NOTICE OF EXEMPTION

To: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk-Recorder
County of Orange
601 N Ross Street
Santa Ana, CA 92701

From: Newport-Mesa Unified School District
2985 Bear Street
Costa Mesa, CA 92626

Newport Elementary School HVAC Improvement Project
Project Title

1327 West Balboa Boulevard
Project Location - Specific

Newport Beach
Project Location – City

Orange
Project Location – County

The District proposes to modernize the existing HVAC systems in Building C ((Multi-Purpose room [MPR]). Modernization will include the following improvements to the Auditorium/MPR's HVAC system:

- Install three new high volume low speed fans in MPR for air circulation.
- Install one outdoor heat pump and twelve indoor fan coil units for cooling and heating.
- Install one utility supply fan for fresh outside air.
- Provide 120V Circuiting to the new ceiling fans and a/v equipment and supply fan.
- Provide 460V Circuiting to new outdoor heat pump
- Provide 208V Circuiting to new indoor fan coil units.

All project improvements will occur on campus, and no off-site improvements will be included as part of the proposed project. All landscaping will be protected in place, and no demolition of campus buildings will occur during project implementation. The project does not involve an increase in student capacity and is intended to improve building occupancy comfort and energy efficiency.

Description of Nature, Purpose, and Beneficiaries of Project

Newport-Mesa Unified School District
Name of Public Agency Approving Project

Newport-Mesa Unified School District
Name of Person or Agency Carrying Out Project

Exempt Status: (check one below)

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Class 1, CCR §15301, Existing Facilities

☐ Statutory Exemptions. State code number: _____

The proposed project will modernize the existing HVAC system of the existing Auditorium/MPR on the Newport ES campus. The proposed improvements are exempt from CEQA under the Class 1, *Existing Facilities* (Section 15301), categorical exemption because the proposed project includes the operation, repair, and maintenance of the mechanical equipment within the existing Auditorium/MPR. The proposed project will not include the construction of new buildings on the campus, expand the campus boundaries, or increase occupancy capacities. Additionally, the proposed project will not change the existing use of the campus, and will not require any off-campus improvements. Thus, implementation of the proposed project will result in minor changes to the existing Auditorium/MPR building, will not disrupt the existing conditions of the building, and will not involve major changes to the existing Auditorium/MPR or Newport ES campus. .

The proposed project was also reviewed for possible exceptions under Section 15300.2 and found that the exceptions do not apply. Visual simulations for the proposed project have been created to show how the installation would affect visual characteristics of the areas and no significant impacts would occur.

See Attachment to Notice of Exemption for further explanation of the evaluation.
Reasons why project is exempt

Erica DiCioccio, Facilities Planning Coordinator — (714) 424-8993
Contact Person: — Area Code/Telephone/Extension:

If filed by applicant:

1. Attach certified document of exemption findings
2. Has a Notice of Exemption been filed by the public agency approving the project ☒ Yes ☐ No

Date Received for Filing: _____

Signature: _____ Title: _____

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for Filing at OPR: _____

Attachment to Notice of Exemption

Newport Elementary School HVAC Improvement Project

Newport-Mesa Unified School District

SUPPLEMENTAL INFORMATION

Newport Elementary School (ES) is one of twenty-two elementary schools within the Newport-Mesa Unified School District (NMUSD or District) and serves students from Transitional Kindergarten (TK) to 6th grade. The District proposes to modernize the Heating, Ventilation, and Air Conditioning (HVAC) system of Auditorium/Multipurpose Room (MPR) at Newport ES (proposed project). This supplemental information provides justification for the Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines under California Code of Regulations, Title 14 § 15301.

1. EXISTING CONDITIONS

PROJECT LOCATION

The Newport ES campus is at 1327 West Balboa Boulevard (Assessor Parcel Number [APN] 047-240-01), in the City of Newport Beach, Orange County (project site). The campus is approximately 1.2 miles southeast of State Route 1 (Pacific Coast Highway) and State Route 55/Newport Boulevard Interchange. The Newport ES campus is bound by West Balboa Boulevard to the north, 14th Street to the west, 13th Street to the east, and the Pacific Ocean to the south (see Figure 1, *Local Vicinity*).

SURROUNDING LAND USES

The Newport ES campus is in a coastal residential community. Single- and multi- family homes border the campus to the north across West Balboa Boulevard, to the west across 14th Street, and to the east across 13th Street. To the south of the campus is Newport Beach and the Pacific Ocean. Newport Bay is located north of surrounding residential uses.

EXISTING CONDITIONS

Newport ES is a TK through 6th grade public school with a 2022-2023 enrollment of 313 students, according to the California Department of Education (CDE) (CDE 2024). The campus is currently developed with permanent three classroom buildings (Building B, D, and E), an administration building (Building A), an Auditorium/MPR (Building C), play areas, pedestrian walkways, and landscaped areas.

Vehicular drop off/pick areas for the Newport ES campus is provided along the eastbound side of West Balboa Boulevard. The Newport ES campus does not contain a vehicular parking lot; however, street parking is provided along the street median on West Balboa Boulevard, as well as 13th Street and 14th Street, to the east and west of the campus.

The proposed project improvements will only occur within the existing Auditorium/MPR (Building C), which is located on the northern boundary of the campus, along with West Balboa Boulevard (see Figure 2a, *Project Improvement Areas*). The 3,500 square foot Auditorium/MPR rests on a raised foundation over an existing basement, and is currently used as the school's cafeteria.

DISTRICT

The Newport-Mesa Unified School District provides school services to Newport Beach and Costa Mesa. The District includes twelve preschools, twenty-two elementary schools, nine secondary schools (middle schools), and one adult education school. Districtwide enrollment in the 2022-2023 school year was 17,816 students (CDE 2024).

2. PROJECT DESCRIPTION

The District proposes to modernize the existing HVAC systems in Building C (Multi-Purpose room [MPR]) (see Figure 2b, *Proposed Project Improvement*). Modernization will include the following improvements to the Auditorium/MPR's HVAC system:

- Install three new high volume low speed fans in MPR for air circulation.
- Install one outdoor heat pump and twelve indoor fan coil units for cooling and heating.
- Install one (1) utility supply fan for fresh outside air.
- Provide 120V Circuiting to the new ceiling fans and a/v equipment and supply fan.
- Provide 460V Circuiting to new outdoor heat pump
- Provide 208V Circuiting to new indoor fan coil units.

All project improvements will occur on campus, and no off-site improvements will be included as part of the proposed project. All landscaping will be protected in place, and no demolition of campus buildings will occur during project implementation. The project does not involve an increase in student capacity and is intended to improve building occupancy comfort and energy efficiency.

CONSTRUCTION

Implementation of the proposed project will occur approximately over four weeks in summer 2024. All construction equipment and workers will be located within the boundaries of the project site and contractors will adhere to construction noise regulations to avoid disruption to campus operations.

3. REASONS WHY THE PROJECT IS EXEMPT

The proposed project is exempt from further environmental review under the requirements of the CEQA (Public Resources Code §§ 21000 et seq.) because it is consistent with a Class 1 exemption.

» Class 1, Existing Facilities (CEQA Guidelines § 15301) consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use.

The proposed project will modernize the existing HVAC system of the existing Auditorium/MPR on the Newport ES campus. The proposed improvements are exempt from CEQA under the Class 1, *Existing Facilities* (Section 15301, categorical exemption because the proposed project will include the operation, repair, and maintenance of the mechanical equipment within the existing Auditorium/MPR. The proposed project will not include the construction of new buildings on the campus, expand the campus boundaries, or increase occupancy capacities. Additionally, the proposed project will not change the existing use of the campus, and will not require any off-campus improvements. Thus, implementation of the proposed project will result in minor changes to the existing Auditorium/MPR building, will not disrupt the existing conditions of the building, and will not involve major changes to the existing Auditorium/MPR or Newport ES campus.

4. REVIEW OF EXCEPTIONS TO THE CATEGORICAL EXEMPTION

The proposed project has been reviewed under CEQA Guidelines § 15300.2 - Exceptions, for any characteristics or circumstances that might invalidate findings that the proposed project is exempt from CEQA. Each exception is listed below followed by an assessment of whether that exception applies to the proposed project.

(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 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.

The project site is on an existing school campus surrounded by developed residential uses in between two water bodies. The campus has buildings, concrete walkways, play areas, and ornamental landscaping. Due to the school's developed nature and frequent human disturbance, it does not contain any sensitive biological species or habitat. The Newport Bay, a marine deepwater habitat exists to the north across residential uses, and the Pacific Ocean shoreline, exists directly to the south. No mapped wetlands exist on the project site (FWS 2024). Additionally, there is no evidence of hazardous materials or substances (see section (e) below). Therefore, this exception does not apply to the proposed project.

(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.

The proposed improvements are the only known and planned improvements to the campus during the planned construction. No other cumulative projects are ongoing at the project site. Similar projects at nearby schools will not have an impact on the proposed project and the project site. When combined with proposed cumulative District projects, the proposed project will not create a cumulative impact under CEQA. Cumulative impacts will not apply. This exception does not apply to the proposed project.

(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.

The project site is on a currently occupied elementary school campus and surrounded by residential development. There is no reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances.

Aesthetics

Three different public viewpoints were observed at street level on the east side of campus to observe the proposed implementation of the HVAC system (see Figure 3, *Public Viewpoint Locations*).

Viewpoint 1: 13th Street (Looking North)

Viewpoint 1 is located at on the southern end of 13th street, looking north (See Figure 4a, *Existing Public Viewpoint 1*). From this viewpoint, views of the campus include a playground at the far left, with Building D and E, and the storage building visible. The roofline of the Auditorium/MPR is visible in the distance. The campus is bound by a chain-link fence. Street parking is provided along 13th street and residential dwellings are located to the east of the campus, across 13th street. As shown in Figure 4b, *Proposed Public Viewpoint 1,* the proposed HVAC system will not create a visual change to the existing buildings that are visible from Viewpoint 1. Therefore, the existing and proposed views will remain consistent, and installation of the HVAC system will not change the visual characteristics of the area, compared to existing conditions.

Viewpoint 2: 13th Street (Looking West)

Viewpoint 2 is located at the intersection of 13th Street and W. Oceanfront (see Figure 5a, *Existing Public Viewpoint 2).* Three school buildings are visible from this viewpoint, including the storage

building and Buildings C (Auditorium/MPR) and E. Additionally, a small garden/ area with potted plants and vegetation is located south of the storage building and east of the Auditorium/MPR.

As shown in Figure 5b, *Proposed Public Viewpoint 2*, the proposed installation of the HVAC system is visible on the eastern exterior of the Auditorium/MPR. This visual simulation is based on the use of the existing refrigeration pipe routes which will be covered by a concrete pad. With use of the existing pipe routes the installation of the proposed HVAC system will result in a minor change in view.

Viewpoint 3: W. Balboa Boulevard (Looking Southwest)

Viewpoint 3 is located at the intersection of West Balboa Boulevard and 13th Street, facing southwest towards the Newport ES campus (See Figure 6a, *Existing Public Viewpoint 3*). The storage building and Buildings C (Auditorium/MPR) and E are visible from this viewpoint. Residential properties are located east of the campus across from 13th Street. As shown in Figure 6b, *Proposed Public Viewpoint 3,* the proposed HVAC system will not be visible from this viewpoint. Therefore, the existing and proposed views will remain consistent, and installation of the HVAC system will not change the visual characteristics of the area, compared to existing conditions.

Proposed improvements will not alter the capacity of the campus or existing uses, nor will the proposed project change access and circulation of the surrounding area. The construction manager will execute construction activities per current local, state, and federal laws, regulations, construction Best Management Practices (BMPs), and District standards and guidelines. The proposed improvements HVAC system in the Auditorium/MPR will improve building occupant experience and energy efficiency. This exemption does not apply to the proposed project.

(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.

There are no designated State scenic highways near the Newport ES campus. According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System, the closest eligible state scenic highway is State Route 1 (SR-1 or Pacific Coast Highway), approximately 0.75 mile to the north of the project site (Caltrans 2024). All proposed project improvements will occur within the boundaries of the existing campus; thus; the proposed project will not affect this highway or any scenic resources along SR-1. Therefore, the proposed project will not affect any scenic resources along any officially designated or eligible scenic highways, and this exception does not apply to the proposed project.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Government Code § 65962.5.

California Government Code Section 65962.5 requires the compiling of lists of the following types of hazardous materials sites: hazardous waste facilities subject to corrective action; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

Five environmental databases were searched for hazardous materials sites on the site and within a quarter mile radius:

- EnviroStor. Department of Toxic Substances Control (DTSC 2024)
- GeoTracker. State Water Resources Control Board (SWRCB 2024)

- EJScreen. US Environmental Protection Agency (USEPA 2024a)
- EnviroMapper. US Environmental Protection Agency (USEPA 2024b)
- Solid Waste Information System. California Department of Resources Recycling and Recovery (CalRecycle 2024)

The database search did not identify any sites within a 0.25-mile (1,320 feet) radius, and the project site is not identified on any of the databases listed above. Thus, the project site is not identified as a hazardous materials site pursuant to Government Code Section 65962.5 and the project will not create a hazard to the public. Therefore, this exception does not apply to the proposed project.

(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 § 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 whether the resource may be an historical resource.

A historic resource assessment report was prepared for Newport ES in June 2019 (see Appendix A). The historic resource assessment report included a site inspection, architectural history evaluation, and cultural resource record search of the existing campus. The report found that campus buildings had not been previously evaluated for the National Register of Historical Places or the California Register of Historical Resources. However, a records search determined that the school property has been inventoried on the City of Newport Beach's 1991 list of Historic Resources. The Newport ES campus was given a local Class rating of three Local Historic Building that is representative of a Historical/Architectural theme of local importance. The record search also concluded that there are two historical resources within a one-quarter mile radius of the campus, presented in Table 1 below (Historic Preservation Services 2019).

Table 1 Historic Resources within 0.25 mile

Name	Year	Site Address	Database	Proximity to site
Lowell Beach House	1926	1242 West Ocean Front, Newport Beach, CA 92661	National Register of Historical Places	49 feet W
Our Lady Mount Carmel Church	1951	1441 West Balboa Blvd, Newport Beach, CA 92661	California Register of Historical Resources	309 feet E

Historic Preservation Services 2019

According to the Historic Resources Assessment Report, the primary campus buildings, which include Buildings A, B, and C, have retained their integrity of setting, materials, design, workmanship, feeling, and association from its 1936 period of construction. Additionally, the primary campus buildings were designed in an exceptional and distinctive architectural style by a local architect and exhibit all the defining characterizes of early 1930's Classical Elementary School Architecture. The buildings are functional in design, and have architectural merit in the display of classical design elements, and have engineering merit, in the method, and materials used for construction of the school (poured-in-place board formed concrete) which was considered advanced technology in 1936. The original integrity and character defining classical features of the campus remain in place and are visible to public view.

The primary school buildings are considered "historic resources" and can be listed on both a local level and on the California State Register. However, the project has been determined to conform with the Secretary of the Interior's Standards for the Treatment of Historic Properties and exterior alterations, including new HVAC units that will not destroy historic materials, features, and spatial relationships that characterize the property. No

demolition of campus buildings or significant exterior building alterations will occur as part of the renovation. Therefore, project implementation will not cause significant impacts to historical resources, and the historical resources exception will not apply to this project.

5. CONCLUSION

The proposed project at Newport ES is exempt from CEQA review pursuant to CEQA Guidelines Section 15301. As substantiated in this document, the proposed project will not meet the conditions specified in § 15300.2, Exceptions, of the CEQA Guidelines, and the project is categorically exempt under Class 1.

6. REFERENCES

California Department of Education (CDE). 2024. DataQuest. Enrollment Report. 2022-2023 Enrollment by Grade. Newport Elementary Report (30-66597-6029433). https://dq.cde.ca.gov/dataquest/dqcensus/EnrGrdYears.aspx?cds=30665976029433&agglevel=school&year=2022-23

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California Department of Transportation (Caltrans). 2024. California Scenic Highway Mapping System. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/.

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U.S. Fish & Wildlife Service (FWS). 2024. National Wetlands Inventory – Wetlands Mapper. https://www.fws.gov/wetlands/data/mapper.HTML.

7. FIGURES

Figure 1 Local Vicinity
Figure 2a Project Improvement Areas
Figure 2b Proposed Project Improvements
Figure 3 Public Viewpoint Locations
Figure 4a Existing Public Viewpoint 1
Figure 4b Proposed Public Viewpoint 1
Figure 5a Existing Public Viewpoint 2
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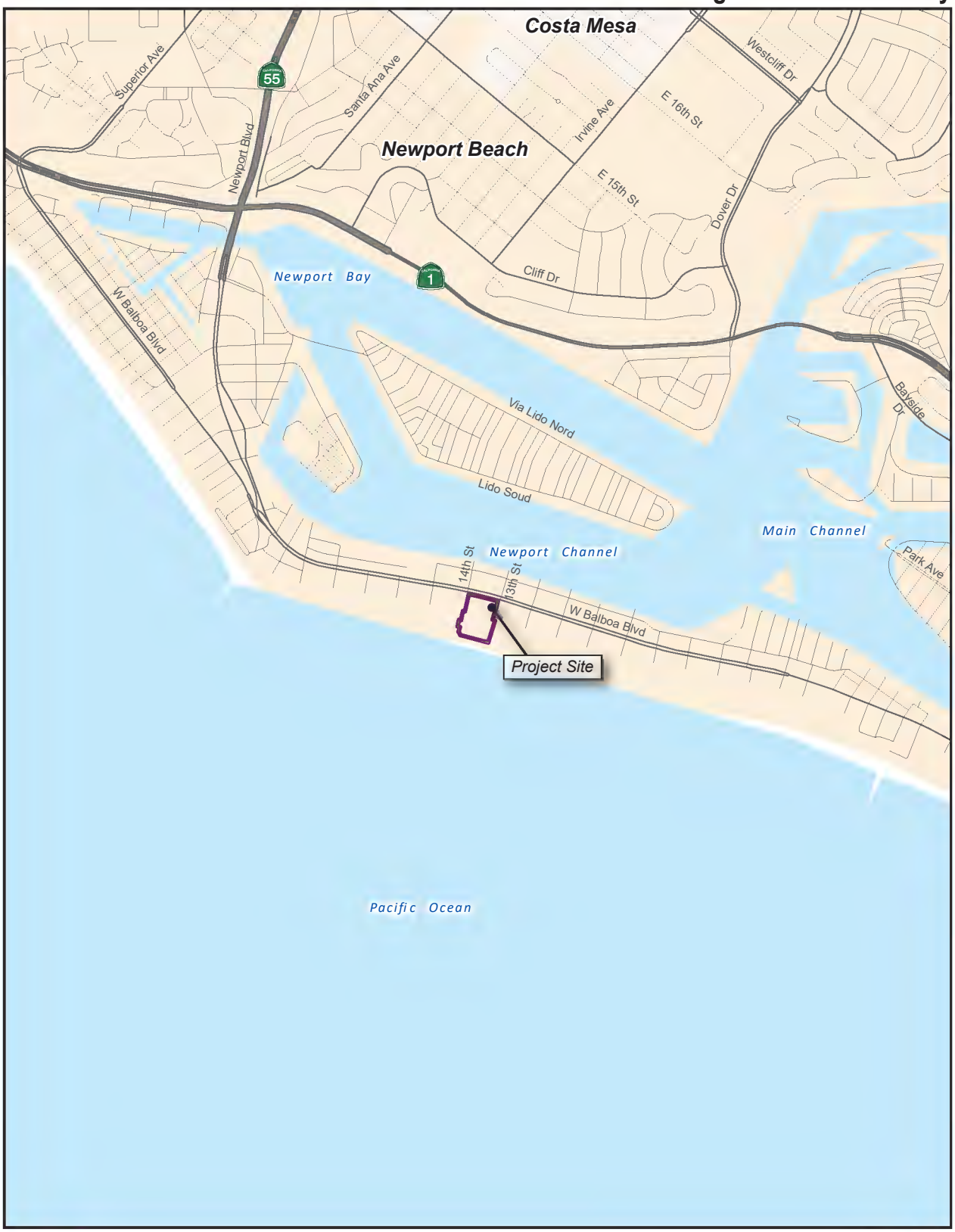
Figure 6a Existing Public Viewpoint 3
Figure 6b Proposed Public Viewpoint 3

APPENDICES

Appendix A Newport Elementary School Historic Resources Assessment Report (2019)

Figure 1 - Local Vicinity

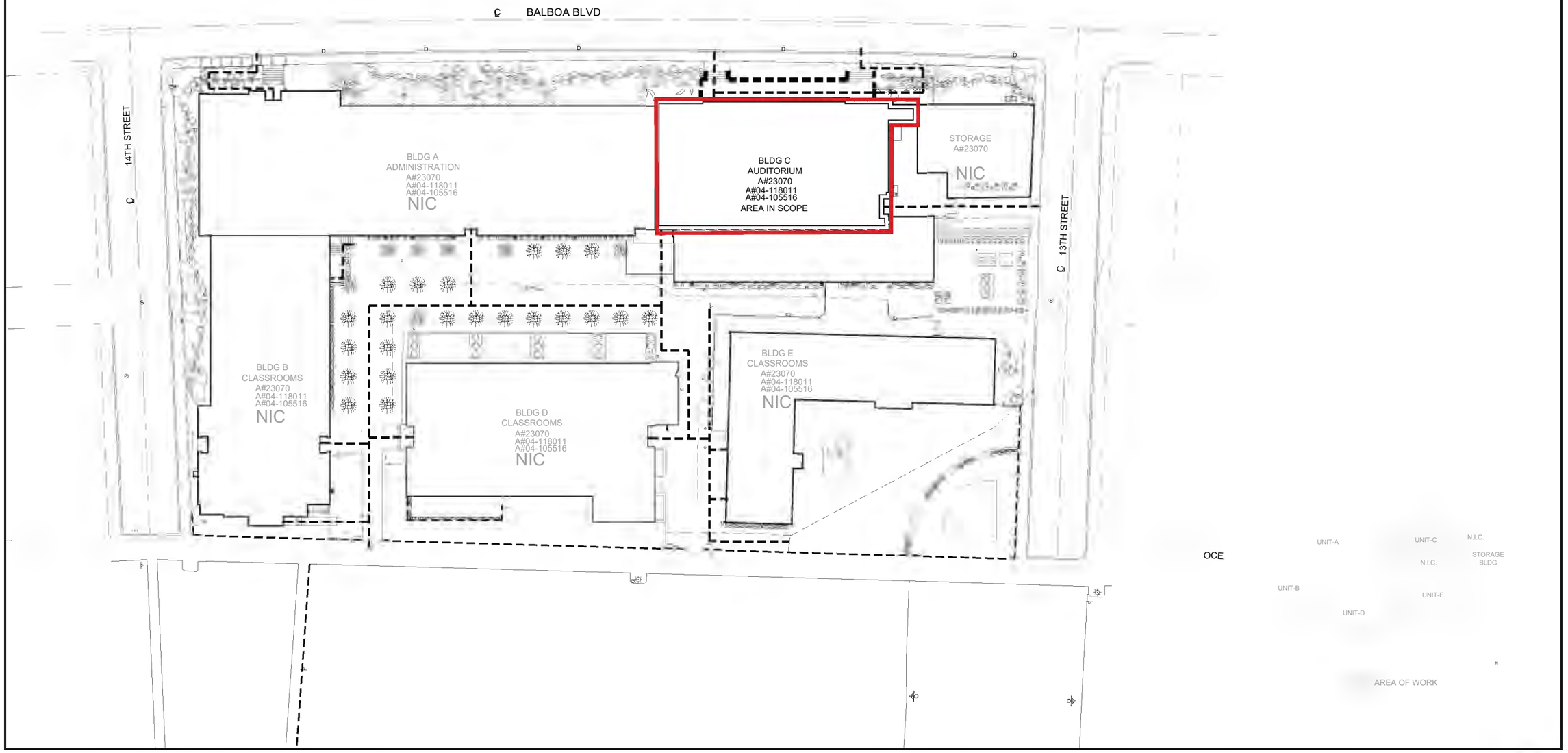


School Boundary

0 2,000
Scale (Feet)

Source: Generated Using ArcMap 2024

Figure 2a - Project Improvement Area

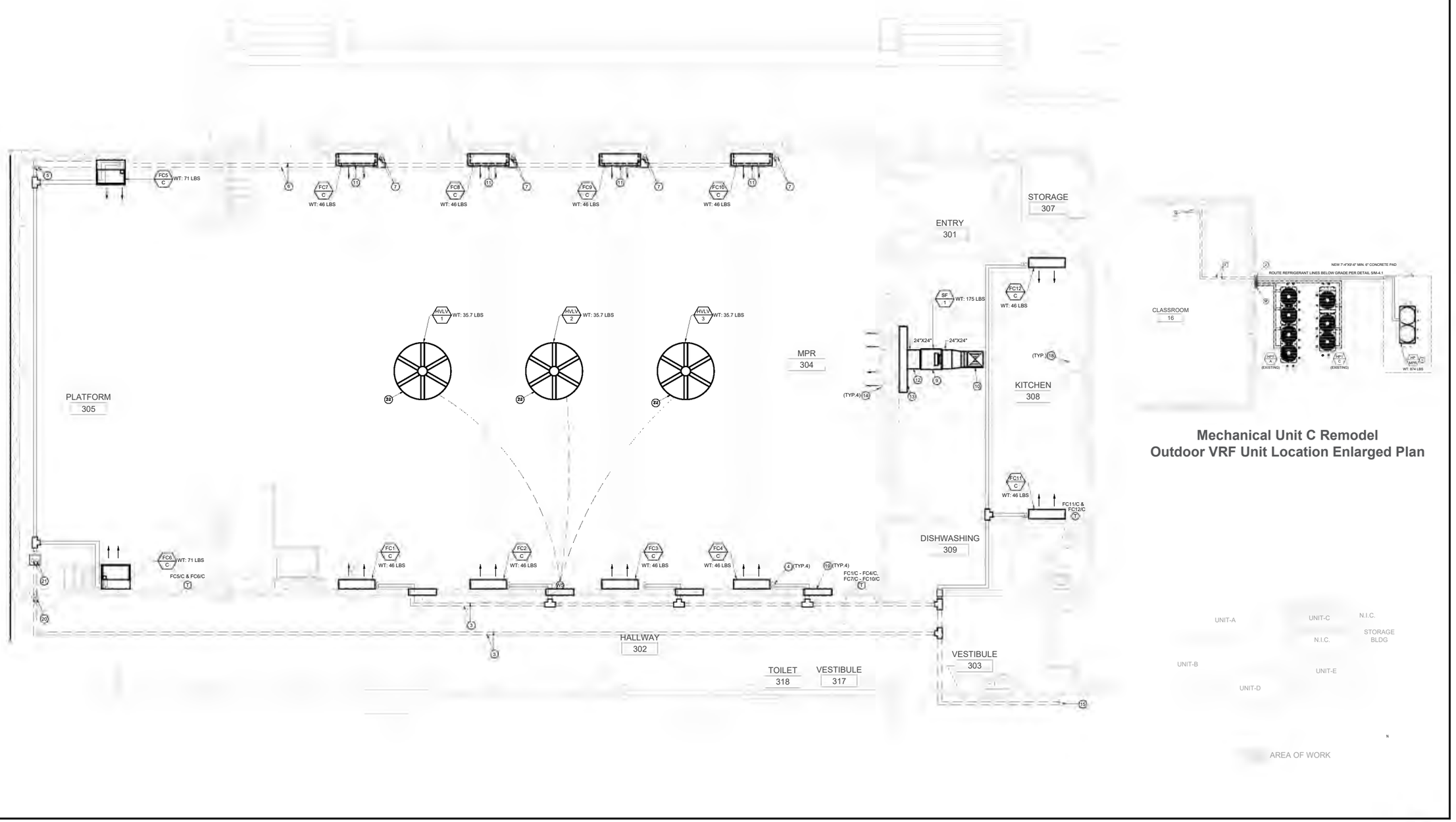


Building C

0 22
Scale (Feet)

Source: OED 2024.

Figure 2b - Proposed Project Improvements



Source: OED 2024.

Figure 3 - Public Viewpoint Locations

Source: PlaceWorks 2024.

Figure 4a - Public Viewpoint 1 – Existing

13th Street Looking North

Source: PlaceWorks 2024.

Figure 4b - Public Viewpoint 1 – Proposed

13th Street Looking North

Source: PlaceWorks 2024.

Figure 5a - Public Viewpoint 2 – Existing

13th Street Looking West

Source: PlaceWorks 2024.

Figure 5b - Public Viewpoint 2 – Proposed

13th Street Looking West

Source: PlaceWorks 2024.

Figure 6a - Public Viewpoint 3 – Existing

West Balboa Boulevard Looking South West

Source: PlaceWorks 2024.

Figure 6b - Public Viewpoint 3 – Proposed

West Balboa Boulevard Looking South West

Source: PlaceWorks 2024.

Appendix A Newport Elementary School Historic Resources Assessment Report (2019)

Appendix

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HISTORIC RESOURCE ASSESSMENT REPORT

Of

Newport Elementary School

1327 West Balboa Blvd.

Newport Beach CA 92667

2019 Improvement Project

Newport Mesa Unified School District

2985 Bear Street, Costa Mesa,

Orange County, California

Prepared by:

Daniel S. Ryan, MA. H.P. & P.H.

Historic Preservation Services LLC

725 West Hillcrest Boulevard,

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Prepared for: PlaceWorks

3 MacArthur Place, Suite 1100

Santa Ana, CA 92207

June 2019

EXECUTIVE SUMMARY

This assessment report evaluates and documents the potential historic significance of buildings at Newport Elementary School that have reached an age of 50 or more years. The 5.42-acre campus is located at 1327 West Balboa Blvd. Newport Beach, Orange County, California. On May 30, 2019, PlaceWorks retained Daniel Ryan, an Architectural Historian with Historic Preservation Services LLC to conduct an intensive level survey of the Elementary School campus. This Assessment represents the results to determine whether the school is eligible for listing on the National Register of Historic Places or the California Register of Historical Resources. A determination was made if the Project would have an impact on Historical Resources, as defined by the California Environmental Quality Act (CEQA).

An inspection of the site and existing buildings was completed on June 6, 2019. The architectural history evaluation was based on photography and description of the exterior architectural characteristics of the campus buildings. A cultural resource records search was conducted which indicated that the main campus buildings had been previously inventoried or evaluated and found to not meet any eligibility criteria for listing on the National, or the California Registers.

The records search determined that the school property has been identified on the City of Newport Beach's list of Historic Resources. The Newport Elementary School was given a local Class rating of three (3) Local Historic Building that is representative of Historical/Architectural theme of local importance. The building's period of significance is 1936 the date the elementary school was rebuilt. Based on this Historical Survey the primary buildings at Newport Elementary School are being considered historically significant at a local level. A records search was made of any historical and archeological surveys that were completed within a one-quarter mile radius of the campus; two historical resources were recorded.

In summation, HPS LLC recommends that the Newport Mesa Unified School District determined that the Newport campus buildings as defined by CEQA are Historical Resources. The Project, however, will not result in a significant impact, and therefore the effect of the Project on the built environment and resources in this report are proposed as not significant.

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1. INTRODUCTION

1.1 DISTRICT MODERNIZATION PROGRAM FOR 2019

The Newport Mesa Unified School District has proposed a 2019 Modernization Program of seven schools located within the Cities of Newport Beach, Costa Mesa, and Corona Del Mar. The modernization program consists of air conditioning and heating (HVAC), at various campuses. No demolition and or exterior building changes are proposed for any campus buildings. New air conditioning units and heating units are to be installed within existing classrooms and inside ceiling chases; exterior changes are limited to ground mounted air conditioning units on secondary facades with required screening.

1.2 PROPERTY DESCRIPTION

The subject 5.42-acre parcel at 1327 West Balboa Boulevard, Newport Beach, Orange County, California, features a classical suburban elementary school, located between 13 and 14th Streets, South of Balboa Boulevard, adjacent to Ocean Front. The public boardwalk bisects the center of campus dividing the school buildings with the asphalt and playground areas on the beach. The school has 28 permanent classrooms with a student enrollment of 468 students. The Newport campus has built resources over 50-years of age including classrooms, administration building, and multi-purpose room (Auditorium).

According to the City of Newport Beach, Historic Resource Inventory form the elementary school has been in continuous operation since 1894. The original architect was unknown; however the architect responsible for the rebuilding of the school in 1935 after the Long Beach earthquake was Donald Beach Kirby. The City's Historic Resource Inventory (Record 36) identifies the architectural style as "Classic Grammar School Style".

Newport Beach Grammar School, ca 1947.

Figure 1- Newport Grammar School 1947

Property Description Continued

The Administration, Multipurpose Room (auditorium) and Classrooms in Building "A' runs along Balboa Boulevard on an east-west axis, the rectangular building has an "L" footprint that runs north and south along 13th Street. Classroom Building "D" is located south and east of the Administration Building; located between these buildings is an open interior courtyard. A storage building terminates s on the east of the Administration Building. Classroom Building "F" is an "L' plan at the southeast quad of the campus.

Figure 2, Newport Elementary North Elevation- East View

Figure 3, Main North Elevation - West View

Figure 4, USGS 2018 Map Newport Elementary School

Figure 5, Newport Elementary Campus (Google Earth)

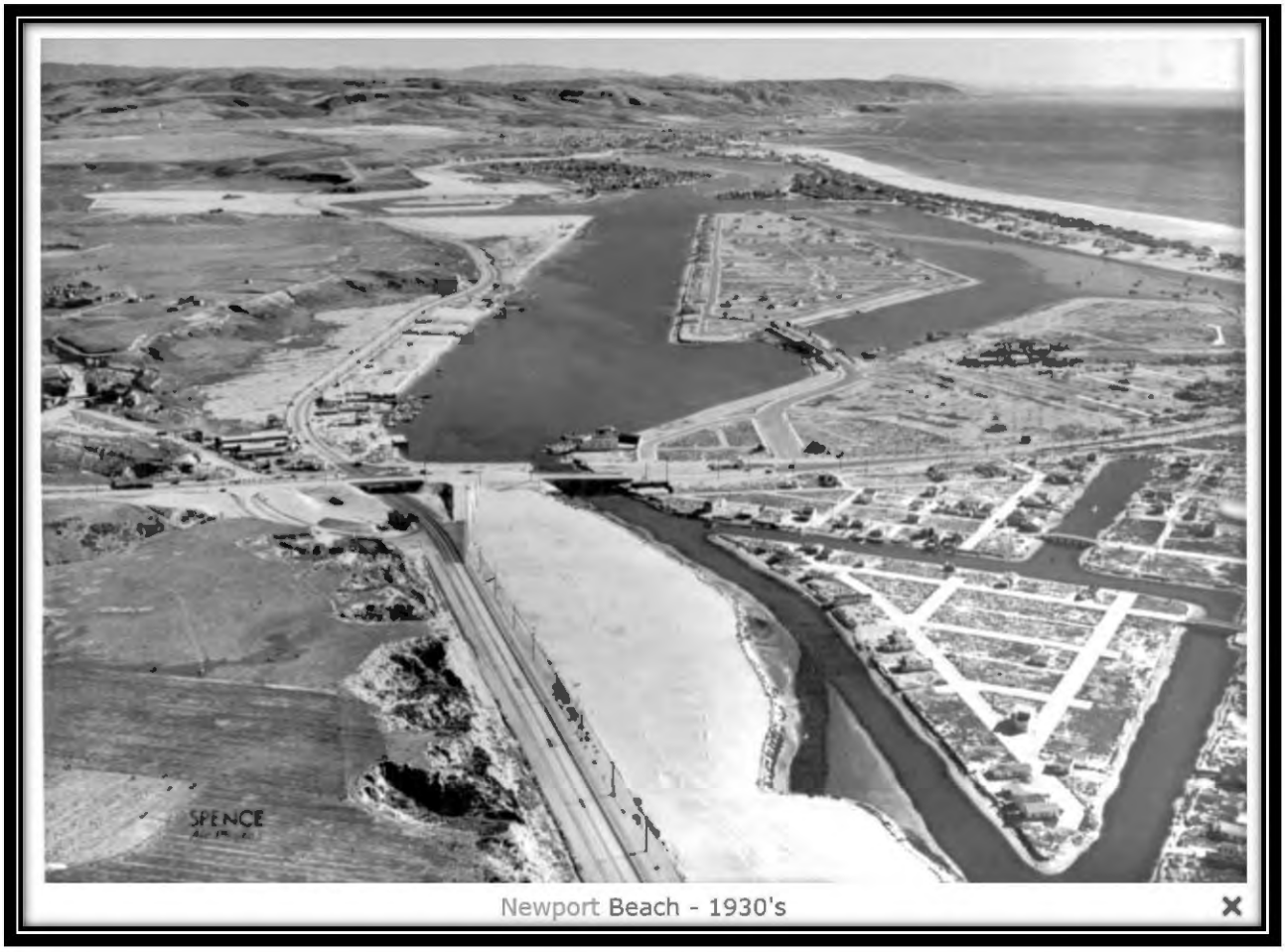

Figure 6- 1930 Aerial Photograph

1.3 SCOPE OF WORK

Newport Elementary- Scope of Work

BUILDING A, ADMINISTRATION & CLASSROOM: Replace existing wall heater and existing furnace with new Variable Refrigeration Volume (VRF) system. The building has (9) offices. (7) of the (9) offices have an existing wall mount heater. Each office will be served by new Variable Refrigeration Volume (VRF) fan coil. The building also has (8) classrooms, each with an existing furnace unit suspended on the ceiling. Each classroom will be served by new Variable Refrigeration Volume (VRF) fan coil unit.

BUILDING B, CLASSROOM & LIBRARY: Replace existing furnace with new Variable Refrigeration Volume (VRF) system. The building has (4) classrooms and (1) library, each with an existing furnace suspended on the ceiling. Each classroom will be served by new Variable Refrigeration Volume (VRF) fan coil unit. The library will be served by (2) new Variable Refrigeration Volume (VRF) fan coil units

BUILDING C, CLASSROOM: replace existing furnace unit with new Variable Refrigeration Volume (VRF) system. The building has (4) classrooms, each with an existing furnace suspended on the ceiling. Each classroom will be served by new Variable Refrigeration Volume (VRF) fan coil unit.

BUILDING D, CLASSROOM: Replace existing furnace unit with new Variable Refrigeration Volume (VRF) system. The building has (7) classrooms, each with an existing furnace suspended on the ceiling. Each classroom will be served by new Variable Refrigeration Volume (VRF) fan coil unit.

BUILDING E, CLASSROOMS: Replace existing furnace unit with new Variable Refrigeration Volume (VRF) system. The building has (3) classrooms and (2) kindergarten, each with an existing furnace. Each classroom will be served by new Variable Refrigeration Volume (VRF) fan coil unit.

MULTI-PURPOSE ROOM (AUDITORIUM): This building is not part of the HVAC improvement project.

1.4 UNDERSTANDING THE HISTORIC ASPECTS OF THE PROJECT

The need for modern mechanical systems is the most common reasons to undertake work on historic buildings including upgrading older inefficient mechanical equipment, improving energy efficiency and installing new heating, ventilation, and air conditioning systems.

The project engineer and the Newport Mesa Unified School District Facilities Department have approached the installation of new HVAC equipment in a manner consistent with adopted historic guidelines by the Department of the Interior. The scope of the work was reviewed using Historic Preservation Brief No. 3 “Conserving Energy in Historic Building” and specific guidelines in “Heating, Ventilating, and Cooling in Historic Building: Problems and Recommended Approaches” by Sharon C. Park AIA.

The project as proposed considered and followed these guidelines:

- Assessed the condition of the historic building.
- Evaluated the significant elements that should be preserved or reused
- Prioritized preservation objectives
- Understood the impact of the new interior claimant conditions on historic materials
- Integrated preservation with mechanical code requirements
- Maximized the advantages of various new upgraded mechanical systems
- Understood the visual and physical impact of various installations
- Used space in existing chases, closets, and shafts to minimize the impact of the new HVAC on the existing structural limits of the historic architecture
- Identified non-significant spaces where mechanical equipment can be enclosed placed in secondary spaces including mezzanines, fault ceilings, vertical chases, and closets.

2. HISTORIC CONTEXT

2.1 EARLY HISTORY NEWPORT BEACH

“Early inhabitants thousands of years ago were aboriginal hunters and gatherers who were first drawn to this area by the rich bounty of the bay and ocean. The most recent native people were the

Tongva (Gabrielinos) and the Acjachemem (Juanenos), who lived in small villages around the bay. In July 1769, the expedition led by the Spaniard Gaspar de Portola reached the boundaries of present-day Orange County. Father Junipero Serra, a member of the expedition, dedicated the Mission of San Juan Capistrano, Orange County's first permanent settlement, on November 1, 1776. Decades later in the 1800s, land holdings of the Capistrano Mission were parceled out as Spanish and Mexican land grants to war heroes and aristocratic families.

Don Sepulveda and Don Bernardo Yorba, men whose combined holdings comprised Newport Beach's upper bay and lower bay, sold their tracts to Flint, Bixby, Irvine, and McFadden. The first stirring of commerce began in the community of Newport Beach in 1870 when a small sternwheeler from San Diego named "The Vaquero" made its first trip to a marshy lagoon to exchange lumber for hides, tallow, livestock, and grain.

James McFadden and ranch owner James Irvine named the landing on the bay “Newport.” The McFadden brothers brought in lumber from Northern California and shipped out produce from local farmers on a shallow draft steam schooner named Newport. In 1888, James McFadden, due to the treacherous harbor entrance, moved the isolated settlement to the peninsula and built a wharf that extended to deep water where large steamers could dock.

In 1891 the McFadden brothers completed a railway connection to Santa Ana. The McFadden Wharf area was a booming commercial and shipping center, however, in 1899, the federal government allocated funds for major improvements to a new harbor at San Pedro, which was served by the Southern Pacific Railroad and would become Southern California’s major seaport.

The McFadden Wharf and the railroad were sold to the Southern Pacific Railroad signaling the end of Newport as a commercial shipping center. In 1902, McFadden sold his Newport townsite and about half of the Peninsula to William S. Collins, who saw Newport Bay’s resort and recreation potential. Collins took on Henry Huntington as a partner in the Newport Beach Company. Huntington had acquired the Pacific Electric railway system and used it to promote new communities outside of Los Angeles. The Pacific Electric Railroad established itself in Newport Beach in 1905, connecting the City of Los Angeles by rail. Rapid transit “Red Cars” brought new visitors to the waterfront, and small hotels and beach cottages were developed that catered to the tourist industry“.

2.2 Local and Civic Context

“Between 1902 and 1907, many of Newport Beaches’ waterfront communities were subdivided, including West Newport, East Newport, Bay Island, Balboa, Corona del Mar, Balboa Island and Port Orange (Newport Landing), and in August 1906, residents in the booming bay town voted to incorporate. On September 1, 1906, Newport Beach became the fifth city to incorporate in Orange County. Mariners and Corona del Mar were annexed in 1917. In the 1920s, the City and County began work to improve the harbor entrance and create navigable channels in the bay. Between 1934 and 1936, the federal government and the County Harbor District extended jetties and created the present day contour of Newport Harbor.

During World War II, the harbor became a vital hub as naval ships were built and repaired in its coastal waters. Servicemen stationed at the Santa Ana Army Air Base came to Balboa to visit, during the war, many men, returned to build their homes in the surrounding area. The Santa Ana freeway, built in the 1950s, triggered further growth and housing development. The community’s industry changed, as the fishing industry, once the backbone of Newport Beach’s economy, gradually declined to be replaced with new businesses and commercial centers. Beginning in 1967 and through the

1970s and 1980s, the building of shopping centers such as Fashion Island, hotels, high-scale restaurants, offices, and many new homes led to the creation of the active employment, retail, and residential areas that characterize much of Newport Beach today."[1]

Figure 7, Original 1885 Newport Grammar School - 1910 Photograph

2.3 Period of Accelerated Growth (1952-1962)

Between 1940 and 1960 America's suburban population grew by 27 million people, more than two times the increase in central cities.[2] The pressure of growing school enrollment was so severe that in 1955 editors at Architectural Forum worried that every 15 minutes enough babies were born to fill another classroom.[3] Public U.S. school systems had 25.1 million students enrolled in 1949-50. By 1959-60 the number had reached almost 36 million and peaked in 1971 at 46 million. The shortage of classrooms forced school systems to consider a number of solutions, including portables, split sessions, and temporary buildings.

[1] Newport Beach General Plan Section 6.3 Cultural Resources Element

[2] Ruary, John, Education and Social Change: Themes in the History of American Schooling, New Jersey, 2002

[3] Ogta, Amy, F. Building for Learning in Postwar American Elementary Schools Journal of the Society of Architectural Historians, Volume 67, Number 4, December 2008, pg. 562-591

2.4 School Context and Development (1950-1960)

The individual, architect designed International Style schools such as those designed by Richard Neutra gave way to a period of postwar school design that reflected school district-level planning control and a trend toward standardization. The 1950s and 1960s saw the rise of predominantly one-story, Modern open-plan styles of architecture in school construction. The National Council on School House Construction suggested one story, single loaded corridors, which more easily accommodated additions.[4] With a new focus on clustering schoolrooms in pods to break up the forbidding masses of former schoolhouses, schools' plans spread out upon the landscape. With a focus on light, air, and direct access to the outdoors there was the added benefit, which was a reduced fire hazard for the new types of design (and cheaper construction that didn't need to be fire-proof, or address exit paths for multiple story buildings)[5]. One-story buildings also substantially reduced the overall earthquake risk in California, as access to the outdoors was readily available. Between 1959 and 1964 the trend went from a long single loaded corridor with 12 classrooms to double loaded classrooms (four on each side) this reduced exiting time in case of an emergency by 50% such was the case with most classrooms in California including the Newport Mesa Unified School District.

During the same period schools were expanding their programs to include health and food service facilities, specialized administrative quarters, auditoriums, and libraries large multipurpose buildings, career/counseling and technology, centers. The program expansion frequently included physical education programs that required outdoor education facilities, often occupying 50 to 80 percent of the site. These schools were generally constructed where land was plentiful and are characterized by sprawling, low one-story main buildings or clusters of buildings connected by covered walkways and possessing individual patios or open courtyards, encouraging air circulation and taking maximum advantage of the climate.

3. METHODOLOGY

3.1 Personnel Qualifications

Daniel Ryan, who exceeds the Secretary of Interior's Professional Qualifications Standards as a principal architectural historian performed a site visit, reviewed cultural documents and the proposed plans, and presented his recommendations below. Mr. Ryan holds an MA in Historic Preservation and Public History and has more than 35 years of experience in the historic preservation field.

3.2 Field Survey Methods

Newport Elementary School campus has not been previously evaluated for eligibility for listing in the National or the California Register's, however research determined the property was surveyed in 1991. A local Historic Survey was made by the City of Newport Beach determining that the school is representative of Historical/Architectural theme of local importance.

[4] National Council on School House Construction, 1946

[5] Educational Facilities Laboratories, The Cost of a Schoolhouse, New York 1960

On June 6, 2019, HPS conducted an intensive-level historic resources survey of the property. The architectural history evaluation was based on photography and description of the exterior architectural characteristics of the school buildings. During the survey, digital photographs were taken of the areas of proposed work and any character-defining features, and context views. Detailed notes regarding the architectural features, integrity, and condition of the property were taken. A brief reconnaissance survey of the context of the surrounding area was completed. An archaeological field survey of the property was not undertaken due that the property was previously developed in 1895**.**

3.3 Office of Historical Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California Office of Historic Preservation in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

1. Listed on the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Recognized as Historically Significant by Local Government;
5. Not eligible for any Listing or Designation; and
6. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). A third digit is a number that is used to specify significance further and refine the relationship of the property to the National Register and California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. Also, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

3.4 Archival Records Search

Cultural resources record search was conducted to determine the extent of previous cultural resources investigations within a quarter-mile radius of the school campus. Additionally, whether any previously recorded archaeological sites or other historical resources exist within or near the Project area. Materials reviewed included reports of previous cultural resources investigations, archaeological site records, USGS maps, aerial photographs, and online research of local history collections and newspapers articles during the period of development. Examination of current resources on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and California Points of Historical Interest, California Landmarks, and National Historic Landmarks. An on-line records search was made of the City of Newport Beach Cultural Resource Listings on June 15, 2019.

4. FRAMEWORK FOR EVALUATION

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. The

National Historic Preservation Act (NHPA), of 1966 as amended, and the California Register of Historical Resources (CRHR), are the primary federal, state, laws and regulations governing the evaluation and significance of historic resources of national, state, and regional importance. In analyzing the historical significance of the subject property, criteria for designation under federal, and State programs were considered. Additionally, the Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the property.

4.1 FEDERAL LEVEL

National Register of Historic Resources (National Register)

The National Register is the nation's official list of historical and cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, as amended, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect the country's historical and archaeological resources. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The National Register is administered by the National Park Service (NPS), which is part of the U.S. Department of the Interior. As defined in National Register Bulletin #15, "How to Apply the National Register Criteria for Evaluation", resources are eligible for the National Register if they:

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

B) are associated with the lives of significant persons in or past; or

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

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

Once a resource has been determined to satisfy one of the above-referenced criteria, then it must be assessed for "integrity". Integrity refers to the ability of a property to convey its significance, and the degree to which the property retains the identity, including physical and visual attributes, for which it is significant under the four basic criteria. The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property must possess several, and usually most, of these historical aspects.

4.2 STATE

California Register of Historical Resources (California Register)

The California Register was established to serve as an authoritative guide to the state's significant historical and archaeological resources (PRC §5024.1). State law provides that for a property to be considered eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under any of the following four criteria; if the resource:

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.

The California Register also includes properties which: have been formally determined eligible for listing in, or are listed in the National Register of Historic Places (National Register); are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; points of historical interest, which have been reviewed and recommended to the State Historical Resources Commission for listing; and city and county-designated landmarks or districts (if criteria for designation are determined by OHP to be consistent with California Register criteria). PRC §5024.1 states:

(g) A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

(1) The survey has been or will be included in the State Historical Resources Inventory.

(2) The survey and the survey documentation were prepared in accordance with [OHP] procedures and requirements.

(3) The resource is evaluated and determined by the office to have a significance rating of category 1-5 on DPR [Department of Parks and Recreation] form 523.

(4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource. Also, properties must also retain sufficient integrity to convey historic significance (Section X).

4.3 INTEGRITY

In addition to meeting the criteria of significance, property eligibility for the California and National Register must have integrity. “Integrity is the ability of a property to convey its significance.” According to *National Register Bulletin 15,* within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for property to convey its significance. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin 15,* which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- The design is the combination of elements that create the form, plan, space, structure, and style of the property.
- The setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- The feeling is property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

5. ELIGIBILITY CONSIDERATIONS FOR SCHOOLS BUILDINGS

Educational Properties – Period of Significance: 1885-1936

1. Be a primary building on the school campus
2. Possess outstanding architectural merit, aesthetic qualities or features in school design
3. Significant work of a prominent or Master Architect or Builder
4. Intact and representative examples of architectural styles, building types, periods, or methods of construction
5. The history of the building's construction and use and the current condition of the property
6. Retains integrity of Setting, Materials, Design, Workmanship, Feeling, and Association from its period of significance or date of construction
7. The Historic Context of the campus and the surrounding community
8. Association of important people or events occurring at the campus

6. ARCHITECTURAL EVALUATION

6.1 ARCHITECT OF RECORD

Schools may be eligible if they represent the work of a master architect and have high integrity. This section provides information about architects who designed District schools. Schools that are outstanding or distinctive representatives of their style, type, period, or method of construction, or which represent works of a master architect, or that possess high artistic values would be determined eligible under this theme.

The architect of record was Donald Beach Kirby ((1905- 1980) University of Pennsylvania, PA., Kirby obtained his Bachelor's Degree: of Architecture 1926. He worked with Gordon B. Kaufmann in Los Angeles bin 1929 to 1931. He then started his own practice in Newport Beach. Donald Kirby was listed in the Pacific Coast Architecture Database but no findings were noted he was a prominent school architect.

6.2 ARCHITECTURAL STYLE AND SETTING

CLASSIC GRAMMAR SCHOOL STYLE ARCHITECTURE

In 1935, the architect of record Donald Beach Kirby ((1905- 1980) described the architecture of Newport Elementary as "Classic Grammar School Style". The building today retains its original defining features of this period including; gable roof, with bell tower and dog house dormer, simple cornices, decorative frieze, multi-light double-hung wood windows, diamond patterned transoms, decorative wood lintels (drip mold) with supporting brackets and classical door panels and trim. The

City's 1991 Historic Resource Inventory (Record 36) identifies the architectural style as "Classic Grammar School Style".

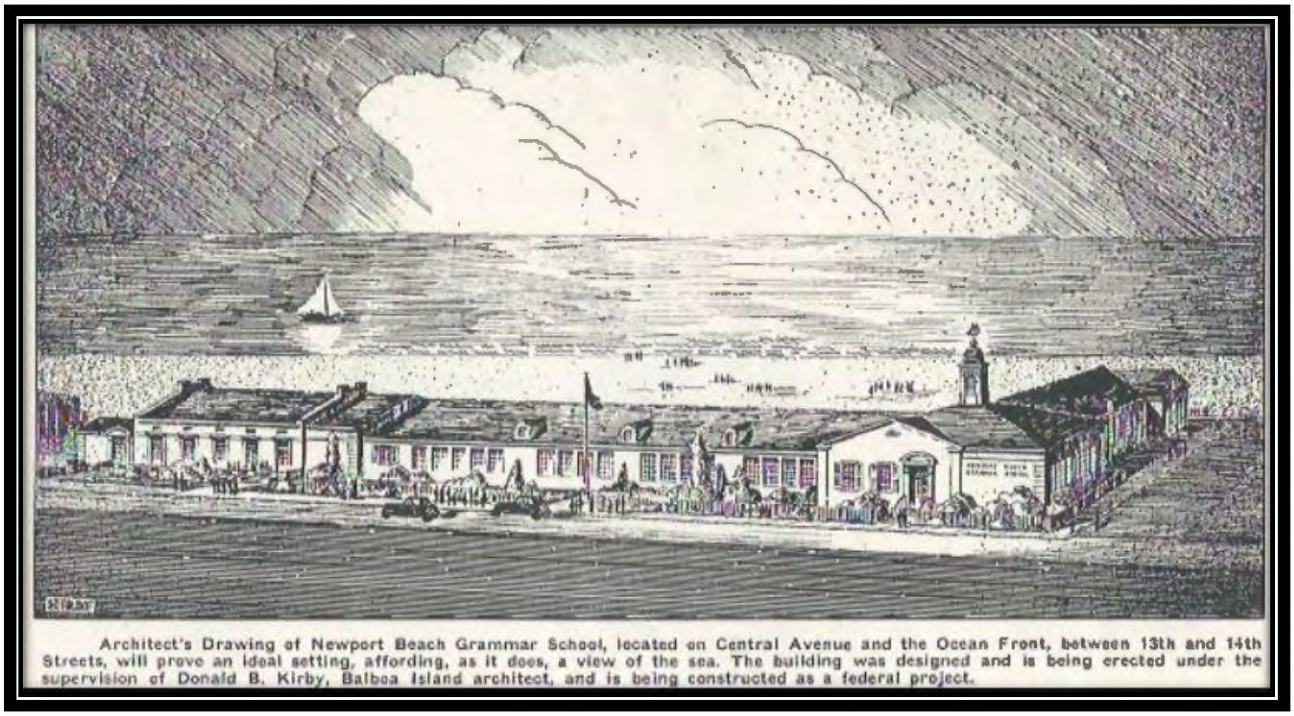

Figure 8 -1935 Rendering by Architect's Donald Beach Kirby

6.3 ARCHITECTURAL SETTING

The subject 5.42-acre parcel at 1327 West Balboa Boulevard, Newport Beach, Orange County, California, features a classical suburban elementary school, located in a residential neighborhood between 13 and 14th Streets, south of Balboa Blvd, adjacent to Ocean Front. The Administration, Multipurpose Room (auditorium) and Classrooms in Building "A' runs along Balboa Blvd. on an east-west axis, the rectangular building has an "L" footprint that runs north and south along 13th Street. Classroom Building "D" is located south and east of the Administration Building; located between these building is an open interior courtyard. A storage building terminates s on the east of the Administration Building. Classroom Building "F" is an "L' plan at the southeast quad of the campus. Ocean Front the public boardwalk bisects the center of campus dividing the school buildings and the asphalt and playground areas on the beach.

6.4 ARCHITECTURAL DESCRIPTION

General Description

The original 1895 elementary school was constructed of unreinforced hollow brick as evidenced from a 1910 photograph. The school was rebuilt in 1935-36 following the Long Beach earthquake. Newspaper records of the period indicate the rebuilding of the school was funded by the federal government. The construction consists of board formed poured-in-place concrete walls and raised

foundation over a basement. The classic grammar school building has an "L" floor plan with 400 feet frontage along Balboa and 200 feet frontage on 14th Street. The rectangular single-story side facing gable building contains four separate facade elements on and east west axis including: one-story storage building, a full height multi-purpose room (auditorium) row of classrooms/office and school Administrative Building at the northwest corner. The 14th Street frontage includes offices, classrooms, and the school Library".

The building today retains its original defining 1936 features including; gable roof, with bell tower and dog house dormer, simple cornices, decorative frieze, multi-light double-hung wood windows, diamond patterned transoms, decorative wood lintels (drip mold) with supporting brackets and classical door panels and trim. After the Long Beach earthquake, concrete was the choice for new construction including Newport Elementary School. The school is constructed of board form poured-in-place concrete including exterior quoined corners, freezes and doorway architrave details. The exterior elevations of Building "A" and "B" have retained their original wood divided light windows. However on the interior secondary facades of these buildings new aluminum replacement windows have been installed within the same openings. The windows have a modern aluminum finish each having six (6) stacked horizontal light, each classroom has three to four window units. These same window units were also used on Classroom Buildings "D' and "E".

Building Description

Storage building

At the northeast corner of the campus is a one-story wood frame building with flat roof with stucco exterior. The storage building has two wood garage service doors on the east elevation with a plain stucco elevation on the north elevations with four recessed clerestory wood windows.

Multi-purpose Room (Auditorium)

Adjacent to the west of the storage building is the 3,500 square-foot Multi-Purpose Room which rests on a raised foundation over an existing basement. The original auditorium is now used as a Multi-Purpose Room (MPR) and cafeteria. The street entrance is raised and has a wood panel double door with recessed lower solid panel has six divided lights on each door leaf. Above the door is a decorative transom with divided diamond patterned glass. An exterior pendant light is suspended by an ornate wrought iron fixture anchored above the door's lentil. The building has a side facing gable roof with a raised stepped concrete parapet on both gable ends; the roof is covered in heavy asphalt shakes. Between the roof cornice and the top of the doors are fixed wood divided light clerestory windows. The Multi-Purpose Room dominates the facade with a series of five double entry exit doors along a raised brick landing. Above the five doors are decorative wooden lentils (drip mold) supported by wooden brackets.

The brick landing extends full length of the building and has a low-profile cast-in-place concrete wall. At each end of the landing are concrete steps with handrails; on the on the east side is a handicap ramp. Each side of the concrete wall between the pilasters is decorative tiles and ceramic mosaics depicting beach life in Balboa. The interior of the Multi-Purpose Room has a vaulted ceiling supported by large exposed wooden trusses. The original raised auditorium stage is located at west end of the room, with a service kitchen at the east end. The Multi-Purpose Room is not in the scope of the proposed for HVAC work.

Figure 9, 1936 Multi-Purpose Room (Auditorium)

Building "A" Administration and Classroom

Building "A" is adjacent and west of the auditorium it has eight classrooms and nine offices that extend for approximately 170-feet and intersect with the side of Building "B". Classrooms have multiple 12 over 12 light double-hung wood windows, and wood panel entry doors located off an interior corridor. Classrooms have doors and transoms windows with divided lights. Each classroom has four recessed clerestory wood windows along the top of the hall corridor. The classroom corridors in the building "A" have ceiling access panels to permit the installation of concealed new air conditioning piping.

Building "B" Classrooms and Library

Building "B" is located at the northwest corner of the campus. The gable end of the 65-foot wide elevation has a formal recessed entrance including sidelights, paneling and double door topped with a diamond patterned transom window. The west side of this facade has a plain wall with school signage in metal lettering. On the west side of the entrance are two 12 over 12 divided light double-hung wood windows. The facade has cast-in-place concrete horizontal banding below the cornice with quoined corners and pilasters. All classrooms in Buildings B" have multiple 12 over 12 divided light double-hung wood windows, wood panel entry doors located in interior corridors. Classrooms

have doors and transoms windows with divided lights. Each classroom has four recessed clerestory wood windows along the top of the hall corridor.

Classrooms in Buildings "D" and "E"

The interior of campus has three classroom buildings north of Ocean Front that were constructed in 1948 and 1964. Building "D" are two 115-foot long and 26-foot wide side by side structures containing seven classrooms was constructed in 1948. To the east is Building "E" with an "L floor plan, gabled roofed classroom building constructed in 1964. The building accommodates three classrooms and two Kindergarten classrooms. Both buildings are typical of period 1950s school architecture: gable roof, with wide cantilevered overhangs, wood frame with stucco exterior and with use of multi-light windows.

Classroom Building "C"

Building "C" is a flat roofed rectangular building, constructed of poured-in-place concrete walls in 1936. The building contains four classrooms.

West Elevation

The 14th Street elevation has similar window fenestration pattern as existing classrooms on the Balboa facade. The original bell tower with a weather vane is located on the roof and visible to public view. At the south end of the building is the entry to the Library. This facade has a projecting gable with a triangle pediment, below is an offset arched, recessed entrance. Above the double metal entrance doors is a curved pediment with a fan shaped wood window. The entrance landing is at grade and finished in red brick. This elevation has three 6 x 6 light divided wood double-hung windows; two located south and one north of the entrance.

South Elevation

Southwest corner of the Library has an 8' by 8' addition to accommodate a handicapped ramp and rear entrance. The addition includes exterior vertical wood siding, metal hip roof, and a grouping of 12 over 12 divided light wood windows.

Interior Features and Finishes

The interior of the Multi-Purpose Room (Auditorium) has a vaulted ceiling supported large exposed wood trusses, hanging from the trusses are large pendant lighting fixtures. A raised stage is located at the west end and kitchen is located at the east end. Five exit doors are situated along the north wall. The Auditorium has original Maple plank flooring.

The Principal's and Administrative offices have original paneling, and casework including a 1936 school bell clock system. The classrooms and offices have period wood panel doors and transom above the doors; both have divided lights.

The school has two original wall murals, as part of a Works Project Administration (WPA) project is located at each end of the corridor of Building "A

6.5 ARCHITECTURAL FINDINGS

Under the California register criteria relating to the distinctive characteristics of a type, period, region, or method of construction, the campus buildings, structures, and features are significant if they embody a distinctive style, high artistic design, and method of construction.

1. The primary campus Buildings A, B, C, and the Multi-Purpose Room have retain integrity of setting, materials, design, workmanship, feeling, and association from its 1936 period of construction.
2. Secondary, Buildings "D" and "E" constructed in 1948 and 1963 are a common Modernist Classroom building that are characterized by a focus on structure-function, economic utility as they lacks ornament, and do not embody any distinctive style, high artistic design, or unique method of construction.
3. The primary campus Buildings A, B, C, and the Multi-Purpose Room were designed in an exceptional and distinctive architectural style by a local architect exhibit all the defining characterizes of early 1930's Classical Elementary School Architecture.
4. The method, and materials used for construction of the school (poured-in-place board formed concrete) was considered advanced technology in 1936.
5. The original character defining classical features of the Elementary school remain in place and are visible to public view.
6. The proposed scope of HVAC work at the campus involves no demolition, expansion, or major modifications to the buildings and site.
7. The proposed work complies with the Secretary of the Interior's Standards for the Treatment of Historic Buildings

Figure 10 Newport Elementary North Elevation Administration and Library Building

Figure 11 Newport Elementary - West Elevation - Library Entrance

Figure 12 - South Elevation - School Classrooms along Ocean Front

Figure - 13 Northwest Elevation of Bell Tower

Figure 14 - South Courtyard Elevation of Building "A"

7. HISTORICAL EVALUATION FINDINGS

7.1 RECORDS SEARCH RESULTS

Several Historic Resources listed on the National and the California Registers were found within one-quarter mile of the Elementary school. Listed on the National Register was the 1926 "Lowell Beach House" located 1242 West Ocean Front. Listed on the California Register was the 1951 "Our Lady Mount Carmel Church" located at 1441 West Balboa Blvd. A cultural resource records search was conducted which indicated that campus buildings had been not been previously evaluated for the National Register or the California Register. However, a records search determined that the school property has been inventoried on the City of Newport Beach's 1991 list of Historic Resources. The Newport Elementary School was given a local Class rating of three (3) Local Historic Building that is representative of Historical/Architectural theme of local importance. A records search of existing archeological surveys within a one-quarter mile radius of the campus was made; no sites were identified.

7.2 SIGNIFICANCE AND ELIGIBILITY

In summation, the permanent school buildings over 50 years of age do appear to meet the criteria for being determined significant individual resources, on a local level and appear to be eligiable for consideration of local listing on the California Register through survey evaluation. The resource can be considered eligiable for local listing and/or eligiable listing on the California Register throught a survey evaluation. The eligibility Criteria findings are discussed below:

NRHP Criterion A / CRHR Criterion 1:

Our research was unable to find any evidence that Newport Elementary School made or was associated with a significant contribution to quality or methods of school education. No associated events were found that made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

NRHP Criterion B / CRHR Criterion 2:

Our research did not reveal that Newport Elementary School was associated with persons important in local, California, or national history. Our research did not reveal that any educators of importance taught at Newport Elementary School, or methods of education were developed by teachers while employed at the High School.

CRHR Criterion 3:

Under the California Register criteria relating to the distinctive characteristics of a type, period, region, or method of construction, the campus buildings, structures, and features are significant if they embody a distinctive style, high artistic design, and method of construction. The primary campus buildings were designed by a Local architect in a classical grammar school style. The buildings are functional in design, and have architectural merit in the display of classical design elements. The buildings have engineering merit, in the method, and materials used for construction of the school (poured-in-place board formed concrete) which was considered advanced technology in 1936. The original integrity and character defining classical features of the Elementary school remain in place and are visible to public view.

8. Project Recommendations or Notations

The project consists of maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Exterior alterations including new HVAC units will not destroy historic materials, features, and spatial relationships that characterize the property.

8.1 Classification Status

The primary school buildings are considered "historic resources" and can be listed on both a local level and on the California State Register. Therefore, there are two historic classifications that can be considered under the California Historical Resource Status Codes. One is for "Properties Recognized as Historically Significant by Local Government" which is a Status Code of "5S3". This Code is defined as: "Appears to be individually eligible for California Register as an individually property through survey evaluation". The Project, therefore, will not result in a significant impact, and therefore the effect of the Project on the built environment and resources in this report are proposed as not significant.

9. CONCLUSION

In summation, Historical Resources have been identified by HPS LLC on the 5.42-acre Newport Elementary School campus at 1327 West Balboa Boulevard, Newport Beach. Therefore, Newport Mesa Unified School District can determine that Newport Elementary School Campus buildings as defined by CEQA are Historical Resources.

The project as proposed will not cause a significant impact on the environment (14 CCR § 15126.4(b)(1)). The project has been determined to conform with the Secretary of the Interior's Standards for the Treatment of Historic Properties and is therefore considered to be categorically exempt from CEQA, Class 31 Historical Resource Restoration/Rehabilitation (14 CCR § 15331).

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Appendix A- DPR Inventory Forms