

**Grant K-8 School Whole Site Modernization Project
Final MND/IS**

Appendix C1

Cultural and Historical Resources Existing Conditions Report

Prepared by ASM Affiliates, Inc.

July 22, 2014



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Kathie Washington
Senior Project Manager
BRG Consulting, Inc.
304 Ivy Street
San Diego, CA

Subject: Cultural and Historical Resource Existing Conditions Report in Support of the Grant K-8 Whole Site Modernization Project, San Diego, California

Dear Ms. Washington,

This letter documents the results of a Cultural and Historical Resource survey of the Grant K-8 school site (school) performed by ASM Affiliates, Inc. (ASM), in support of the Grant K-8 Whole Site Modernization Project (Project) (Figures 1 and 2). The 5-acre school site is located at 1425 Washington Place in Township 16 South, Range 3 West, in an unsectioned portion of the Point Loma Quadrangle. The survey was conducted in compliance with the California Environmental Quality Act (CEQA)

The current survey area encompassed only the developed portion of the school property within the fence-line (Figure 3). ASM Associate Archaeologist Tony Quach performed the cultural and historical survey on July 18, 2014. Archival research was also conducted by ASM Senior Historian, Sarah Stringer-Bowsher to verify the age of the school buildings. The objective of the current study is to identify cultural and historical resources that may be impacted by the proposed modernization project.

PROJECT DESCRIPTION

The District proposes a whole site modernization of the existing Grant K-8 School campus that would be implemented in four phases over a span of approximately 20 years (Figure 4). As currently proposed, the initial Phase 1A of the proposed project will include construction of a two-story elementary school building with eight classrooms, restrooms, a staff lounge, materials storage, a kitchen, a cafe/multi-purpose room, an outdoor covered lunch shelter, and an elevator. In addition, a turf field will be installed upon completion of the construction of Phase 1A. Phase 1B will include construction of elementary play courts and gecko gardens. Phase 2A will include construction of a middle school and kindergarten classroom facilities, restrooms, and an elevator. Phase 2B will include construction of middle school hard courts and greens. Phase 3A will include construction of administration, instructional support, special education, elementary science, music, art, and digital media facilities, P.E. offices and lockers, an amphitheater, and a quad. Additionally, a marquee sign will be installed upon completion of the construction of Phase 3A. The proposed marquee sign will include on/off/dimming controls provided by photocells, time clocks, and/or computer controls, and will be generally turned off by 10:00 pm. Phase 3B will include construction of sidewalk improvements, a field, an ADA ramp and seating to Pioneer Park. Phase 4 will include construction of a gym, storage, community rooms, and a stage.

METHODOLOGY

ASM Associate Archaeologist Tony Quach performed the field survey on July 18, 2014. During the field

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survey, multiple photographs were taken of buildings on the school site property. An aerial photograph of the school site was also annotated to document the location of the buildings. Mr. Quach also performed a cultural resource survey to identify archaeological resources. ASM’s Senior Historian Sarah Stringer-Bowsher conducted archival research at San Diego Unified School District Facilities offices, San Diego State University, and the City of San Diego, Central Library. Architectural drawings for the school were obtained that provide the name of the architectural firm that designed the school and dates of construction for each of the school buildings.

RECORD SEARCH RESULTS

A records search was conducted at the South Coastal Information Center (SCIC), San Diego State University on July 2, 2014 in order to assess the presence or absence of cultural and historic resources within the Grant K-8 school site location. The records search results can be found in Confidential Appendix B. The SCIC records search indicated that there are 15 previously recorded cultural resource sites and 212 historic addresses within a half-mile radius of the project location with none identified as intersecting the currently proposed project area. In total 130 cultural resource studies have been conducted within a half-mile of the current project site but only 5 studies intersects a portion of the current project APE (Summarized below in Table 1).

Table 1. Summary of cultural resource studies that intersect the current project area

NADB No.	SHPO ID	Year	Author(s)	Affiliation	Title
1127226	CITYSD 01-777	2001	N/A	City of San Diego	<i>Public Notice of a Proposed Mitigated Declaration Sewer Main Replacement Group Job 672, City of San Diego.</i>
1129006	EDAW 03-07	2003	Wahoof, Tanya and Andrew L. York	EDAW	<i>Cultural Resources Monitoring for Sewer Group Job 672, San Diego California</i>
1130444	MAYV 06-17	2006	May, Vonn Marle	IS Architecture	<i>Uptown Historic Architectural and Cultural Reconnaissance Survey</i>
1131826	ROBBINS 08-255	2008	Robbins-Wade, Mary	Affinis	<i>Archaeological Resources Analysis for the Master Stormwater System Maintenance Program</i>
1133987	PROUTY 13-01	2013	Prouty, Michael	SDSU Anthropology Dept.	<i>An Archaeological Overview of the San Diego River Watershed, San Diego County, California</i>

BRIEF HISTORIC CONTEXT

The current San Diego Unified School District boundaries stretch from La Jolla to Scripps Ranch and from Paradise Valley and Point Loma (San Diego Unified School District 2013a). The school district is the second largest in California and serves 132,787 students from pre-kindergarten through grade 12 within 227 educational facilities. Of those, there are 117 elementary schools, 24 middle schools, and 26 high schools (San Diego Unified School District 2013b).

The first San Diego school opened in 1851, and the school district was established three years later (San Diego Unified School District 1954, 2013b). The first high school started in 1888, when high school

teachers began teaching students at Russ School, which had been constructed six years earlier. High school operations took over the Russ School building in 1892, and in 1903 the school became San Diego High School. In 1906, a new San Diego High School was constructed (San Diego Unified School District 1954). An increasing population prompted the school district to expand from its first rented school building. Between 1900 and 1920, the school population grew from 3,000 to 14,275 students plus evening high school and part-time students. In addition to construction of San Diego High School, 16 new elementary schools were also constructed (San Diego Unified School District 1954; Wilson 1942:159-163). In 1924-1925, East San Diego (including City Heights) and Normal Heights were annexed and brought Euclid, Central, Hamilton, and Normal Heights into the school system (Wilson 1942:163). By the end of the 1920s, schools were overcrowded. Support of the 1928 bond funded the replacement of old buildings and construction of new schools in 1930 (Wilson 1942:164-165). San Diego

When the stock market crashed and the effects of the Great Depression were experienced in the early 1930s, funding for new facilities was limited, and yet demands on the school system continued to increase (San Diego Unified School District 1954). Some relief came to the schools in the form of funding from the Riley-Stewart Act (1933) and the New Deal agencies of the Public Works Administration (PWA) (1933-1943) and the Works Progress Administration (1935-1943) (Brechin 2010; San Diego Unified School District 1954). It was estimated that the PWA aided in the construction of approximately 70 percent of all the educational buildings built in the country from July 1933 to March 1939 (Public Works Administration 1939:8).

By 1940, the number of students in the district had grown to 31,484 and the school district had expanded to 38 elementary schools, five junior high schools, two junior-senior high schools, three high schools (San Diego, La Jolla, and Hoover), a day and evening junior college, a continuation school, and a vocational school. Mobilization during World War II meant that students flooded the school system; new classrooms were added, and 13 new schools were constructed by the federal government. New schools and additions were supported again through bonds issued in 1945, 1950, and 1953. By June 1954, the student population had grown to 62,818 full-time students and 15,295 part-time students, with 63 elementary schools, seven junior high schools, two junior-senior high schools, five senior high schools (with the additions of Mission Bay [1953] and Kearney [1954]), a junior college, five evening high schools, a continuation high school, and a vocational school (San Diego Unified School District 1954).

Grant Elementary was designed by the architectural firm of Kistner, Wright, and Wright, which designed 2,000 schools in southern California. T. C.Kistner's designs were characterized by open-air plans with French doors that would open into a Spanish-style courtyard for a comfortable space with plenty of light. Grant Elementary School is a notable example of his style and was recognized by the California State Jury of Architects with an award of merit (Brandes 1991:101).

SURVEY RESULTS

ASM Associate Archaeologist Tony Quach performed the cultural and historical survey on July 18, 2014. From the aerial of the Grant K-8 School site, 11 building/structure groups were identified and documented. Dates of construction for each building were obtained from a plot plan of the school provided by the school district (see Table 2). When examined on the ground building/structure group 5 was found to consist of an open-air awning structure that serves as an overhead shade structure for lunch tables (Figure 5). Building/structure group 4, 6, 7, 8, and 10 were found to be a series of portable classroom structures (relocatable, modular, demountable and temporary architecture not intended for permanent structural emplacement; Figures 6- 9). Portable classroom structures have been used in California since the 1950's as a temporary solution to ameliorate the impact of rising enrollment and typically portable/modular classrooms only have a maximum lifespan of 20-40 years (EdSource, Inc. 1998). Building group 1 encompasses the main school structure (Figure 10 and 11). An examination of the SDUSD plot plan of the school facilities shows that this building was constructed in 1974. An

examination of building/structure group 2 and 3 (Figure 12) in the SDUSD plot plan also indicates that these two buildings were constructed in 2004. Building/structure group 9 (Figure 13) is the Kindergarten classroom situated on a fenced-off self-contained lower terrace of the property. An examination of the plot plan indicates this building was constructed in 1956. Building/structure group 11 (Figure 14) is the Recreation Center. A “Pioneer Park Playground” sign is clearly displayed on the northern gable wall. The remnants of an adobe wall interconnected with the brick foundation of this building occurs along the rear of the building (Figure 15). This wall was likely part of the reconstructed/renovated adobe wall built by the WPA in the late 1930’s for the Mission Hills Calvary Cemetery (now Pioneer Park). The plot plan of the school indicates that this building was constructed in 1917.

Table 2. Examined buildings/structures with dates of construction

ASM Building(s) or Structure(s) No.	Name/Description	Date Constructed
1	Main Classroom Bldg	1974
2	Classrooms	2004
3	Classrooms	2004
4	Portable Classroom	n/a
5	Shade Structure	n/a
6	Portable Classroom	n/a
7	Portable Classroom	n/a
8	Portable Classroom	n/a
9	Kindergarten Bldg	1956
10	Portable Classroom	n/a
11	City Rec. Center	1917

During the survey it was also noted that Pioneer Park (formerly known as Mission Hills Calvary Cemetery) lies directly adjacent to the west of the Grant K-8 school site. Pioneer Park is a known Historical Landmark designated by the San Diego Historical Resources Board. Pioneer Park lies outside of the school grounds and outside of the current project APE.

CONCLUSIONS AND RECOMMENDATIONS

Several phases of construction are evident at the Grant K-8 school, the earliest of which being the Recreation Center constructed in 1917. The Kindergarten building (05-05) was constructed in 1956. Additional buildings, constructed in 1914, 1917 and 1921 were demolished in 1973, prior to the construction of the main school building (06-06) in 1974. Given the original date of construction of the school campus and its association with the architectural firm of T.C. Kistner, Wright and Wright, the school campus is a potential historical resource under CEQA. A formal evaluation for eligibility to the California Register of Historic Resources (CRHR) is recommended for the individual buildings on campus that meet the age threshold for eligibility under CEQA, and for the Grant K-8 school campus as a historic district.

Mission Hills Calvary Cemetery was located adjacent to western boundary of Grant Elementary. It is possible that the school site was used for burials at some time in the past. Additional historical research should be conducted to determine if cemetery ever extended into the school site. The research study

should provide recommendations for additional studies as needed or mitigation measures, such as construction monitoring as appropriate.

Sincerely,



Sinéad Ní Ghabhláin, Ph.D., RPA
Principal Investigator
ASM Affiliates, Inc., Carlsbad Office

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Public Works Administration

1939 *America Builds: The Record of PWA*. U.S. Government Printing Office, Washington, DC.

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2013a San Diego Unified School District: 2013-2014 Attendance Boundaries. Electronic document, <http://www.sandi.net/page/1179>, accessed November 8, 2013.

2013b About San Diego Unified School District. Electronic document, <http://www.sandi.net/page/21>, accessed November 13, 2013.

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ATTACHMENT A

Figures

Attachment A: Figures

- Figure 1. Regional Project Location Map
- Figure 2. Project APE Location Map
- Figure 3. Built-Environment survey area
- Figure 4. A conceptual site plan for the proposed project with primary project features included
- Figure 5. Building/structure group 5, modern shade structure, view south
- Figure 6. Building/structure group 4, modern portables, view southwest
- Figure 7. Building/structure group 6 (left) and 7 (right), modern portables, view south
- Figure 8. Building/structure group 8, modern portables, view southeast
- Figure 9. Building/structure group 10, modern portables, view west
- Figure 10. Building/structure group 1, main school building, view north
- Figure 11. Building/structure group 1, main school building, view northwest
- Figure 12. Building/structure group 2 and 3, modern classroom building, view northeast
- Figure 13. Building/structure group 9, kindergarten building, view southwest
- Figure 14. Building/structure group 11, reception building, view southwest
- Figure 15. Building/structure group 11, reception building, view northeast

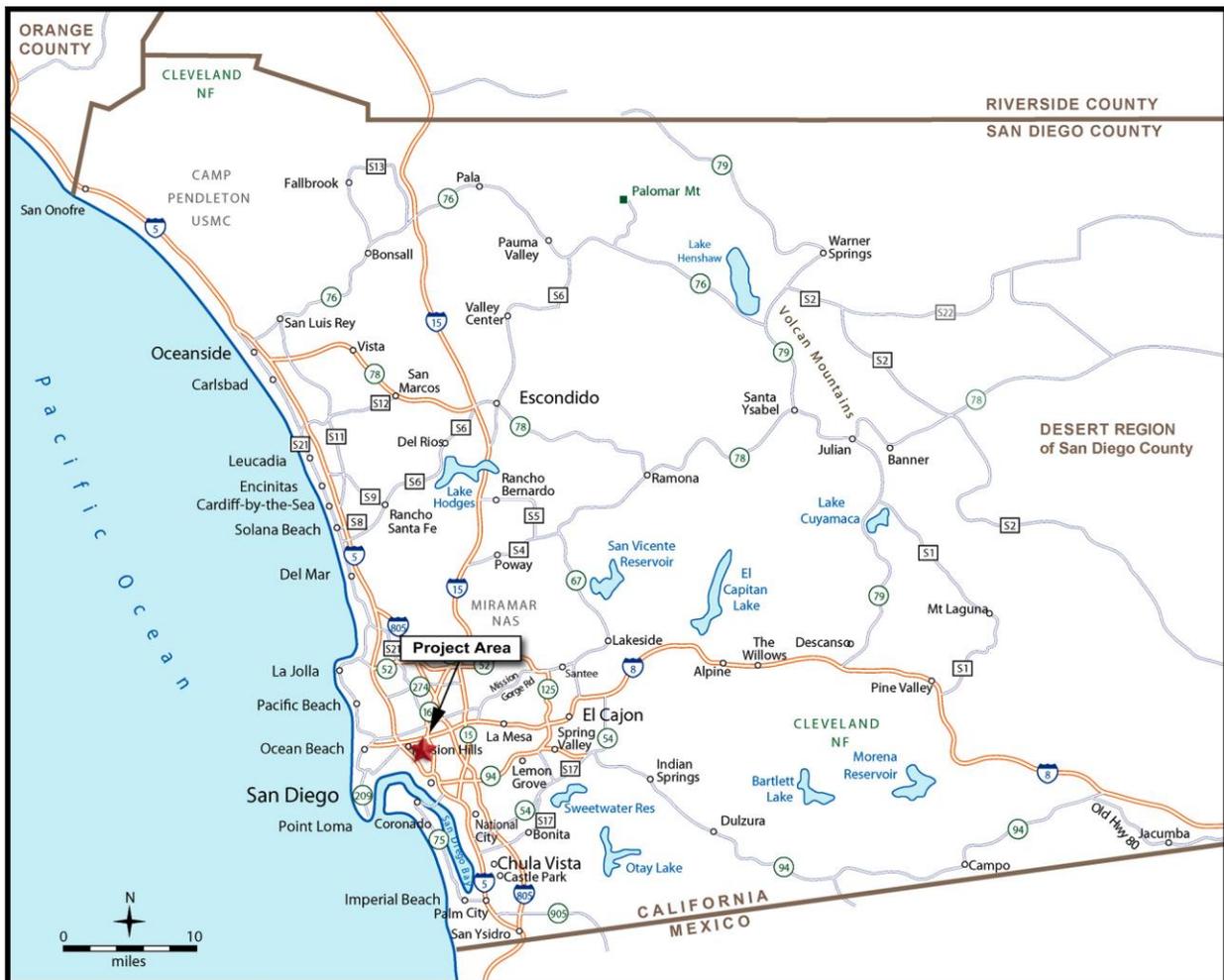


Figure 1. Regional project location map

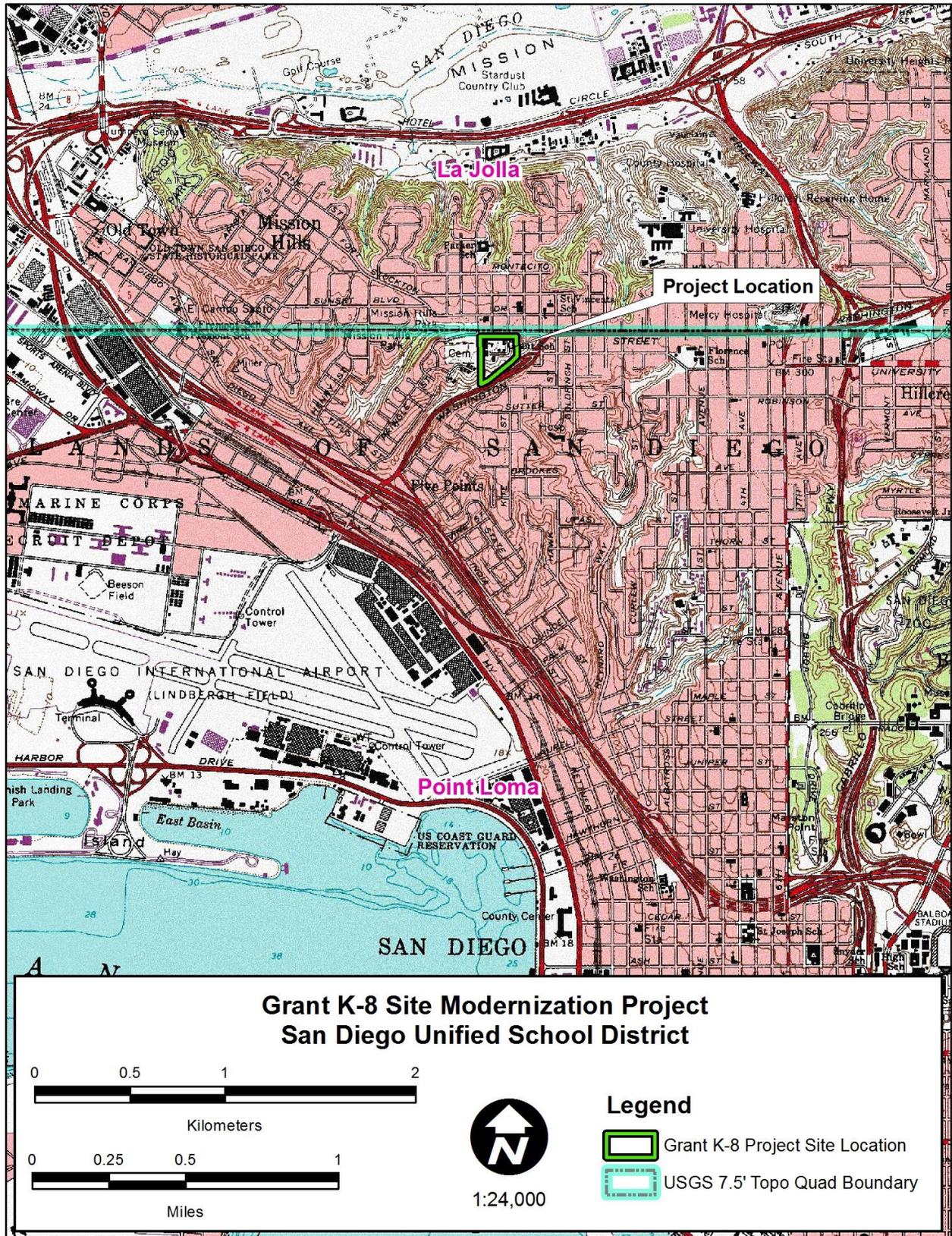


Figure 2. Project APE Location Map

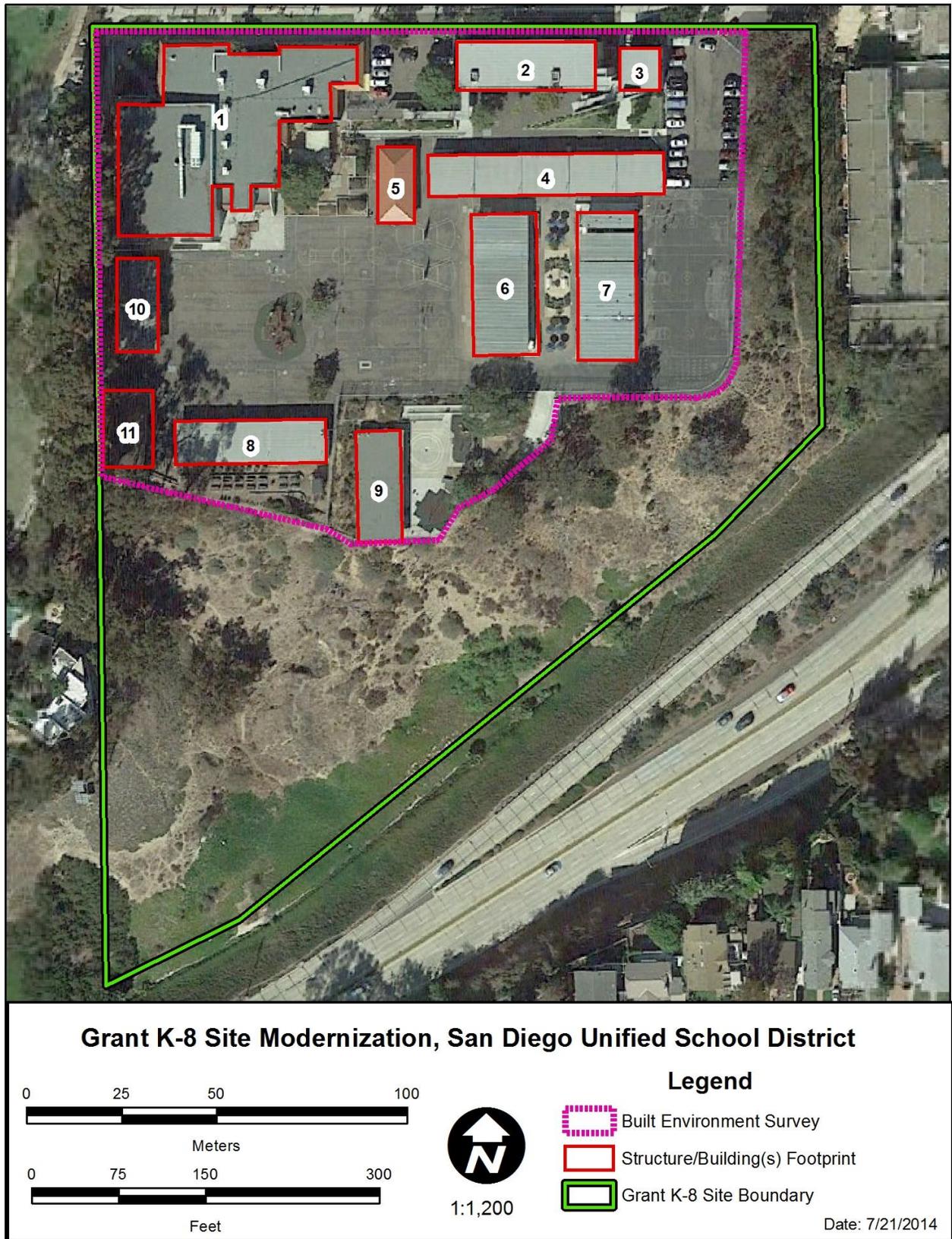


Figure 3. Built-Environment survey area

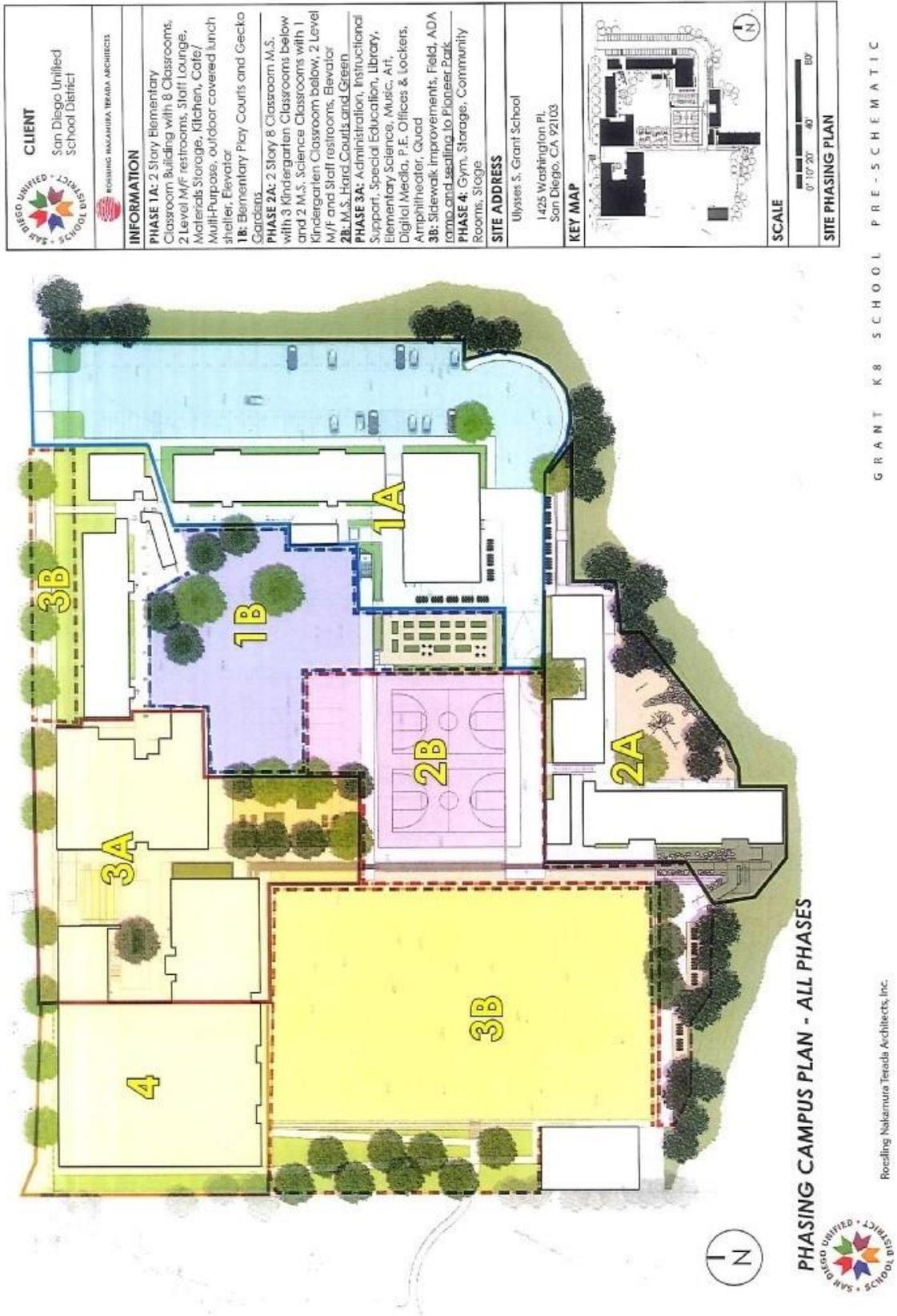


Figure 4. A conceptual site plan for the proposed project with primary project features included

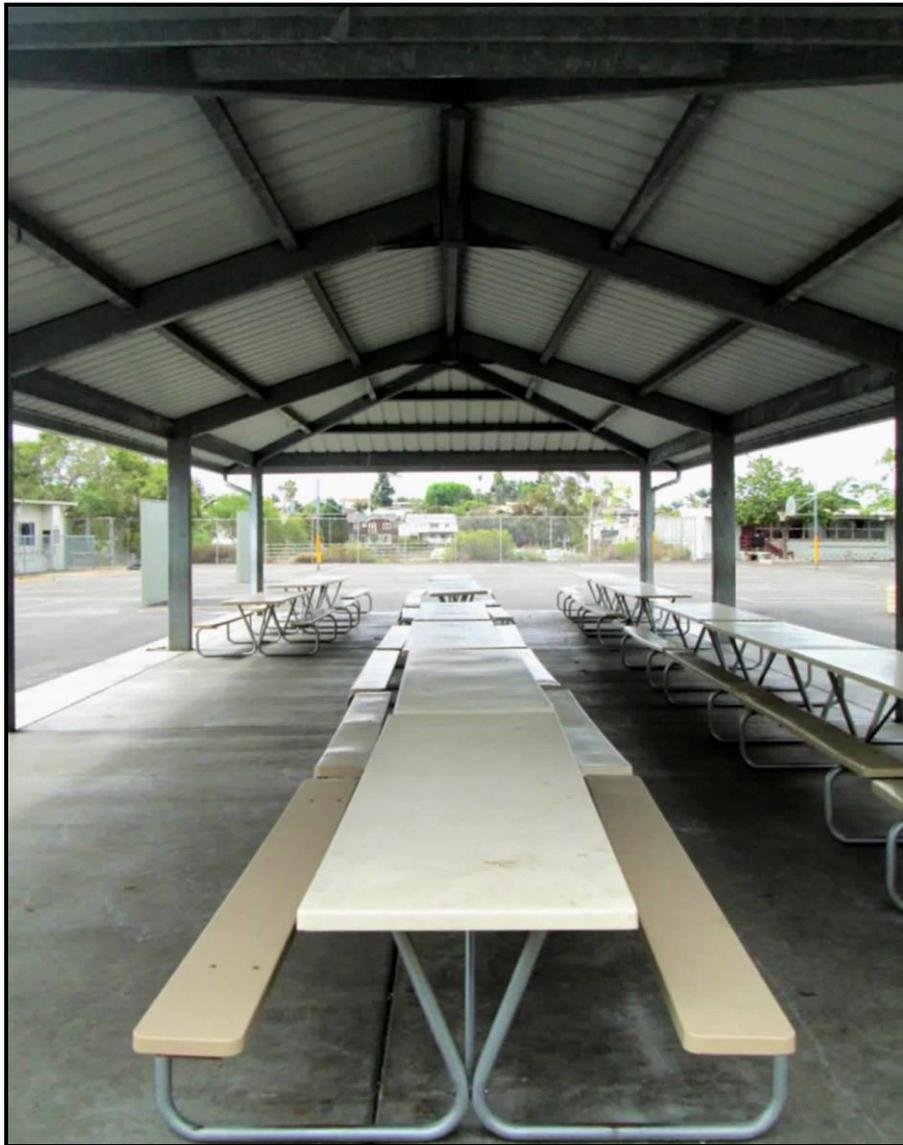


Figure 5. Building/structure group 5, modern shade structure, view south



Figure 6. Building/structure group 4, modern portables, view southwest



Figure 7. Build/structure group 6 (left) and 7 (right), modern portables, view south



Figure 8. Building/structure group 8, modern portables, view southeast



Figure 9. Building/structure group 10, modern portables, view west



Figure 10. Building/structure group 1, main school building, view north



Figure 11. Building/structure group 1, main school building, view northwest



Figure 12. Building/structure group 2 and 3, modern classroom building, view northeast



Figure 13. Building/structure group 9, kindergarten building, view southwest



Figure 14. Building/structure group 11, reception building, view southwest



Figure 15. Building/structure group 11, reception building, view northeast

ATTACHMENT B

Records Search

ATTACHMENT C
NAHC Consultation