

*Appendix C. Disassembly and Storage Alternative
Cultural Memorandum*





Chattel Architecture Planning & Preservation, Inc.

Memorandum

DATE October 12, 2009

TO Barbara Heyman
Henry Kaplan
The Planning Center

FROM Robert Jay Chattel, AIA, President
Sylvia Schweri, Associate
Chattel Architecture, Planning & Preservation, Inc.

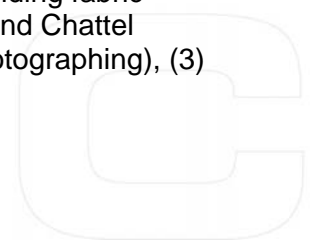
RE Michael White Adobe, 2701 Huntington Drive, San Marino, CA
Disassembly and Storage Alternative

Please find below our analysis of an additional project alternative, the Disassembly and Storage Alternative, for inclusion in the Michael White Adobe Project Environmental Impact Report:

Disassembly and Storage Alternative

The Disassembly and Storage Alternative was introduced during the comment period on the Draft EIR. This new alternative includes the disassembly of the Adobe, with emphasis on salvage of the adobe bricks. This alternative assumes that the Adobe would ultimately be reconstructed in a manner similar to that discussed in the Reconstruction and Stabilization Alternative in the Draft EIR. However, this new alternative differs from the Reconstruction and Stabilization Alternative in that it only specifies the disassembly of the Adobe and storage of the materials; no formal commitments are made in terms of reconstruction of the Adobe or securing a future site for the reconstructed Adobe. The Reconstruction and Stabilization Alternative included considered a similar method of disassembly by careful removal of plaster on each side of the adobe walls and taking the adobe walls apart brick by brick, documenting the location of each brick for reconstruction. Unlike the Disassembly and Storage Alternative, the Reconstruction and Stabilization Alternative ensures that the reconstruction would take place as part and parcel of the project.

This new alternative for disassembly and storage includes a five part methodology concluding with storage, and does not identify actual physical reconstruction or a proposed receiver site. The new alternative is described in the Michael White Adobe Proposal to Disassemble, Salvage and Store prepared by Eagle Restorations Group, Inc., dated September 15, 2009 attached (Disassembly Report). The methodology includes: (1) verification of historic building fabric (based on association with the period of significance identified in the Draft EIR and Chattel Report), (2) documentation (including investigation, measuring, drawing and photographing), (3) disassembly, (4) transport, and (5) storage.



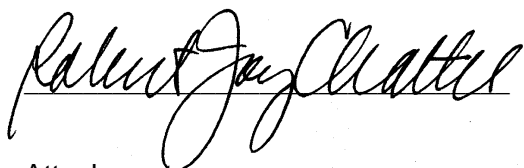
Two storage options are identified: one storage option is in Lacy Park where the adobe bricks are stored on pallets near the Thurnher House. The adobe bricks and pallets would be covered by tarps. The second storage option is placement of the adobe bricks on pallets inside a ventilated warehouse controlled by the author of the Disassembly Report. The adobe bricks and other materials of the disassembled building would be stored for an unspecified period of time. While it appears possible to both disassemble and store the adobe brick on pallets, the alternative fails to provide for either reconstruction of the adobe walls or a time period during which storage would end and reconstruction would begin.

Because the Disassembly and Storage Alternative fails to include the reconstruction the adobe walls or provide for stabilization, it cannot be found to conform with the *Secretary's Standards*. The adobe bricks alone do not constitute an historical resource under CEQA, and preservation of this material in disassembled form does not mitigate project impacts. Disassembly of the Adobe unaccompanied by reconstruction also results in "material impairment" of the historical resource as defined by CEQA Section 15064.5 (b)(2), as it "demolishes or materially alters in an adverse manner ... physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion" in federal, state or local historic registers. By not conforming with the *Secretary's Standards* and resulting in material impairment as defined by CEQA, the Disassembly and Storage Alternative constitutes a significant adverse impact to the historical resource, rendering the alternative undesirable.

Another aspect of the new Disassembly and Storage Alternative's feasibility is its lack of specificity in terms of information regarding future reconstruction. CEQA Section 15126.6 (d) requires that an EIR provide "sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project". In addition, a relatively high degree of specificity is required from an EIR related to a construction project as provided in Section 15146 (a). The Disassembly and Storage Alternative includes the assumption of future reconstruction. But without a specific plan or commitment to reconstruct the Adobe, the Disassembly and Storage Alternative fails to provide adequate information for meaningful evaluation of the alternative.

While the Disassembly and Storage Alternative is physically achievable, the omission of physical reconstruction does not reduce historic resources impacts to a less than significant level. If this new alternative is chosen, decision makers should be aware that the Adobe may well never be reconstructed, causing a significant adverse impact to the historical resource. In disassembled form, the Michael White Adobe loses its significance, as well as National and California Register eligibility.

Should you have any questions on the above project alternative, please give us a call.



Attachment.

Michael White Adobe Proposal to Disassemble, Salvage and Store prepared by Eagle Restorations Group, Inc., dated September 15, 2009

MICHAEL WHITE ADOBE
PROPOSAL TO DISASSEMBLE, SALVAGE AND STORE
Eagle Restorations Group, Inc.
September 15, 2009

Introduction

This document describes an alternate proposal for the disassembly and storage of the Michael White Adobe, and is the basis for ERG's (Eagle Restorations Group) cost projection presented to the City of San Marino for this alternative.

This alternative was discussed at the site on Friday, September 11, 2009 with The City of San Marino, CK Architecture, Michael Krakower, Robert Chattel and ERG.

All work must be carried out according to The Secretary of the Interior's Standards, since the Adobe is a designated historic structure. This includes all phases of the disassembly, transport and reassembly. The phases involved in this work are:

1. Verification
2. Document
3. Disassemble
4. Transport
5. Store

Description of each of these phases is as follows:

1. Verification

This phase will be brief, about one-half day, and will verify specifically the following:

- a. Building fabric that will be salvaged for reincorporation into the Reconstructed building
- b. Building fabric that will be salvaged, and for which there are issues about their authenticity within the *Period of Historic Significance*, or may embody other useful information.
- c. Materials that will be demolished and disposed of. (The brick floor is a good example.)

Per the September 11 meeting referenced above, the general direction will be to salvage as much as possible during this work. The adobe brick will make up the largest part of the material volume, and the "questionable" materials (per b. above) are mostly woodwork and metal items that take very little storage space in comparison.

2. Document

Historic Reconstruction under The Secretary of the Interior's Standards requires a high degree of fidelity to measurements, details, materials, textures, profiles and so forth. The basic process will be investigation, measuring, drawing and photographing at the site.

Most of this work will occur before the start of disassembly, perhaps a week in advance. Completion of some information will take place during the disassembly process itself. Most notably, this will include internal aspects of the adobe walls such as brick layout pattern and timber headers.

Please note that the HABS (Historic American Building Survey) drawings are a very helpful record but are not complete enough by themselves to guide the reassembly of the building. The product of ERG's documentation work will be a set of drawings and notes, with supplemental photographs, that are complete information for this purpose.

Documentation and identification will fall into one of three categories, depending on the type of material or assembly, as follows:

- a. Adobe Walls: Varying thicknesses of adobe walls suggest that brick sizes and/or layout patterns vary. Additionally there are some curved shapes and odd conditions that are "character defining features" that will be important to reconstruct accurately. In addition to recording this information architecturally, adobe brick will be identified on the drawings and palletized wall by wall, and by special condition.
- b. "Unit" Components: This includes wood and metal items that can be removed and identified as a unit, such as a window sash and frame. These units will be located and identified on the drawings, with any necessary detail about their installation into the adobe.
- c. Wood Assemblies: This includes roof and gable assemblies, porches, and the attic floor, which need to come apart piece by piece. In addition to recording the overall assemblies architecturally, the individual parts or types of parts will be identified on the drawings.

3. Disassemble

There are three different activities that take place during disassembly:

- a. Document Assembly Details: Complete documentation with information about internal connections and details.
- b. Tagging: Coordinate the identification of all components, and types of adobe on the drawings with tags or labels on the physical items and the adobe palettes.
- c. Disassembly Steps (See Note No. 1 below):
 - 1) Provide weather protection
 - 2) Remove and dispose of roofing material (shingles etc.)
 - 3) Disassemble roof rafters, beams, attic joists and gable ends. Salvage, band and pallet
 - 4) Disassemble porches and salvage, band and pallet
 - 5) Remove and dispose of plaster from interior and exterior walls
 - 6) Disassemble adobe bricks. Salvage and shrink-wrap on to pallets, organized as described above
 - 7) Disassemble doors/windows and interior woodwork and salvage. Protect glazed doors and windows with plywood, and band all onto pallets
 - 8) Remove and dispose of brick flues (See Note No. 5 below)

Notes:

- 1) Verification: This listing is based on ERG's current understanding and the September 11 meeting noted above. It is subject to verification per Section 1 above.
- 2) Site Logistics: ERG must establish with the School, and maintain during operations, site safety precautions and barriers, designated roll-off dumpster and truck parking areas, and a safe forklift route between these parking areas and the building.
- 3) Labor and Tools: ERG will use labor and supervision experienced in adobe construction and who understand the characteristics of the materials and assemblies. This will insure a minimum of damage and breakage during disassembly and subsequent handling. Generally small hand tools will be used in the work.
- 4) Weather Protection: The tops of the adobe walls will be exposed during disassembly, and these are very susceptible to damage from rain. Given especially that this work may be taking place during the Fall or Winter, tarps and other necessary materials will be kept on hand.
- 5) Note on Brick Chimneys: Current direction is to remove and dispose of brick chimneys. Include in Documentation before removal.

4. Transport

ERG routinely moves such historic materials using its own trucks, trailers and personnel, and will transport all salvage materials to one of two alternate locations as described below.

5. Store

Two different storage options are presented in the attached Cost Estimates:

- A. Lacy Park Alternate: ERG will deliver the palettes and banded materials to a designated location at Lacy Park, and cover with tarps. Further security, visual barriers or overhead protection are not included in this Cost Proposal.
- B. ERG Warehouse Alternate: ERG will deliver the palettes and banded materials to a warehouse that it leases in Irwindale CA, and store indoors in fire-sprinklered, alarmed space. The cost of insurance for the White Adobe components is included in the Cost Proposal. Costs are presented for 12 months of storage.

The Lacy Park Alternate is the less costly proposal. However this does not reflect the value of protection and visual barriers as mentioned above, that are not included and may be desirable.