly recognized and awarded for their Mid-Century Modern style designs and there are numerous and much better examples of their work throughout Los Angeles and Southern California. Examples of other educational buildings designed by Kistner, Wright & Wright include the Cerritos College campus in Norwalk (1961);

California State Polytechnic University, Pomona Library building (1968), and the University of California, Irvine Engineering Complex (1970). Kistner, Wright & Wright's status as master architects is rooted in the fact that they created impactful and thoughtful designs that reflected a stronger, high-style command of the Mid-Century Modern style. While the subject property does reflect elements of the Mid-Century Modern style of architecture that Kistner, Wright & Wright was known to use, it presents as a somewhat benign and simplistic version of the style seen throughout college campuses in Southern California. The lack of architectural ornamentation, manipulation of form, and variety in materials further contribute to the building's inability to rise to the level of significance required under this criterion.

Lastly, significant changes to the setting of the campus have occurred since the building's construction in 1961, including multiple building constructions and demolitions and changes in paths of circulation. These changes to the building's setting, and lack of an extant cohesive master planned collection of adjacent buildings inhibit its ability to contribute to a historic district of buildings from its period of development.

Therefore, CMU Building (E2) is not eligible under NRHP Criterion C, CRHR Criterion 3, or City Criterion 3.

NRHP Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

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

City Criterion 4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

CMU Building (E2) is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the building is not eligible under NRHP Criterion D, CRHR Criterion 4, or City Criterion 4.

5.1.2 Integrity Discussion

CMU Building (E2) has not been heavily altered since its original construction; thus, it maintains integrity of location, workmanship, materials, and design. However, there have been significant changes to the campus over time that have diminished the integrity of setting and feeling of the building. Such changes include: the demolition of multiple campus buildings, the construction of multiple campus buildings, changes in paths of circulation, increased development around the campus, and the development of the athletic fields that are located immediately adjacent to the building. Lastly, no historical associations were identified for the building.

5.2 Athletics Building (F2)

5.2.1 Designation Criteria

NRHP Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

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

City Criterion 1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community.

Athletics Building (F2) was constructed in 1966 as part of the college's 1957 campus master plan. As a result of this period of campus growth Athletics Building (F2) was not an original or foundational feature of the campus. The building was constructed as part of a campus expansion program that included the construction of multiple buildings undertaken during a period in history when campuses throughout the state and the nation were experiencing increased growth and development because of postwar enrollment increases. Research failed to indicate that the building's construction was meant to mark any pivotal point in the history of the college or significant moment in the development of the campus. Although the building is representative of the growth of the campus and the expanding curriculum and services, it is not known to be directly associated with events that made a significant contribution to the history of the city, state, or nation. For these reasons, Athletics Building (F2) fails to rise to the level of significance required for designation at the national, state, or local level. Therefore, the subject property is not eligible under NRHP Criterion A, CRHR Criterion 1, or City Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 2. Is associated with the lives of Historic Personages important to national, state, city, or local history.

Archival research failed to indicate any direct association with important historical figures at the local, state, or national level who have attended classes, completed research, or taught at this building over time. Therefore, there are no known historical associations with people who are important to the history of the city, state, or nation. Due to a lack of important and significant historical associations with important historical figures, Athletics Building (F2) is not eligible under NRHP Criterion B, CRHR Criterion 2, and City 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values.

Athletics Building (F2) was designed by Kistner, Wright & Wright in 1961 as a part of the 1957 campus master plan. It was designed in the Mid-Century Modern style of architecture as a simplistic and generic educational building. Alterations to the building include the addition of an elevator tower connected by a second-floor bridge at the north elevation (circa 1989) and the addition of metal safety railings throughout the second floor (date unknown). Although the building retains several of its original Mid-Century Modern architectural features such as its low, boxy, horizontal proportions, simple geometric forms with a lack of exterior decoration, flat roof, flat exterior walls, simple windows, plain doors, large window groupings, and mass-produced materials, the overall design of the building lacks high style characteristics and is (predominantly?) utilitarian in nature. Despite having some of the most basic features of the style, the building does not serve as a good representation of the style when compared to other Mid-Century Modern education buildings throughout the Greater Los Angeles Area, such as the Claremont School of Theology campus, the Cerritos College Gymnasium, and University of Southern California's University Religious Center.

Athletics Building (F2) also does not serve as a good example of Kistner, Wright & Wright body of work. Guidance for evaluating properties designed by master architects' states that "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft" (NPS 1990:20). While the building was designed by Kistner, Wright & Wright and constructed in 1966, this building is not a good representation of the firm's mastery of architecture or of the Mid-Century Modern style of architecture and its application to educational buildings. Kistner, Wright & Wright's careers as a firm were prolific as highly recognized and awarded for their Mid-Century Modern style designs and there are numerous and much better examples of their work throughout Los Angeles and Southern California. Examples of other educational buildings designed by Kistner, Wright & Wright include the Cerritos College campus in Norwalk (1961); California State Polytechnic University, Pomona Library building (1968), and the University of California, Irvine Engineering Complex (1970). Kistner, Wright & Wright's status as master architects is rooted in the fact that they created impactful and thoughtful designs that reflected a stronger, high-style command of the Mid-Century Modern style. While the subject property does reflect elements of the Mid-Century Modern style of architecture that Kistner, Wright & Wright was known to use, it presents as a somewhat benign and simplistic version of the style seen throughout college campuses in

Southern California. The lack of architectural ornamentation, manipulation of form, and variety in materials further contribute to the building's inability to rise to the level of significance required under this criterion.

Lastly, significant changes to the setting of the campus have occurred since the building's construction in 1966, including multiple building constructions and demolitions and changes in paths of circulation. These changes to the building's setting, and lack of an extant cohesive master planned collection of adjacent buildings inhibit its ability to contribute to a historic district of buildings from its period of development.

Therefore, Athletics Building (F2) is not eligible under NRHP Criterion C, CRHR Criterion 3, or City Criterion 3.

NRHP Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

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

City Criterion 4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

Athletics Building (F2) is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the building is not eligible under NRHP Criterion D, CRHR Criterion 4, or City Criterion 4.

5.2.2 Integrity Discussion

Athletics Building (F2) has been altered since its original construction; but it maintains sufficient integrity of location and workmanship. As a result of the addition of the metal safety railings throughout the building and the second-floor bridge, the integrity of the design and the materials is still present but has been diminished. There have also been significant changes to the campus over time that have diminished the integrity of setting and feeling of the building. Such changes include: the demolition of multiple campus buildings, the construction of multiple campus buildings, changes in paths of circulation, increased development around the campus, and the development of the athletic fields that are located immediately adjacent to the building. Lastly, no historical associations were identified for the building.

5.3 Gymnasium (G2)

5.3.1 Designation Criteria

NRHP Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

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

City Criterion 1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community.

The Gymnasium (G2) was constructed in 1968 as part of the college's 1957 campus master plan. As a result of this period of campus growth the Gymnasium (G2) was not an original or foundational feature of the campus. The building was constructed as part of a campus expansion program that included the construction of multiple buildings undertaken during a period in history when campuses throughout the state and the nation were experiencing increased growth and development because of postwar enrollment increases. Research failed to indicate that the building's construction was meant to mark any pivotal point in the history of the college or significant moment in the development of the campus. Although the building is representative of the growth of the campus and the expanding curriculum and services, it is not known to be directly associated with events that made a significant contribution to the history of the city, state, or nation. For these reasons, the Gymnasium (G2) fails to rise to the level of significance required for designation at the national, state, or local level. Therefore, the subject property is not eligible under NRHP Criterion A, CRHR Criterion 1, or City Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 2. Is associated with the lives of Historic Personages important to national, state, city, or local history.

Archival research failed to indicate any direct association with important historical figures at the local, state, or national level who have attended classes, completed research, or taught at this building over time. Therefore, there are no known historical associations with people who are important to the history of the city, state, or nation. Due to a lack of important and significant historical associations with important historical figures, the Gymnasium (G2) is not eligible under NRHP Criterion B, CRHR Criterion 2, and City 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values.

The Gymnasium (G2) was designed by Kistner, Wright & Wright in 1968 as a part of the 1957 campus master plan. It was designed in the Mid-Century Modern style of architecture as a simplistic and generic educational building. Alterations to the building include the pool addition and accompanying CMU (concrete masonry unit) enclosure wall. Although the building retains several of its original Mid-Century Modern architectural features such as its low, boxy, horizontal proportions, simple geometric forms with a lack of exterior decoration, flat roof, flat exterior walls, simple windows, plain doors, large window groupings, and mass-produced materials, the overall design of the building lacks high style characteristics and is utilitarian in nature. Despite having some of the most basic features of the style, the building does not serve as a good representation of the style when compared to other Mid-Century Modern education buildings throughout the Greater Los Angeles Area, such as the Claremont School of Theology campus, the Cerritos College Gymnasium, and University of Southern California's University Religious Center.

The Gymnasium (G2) also does not serve as a good example of Kistner, Wright & Wright body of work. Guidance for evaluating properties designed by master architects' states that "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft" (NPS 1990:20). While the building was designed by Kistner, Wright & Wright and constructed in 1968, this building is not a good representation of the firm's mastery of architecture or of the Mid-Century Modern style of architecture and its application to educational buildings. Kistner, Wright & Wright's careers as a firm were prolific as highly recognized and awarded for their Mid-Century Modern style designs and there are numerous and much better examples of their work throughout Los Angeles and Southern California. Examples of other educational buildings designed by Kistner, Wright & Wright include the Cerritos College campus in Norwalk (1961); California State Polytechnic University, Pomona Library building (1968), and the University of California, Irvine Engineering Complex (1970). Kistner, Wright & Wright's status as master architects is rooted in the fact that they created impactful and thoughtful designs that reflected a stronger, high-style command of the Mid-Century Modern style. While the subject property does reflect elements of the Mid-Century Modern style of architecture that Kistner, Wright & Wright was known to use, it presents as a somewhat benign and simplistic version of the style seen throughout college campuses in Southern California. The lack of architectural ornamentation, manipulation of form, and variety in

materials further contribute to the building's inability to rise to the level of significance required under this criterion.

Lastly, significant changes to the setting of the campus have occurred since the building's construction in 1968, including multiple building constructions and demolitions and changes in paths of circulation. These changes to the building's setting, and lack of an extant cohesive master planned collection of adjacent buildings inhibit its ability to contribute to a historic district of buildings from its period of development.

Therefore, the Gymnasium (G2) is not eligible under NRHP Criterion C, CRHR Criterion 3, or City Criterion 3.

NRHP Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

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

City Criterion 4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

The Gymnasium (G2) is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the building is not eligible under NRHP Criterion D, CRHR Criterion 4, or City Criterion 4.

5.3.2 Integrity Discussion

The Gymnasium (G2) has been altered since its original construction, but it still maintains sufficient integrity of location, workmanship, materials, and design. However, there have been significant changes to the campus over time that have diminished the integrity of setting and feeling of the building. Such changes include: the demolition of multiple campus buildings, the construction of multiple campus buildings, changes in paths of circulation, increased development around the campus, and the development of the athletic fields that are located immediately adjacent to the building. Lastly, no historical associations were identified for the building.

5.4 Findings of Significance

As a result of this study, CMU Building (E2), Athletics Building (F2), and Gymnasium (G2) were found not eligible under all NRHP, CRHR, and City designation criteria due to a lack of significant historical associations, lack of architectural merit, and compromised integrity of setting and feeling. Therefore, CMU Building (E2), Athletics Building (F2), and Gymnasium (G2) are not considered historical resources as defined by CEQA Guidelines §15064.5.

6 Impacts Assessment

6.1 Buildings Within the Project Site

As a result of the property significance evaluations (Section 5), the three buildings within the project site were found not eligible under all federal, state, and City designation criteria at the individual level of significance and have no potential to contribute to a historic district of related buildings. Therefore, the buildings within the project site are not considered historical resources as defined by CEQA and the loss of these buildings is considered a less than significant impact.

6.2 Buildings Adjacent to the Project Site

As discussed in Section 2.2, the LATTC campus was flagged as a potential historic district during the 2016 survey of Southeast Los Angeles Community Plan Area completed by SurveyLA. However, it was noted in the survey report that additional research on the campus would be needed to confirm the presence of a historic district (SurveyLA 2016: 11-12).

The various demolition and construction projects that have occurred on campus over the last 10 years have removed any architectural or aesthetic cohesion that may have once existed. Today, the campus reads as a collection of various time periods and architectural styles and lacks any visual or chronological cohesion to be eligible as a historic district of buildings united by either their architectural design or important historical associations.

Since 2014, the following buildings on the LATTC campus have been demolished, and some have been replaced with new buildings: Buildings E, R, H, the PTA Building, and Apffel's Coffee Shop. Two of these buildings, the PTA Building and Apffel's Coffee Shop, were previously identified by PCR in 2003 as eligible for designation, and their demolition greatly diminished the overall historic integrity of the campus. Other buildings identified as eligible in 2003 by PCR were the Grand Theater and Building C (which are not in proximity to the project site). While these buildings remain on campus, there has been significant change to the buildings and their surroundings over time that has further compromised the integrity of setting on the larger campus.

In consideration of the extensive changes that have occurred on campus over the last 10 years, there appears to be no potential for a historic district on the LATTC campus. Further, the project would not impact any existing adjacent historical resources as result of project demolition and construction activities.

In conclusion, the proposed project would result in a less than significant impact on historical resources as defined by CEQA Guidelines §15064.5.

7 Summary of Findings

South Environmental qualified architectural historians conducted an intensive-level pedestrian survey of the LATTC campus; completed building development and archival research; and recorded and evaluated three buildings proposed for demolition: CMU Building (E2), Athletics Building (F2), and the Gymnasium (G2) for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria and integrity requirements; and provided an assessment of project-related impacts on historical resources.

As a result of this study, CMU Building (E2), Athletics Building (F2), and Gymnasium (G2) were found not eligible under all NRHP, CRHR, and City designation criteria due to a lack of significant historical associations, lack of architectural merit, and compromised integrity of setting and feeling. Therefore, CMU Building (E2), Athletics Building (F2), and Gymnasium (G2) are not considered historical resources as defined by CEQA Guidelines §15064.5.

While the LATTC campus was previously flagged as a potential historic district in 2016 by SurveyLA, it was noted that additional research on the campus would be needed to confirm the presence of a historic district (SurveyLA 2016: 11-12). The various demolition and construction projects that have occurred on campus over the last 10 years have removed any architectural or aesthetic cohesion that may have once existed. Today, the campus reads as a collection of various time periods and architectural styles and lacks any visual or chronological cohesion to be eligible as a historic district of buildings united by either their architectural design or important historical associations.

In conclusion, the proposed project would result in a less than significant impact on historical resources as defined by CEQA Guidelines §15064.5.

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Appendix A: Resumes

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EDUCATION

M.F.A., Historic Preservation, Savannah College of Art and Design, Savannah, Georgia, 2004

B.A., History, Bridgewater College, Bridgewater, Virginia, 2002

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Los Angeles Conservancy

Society of Architectural Historians

National Trust for Historic Preservation

Sarah Corder, MFA

PRINCIPAL ARCHITECTURAL HISTORIAN

Sarah Corder is the Principal Architectural Historian at South Environmental with 20 years' experience in all elements of cultural resources management, including project management, historic preservation planning, rehabilitation of historic buildings, community engagement, intensive-level field investigations, citywide surveys, architectural history studies, and historical significance evaluations in consideration of the NRHP, CRHR, and local-level evaluation criteria. Sarah has conducted thousands of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, military, industrial, educational, recreational, civic, and agricultural properties. Sarah has also worked closely with design teams, property owners, and agencies on numerous projects that required conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) and local design guidelines.

Sarah exceeds the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has extensive experience preparing environmental compliance documentation in support of projects that fall under the CEQA/NEPA, and Sections 106 and 110 of the National Historic Preservation Act. Sarah also has extensive experience consulting with lead agencies and managing large scale projects for municipalities like the City of Coronado, the City of San Diego, and the County of Los Angeles.

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties.
- Large scale historic resources survey management and execution.
- Large scale historic context statement development.
- Community engagement.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.

SELECT PROJECT EXPERIENCE

Metro Link US Project, City of Los Angeles, Los Angeles County, California (2024). South Environmental is a subconsultant providing cultural resources services to the Los Angeles County Metropolitan Transportation Authority (Metro). Metro is providing environmental oversight for this Los Angeles Department of Water and Power (LADWP) utilities replacement project located near the Little Tokyo neighborhood of Los Angeles. For this project, Historic American Buildings Survey (HABS)-like documentation of the Kahn-Beck Co.; Friedman Bag Company – Textile Division building was required as part of the CEQA Mitigation Monitoring and Reporting Program (MMRP) for the Link Union Station Project. South Environmental prepared a historical narrative and coordinated with a professional photographer to document the building prior to demolition in a manner similar to HABS standards. Ms. Corder served as the co-author of the HABS documentation and provided QA/QC for all project deliverables.

Wilshire Country Club Stream Restoration Project, Los Angeles, California (2024). South Environmental was retained to complete a cultural resources study for a project that would restore a streambed within the golf course on the approximately 96-acre Wilshire Country Club property. The project requires federal permitting through the U.S. Army Corps of Engineers (USACE) which in turn required compliance with Section 106 of the NHPA. The study included a CHRIS records search of the project Area of Potential Effects (APE) and a 0.5-mile search radius, property development and archival research, development of an appropriate historic context, and recordation and evaluation of the Wilshire Country Club. The property was evaluated for historical significance in consideration of NRHP designation criteria and integrity requirements. The property was found not eligible due to a lack of integrity. Ms. Corder served as the principal architectural historian, co-authored the technical report, and provided QA/QC on all project deliverables.

Historic Resource Assessment for 1501 North Marlay Drive, City of Los Angeles, California (2022). South Environmental was retained to complete a Historic Resources Assessment Report (HRA) for a property located at 1501 North Marlay Drive in the City of Los Angeles, California. This study was prepared by qualified architectural historians in conformance with CEQA Guidelines § 15064.5 for historical resources and the City of Los Angeles Cultural Heritage Ordinance. The primary focus of the HRA was the analysis of the proposed project's potential to impact the Stahl House, also known as Case Study House #22, an iconic International-style residence and historical resource located directly above the project site at 1635 Woods Drive. The proposed project plans and renderings were reviewed by qualified architectural historians to determine if the proposed project would have an adverse effect on any significant viewsheds to or from the Stahl House. A survey of the project site and surrounding viewsheds to and from the Stahl House, and review of countless photographs of the property's iconic viewsheds indicated that the proposed development at 1501 Marlay Drive has no potential to impact any of the Stahl House's significant viewsheds. Ms. Corder provided QA/QC for the project deliverables.

Los Angeles County Florence-Firestone Community Plan Area Historic Resources Survey, Los Angeles County, California (2022). While working for her previous firm, Ms. Corder served as the Principal Architectural Historian, task manager, client contact, community engagement lead, and report author for the project. The project included the preparation of a historic context statement and the completion of a historic resources survey for the community of Florence-Firestone in Los Angeles County. The historic resources survey report documented the development history of the community from the rancho period to the present, identify important themes, events, patterns of development, and describes the different property types, styles, builders, and architects associated with these important periods and themes. The document will also provide registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program.

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EDUCATION

M.A., Public History, California State University, Sacramento, 2006

B.A., History and Chicano Studies, California State University, Dominguez Hills, 2003

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

National Trust for Historic Preservation

Latinos in Heritage Conservation

Laura G. Carías, MA

SENIOR ARCHITECTURAL HISTORIAN

Laura Carías has over 19 years' experience in the field of historic and cultural resources evaluation, identification, documentation, and preservation. Ms. Carías specializes in historic resources assessments including historic significance evaluation in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level evaluation criteria. She also has experience in intensive-level field surveys, historic structure reports, design consultation, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Historic American Buildings Survey (HABS) and Historic American Engineering Record (HAER) documentation, local Mills Act contracts, and local, state, and National Register of Historic Places designations.

Ms. Carías meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA/National Environmental Quality Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA).

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties
- Historic resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria
- Project design review for conformance with the Secretary of the Interior's Standards
- Preparation of archival documentation for HABS/HAER/HALS
- Historic Structure Reports
- Historic Preservation Certification Part 1 and 2 Tax Credit Applications

RECENT PROJECT EXPERIENCE

Wilshire Country Club Stream Restoration Project, Los Angeles, California (2024). South Environmental was retained to complete a cultural resources study for a project that would restore a streambed within the golf course on the approximately 96-acre Wilshire Country Club property. The project requires federal permitting through the U.S. Army Corps of Engineers (USACE) which in turn required compliance with Section 106 of the NHPA. The study included a CHRIS records search of the project Area of Potential Effects (APE) and a 0.5-mile search radius, property development and archival research, development of an appropriate historic context, and recordation and evaluation of the Wilshire Country Club. The property was evaluated for historical significance in consideration of NRHP designation criteria and integrity requirements. The property was found not eligible due to a lack of integrity. Ms. Carías served as the senior architectural historian, performed field work, performed archival research, and co-authored the technical report.

National Register of Historic Places Nomination, East Los Angeles Chicano Student Walkouts (Blowouts) (2023). South Environmental was retained to prepare a NRHP Nomination form and Multiple Property Documentation form for the five main high schools and El Piranya Café directly associated with the planning and execution of East Los Angeles Chicano Student Walkouts of 1968. The five high schools included were James A. Garfield, Theodore Roosevelt, Abraham Lincoln, Belmont, and Woodrow Wilson. The East Los Angeles Chicano Student Walkouts (Blowouts) were a series of protests in 1968 where more than 15,000 school students walked out of class to demonstrate against the Los Angeles Board of Education due to unequal conditions and unfair treatment in Los Angeles schools. Ms. Carías served as the senior architectural historian, completed archival research, and co-authored the nomination.

Los Angeles County Florence-Firestone Community Plan Area Historic Resources Survey, Los Angeles County, California (2022). The project included the preparation of a historic context statement and the completion of a historic resources survey for the community of Florence-Firestone in Los Angeles County. The historic resources survey report documented the development history of the community from the rancho period to the present, identified important themes, events, patterns of development, and described the different property types, styles, builders, and architects associated with these important periods and themes. The document also provided registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program. Ms. Carías served as a senior architectural historian, performed archival research, and contributed to the development of sections of the historic context statement.

Historic Resource Assessment for 1501 North Marlay Drive, City of Los Angeles, California (2022). South Environmental was retained to complete a Historic Resources Assessment for a property located at 1501 North Marlay Drive in the City of Los Angeles. This study was prepared by qualified architectural historians in conformance with CEQA Guidelines § 15064.5 for historical resources and the City of Los Angeles Cultural Heritage Ordinance. The primary focus of the report was to analyze the proposed project's potential to impact the Stahl House, also known as Case Study House #22, an iconic International-style residence and historical resource located directly above the project site at 1635 Woods Drive. The proposed project plans and renderings were reviewed by qualified architectural historians to determine if the proposed project would have an adverse effect on any significant viewsheds to or from the Stahl House. Ms. Carías served as the senior architectural historian, performed field work, reviewed project plans, and co-authored the report.

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EDUCATION

California State University San Bernardino- Bachelor of Arts in History, 2023

Crafton Hills Community College- Associate of Arts in History, 2019

PROFESSIONAL AFFILIATIONS

Society of Architectural Historians

California Preservation Foundation

National Trust for Historic Preservation

Drulena Haller, BA

ARCHITECTURAL HISTORIAN

Drulena Haller is an Architectural Historian at South Environmental with a strong background in historic and archival research. She has experience in cultural resources preservation including identification, research, writing, historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria. Ms. Haller has knowledge and experience regarding Section 106 of the NHPA, NEPA, and CEQA compliance, and mitigation.

EXPERTISE

- Strong skill base in conducting historical and archival research using various online and physical repositories
- Drafting technical reports for a variety of project types
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.

SELECT PROJECT EXPERIENCE

City of Coronado As-Needed Historic Research Consultant, City of Coronado, California (ongoing). South Environmental is currently working with the City of Coronado Community Development Department to provide historic built environment consultation services on an as-needed basis. The current contract includes the following services: historic resources surveys; archival research; preparation of determination of significance reports in consideration of City of Coronado designation criteria; and attendance at public meetings. Ms. Haller assists with archival research for various aspects of the project, including the analysis of historic newspapers, interpretation of historic aerials and maps, as well as drafting property history reports.

Historic Context Statement for the City of Pomona, California (2025). South Environmental was retained by the City of Pomona, California, to prepare the City of Pomona Latina/o Historic Context Statement for the City, focusing on Latina/o history. The Latina/o Historic Context Statement (project) was funded through the Certified Local Government (CLG) program of the State Office of Historic Preservation. The project identified important themes, events, patterns of development and described the different property styles observed in the pedestrian survey. The HCS documented the development history of the communities from the Rancho period to the present. This project aimed to identify and examine the role of the Latina/o community in the City of Pomona and included registration requirement and recommendations for future study/action to facilitate and streamline the historic preservation program. Ms. Haller conducted both in-person and online archival research and co-authored the report.

The Royal Oaks Project, City of Duarte, California (2024). South Environmental was retained by De Novo Planning Group to complete a cultural, paleontological, and arboricultural resource service for the Royal Oaks Project in the City of Duarte, California. This analysis included a historic significance evaluation of the property at 1404 Royal Oaks Drive. As part of the archaeological survey, South Environmental conducted a reconnaissance-level survey of the project site which included the addresses 1404 Royal Oaks Drive and 1414 Royal Oaks Drive. Ms. Haller assisted in archival research and co-authored DPR Forms prepared for the property.

Beach Avenue/La Colina Drive Development Project, City of Inglewood, California (2024). South Environmental was retained by to complete a cultural resources study to support a an Addendum to the Downtown Inglewood and Fairview Heights TOD Plan Environmental Impact Report that is being prepared for the approval of the rezoning of 20 parcels, construction of a new residential development, improvements to existing industrial buildings at 300 East Beach Avenue, and construction of a new residential development at 338 East Beach Avenue. The study included a CHRIS records search of the project site and a 0.25-mile search radius, property development and archival research, development of an appropriate historic context, and recordation and evaluation of four properties. The properties were evaluated for historical significance in consideration of CRHR designation criteria and integrity requirements. The properties were found not eligible due to a lack of integrity. Ms. Haller served as the architectural historian and conducted archival research and co-authored DPR Forms prepared for the various properties.

Appendix B: DPR Form Sets

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** 19 ***Resource Name or #:** (Assigned by recorder) CMU Building (E2)
P1. Other Identifier:
*P2. **Location:** ☐ **Not for Publication** ■ Unrestricted
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Hollywood **Date** 2025 **T** 02 S ; **R** 13 W ; ☐ **of** ☐ **of Sec** 05; SB **B.M.**
c. Address 400 West Washington Boulevard City Los Angeles Zip 90015
d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 382588.83 mE/ 3766334.69 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 5126-014-905. The subject property is located within the southwest section of Los Angeles Trade-Technical College campus.

***P3a. Description:**
CMU Building (E2) is a three-story classroom building constructed in the Mid-Century Modern style of architecture. It features a rectilinear footprint and is capped with a flat roof. Exterior walls are clad in a combination of stucco and textured concrete. Exterior classroom corridors are located on all four elevations and featuring metal safety railings with rectangular panels. (see Continuation Sheet).

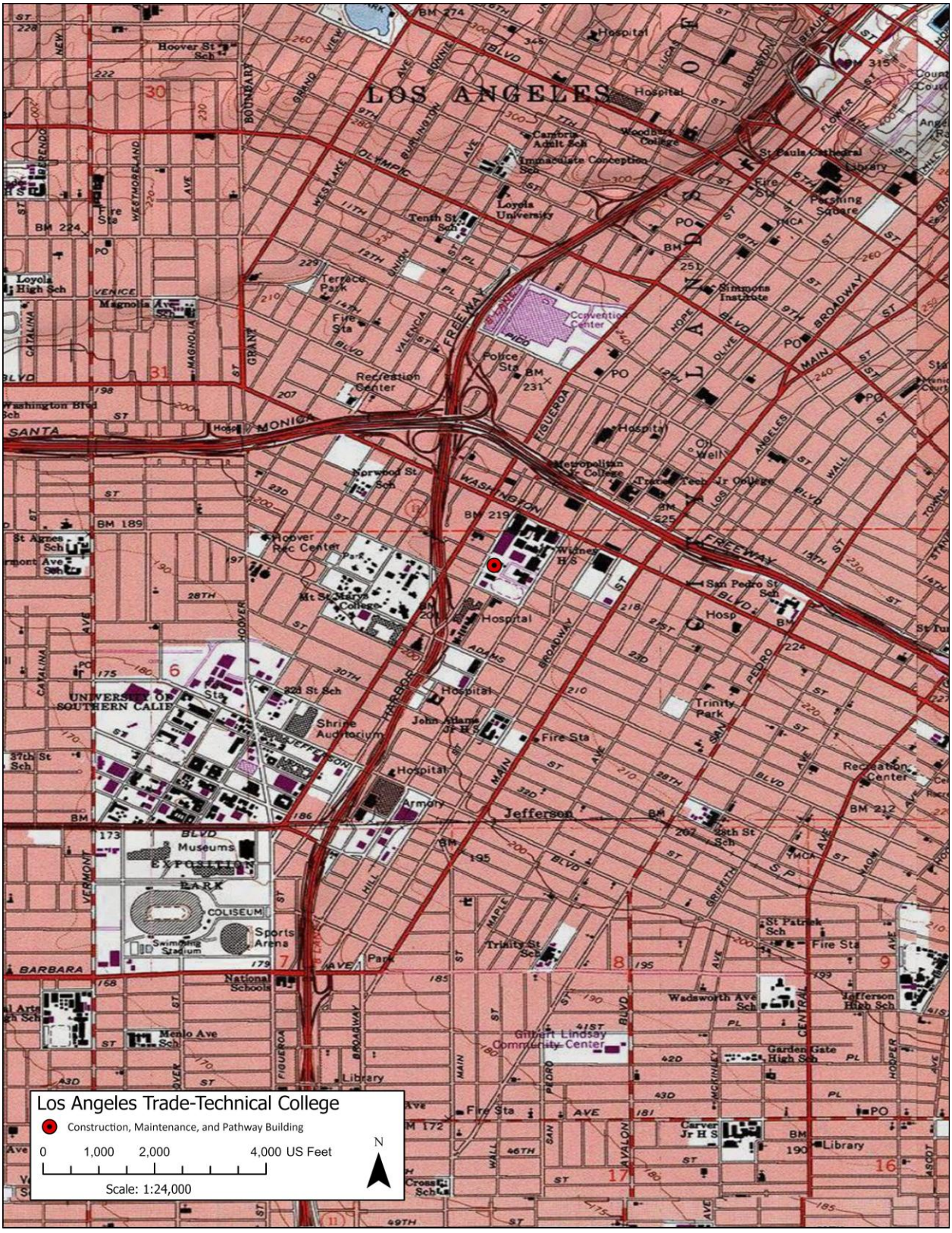
***P3b. Resource Attributes:** (List attributes and codes) HP15. Educational building
***P4.Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Photograph 1. East elevation, facing southwest (South Environmental 2025).
***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1961

***P7. Owner and Address:**
LA City Community College District
2100 S. Flower Street
Los Angeles, CA 90007

***P8. Recorded by:**
Laura Carías
South Environmental
2061 N. Los Robles Ave., Ste. 205
Pasadena, CA 91104

***P9. Date Recorded:** 9/11/2025
***P10. Survey Type:** Intensive-Level Pedestrian
***P11. Report Citation:**
Historical Resources Technical Report, Los Angeles Trade-Technical College Advanced Transportation & Manufacturing Building Replacement Project, City of Los Angeles, California (South Environmental 2025).

***Attachments:** ☐NONE ■Location 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):


LOS ANGELES
HOLLYWOOD
SANTA MONICA
Los Angeles Trade-Technical College
Construction, Maintenance, and Pathway Building
0 1,000 2,000 4,000 US Feet
Scale: 1:24,000
N

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) CMU Building (E2) ***NRHP Status Code** 6Z
Page 3 **of** 19

B1. Historic Name:
B2. Common Name:
B3. Original Use: Educational Building B4. Present Use: Educational Building
*** B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The building was constructed in 1961 for the Los Angeles Trade-Technical College. The exterior of the building appears largely unchanged since its construction with the exception of an elevator tower addition on the east elevation that occurred circa 1989 (NETR 2025: LATTC 2025; UCSB 2025; PCR 2003: 101).

***B7. Moved?** ■**No** □**Yes** □**Unknown** **Date:** **Original Location:**
***B8. Related Features:** n/a
B9a. Architect: Kistner, Wright & Wright b. Builder: n/a
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A
Applicable Criteria N/A

CMU Building (E2) is not eligible under all NRHP, CRHR, and City designation criteria due to a lack of important historical associations and architectural merit.

(See Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:** See Continuation Sheet
B13. Remarks:
***B14. Evaluator:** Sarah Corder and Laura Carías, South Environmental
***Date of Evaluation:** 10/31/2025

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

***P3a. Description (Continued):**

An exterior stair tower is located on the southwest corner of the building, and a second exterior staircase is located on the northeast corner of the building. Additional metal railings were added to the stairwells at an unknown date, likely to meet modern code requirements. Fenestration throughout the building is irregular and consists of metal doors and metal sash, fixed windows. There is a two-story addition located on the south elevation of the building (circa 2007) and an elevator tower addition on the east elevation (circa 1989) (NETR 2025; UCSB 2025) (Photographs 1-7).

Photograph 2. Overview of north elevation, view southeast.

Photograph 3. Overview of west and south elevations, view northeast.

Photograph 4. Overview of south elevation, view north.

Photograph5 1. Overview of east elevation, view west.

Photograph 6. Overview of northeast corner exterior staircase, view southwest.

Photograph 7. Overview of windows and doors.

***B10. Significance (Continued):**

Historic Context

History of Los Angeles Trade-Technical College (LATTC)

Campus Overview

LATTC is one of nine colleges within the LACCD. It was founded by Frank Wiggins in 1924, who was a pioneer of the school and longtime secretary of the Los Angeles Chamber of Commerce (LAT 1951: 59). The campus originally operated as the Frank Wiggins Trade School located on Grand Avenue. It was established to offer vocational education programs for adults with courses ranging from refrigeration repair and welding to cosmetology and painting. In 1927, the school relocated to a 10-story building located off South Olive Street and Venice Boulevard where it remained until the 1950s (LAECN 1950: 12; TSW 1950: 19; LAT 1951: 59; PCR 2003: 101).

In 1954, the Frank Wiggins Trade School was acquired by the Junior College System which was operated by the Los Angeles Board of Education. Following the acquisition, the school was renamed Los Angeles Trade-Technical College (LATTC). When LATTC relocated to the Polytechnic High School campus on West Washington Boulevard in 1957, there were nine extant high school buildings that were constructed after the 1933 earthquake. Out of those nine high school buildings the only remaining buildings on campus today are the Cosmetology Pathway (B2), Health and Related Sciences Pathway (B3), and the Tom Bradley Center for Student Life (C2) (PCR 2003: 101; UCSB 2025: NETR 2025; Sanborn 2025).

At the new campus location, LATTC undertook a series of campus master plans (VT 1957: 2; LAT 1958: 35). The first master plan was issued in 1957 and was overseen by the well-known architecture firm Kistner, Wright & Wright. Over the next seven years the following buildings were constructed on campus: Culinary Arts Building (1961), CMU Building (E2)

(1961), and the Design and Media Arts Building (1964) (VT 1957: 2; PCR 2003: 101). As part of the first master plan, elements such as the iconic "Los Angeles Trade Technical College" pre-cast concrete signs (no longer extant) that were introduced to the campus by Kistner, Wright & Wright.

During the 1960s, the campus experienced continual growth aided by a district fund allocation of $4,272,000 for campus expansion and modernization projects (GVNGT 1960: 2). In 1965, a second master plan was published. The second master plan incorporated the three remaining Polytechnic High School buildings and included the construction of the following new buildings over the next 10 years: Automotive Technology Building (1966), Athletics Building (F2) (1966), and the Gymnasium (G2) (1968). The master plan also called for the closure of West 21st Street through the property, expanding the southern border of the campus once again, this time to West 23rd Street (UCSB 2025; PCR 2003: 101-102).

In 1969, junior colleges in the City separated from the Los Angeles Board of Education and LATTC became part of the Los Angeles Community College District (the District or LACCD). Also in 1969, a new master plan was developed by Kistner, Wright & Wright, leading to the construction of the Admissions and Records Building (1971), the Child Development Center (1975), the Snack Bar (1982), and a pool between the Athletics Building (F2) and the Gymnasium (G2) (Kistner, Wright & Wright 1979).

From the 1980s to the 2000s, LATTC's expansion projects were halted, and the development focus shifted to modernization, maintenance upgrades, and infrastructure replacement and improvements. However, funding was challenging throughout the District for these projects. Legislative efforts, such as Senate Bill 1283 in 1999, aimed to secure funding for the refurbishment of older educational buildings (LAT 1999: 233). By 2001, Governor Gray Davis restored $32 million of a previously vetoed budget to support community college building improvement projects. In 2011, LATTC received a charitable fund of $1 million to develop new, innovative programs and courses (LAT 2011: A36).

In 2015 the Studio for Southern California History created the "Trade-Tech Changes Lives" exhibit to honor the contributions of LATTC over the years. The exhibit documented LATTC's history of training students for trades and its role in serving the Los Angeles community (LA History Archive 2025). A mural and timeline created for the exhibit were on display in Magnolia Hall but were removed and placed into campus storage for safekeeping. There is also an online version available for public viewing (LA History Archive 2025). Today, LATTC remains at 400 West Washington Boulevard, and is one of the oldest campuses in Los Angeles. The school carries on its long-time legacy in offering courses focused on emerging industries to equip people with career-ready skills (LAT 2011: A36).

CMU Building (E2)

CMU Building (E2) functions today as the Construction Maintenance Building. Constructed in 1961, the building has been historically known by the following names: Sequoia Hall, Building B (Construction Technologies), and Building Trades Building. Finished by 1961, the building was constructed after the release of the first campus master plan in 1957. It was designed by the architecture firm Kistner, Wright & Wright as a simplistic, three-story Mid-Century Modern style educational building. Based on the original as-built drawings, the building would be named the Building Trades Building and its construction included mass produced materials such as concrete, wood framing, and exterior plaster/stucco (Exhibit 1). The exterior of the building appears largely unchanged since its construction with the exception of an elevator tower addition on the east elevation that occurred circa 1989 (NETR 2025: LATTC 2025; UCSB 2025; PCR 2003: 101).

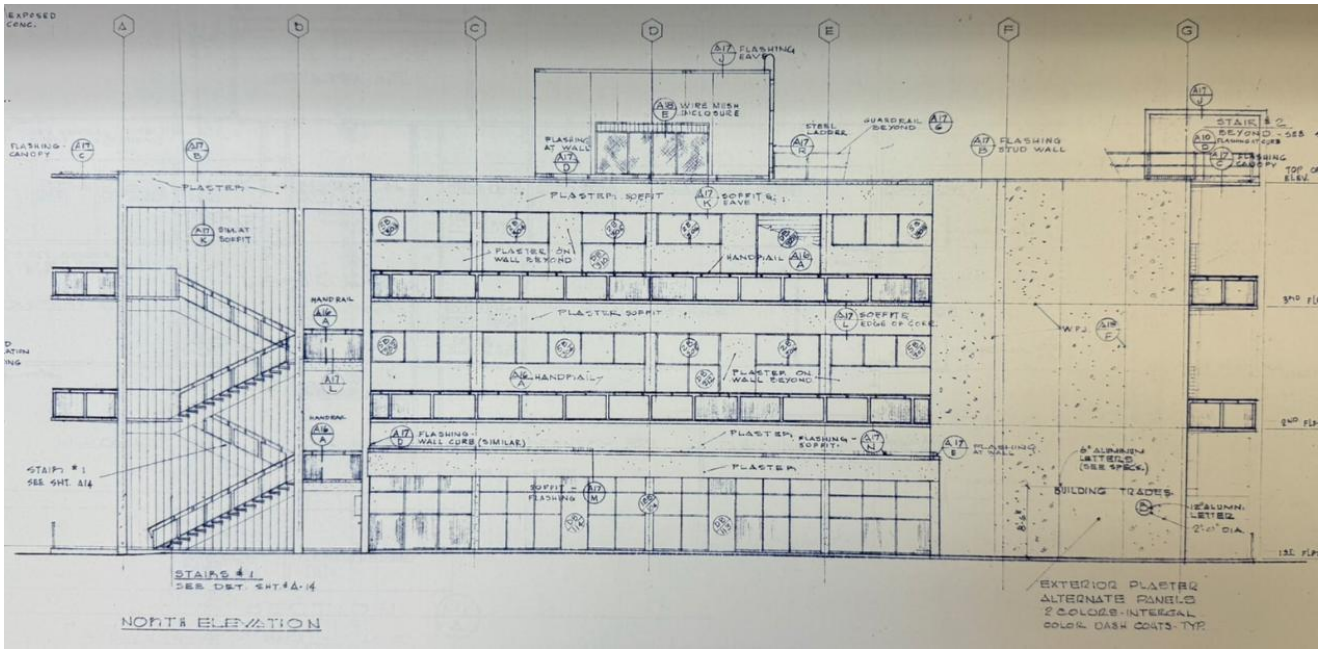


Exhibit 1. 1959 drawing of CMU Building (E2), north elevation (LATTC 2025)

Architect: Kistner, Wright & Wright

The architectural firm of Kistner, Wright & Wright designed multiple buildings on the LATTC campus as part of the 1957 and the 1965 campus master plans including CMU Building (E2), Athletics Building (F2), and the Gymnasium (G2) (Los Angeles Mirror 1955; LATTC 2025; PCR 2003: 101). The firm was well-known and prolific in their design of institutional and education facilities throughout Southern California, with the LATTC campus being one of their many projects over the years.

Kistner, Wright & Wright was based in San Diego and Los Angeles throughout the 1950s and early 1970s. The firm originated in 1911 as T.C. Kistner and Co. with Theodore C. Kistner Sr. as the principal. Circa 1920, Robert R. Curtis began working with Kistner (PCAD 2025). It was at that same time that the firm T.C. Kistner and Co. became the official architect for the San Diego School system. Kistner and Curtis became partners in 1933 and established the firm Kistner & Curtis. William Theodore Wright, a structural engineer, joined Kistner and Curtis to provide engineering services for school constructions after the 1933 Long Beach earthquake. Wright became partner in 1941, changing the firm's name to Kistner, Curtis & Wright (AIA Directory 1962). During World War II, the firm was known for their numerous contracts with the United States military, including projects on military bases such as El Toro, Goleta, El Centro, and Mojave Marine Corps Air Stations (City of San Diego 2020: 11; Los Angeles Times 1973). William Wright's older brother, Henry Lyman Wright, began working at the office of T.C. Kistner and Co. while he was in college. He worked his way up to being a draftsman before eventually becoming a partner in 1952. That same year, the firm was reorganized into two separate firms: Kistner, Wright & Wright, with Henry Wright joining as the third partner operating out of Los Angeles; and Kistner, Curtis & Foster, operating out of San Diego (Architecture and Engineer 1952: 37). Between 1942 and 1952, the San Diego and Los Angeles offices completed more than 540 projects and worked with 70 different school districts with the combined construction costs being over $170 million. In 1952 *Architect and Engineer* stated the following about the firm, "one of Los Angeles' largest complete

Architectural-Engineering firms, the organization has had an average employment of 280 persons, with a peak of 315 including architects and structural, electrical, and civil engineers" (Architect and Engineer 1952: 37).

Theodore C. Kistner Sr. was born in Illinois in 1874. He studied architecture at the University of Illinois and graduated in 1897. He worked as a draftsman in Chicago and Evanston, Illinois before working as an architect in Granite City, Illinois in 1901. Kistner moved to in San Diego in 1911 where he was the principal of his own firm, T.C. Kistner and Co., before opening a second office in Los Angeles in 1923 (Los Angeles Times 1973). He was best known for his work with schools in Illinois and California exemplifying the Beaux Arts and Period Revival styles of architecture. After the 1933 Long Beach earthquake, he reimagined school designs, colleges, and other public buildings taking what was learned from failed buildings and incorporating new, stricter building and engineering codes in his designs (HRG 2022: 300). His work on schools after the 1933 earthquake in California were considered "distinctive" as his designs embraced the open-air classroom that lent itself to the mild year-round climate in the region (McGrew 1922: 427). Kistner retired in 1965 and died in 1973 (Los Angeles Times 1973).

William Wright was a San Diego native born in 1905. He began working as a structural engineer for T.C. Kistner Co. in 1933 and became a partner in 1940. William Wright served as a member of the California State Board of Registration for Civil and Professional Engineers from 1953 to 1959 (Los Angeles Times 1959). He also served as president of the Structural Engineers Association of Southern California in 1954 (Los Angeles Times 1954). He died in 1979 at the age of 74 (Ancestry 2025).

Henry Wright was born in 1904. He attended San Diego State College, Southern Branch the University of California, and the University of Southern California. While he attended college in Los Angeles, he began working in the office of T.C. Kistner and Co. He continued working at the firm, as a draftsman and eventually became a partner in 1952, with the firm's name becoming Kistner, Wright & Wright (Vosbeck 2008: 101-102). Henry Wright was heavily involved in education facilities and organizations. He became a member of the Southern California chapter of the AIA in 1943 and became president in 1953. He was also the chair of the School Building Committee from 1949 through 1953, authoring seven reports on all aspects of school construction. Henry Wright served on the AIA Committee on School Buildings from 1951 to 1957 and was the chairman of the committee from 1954 to 1958. He also served as the AIA's representative on several committees associated with educational facilities and was the speaker on school design and construction at several AIA events. In 1960, the Norwalk-La Mirada school district named a new school in his honor, the Henry Lyman Wright Intermediate School, for his contributions to school design throughout the state of California (Vosbeck 2008: 101-102). In 1962, he became president of Kistner, Wright & Wright. (LAT 1986). Henry Wright died in 1999 (Ancestry 2025). Kistner, Wright & Wright remained in business in different iterations and names until it eventually dissolved by 1992 (Monrovia News-Post 1983; California Secretary of State 2025).

As previously mentioned, the firm was well-known for many projects in the Greater Los Angeles area including Kidney Center of Los Angeles (1955), Cerritos College (1961), City of Norwalk Civic Center (1965), and the Peck-Norman Building (1966), to name a few. In addition to their work in Los Angeles, the firm was also known for specializing in schools, institutional buildings, and public buildings in California, New Orleans, Arizona, and Colorado. Their work was recognized in magazines such as *Architectural Record, Arts & Architecture, Architectural Forum, Western Architect and Engineer, Architectural Concrete, Baumeister, and Arquitectura, Mexico*. Given their vast body of work and noted innovation for mid-century educational campus and building design, the

firm is recognized as master architects noted for being at the forefront of educational campus design (HRG 2022: 300; City of San Diego 2020: 11).

The following captures a list of extant works designed by Kistner, Wright & Wright, but is by no means a definitive list:

- Paramount High School – Senior Campus, 14429 Downey Avenue, Paramount (1951)
- Arroyo High School, 4921 Cedar Avenue, El Monte (1954)
- California Teachers Association Headquarters, 1111 West 6th Street, City of Los Angeles (1954)
- Kidney Center of Los Angeles, 1125 West 6th Street, Los Angeles (1955)
- IBM Building, 3610 14th Street, Riverside (1958)
- Cerritos College, 11110 Alondra Boulevard, Norwalk (1961)
- John Glenn High School, 13520 Shoemaker Avenue, Norwalk (1962)
- Point Vicente School, 30540 Rue De La Pierre, Rancho Palos Verdes (1962)
- Norwalk City Hall and Council Chambers, 12200 Imperial Highway, Norwalk (1964)
- Peck-Norman Building, 700 Wilshire Boulevard, Los Angeles (1966)
- California State Polytechnic University, Pomona, Library, 3801 West Temple Avenue, Pomona (1968)
- University of California, Irvine, Engineering Complex (1970)
- California State Polytechnic University, Pomona, College of Science, 3801 West Temple Avenue, Pomona (1973-1976)

Architectural Style

Mid-Century Modern (1933-1965)

Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early 20th century. This style and its designers (e.g., Mies Van der Rohe and Gropius) were disrupted by WWII and moved to the United States. During WWII, the United States established itself as a burgeoning manufacturing and industrial leader, with incredible demand for modern buildings to reflect modern products in the mid-20th century. As a result, many industrial buildings are often "decorated boxes"—plain buildings with applied ornament to suit the era and appear more modern without detracting from the importance of the activity inside the building. Following WWII, the United States had a focus on forward thinking, which sparked architectural movements like Mid-Century Modernism. Practitioners of the style were focused on the most cutting-edge materials and techniques. Architects throughout Southern California implemented the design aesthetics made famous by early Modernists like Richard Neutra and Frank Lloyd Wright, who created a variety of modern architectural forms. Like other buildings of this era, Mid-Century Modern buildings had to be quickly assembled and use modern materials that could be mass-produced. Both residences and offices designed in this style expressed its structure and materials, displayed large expanses of glass, and had an open interior plan (McAlester 2015; Morgan 2004).

Character defining features include (McAlester 2015; Morgan 2004):

- One- to two-stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Flat roofed without coping at roof line; flat roofs hidden behind parapets or cantilevered canopies

- Expressed post-and-beam construction in wood or steel
- Exterior walls are flat with smooth sheathing and typically display whites, buffs, and pale pastel colors
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Large window groupings

Significance Evaluation

The following presents and evaluation of CMU Building (E2) of NRHP, CRHR, and City of Los Angeles HCM designation criteria. Given the similarities of these programs, all three sets of designation criteria have been addressed together to avoid duplicative text.

NRHP Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

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

City Criterion 1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community.

CMU Building (E2) was constructed in 1961 as part of the college's 1957 campus master plan. As a result of this period of campus growth, CMU Building (E2) was not an original or foundational feature of the campus. The building was constructed as part of a campus expansion program that included the construction of multiple buildings undertaken during a period in history when campuses throughout the state and the nation were experiencing increased growth and development because of postwar enrollment increases. Research failed to indicate that the building's construction was meant to mark any pivotal point in the history of the college or significant moment in the development of the campus. Although the building is representative of the growth of the campus and the expanding curriculum and services, it is not known to be directly associated with events that made a significant contribution to the history of the city, state, or nation. For these reasons, CMU Building (E2) fails to rise to the level of significance required for designation at the national, state, or local level. Therefore, the subject property is not eligible under NRHP Criterion A, CRHR Criterion 1, or City Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 2. Is associated with the lives of Historic Personages important to national, state, city, or local history.

Archival research failed to indicate any direct association with important historical figures at the local, state, or national level who have attended classes, completed research, or taught at this building over time. Therefore, there are no known historical associations with people who are important to the history of the city, state, or nation. Due to a lack of important and significant historical associations with important historical figures, CMU Building (E2) is not eligible under NRHP Criterion B, CRHR Criterion 2, and City 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values.

CMU Building (E2) was designed by Kistner, Wright & Wright in 1961 as a part of the 1957 campus master plan. It was designed in the Mid-Century Modern style of architecture as a simplistic and generic educational building. Notable alterations to the building include the addition of an elevator tower at the east elevation (circa 1989) and a small two-story addition at south elevation (circa 2007). Although the building retains several of its original Mid-Century Modern architectural features such as its low, boxy, horizontal proportions, simple geometric forms with a lack of exterior decoration, flat roof, flat exterior walls, simple windows, plain doors, large window groupings, and mass-produced materials, the overall design of the building lacks high style characteristics and is predominantly utilitarian in nature. Despite having some of the most basic features of the style, the building does not serve as a good representation of the style when compared to other Mid-Century Modern education buildings throughout the Greater Los Angeles Area, such as the Claremont School of Theology campus, the Cerritos College Gymnasium, and University of Southern California's University Religious Center.

CMU Building (E2) also does not serve as a good example of Kistner, Wright & Wright's body of work. Guidance for evaluating properties designed by master architects' states that "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft" (NPS 1990:20). While the building was designed by Kistner, Wright & Wright in 1959 and constructed in 1961, this building is not a good representation of the firm's mastery of architecture or of the Mid-Century Modern style of architecture and its application to educational buildings. Kistner, Wright & Wright's careers as a firm were prolific as highly recognized and awarded for their Mid-Century Modern style designs and there are numerous and much better examples of their work throughout Los Angeles and Southern California. Examples of other educational buildings designed by Kistner, Wright & Wright include the Cerritos College campus in Norwalk (1961); California State Polytechnic University, Pomona Library building (1968), and the University of California, Irvine Engineering Complex (1970). Kistner, Wright & Wright's status as master architects is rooted in the fact that they created impactful and thoughtful designs that reflected a stronger, high-style command of the Mid-Century Modern style. While the subject property does reflect elements of the Mid-Century Modern style of architecture that Kistner, Wright & Wright was known to use, it presents as a somewhat benign and simplistic version of the style seen throughout college campuses in Southern California. The lack of architectural ornamentation, manipulation of form, and variety in materials further contribute to the building's inability to rise to the level of significance required under this criterion.

Lastly, significant changes to the setting of the campus have occurred since the building's construction in 1961, including multiple building constructions and demolitions and changes in paths of circulation. These changes to the building's setting,

and lack of an extant cohesive master planned collection of adjacent buildings inhibit its ability to contribute to a historic district of buildings from its period of development.

Therefore, CMU Building (E2) is not eligible under NRHP Criterion C, CRHR Criterion 3, or City Criterion 3.

NRHP Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

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

City Criterion 4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

CMU Building (E2) is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the building is not eligible under NRHP Criterion D, CRHR Criterion 4, or City Criterion 4.

Integrity

CMU Building (E2) has not been heavily altered since its original construction; thus, it maintains integrity of location, workmanship, materials, and design. However, there have been significant changes to the campus over time that have diminished the integrity of setting and feeling of the building. Such changes include: the demolition of multiple campus buildings, the construction of multiple campus buildings, changes in paths of circulation, increased development around the campus, and the development of the athletic fields that are located immediately adjacent to the building. Lastly, no historical associations were identified for the building.

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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

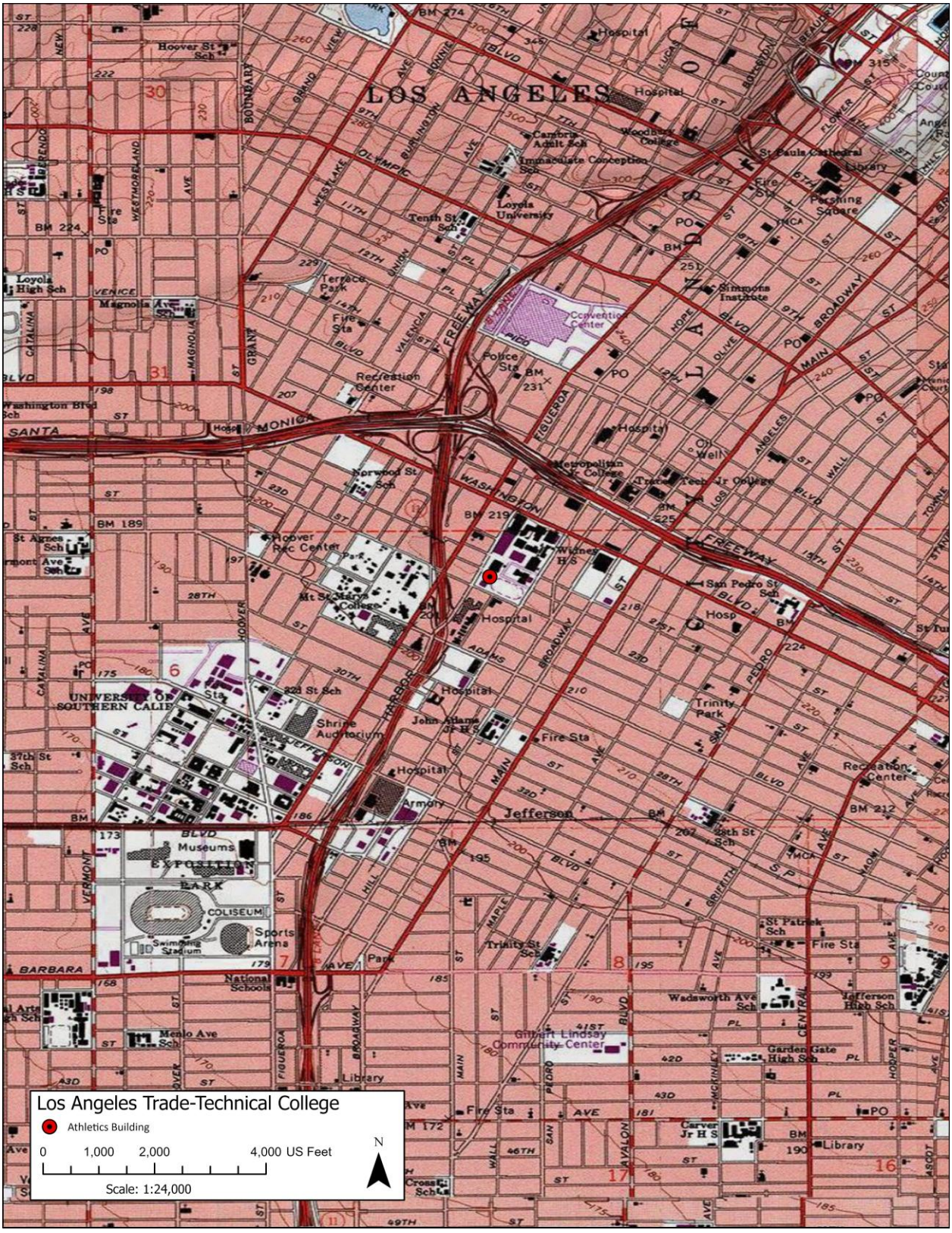
Page 1 **of** 17 ***Resource Name or #:** (Assigned by recorder) Athletics Building (F2)
P1. Other Identifier:
***P2. Location:** ☐ **Not for Publication** ■ Unrestricted
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Hollywood **Date** 2025 **T** 02 S ; **R** 13 W ; ☐ **of** ☐ **of Sec** 05; SB **B.M.**
c. Address 400 West Washington Boulevard City Los Angeles Zip 90015
d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 382562.75 mE/ 3766285.55 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 5126-014-905. The subject property is located within the southwest corner of the Los Angeles Trade-Technical College campus.

***P3a. Description:**
Athletics Building (F2) is a two-story classroom building constructed in the Mid-Century Modern style of architecture. It features a rectangular footprint and a flat roof and is oriented to face the athletic field to the east (Photograph 1). The building is clad in sections of stucco and textured concrete with pilasters creating visual bays on all elevations. There are no windows on the first floor, however, single metal doors are intermittently placed on the south, east, and west elevations. (see Continuation Sheet).

***P3b. Resource Attributes:** (List attributes and codes) HP15. Educational building
***P4.Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Photograph 1. East elevation, view west (South Environmental 2025).

***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1968
***P7. Owner and Address:**
LA City Community College District
2100 S. Flower Street
Los Angeles, CA 90007
***P8. Recorded by:**
Laura Carías
South Environmental
2061 N. Los Robles Ave., Ste. 205
Pasadena, CA 91104
***P9. Date Recorded:** 9/11/2025
***P10. Survey Type:** Intensive-Level Pedestrian
***P11. Report Citation:**
Historical Resources Technical Report, Los Angeles Trade-Technical College Advanced Transportation & Manufacturing Building Replacement Project, City of Los Angeles, California (South Environmental 2025).

***Attachments:** ☐NONE ■Location 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):


LOS ANGELES
Los Angeles Trade-Technical College
Athletics Building
0 1,000 2,000 4,000 US Feet
Scale: 1:24,000
N

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Athletics Building (F2) ***NRHP Status Code** 6Z
Page 3 **of** 17

B1. Historic Name:
B2. Common Name:
B3. Original Use: Educational Building B4. Present Use: Educational Building
***B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The building was constructed in 1966 for the Los Angeles Trade-Technical College. The following alterations were made to the building over time: enclosure of atrium at the west elevation (date unknown) and construction of an elevator tower on the north elevation (circa 1989). In 2002, the building underwent landscape improvements which included the planting of trees along Flower Street and Washington Boulevard (NETR 2025: LATTC 2025; UCSB 2025; PCR 2003: 47, 101

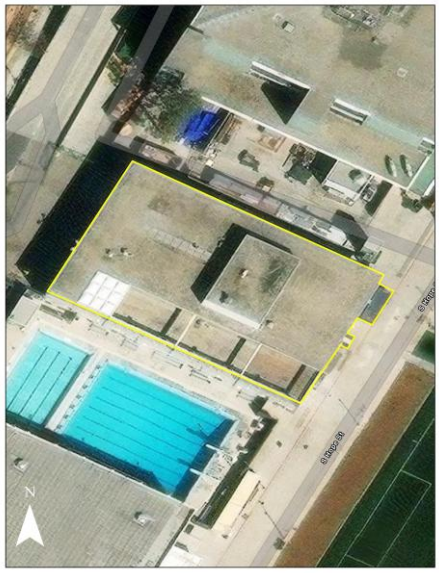
***B7. Moved?** ■No □Yes □Unknown **Date:** **Original Location:**
***B8. Related Features:** n/a
B9a. Architect: Kistner, Wright and Wright b. Builder: n/a
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A

Athletics Building (F2) is not eligible under all NRHP, CRHR, and City designation criteria due to a lack of important historical associations and architectural merit.

(See Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:** See Continuation Sheet
B13. Remarks:
***B14. Evaluator:** Sarah Corder and Laura Carias, South Environmental
***Date of Evaluation:** 10/31/2025

(Sketch Map with north arrow required.)



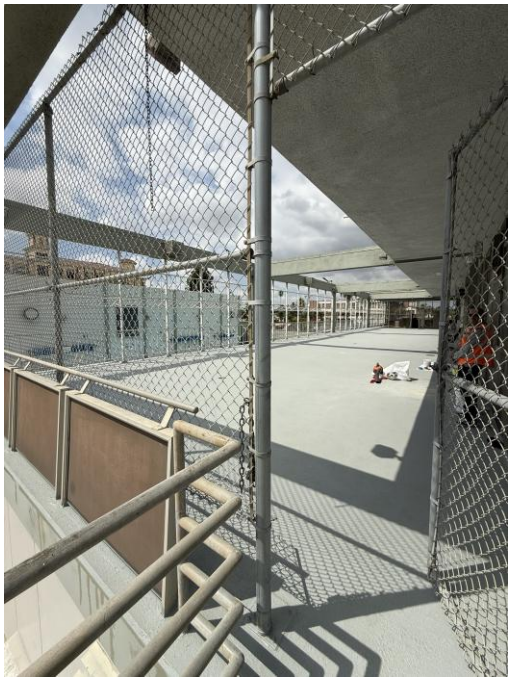
(This space reserved for official comments.)

***P3a. Description (Continued):**

Exterior staircases are located on the east and north elevations providing access to open corridors and classrooms. Access to classroom and support spaces appear to be concentrated on the second floor and accessed through the atrium (south) and the covered walkway (north). The atrium on the south elevation has an exposed structural system and there are metal safety railings throughout that do not appear to be original to the building. Classroom/support spaces are accessed through metal doors, and the spaces feature fixed metal sash windows. The north elevation features a covered walkway with metal safety railings that do not appear to be original. It has a similar arrangement to the south elevation with access to classroom/support spaces through metal doors and the spaces have fixed, metal sash windows. A contemporary elevator tower visually dominates the north elevation, and it is connected to the second floor by a bridge (circa 1989) (Photographs 2-5).

Photograph 2. Overview of west (rear) elevation, view southeast.

Photograph 3. Overview of south elevation, view northwest.



Photograph 4. Overview of south elevation corridor and atrium, view southwest.

Photograph 5. Overview of elevator tower, view west.

***B10. Significance (Continued):**

Historic Context

History of Los Angeles Trade-Technical College (LATTC)

Campus Overview

LATTC is one of nine colleges within the LACCD. It was founded by Frank Wiggins in 1924, who was a pioneer of the school and longtime secretary of the Los Angeles Chamber of Commerce (LAT 1951: 59). The campus originally operated as the Frank Wiggins Trade School located on Grand Avenue. It was established to offer vocational education programs for adults with courses ranging from refrigeration repair and welding to cosmetology and painting. In 1927, the school relocated to a 10-story building located off South Olive Street and Venice Boulevard where it remained until the 1950s (LAECN 1950: 12; TSW 1950: 19; LAT 1951: 59; PCR 2003: 101).

In 1954, the Frank Wiggins Trade School was acquired by the Junior College System which was operated by the Los Angeles Board of Education. Following the acquisition, the school was renamed Los Angeles Trade-Technical College (LATTC). When LATTC relocated to the Polytechnic High School campus on West Washington Boulevard in 1957, there were nine extant high school buildings that were constructed after the 1933 earthquake. Out of those original nine high school buildings the only remaining buildings on campus today are the Cosmetology Pathway (B2), Health and Related Sciences Pathway (B3), and the Tom Bradley Center for Student Life (C2) (PCR 2003: 101; UCSB 2025: NETR 2025; Sanborn 2025).

At the new campus location, LATTC undertook a series of campus master plans (VT 1957: 2; LAT 1958: 35). The first master plan was issued in 1957 and was overseen by the well-known architecture firm Kistner, Wright & Wright. Over the next seven years the following

buildings were constructed on campus: Culinary Arts Building (1961), CMU Building (E2) (1961), and the Design and Media Arts Building (1964) (VT 1957: 2; PCR 2003: 101). As part of the first master plan, elements such as the iconic "Los Angeles Trade Technical College" pre-cast concrete signs (no longer extant) that were introduced to the campus by Kistner, Wright & Wright.

During the 1960s, the campus experienced continual growth aided by a district fund allocation of $4,272,000 for campus expansion and modernization projects (GVNGT 1960: 2). In 1965, a second master plan was published. The second master plan incorporated the three remaining Polytechnic High School buildings and included the construction of the following new buildings built over the next 10 years: Automotive Technology Building (1966), Athletics Building (F2) (1966), and the Gymnasium (G2) (1968). The master plan also called for the closure of West 21st Street through the property, expanding the southern border of the campus once again, this time to West 23rd Street (UCSB 2025; PCR 2003: 101-102).

In 1969, junior colleges in the City separated from the Los Angeles Board of Education and LATTC became part of the Los Angeles Community College District (the District or LACCD). Also in 1969, a new master plan was developed by Kistner, Wright & Wright, leading to the construction of the Admissions and Records Building (1971), the Child Development Center (1975), the Snack Bar (1982), and a pool between the Athletics Building (F2) and the Gymnasium (G2) (Kistner, Wright & Wright 1979).

From the 1980s to the 2000s, LATTC's expansion projects were halted, and the development focus shifted to modernization, maintenance upgrades, and infrastructure replacement and improvements. However, funding was challenging throughout the District for these projects. Legislative efforts, such as Senate Bill 1283 in 1999, aimed to secure funding for the refurbishment of older educational buildings (LAT 1999: 233). By 2001, Governor Gray Davis restored $32 million of a previously vetoed budget to support community college building improvement projects. In 2011, LATTC received a charitable fund of $1 million to develop new, innovative programs and courses (LAT 2011: A36).

In 2015 the Studio for Southern California History created the "Trade-Tech Changes Lives" exhibit to honor the contributions of LATTC over the years. The exhibit documented LATTC's history of training students for trades and its role in serving the Los Angeles community (LA History Archive 2025). A mural and timeline created for the exhibit were on display in Magnolia Hall but were removed and placed into campus storage for safekeeping. There is also an online version available for public viewing (LA History Archive 2025). Today, LATTC remains at 400 West Washington Boulevard, and is one of the oldest campuses in Los Angeles. The school carries on its long-time legacy in offering courses focused on emerging industries to equip people with career-ready skills (LAT 2011: A36).

Athletics Building (F2) (1966)

Athletics Building (F2) was constructed in 1966. It has been historically known by the following names: Willow Hall, Shower and Lockers Building, and Building J (Physical Education or Fitness Center). It was designed by the architecture firm Kistner, Wright & Wright as a simplistic, two-story, Mid-Century Modern style educational building. No original as-built drawings or historic photographs were located for this building, but it is in keeping with the adjacent campus buildings in scale, materials, and design. The following alterations were made to the building over time: enclosure of atrium at the west elevation (date unknown) and construction of an elevator tower on the north elevation (circa 1989). In 2002, the building underwent landscape improvements which included the planting of trees along Flower Street and Washington Boulevard (NETR 2025: LATTC 2025;

UCSB 2025; PCR 2003: 47, 101).

Architect: Kistner, Wright & Wright

The architectural firm of Kistner, Wright & Wright designed multiple buildings on the LATTC campus as part of the 1957 and the 1965 campus master plans including CMU Building (E2), Athletics Building (F2), and the Gymnasium (G2) (Los Angeles Mirror 1955; LATTC 2025; PCR 2003: 101). The firm was well-known and prolific in their design of institutional and education facilities throughout Southern California, with the LATTC campus being one of their many projects over the years.

Kistner, Wright & Wright was based in San Diego and Los Angeles throughout the 1950s and early 1970s. The firm originated in 1911 as T.C. Kistner and Co. with Theodore C. Kistner Sr. as the principal. Circa 1920, Robert R. Curtis began working with Kistner (PCAD 2025). It was at that same time that the firm T.C. Kistner and Co. became the official architect for the San Diego School system. Kistner and Curtis became partners in 1933 and established the firm Kistner & Curtis. William Theodore Wright, a structural engineer, joined Kistner and Curtis to provide engineering services for school constructions after the 1933 Long Beach earthquake. Wright became partner in 1941, changing the firm's name to Kistner, Curtis & Wright (AIA Directory 1962). During World War II, the firm was known for their numerous contracts with the United States military, including projects on military bases such as El Toro, Goleta, El Centro, and Mojave Marine Corps Air Stations (City of San Diego 2020: 11; Los Angeles Times 1973). William Wright's older brother, Henry Lyman Wright, began working at the office of T.C. Kistner and Co. while he was in college. He worked his way up to being a draftsman before eventually becoming a partner in 1952. That same year, the firm was reorganized into two separate firms: Kistner, Wright & Wright, with Henry Wright joining as the third partner operating out of Los Angeles; and Kistner, Curtis & Foster, operating out of San Diego (Architecture and Engineer 1952: 37). Between 1942 and 1952, the San Diego and Los Angeles offices completed more than 540 projects and worked with 70 different school districts with the combined construction costs being over $170 million. In 1952 *Architect and Engineer* stated the following about the firm, "one of Los Angeles' largest complete Architectural-Engineering firms, the organization has had an average employment of 280 persons, with a peak of 315 including architects and structural, electrical, and civil engineers" (Architect and Engineer 1952: 37).

Theodore C. Kistner Sr. was born in Illinois in 1874. He studied architecture at the University of Illinois and graduated in 1897. He worked as a draftsman in Chicago and Evanston, Illinois before working as an architect in Granite City, Illinois in 1901. Kistner moved to in San Diego in 1911 where he was the principal of his own firm, T.C. Kistner and Co., before opening a second office in Los Angeles in 1923 (Los Angeles Times 1973). He was best known for his work with schools in Illinois and California exemplifying the Beaux Arts and Period Revival styles of architecture. After the 1933 Long Beach earthquake, he reimagined school designs, colleges, and other public buildings taking what was learned from failed buildings and incorporating new, stricter building and engineering codes in his designs (HRG 2022: 300). His work on schools after the 1933 earthquake in California were considered "distinctive" as his designs embraced the open-air classroom that lent itself to the mild year-round climate in the region (McGrew 1922: 427). Kistner retired in 1965 and died in 1973 (Los Angeles Times 1973).

William Wright was a San Diego native born in 1905. He began working as a structural engineer for T.C. Kistner Co. in 1933 and became a partner in 1940. William Wright served as a member of the California State Board of Registration for Civil and Professional Engineers from 1953 to 1959 (Los Angeles Times 1959). He also served as president of the

Structural Engineers Association of Southern California in 1954 (Los Angeles Times 1954). He died in 1979 at the age of 74 (Ancestry 2025).

Henry Wright was born in 1904. He attended San Diego State College, Southern Branch the University of California, and the University of Southern California. While he attended college in Los Angeles, he began working in the office of T.C. Kistner and Co. He continued working at the firm, as a draftsman and eventually became a partner in 1952, with the firm's name becoming Kistner, Wright & Wright (Vosbeck 2008: 101-102). Henry Wright was heavily involved in education facilities and organizations. He became a member of the Southern California chapter of the AIA in 1943 and became president in 1953. He was also the chair of the School Building Committee from 1949 through 1953, authoring seven reports on all aspects of school construction. Henry Wright served on the AIA Committee on School Buildings from 1951 to 1957 and was the chairman of the committee from 1954 to 1958. He also served as the AIA's representative on several committees associated with educational facilities and was the speaker on school design and construction at several AIA events. In 1960, the Norwalk-La Mirada school district named a new school in his honor, the Henry Lyman Wright Intermediate School, for his contributions to school design throughout the state of California (Vosbeck 2008: 101-102). In 1962, he became president of Kistner, Wright & Wright. (LAT 1986). Henry Wright died in 1999 (Ancestry 2025). Kistner, Wright & Wright remained in business in different iterations and names until it eventually dissolved by 1992 (Monrovia News-Post 1983; California Secretary of State 2025).

As previously mentioned, the firm was well-known for many projects in the Greater Los Angeles area including Kidney Center of Los Angeles (1955), Cerritos College (1961), City of Norwalk Civic Center (1965), and the Peck-Norman Building (1966), to name a few. In addition to their work in Los Angeles, the firm was also known for specializing in schools, institutional buildings, and public buildings in California, New Orleans, Arizona, and Colorado. Their work was recognized in magazines such as *Architectural Record, Arts & Architecture, Architectural Forum, Western Architect and Engineer, Architectural Concrete, Baumeister, and Arquitectura, Mexico*. Given their vast body of work and noted innovation for mid-century educational campus and building design, the firm is recognized as master architects noted for being at the forefront of educational campus design (HRG 2022: 300; City of San Diego 2020: 11).

The following captures a list of extant works designed by Kistner, Wright & Wright, but is by no means a definitive list:

- Paramount High School – Senior Campus, 14429 Downey Avenue, Paramount (1951)
- Arroyo High School, 4921 Cedar Avenue, El Monte (1954)
- California Teachers Association Headquarters, 1111 West 6th Street, City of Los Angeles (1954)
- Kidney Center of Los Angeles, 1125 West 6th Street, Los Angeles (1955)
- IBM Building, 3610 14th Street, Riverside (1958)
- Cerritos College, 11110 Alondra Boulevard, Norwalk (1961)
- John Glenn High School, 13520 Shoemaker Avenue, Norwalk (1962)
- Point Vicente School, 30540 Rue De La Pierre, Rancho Palos Verdes (1962)
- Norwalk City Hall and Council Chambers, 12200 Imperial Highway, Norwalk (1964)
- Peck-Norman Building, 700 Wilshire Boulevard, Los Angeles (1966)
- California State Polytechnic University, Pomona, Library, 3801 West Temple Avenue, Pomona (1968)
- University of California, Irvine, Engineering Complex (1970)

- California State Polytechnic University, Pomona, College of Science, 3801 West Temple Avenue, Pomona (1973-1976)

Architectural Style

Mid-Century Modern (1933-1965)

Mid-century Modern style is reflective of International and Bauhaus styles popular in Europe in the early 20th century. This style and its designers (e.g., Mies Van der Rohe and Gropius) were disrupted by WWII and moved to the United States. During WWII, the United States established itself as a burgeoning manufacturing and industrial leader, with incredible demand for modern buildings to reflect modern products in the mid-20th century. As a result, many industrial buildings are often "decorated boxes"—plain buildings with applied ornament to suit the era and appear more modern without detracting from the importance of the activity inside the building. Following WWII, the United States had a focus on forward thinking, which sparked architectural movements like Mid-Century Modernism. Practitioners of the style were focused on the most cutting-edge materials and techniques. Architects throughout Southern California implemented the design aesthetics made famous by early Modernists like Richard Neutra and Frank Lloyd Wright, who created a variety of modern architectural forms. Like other buildings of this era, Mid-Century Modern buildings had to be quickly assembled and use modern materials that could be mass-produced. Both residences and offices designed in this style expressed its structure and materials, displayed large expanses of glass, and had an open interior plan (McAlester 2015; Morgan 2004).

Character defining features include (McAlester 2015; Morgan 2004):

- One- to two-stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Flat roofed without coping at roof line; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior walls are flat with smooth sheathing and typically display whites, buffs, and pale pastel colors
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Large window groupings

Significance Evaluation

The following presents and evaluation of Athletics Building (F2) of NRHP, CRHR, and City of Los Angeles HCM designation criteria. Given the similarities of these programs, all three sets of designation criteria have been addressed together to avoid duplicative text.

NRHP Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

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

City Criterion 1. Is identified with important events in the main currents of national,

State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community.

Athletics Building (F2) was constructed in 1966 as part of the college's 1957 campus master plan. As a result of this period of campus growth Athletics Building (F2) was not an original or foundational feature of the campus. The building was constructed as part of a campus expansion program that included the construction of multiple buildings undertaken during a period in history when campuses throughout the state and the nation were experiencing increased growth and development because of postwar enrollment increases. Research failed to indicate that the building's construction was meant to mark any pivotal point in the history of the college or significant moment in the development of the campus. Although the building is representative of the growth of the campus and the expanding curriculum and services, it is not known to be directly associated with events that made a significant contribution to the history of the city, state, or nation. For these reasons, Athletics Building (F2) fails to rise to the level of significance required for designation at the national, state, or local level. Therefore, the subject property is not eligible under NRHP Criterion A, CRHR Criterion 1, or City Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 2. Is associated with the lives of Historic Personages important to national, state, city, or local history.

Archival research failed to indicate any direct association with important historical figures at the local, state, or national level who have attended classes, completed research, or taught at this building over time. Therefore, there are no known historical associations with people who are important to the history of the city, state, or nation. Due to a lack of important and significant historical associations with important historical figures, Athletics Building (F2) is not eligible under NRHP Criterion B, CRHR Criterion 2, and City 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values.

Athletics Building (F2) was designed by Kistner, Wright & Wright in 1961 as a part of the 1957 campus master plan. It was designed in the Mid-Century Modern style of architecture as a simplistic and generic educational building. Alterations to the building include the addition of an elevator tower connected by a second-floor bridge at the north elevation (circa 1989) and the addition of metal safety railings throughout the second floor (date unknown). Although the building retains several of its original Mid-Century Modern architectural features such as its low, boxy, horizontal proportions,

simple geometric forms with a lack of exterior decoration, flat roof, flat exterior walls, simple windows, plain doors, large window groupings, and mass-produced materials, the overall design of the building lacks high style characteristics and is utilitarian in nature. Despite having some of the most basic features of the style, the building does not serve as a good representation of the style when compared to other Mid-Century Modern education buildings throughout the Greater Los Angeles Area, such as the Claremont School of Theology campus, the Cerritos College Gymnasium, and University of Southern California's University Religious Center.

Athletics Building (F2) also does not serve as a good example of Kistner, Wright & Wright's body of work. Guidance for evaluating properties designed by master architects' states that "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft" (NPS 1990:20). While the building was designed by Kistner, Wright & Wright and constructed in 1966, this building is not a good representation of the firm's mastery of architecture or of the Mid-Century Modern style of architecture and its application to educational buildings. Kistner, Wright & Wright's careers as a firm were prolific as highly recognized and awarded for their Mid-Century Modern style designs and there are numerous and much better examples of their work throughout Los Angeles and Southern California. Examples of other educational buildings designed by Kistner, Wright & Wright include the Cerritos College campus in Norwalk (1961); California State Polytechnic University, Pomona Library building (1968), and the University of California, Irvine Engineering Complex (1970). Kistner, Wright & Wright's status as master architects is rooted in the fact that they created impactful and thoughtful designs that reflected a stronger, high-style command of the Mid-Century Modern style. While the subject property does reflect elements of the Mid-Century Modern style of architecture that Kistner, Wright & Wright was known to use, it presents as a somewhat benign and simplistic version of the style seen throughout college campuses in Southern California. The lack of architectural ornamentation, manipulation of form, and variety in materials further contribute to the building's inability to rise to the level of significance required under this criterion.

Lastly, significant changes to the setting of the campus have occurred since the building's construction in 1966, including multiple building constructions and demolitions and changes in paths of circulation. These changes to the building's setting, and lack of an extant cohesive master planned collection of adjacent buildings inhibit its ability to contribute to a historic district of buildings from its period of development.

Therefore, Athletics Building (F2) is not eligible under NRHP Criterion C, CRHR Criterion 3, or City Criterion 3.

NRHP Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

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

City Criterion 4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.
Athletics Building (F2) is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the building is not eligible under NRHP Criterion D, CRHR Criterion 4, or City Criterion 4.

Integrity

Athletics Building (F2) has been altered since its original construction; but it maintains integrity of location and workmanship. As a result of the addition of the metal safety railings throughout the building and the second-floor bridge, the integrity of the design and the materials is still present but has been diminished. There have also been significant changes to the campus over time that have diminished the integrity of setting and feeling of the building. Such changes include: the demolition of multiple campus buildings, the construction of multiple campus buildings, changes in paths of circulation, increased development around the campus, and the development of the athletic fields that are located immediately adjacent to the building. Lastly, no historical associations were identified for the building.

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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** 18 ***Resource Name or #:** (Assigned by recorder) Gymnasium (G2)
P1. Other Identifier:
***P2. Location:** ☐ **Not for Publication** ■ Unrestricted
***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Hollywood **Date** 2025 **T** 02 S ; **R** 13 W ; ☐ **of** ☐ **of Sec** 05; SB **B.M.**
c. Address 400 West Washington Boulevard City Los Angeles Zip 90015
d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 382528.26 mE/ 3766235.01 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 5126-014-905. The subject property is located within the southwest corner of Los Angeles Trade-Technical College campus.

***P3a. Description:**
The Gymnasium (G2) is two-stories tall with a generally square footprint and a flat roof. The building is designed in the Mid-Century Modern style of architecture and features one-story wings with flat roofs located on the east and west elevations that nearly extend the full width of the elevation and are clad in smooth stucco. The primary west elevation faces Flower Street and features the main entrance located beneath a cantilevered flat roof. (see Continuation Sheet).

***P3b. Resource Attributes:** (List attributes and codes) HP15. Educational building
***P4.Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Photograph 1. West and south elevation, view northwest (South Environmental 2025).
***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
1968

***P7. Owner and Address:**
LA City Community College District
2100 S. Flower Street Los Angeles, CA 90007
***P8. Recorded by:**
Laura Carías
South Environmental
2061 N. Los Robles Ave., Ste. 205
Pasadena, CA 91104
***P9. Date Recorded:** 9/11/2025
***P10. Survey Type:** Intensive-Level Pedestrian
***P11. Report Citation:**
Historical Resources Technical Report, Los Angeles Trade-Technical College Advanced Transportation & Manufacturing Building Replacement Project, City of Los Angeles, California (South Environmental 2025).

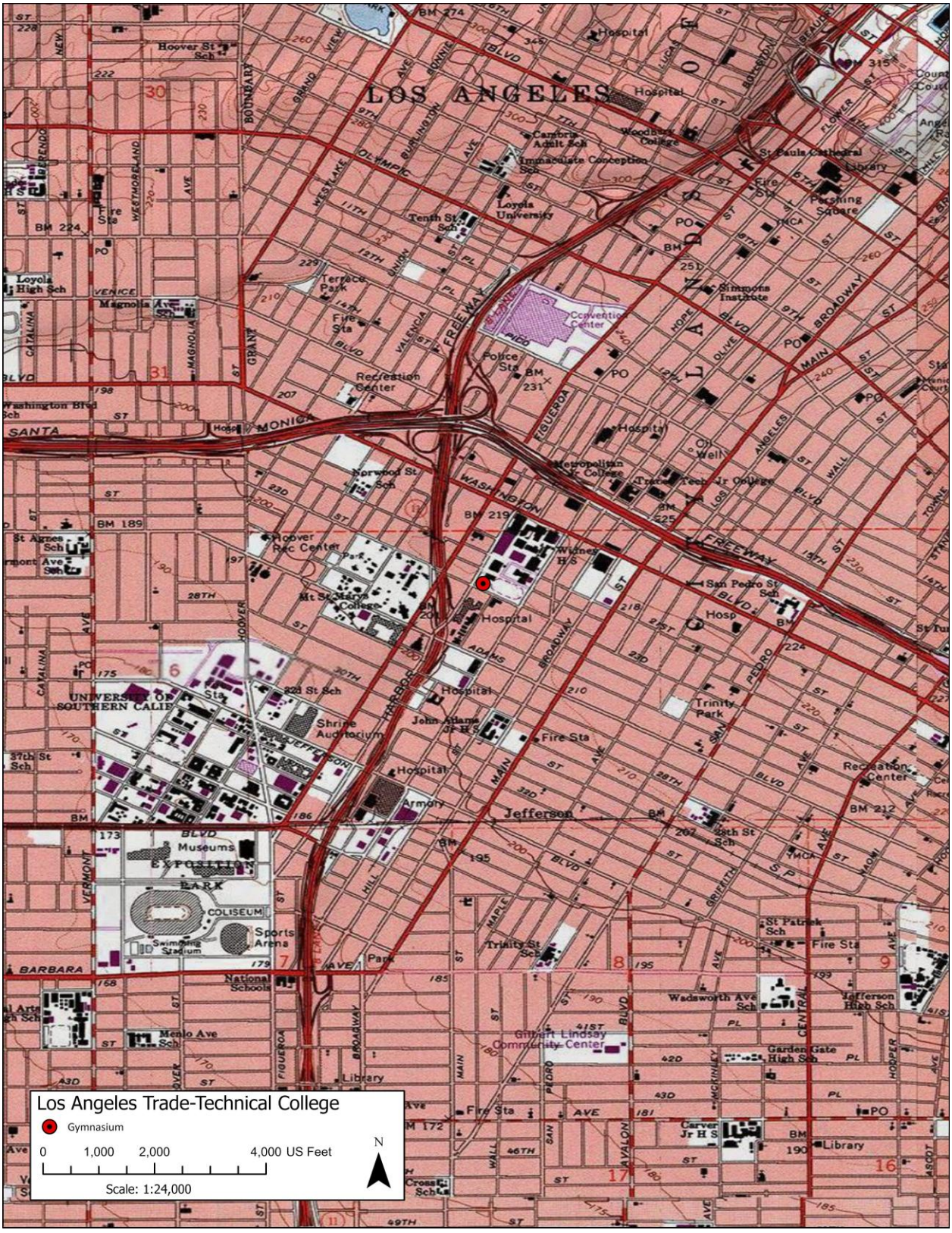
***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 18 ***Resource Name or #** (Assigned by recorder) Gymnasium (G2)
***Map Name:** Hollywood ***Scale:** 1:24,000 ***Date of map:** 2025



State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Gymnasium (G2) ***NRHP Status Code** 6Z
Page 3 **of** 18

B1. Historic Name:
B2. Common Name:
B3. Original Use: Gymnasium B4. Present Use: Gymnasium
*** B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The building was constructed in 1968 for LATTC. With the exception of the pool addition and accompanying CMU (concrete masonry unit) enclosure wall, the Gymnasium (G2) building retains its original footprint and has not been significantly altered since its construction in 1968 (NETR 2025).

***B7. Moved?** ■No □Yes □Unknown **Date:** **Original Location:**
***B8. Related Features:** n/a

B9a. Architect: Kistner, Wright and Wright b. Builder: n/a
***B10. Significance: Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a
Applicable Criteria n/a

Gymnasium (G2) is not eligible under all NRHP, CRHR, and City designation criteria due to a lack of important historical associations and architectural merit.

(See Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:** See Continuation Sheet
B13. Remarks:
***B14. Evaluator:** Sarah Corder and Laura Carías, South Environmental
***Date of Evaluation:** 10/31/2025

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

***P3a. Description (Continued):**

The main entrance features two sets of double metal doors topped with transom windows. The building is divided into seven bays by pilasters on the north and south elevations, and five bays on the east and west elevations. The south elevation has two rectangular louvered vents, and the north elevation has two round vents. Additional entrances are located on the east elevation. A large swimming pool located north of the building (Photographs 1-4).

Photograph 2. Overview of west elevation, view east.

Photograph 3. Overview of north elevation, view southwest.

Photograph 4. Overview of east elevation (rear building), view west.

***B10. Significance (Continued):**

Historic Context

History of Los Angeles Trade-Technical College (LATTC)

Campus Overview

LATTC is one of nine colleges within the LACCD. It was founded by Frank Wiggins in 1924, who was a pioneer of the school and longtime secretary of the Los Angeles Chamber of Commerce (LAT 1951: 59). The campus originally operated as the Frank Wiggins Trade School located on Grand Avenue. It was established to offer vocational education programs for adults with courses ranging from refrigeration repair and welding to cosmetology and painting. In 1927, the school relocated to a 10-story building located off South Olive Street and Venice Boulevard where it remained until the 1950s (LAECN 1950: 12; TSW 1950: 19; LAT 1951: 59; PCR 2003: 101).

In 1954, the Frank Wiggins Trade School was acquired by the Junior College System which was operated by the Los Angeles Board of Education. Following the acquisition, the school was renamed Los Angeles Trade-Technical College (LATTC). When LATTC relocated to the Polytechnic High School campus on West Washington Boulevard in 1957, there were nine extant high school buildings that were constructed after the 1933 earthquake. Out of those nine high school buildings the only remaining buildings on campus today are the Cosmetology Pathway (B2), Health and Related Sciences Pathway (B3), and the Tom Bradley Center for Student Life (C2) (PCR 2003: 101; UCSB 2025: NETR 2025; Sanborn 2025).

At the new campus location, LATTC undertook a series of campus master plans (VT 1957: 2; LAT 1958: 35). The first master plan was issued in 1957 and was overseen by the well-known architecture firm Kistner, Wright & Wright. Over the next seven years the following buildings were constructed on campus: Culinary Arts Building (1961), CMU Building (E2) (1961), and the Design and Media Arts Building (1964) (VT 1957: 2; PCR 2003: 101). As part of the first master plan, elements such as the iconic "Los Angeles Trade Technical College" pre-cast concrete signs (no longer extant) that were introduced to the campus by Kistner, Wright & Wright.

During the 1960s, the campus experienced continual growth aided by a district fund allocation of $4,272,000 for campus expansion and modernization projects (GVNGT 1960: 2). In 1965, a second master plan was published. The second master plan incorporated the three remaining Polytechnic High School buildings and included the construction of the following new buildings over the next 10 years: Automotive Technology Building (1966), Athletics Building (F2) (1966), and the Gymnasium (G2) (1968). The master plan also called for the closure of West 21st Street through the property, expanding the southern border of the campus once again, this time to West 23rd Street (UCSB 2025; PCR 2003: 101-102).

In 1969, junior colleges in the City separated from the Los Angeles Board of Education and LATTC became part of the Los Angeles Community College District (the District or LACCD). Also in 1969, a new master plan was developed by Kistner, Wright & Wright, leading to the construction of the Admissions and Records Building (1971), the Child Development Center (1975), the Snack Bar (1982), and a pool between the Athletics Building (F2) and the Gymnasium (G2) (Kistner, Wright & Wright 1979).

From the 1980s to the 2000s, LATTC's expansion projects were halted, and the development focus shifted to modernization, maintenance upgrades, and infrastructure replacement and improvements. However, funding was challenging throughout the District for these projects.

Legislative efforts, such as Senate Bill 1283 in 1999, aimed to secure funding for the refurbishment of older educational buildings (LAT 1999: 233). By 2001, Governor Gray Davis restored $32 million of a previously vetoed budget to support community college building improvement projects. In 2011, LATTC received a charitable fund of $1 million to develop new, innovative programs and courses (LAT 2011: A36).

In 2015 the Studio for Southern California History created the "Trade-Tech Changes Lives" exhibit to honor the contributions of LATTC over the years. The exhibit documented LATTC's history of training students for trades and its role in serving the Los Angeles community (LA History Archive 2025). A mural and timeline created for the exhibit were on display in Magnolia Hall but were removed and placed into campus storage for safekeeping. There is also an online version available for public viewing (LA History Archive 2025). Today, LATTC remains at 400 West Washington Boulevard, and is one of the oldest campuses in Los Angeles. The school carries on its long-time legacy in offering courses focused on emerging industries to equip people with career-ready skills (LAT 2011: A36).

Gymnasium (G2) (1968)

The Gymnasium (G2) was constructed in 1968. It has historically been known by the following names: Building G (Gymnasium) and Laurel Gym. It was designed by the architecture firm Kistner, Wright & Wright as a simplistic, two-story, Mid-Century Modern style educational building (Exhibit 1). The building is located at the southwest corner of the campus and is bounded to the west by Flower Street and to the south by 23rd Street. Based on as-built drawings dated 1975, an exterior swimming pool complex was installed between the Gymnasium (G2) and Athletics Building (F2). The pool complex was designed by the Los Angeles based architectural firm William Blurock & Partners and it was designed to be accessible from both the Gymnasium (G2) and adjacent Athletics Building (F2) (Exhibit 2). With the exception of the pool addition and accompanying CMU (concrete masonry unit) enclosure wall, the Gymnasium (G2) building retains its original footprint and has not been significantly altered since its construction in 1968 (NETR 2025).

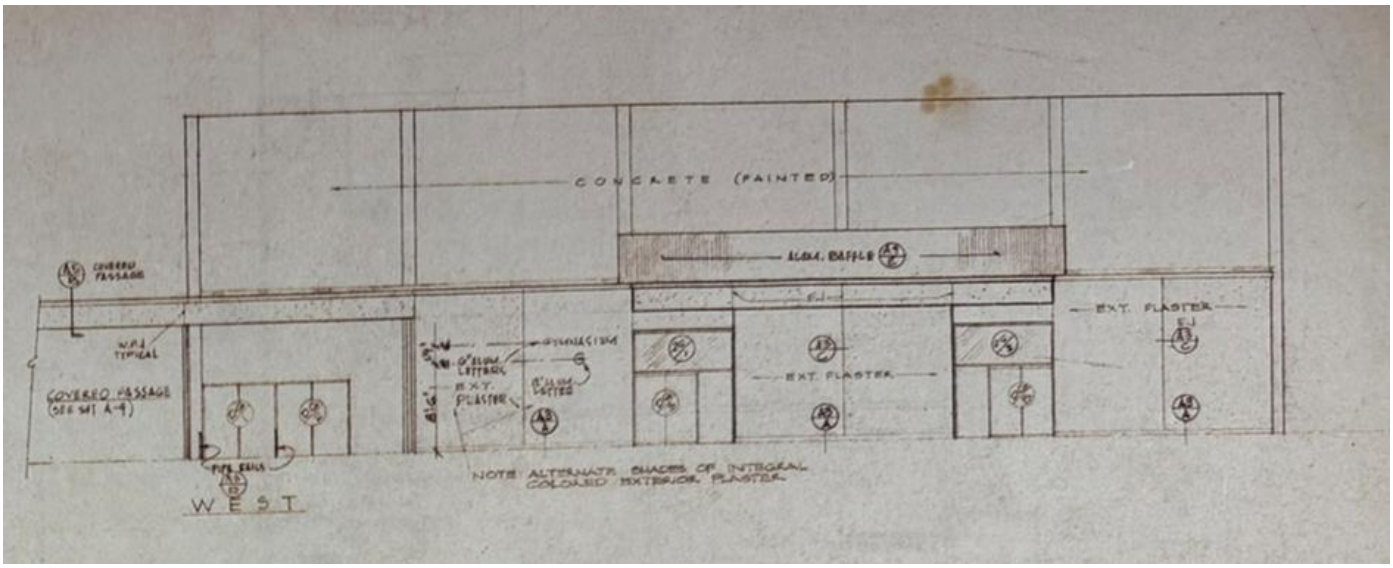


Exhibit 1. 1967 drawing of Gymnasium (G2), west elevation (LATTC Facilities 2025)

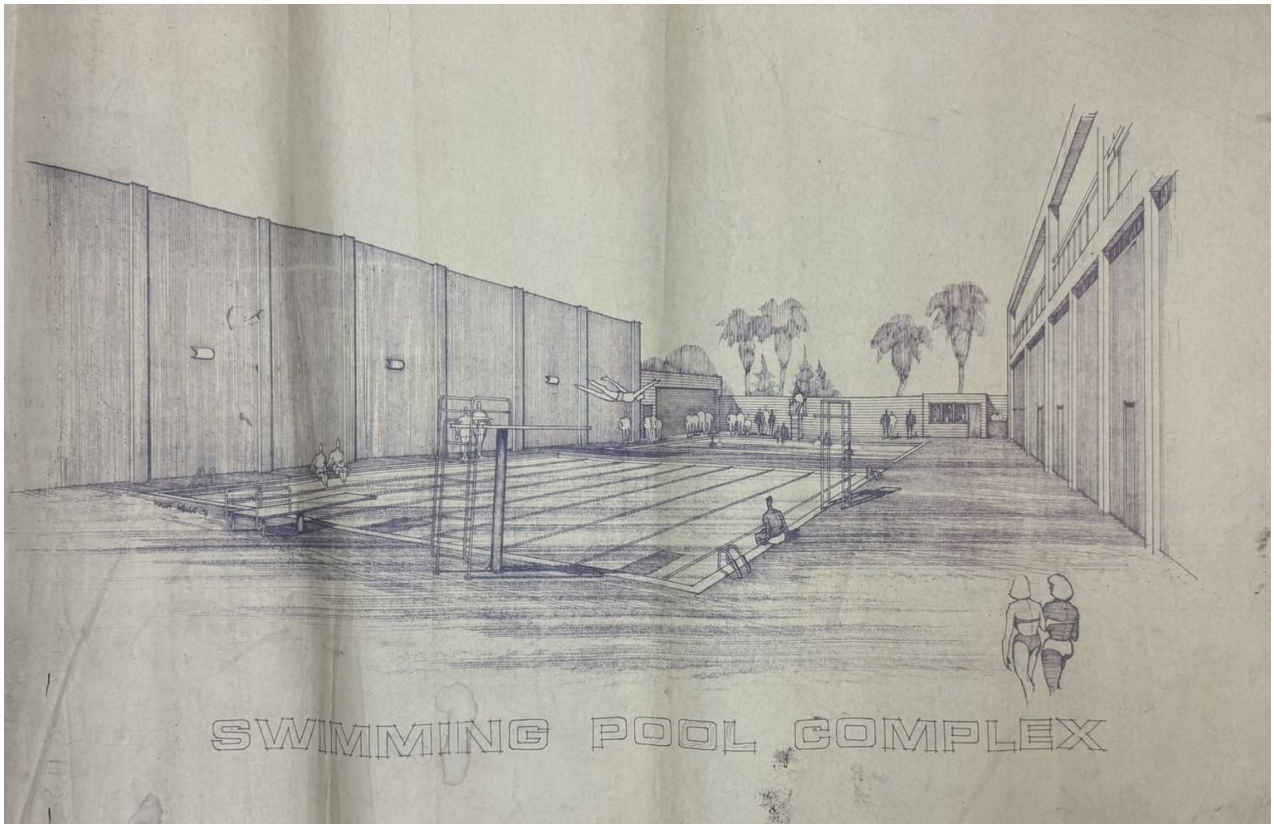


Exhibit 2. Rendering of swimming pool complex (1975) (LATTC Facilities 2025)

Architect: Kistner, Wright & Wright

The architectural firm of Kistner, Wright & Wright designed multiple buildings on the LATTC campus as part of the 1957 and the 1965 campus master plans including CMU Building (E2), Athletics Building (F2), and the Gymnasium (G2) (Los Angeles Mirror 1955; LATTC 2025; PCR 2003: 101). The firm was well-known and prolific in their design of institutional and education facilities throughout Southern California, with the LATTC campus being one of their many projects over the years.

Kistner, Wright & Wright was based in San Diego and Los Angeles throughout the 1950s and early 1970s. The firm originated in 1911 as T.C. Kistner and Co. with Theodore C. Kistner Sr. as the principal. Circa 1920, Robert R. Curtis began working with Kistner (PCAD 2025). It was at that same time that the firm T.C. Kistner and Co. became the official architect for the San Diego School system. Kistner and Curtis became partners in 1933 and established the firm Kistner & Curtis. William Theodore Wright, a structural engineer, joined Kistner and Curtis to provide engineering services for school constructions after the 1933 Long Beach earthquake. Wright became partner in 1941, changing the firm's name to Kistner, Curtis & Wright (AIA Directory 1962). During World War II, the firm was known for their numerous contracts with the United States military, including projects on military bases such as El Toro, Goleta, El Centro, and Mojave Marine Corps Air Stations (City of San Diego 2020: 11; Los Angeles Times 1973). William Wright's older brother, Henry Lyman Wright, began working at the office of T.C. Kistner and Co. while he was in college. He worked his way up to being a draftsman before eventually becoming a partner in 1952. That same year, the firm was reorganized into two

separate firms: Kistner, Wright & Wright, with Henry Wright joining as the third partner operating out of Los Angeles; and Kistner, Curtis & Foster, operating out of San Diego (Architecture and Engineer 1952: 37). Between 1942 and 1952, the San Diego and Los Angeles offices completed more than 540 projects and worked with 70 different school districts with the combined construction costs being over $170 million. In 1952 *Architect and Engineer* stated the following about the firm, "one of Los Angeles' largest complete Architectural-Engineering firms, the organization has had an average employment of 280 persons, with a peak of 315 including architects and structural, electrical, and civil engineers" (Architect and Engineer 1952: 37).

Theodore C. Kistner Sr. was born in Illinois in 1874. He studied architecture at the University of Illinois and graduated in 1897. He worked as a draftsman in Chicago and Evanston, Illinois before working as an architect in Granite City, Illinois in 1901. Kistner moved to in San Diego in 1911 where he was the principal of his own firm, T.C. Kistner and Co., before opening a second office in Los Angeles in 1923 (Los Angeles Times 1973). He was best known for his work with schools in Illinois and California exemplifying the Beaux Arts and Period Revival styles of architecture. After the 1933 Long Beach earthquake, he reimagined school designs, colleges, and other public buildings taking what was learned from failed buildings and incorporating new, stricter building and engineering codes in his designs (HRG 2022: 300). His work on schools after the 1933 earthquake in California were considered "distinctive" as his designs embraced the open-air classroom that lent itself to the mild year-round climate in the region (McGrew 1922: 427). Kistner retired in 1965 and died in 1973 (Los Angeles Times 1973).

William Wright was a San Diego native born in 1905. He began working as a structural engineer for T.C. Kistner Co. in 1933 and became a partner in 1940. William Wright served as a member of the California State Board of Registration for Civil and Professional Engineers from 1953 to 1959 (Los Angeles Times 1959). He also served as president of the Structural Engineers Association of Southern California in 1954 (Los Angeles Times 1954). He died in 1979 at the age of 74 (Ancestry 2025).

Henry Wright was born in 1904. He attended San Diego State College, Southern Branch the University of California, and the University of Southern California. While he attended college in Los Angeles, he began working in the office of T.C. Kistner and Co. He continued working at the firm, as a draftsman and eventually became a partner in 1952, with the firm's name becoming Kistner, Wright & Wright (Vosbeck 2008: 101-102). Henry Wright was heavily involved in education facilities and organizations. He became a member of the Southern California chapter of the AIA in 1943 and became president in 1953. He was also the chair of the School Building Committee from 1949 through 1953, authoring seven reports on all aspects of school construction. Henry Wright served on the AIA Committee on School Buildings from 1951 to 1957 and was the chairman of the committee from 1954 to 1958. He also served as the AIA's representative on several committees associated with educational facilities and was the speaker on school design and construction at several AIA events. In 1960, the Norwalk-La Mirada school district named a new school in his honor, the Henry Lyman Wright Intermediate School, for his contributions to school design throughout the state of California (Vosbeck 2008: 101-102). In 1962, he became president of Kistner, Wright & Wright. (LAT 1986). Henry Wright died in 1999 (Ancestry 2025). Kistner, Wright & Wright remained in business in different iterations and names until it eventually dissolved by 1992 (Monrovia News-Post 1983; California Secretary of State 2025).

As previously mentioned, the firm was well-known for many projects in the Greater Los Angeles area including Kidney Center of Los Angeles (1955), Cerritos College (1961), City of Norwalk Civic Center (1965), and the Peck-Norman Building (1966), to name a few.

In addition to their work in Los Angeles, the firm was also known for specializing in schools, institutional buildings, and public buildings in California, New Orleans, Arizona, and Colorado. Their work was recognized in magazines such as *Architectural Record, Arts & Architecture, Architectural Forum, Western Architect and Engineer, Architectural Concrete, Baumeister, and Arquitectura, Mexico*. Given their vast body of work and noted innovation for mid-century educational campus and building design, the firm is recognized as master architects noted for being at the forefront of educational campus design (HRG 2022: 300; City of San Diego 2020: 11).

The following captures a list of extant works designed by Kistner, Wright & Wright, but is by no means a definitive list:

- Paramount High School – Senior Campus, 14429 Downey Avenue, Paramount (1951)
- Arroyo High School, 4921 Cedar Avenue, El Monte (1954)
- California Teachers Association Headquarters, 1111 West 6th Street, City of Los Angeles (1954)
- Kidney Center of Los Angeles, 1125 West 6th Street, Los Angeles (1955)
- IBM Building, 3610 14th Street, Riverside (1958)
- Cerritos College, 11110 Alondra Boulevard, Norwalk (1961)
- John Glenn High School, 13520 Shoemaker Avenue, Norwalk (1962)
- Point Vicente School, 30540 Rue De La Pierre, Rancho Palos Verdes (1962)
- Norwalk City Hall and Council Chambers, 12200 Imperial Highway, Norwalk (1964)
- Peck-Norman Building, 700 Wilshire Boulevard, Los Angeles (1966)
- California State Polytechnic University, Pomona, Library, 3801 West Temple Avenue, Pomona (1968)
- University of California, Irvine, Engineering Complex (1970)
- California State Polytechnic University, Pomona, College of Science, 3801 West Temple Avenue, Pomona (1973-1976)

Architectural Style

Mid-Century Modern (1933-1965)

Mid-Century Modern style is reflective of International and Bauhaus styles popular in Europe in the early 20th century. This style and its designers (e.g., Mies Van der Rohe and Gropius) were disrupted by WWII and moved to the United States. During WWII, the United States established itself as a burgeoning manufacturing and industrial leader, with incredible demand for modern buildings to reflect modern products in the mid-20th century. As a result, many industrial buildings are often "decorated boxes"—plain buildings with applied ornament to suit the era and appear more modern without detracting from the importance of the activity inside the building. Following WWII, the United States had a focus on forward thinking, which sparked architectural movements like Mid-Century Modernism. Practitioners of the style were focused on the most cutting-edge materials and techniques. Architects throughout Southern California implemented the design aesthetics made famous by early Modernists like Richard Neutra and Frank Lloyd Wright, who created a variety of modern architectural forms. Like other buildings of this era, Mid-Century Modern buildings had to be quickly assembled and use modern materials that could be mass-produced. Both residences and offices designed in this style expressed its structure and materials, displayed large expanses of glass, and had an open interior plan (McAlester 2015; Morgan 2004).

Character defining features include (McAlester 2015; Morgan 2004):

- One- to two-stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Flat roofed without coping at roof line; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior walls are flat with smooth sheathing and typically display whites, buffs, and pale pastel colors
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Large window groupings

Significance Evaluation

The following provides an evaluation of the Gymnasium (G2) in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria. Given the similarities of these programs, all three sets of designation criteria have been addressed together to avoid duplicative text.

NRHP Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history.

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

City Criterion 1. Is identified with important events in the main currents of national, State or local history, or exemplifies significant contributions to the broad cultural, political, economic or social history of the nation, state, city, or community.

The Gymnasium (G2) was constructed in 1968 as part of the college's 1957 campus master plan. As a result of this period of campus growth the Gymnasium (G2) was not an original or foundational feature of the campus. The building was constructed as part of a campus expansion program that included the construction of multiple buildings undertaken during a period in history when campuses throughout the state and the nation were experiencing increased growth and development because of postwar enrollment increases. Research failed to indicate that the building's construction was meant to mark any pivotal point in the history of the college or significant moment in the development of the campus. Although the building is representative of the growth of the campus and the expanding curriculum and services, it is not known to be directly associated with events that made a significant contribution to the history of the city, state, or nation. For these reasons, the Gymnasium (G2) fails to rise to the level of significance required for designation at the national, state, or local level. Therefore, the subject property is not eligible under NRHP Criterion A, CRHR Criterion 1, or City Criterion 1.

NRHP Criterion B. That are associated with the lives of persons significant in our past.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion 2. Is associated with the lives of Historic Personages important to national, state, city, or local history.

Archival research failed to indicate any direct association with important historical figures at the local, state, or national level who have attended classes, completed research, or taught at this building over time. Therefore, there are no known historical associations with people who are important to the history of the city, state, or nation. Due to a lack of important and significant historical associations with important historical figures, the Gymnasium (G2) is not eligible under NRHP Criterion B, CRHR Criterion 2, and City 2.

NRHP Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

City Criterion 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her age; or possesses high artistic values.

The Gymnasium (G2) was designed by Kistner, Wright & Wright in 1968 as a part of the 1957 campus master plan. It was designed in the Mid-Century Modern style of architecture as a simplistic and generic educational building. Alterations to the building include the pool addition and accompanying CMU (concrete masonry unit) enclosure wall. Although the building retains several of its original Mid-Century Modern architectural features such as its low, boxy, horizontal proportions, simple geometric forms with a lack of exterior decoration, flat roof, flat exterior walls, simple windows, plain doors, large window groupings, and mass-produced materials, the overall design of the building lacks high style characteristics and is utilitarian in nature. Despite having some of the most basic features of the style, the building does not serve as a good representation of the style when compared to other Mid-Century Modern education buildings throughout the Greater Los Angeles Area, such as the Claremont School of Theology campus, the Cerritos College Gymnasium, and University of Southern California's University Religious Center.

The Gymnasium (G2) also does not serve as a good example of Kistner, Wright & Wright's body of work. Guidance for evaluating properties designed by master architects' states that "The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft" (NPS 1990:20). While the building was designed by Kistner, Wright & Wright and constructed in 1968, this building is not a good representation of the firm's mastery of architecture or of the Mid-Century Modern style of architecture and its application to educational buildings. Kistner, Wright & Wright's careers as a firm were prolific as highly recognized and awarded for their Mid-Century Modern style designs and there are numerous and much better examples of their work throughout Los Angeles and Southern California. Examples of other educational buildings designed by Kistner, Wright & Wright include the Cerritos College campus in Norwalk (1961); California State Polytechnic University, Pomona Library building (1968), and the University of California, Irvine Engineering Complex (1970). Kistner, Wright & Wright's status as master architects is rooted in the fact that they created impactful and thoughtful designs that reflected a stronger, high-style command of the Mid-Century Modern style. While the subject property does reflect elements of the Mid-Century Modern style of architecture that Kistner, Wright & Wright was known to use, it presents as a somewhat benign and simplistic version of the style seen throughout college campuses in Southern California. The lack of architectural ornamentation,

manipulation of form, and variety in materials further contribute to the building's inability to rise to the level of significance required under this criterion.

Lastly, significant changes to the setting of the campus have occurred since the building's construction in 1968, including multiple building constructions and demolitions and changes in paths of circulation. These changes to the building's setting, and lack of an extant cohesive master planned collection of adjacent buildings inhibit its ability to contribute to a historic district of buildings from its period of development.

Therefore, the Gymnasium (G2) is not eligible under NRHP Criterion C, CRHR Criterion 3, or City Criterion 3.

NRHP Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

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

City Criterion 4. Has yielded, or has the potential to yield, information important to the pre-history or history of the nation, state, city or community.

The Gymnasium (G2) is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the building is not eligible under NRHP Criterion D, CRHR Criterion 4, or City Criterion 4.

Integrity

The Gymnasium (G2) has been altered since its original construction; but it still maintains sufficient integrity of location, workmanship, materials, and design. However, there have been significant changes to the campus over time that have diminished the integrity of setting and feeling of the building. Such changes include: the demolition of multiple campus buildings, the construction of multiple campus buildings, changes in paths of circulation, increased development around the campus, and the development of the athletic fields that are located immediately adjacent to the building. Lastly, no historical associations were identified for the building.

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