

# APPENDIX B

## Cultural Resources Supporting Data



# APPENDIX B1

## Historical Resource Evaluation



# SUMMIT CONSULTANTS, INC.

Answers to your questions, solutions to your problems

CONSTRUCTION SPECIALISTS

## SANTA MONICA – MALIBU UNIFIED SCHOOL DISTRICT

JOHN ADAMS MIDDLE SCHOOL

AUDITORIUM  
&  
MUSIC BUILDING

HISTORICAL RESOURCE ANALYSIS

NOVEMBER 27, 2017



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## 1.0 EXISTING CONDITIONS

### 1.1 PHYSICAL DESCRIPTION AND FEATURES OF THE AUDITORIUM

The John Adams Middle School Auditorium is a wood frame, plaster and concrete structure. It was constructed in 1948/1949. It has a building footprint of approximately 14,297 square feet, with access stairways on the east, south and west sides. The Auditorium's design is a very simple Streamline-Moderne style of architecture. The Streamline-Moderne style grew out of the Art Deco movement and shares many design elements. The presence of most of the recognizable Moderne features are non-existent on this building. The Auditorium is a uniform rectangular boxlike design, with flat roofs at the west and east ends and a barrel roof over the main assembly section of the building. The barrel roof is supported by four bow trusses. The tallest section of the building is 35 feet high. The base footprint has a width of 59 feet and a length of 107 feet. The stairway appendages extend out an additional 22 feet on the east side and 26 feet on the south side. The width of the stage area extends out 7 feet from the base footprint on the east and west sides. The design is a series of square boxes with tall walls making the building very plain and simple. Minimal details are typical of both the exterior and interior of the building. Stylized Geometric shapes characteristic of the Streamline-Moderne style are missing.

The Assessor's Identification Number is #4273-024-900. The building is sited on sections of multiple lots at Block 43, Lots #1-13, Region 7, Cluster 07423, Santa Monica. The official address of the John Adams Middle School Campus is 2425 16<sup>th</sup> Street, Santa Monica, CA 90405-2621.

Almost all of the original doors and windows have been replaced with more current products. The typical multi-panel windows and doors of the original design have been

changed to single pane glass and wood assemblies and in most places, solid slab doors. At the interior, all original doors have been replaced and the only original floor finish remaining appears to be the wood floor of the stage. All of the other areas including the Entry/Lobby have been changed out to more recent standard commercial floor coverings. All of the original theatre style seating has been changed to more contemporary seating. Based on their style and condition, the four prominent ceiling hung light fixtures above the seating area also appear to have been changed in more recent years. They are not typical of Moderne style fixtures from the period of original construction. Many original physical installations and features were changed out during a renovation that was conducted in 1995-1996. Some of the Bathrooms were remodeled, ceiling finishes and light fixtures were replaced and hand railings on the entry steps were changed out. The historic fabric has been altered significantly.

The paint finishes on both the interior and the exterior are deteriorated and failing. Numerous fracture cracks are visible throughout the building's exterior plaster façades. Structural stress cracks are visible along the building foundation lines. A large area of the interior plaster ceiling over the public seating spaces has been removed in order to shore up the failing roof structure. The damage is detailed in the NAC Report, dated July 15, 2016 and the letter from the structural engineer, Ishler Engineering Associates, dated June 9, 2016 (see Exhibit "B" attached). The John Adams Middle School Auditorium has been closed and out of the public's use since 2014. Ishler Engineering inspected the building on July 30, 2014 and identified that it is "unsafe to occupy". Based on this letter and the photographs in the NAC Report, the structural integrity of the roof and walls are compromised and may be in jeopardy of additional failure and collapse (also see Section 2.4 of this report). In addition, separation cracks in the wall plaster along the tops of the perimeter foundations at both the east and west façades indicate excessive movement. There are numerous stress cracks throughout the west façade plaster. Many of these have been filled and painted over, so they are not clearly obvious. The east façade exhibits much more obvious cracking and separation of



the plaster. There are horizontal cracks running continuously, almost full length of the building at a height of approximately 12 feet above the adjacent grade and again at approximately 20 feet above grade. These cracks are more prominent across and adjacent to each structural column/pilaster. In addition, there are significant vertical separation cracks at the top of each pilaster at the connection point to the protruding lintels. The foundations were installed during original construction in the late 1940's and based on the original construction drawings are inadequate for the size and weight of the building according to current seismic and structural requirements.

On July 30, 2014, an inspection of the Auditorium was conducted by Ishler Design and Engineering Associates. Separation of the south wall from the ceiling was identified. Cracking in the exterior horizontal beam at the top of the two middle pilasters was also identified. Of primary concern, one of the roof trusses was observed to have suffered tension failure to the bottom chord and the top chord also had significant damage. The Ishler report stated that the building was, "Unsafe to Occupy". A second more thorough inspection was conducted by Ishler on September 5, 2014 when failure to three additional trusses was observed. Ishler stated, "The bottom Chord split and opened approximately 4" pushing the south wall out 2½" and the north wall out 1½". The ceiling has dropped 5 ½" ...Recommend repair and strengthening of all other roof trusses." In addition, roof rafters and ceiling joists have been displaced. In a letter dated September 23, 2014, Ishler outlined the phases for repair of all four of the trusses, attached roof sheathing and ceiling joists, plaster ceiling, impacted HVAC and electrical systems. The truss system was shored up with temporary bracing and remains in this condition today. A section of the plaster and asbestos ceiling has been removed in order to allow installation of the temporary shoring up under the trusses. No additional repairs have been done.

A memorandum from Jan Maez and Steve Masetti, dated November 15, 2016, indicated that the building was closed to all use and that the Division of State Architect (DSA) had been informed of the building's condition. The DSA determined that, "Significant improvements must be made to the building prior to occupancy." Improvements would include all of the structural repairs (to be determined), replacement of the entire ceiling and related asbestos abatement. The DSA also required a new fire sprinkler system throughout the building, new fire alarm system and other code required life/safety improvements. Interior and exterior ADA accessibility upgrades would also be required. A preliminary cost estimate of all items, except the structural repairs is \$1,000,000 - \$2,000,000. Repairs and retrofitting of the structural elements would require an extensive program of destructive testing, thorough inspections of all areas and a detailed structural analysis in conformance with current seismic code requirements for public school buildings. The actual costs of these structural repairs could only be determined once this analysis is completed. A preliminary cost estimate of this analysis is \$90,000.00 to \$100,000.00.

## 1.2 AUDITORIUM ARCHITECT'S INFORMATION

The Auditorium was designed in a simplified Streamline-Moderne style by architect Joseph Morgan Estep. Estep was born in Ohio in 1888 and died in Los Angeles County in 1959 at the age of 70. He became a member of the American Institute of Architects in 1954 at the age of 66. He was a member of the American Institute of Architecture for a very short four years before his death. Estep worked as a draftsman for the Los Angeles architect Arthur Kelly from 1912 through 1938, and eventually became an associate with that firm. Estep started his own practice in 1938. His portfolio consisted of mainly residential projects. His most notable projects as listed in the Pacific Coast Architecture Database are the W. B. Cline House in Beverly Hills, the Arthur Letts Jr. House in Holmby Hills, a Drive-in Market in Hollywood and the Santa Monica City Hall. The City Hall building was a collaboration between Estep and lead architect Donald B. Parkinson. A review of the listings in the American Architects Directory, identifies only the name of Joe M. Estep along with his office address. No buildings or significant design projects by Estep are listed in the directory. The John Adams Middle School Auditorium is not listed in the American Architects Directory, or the Pacific Coast Architecture Data Base.

The main challenge in assessing the career of this local architect derives from the need to develop a clear understanding of the individual's achievements within historic context. More specifically, there is a need to distinguish between the important but typical work, and other contributions that may rise to a higher level of significance, within a historic context. The Auditorium's design is very typical of an institutional building of this type and purpose. Its size and function are very standard for school campuses nationwide and would not be considered unique, or significant. Estep is not considered to be a historic personage in the history of Santa Monica.

The first buildings on John Adams Middle School Campus were designed by the architectural firm of Marsh, Smith and Powell as a replacement campus following the damaging 1933 Long Beach Earthquake. The additional buildings were constructed over the following 20 year period and were designed by various different architects. The Auditorium was constructed late in that period, circa 1948 and is the only building on the campus designed by Joseph Estep. Estep was not a principal or associate of the March, Smith and Powell firm who were well known for their educational buildings.

### 1.3 PHYSICAL CONDITIONS AND FEATURES OF THE MUSIC BUILDING

The John Adams Middle School Music Building is a wood frame, plaster and drywall structure. It was constructed in 1968-1969. It has a building footprint of approximately 5,600 square feet with access doors at the north and south sides. The building is divided into two large spaces inside – the Chorale Room and the Instrumental Room. Each of these spaces has small supporting practice rooms and offices. The exterior design of the building is a plain rectangular box. There are no windows and simple solid slab doors. The building has a flat roof with a flat canopy along the east side, which protects the two door entrances. The canopy doubles as a support platform for the building's mechanical equipment above. The building's only architectural feature is a utilitarian metal screen, which runs along the perimeter of the canopy to hide the mechanical equipment from public view. It is a standard commercial equipment screen constructed of structural steel and flat 26 gauge sheet metal. Slender 3" x 3" tube steel pipe columns support the louver screen. There is also a simple galvanized metal coping, which caps the perimeter roof top parapet. None of the metals used on the building are rare, or unique. All metal is painted a contrasting dark green color. The exterior wall height is 21 feet from grade with commercial plaster finish on all four sides of the building. Faux lintels and columns divide the high walls into sections. These are constructed of wood and plaster and divide the vast wall surface into upper and lower sections. The upper sections have vertical striated texture; the lower sections are a typical flat sand finish. The entire building is painted a light beige color. The roof is flat and covered with roll-out composition material. The roof is not visible from the ground level. Rainwater drains to four downspouts, which are concealed inside some of the faux plaster columns. The building's exterior does not present any significant or unique architectural features.

The interior of the Music Building is purely utilitarian. Similar to the exterior, there are no significant or unique architectural features. The Chorale Room and the Instrumental Room are large open classroom areas with high volume ceilings 19 feet high. A seating area configured of platform steps and risers are prominent in both classrooms. The risers and platforms are constructed in a flat box design out of wood framing and plywood. The plywood is covered with standard flat pile glue-down commercial carpet. The wall covering throughout the interiors is ½" drywall, no plaster. Ceilings are also covered with drywall. The lower section of all walls in the classroom areas is finished with simple flat plywood and wood trim wainscot up approximately 3 – 6 feet from the floor. The upper remaining wall surface is covered with standard commercial 12" x 12" acoustical tile. The high ceilings are covered in a sound deadening Hansometric acoustical tile. The upper walls have sound attenuation baffles spaced at approximately 24 inches apart. The practice rooms and office walls are covered with the same commercial carpet that is on the floors and risers. The ceilings are finished with the same standard 12" x 12" acoustical tiles. All interior doors are flat slab with standard commercial trim casing. The built in cabinets are flat plywood with no detail. All interior woodwork is paint grade. Everything at the interior is painted with the same light green/grey paint. Cabinet countertops are a neutral color Formica product.

The Music Building is sited at the northwest corner of the John Adams Middle School Campus. It is bordered by Pearl Street on the west, 17<sup>th</sup> Street on the north, a parking lot on the east and the Auditorium building on the south. The north and west sides are immediately adjacent to the sidewalk and public parking spaces. There is a narrow dirt planter, which runs along the west side of the building that is void of any trees, or plantings. A small cluster of struggling shrubs occurs at the southwest corner only. The east side adjacent to the parking lot has a layout of sidewalks and intermediate planter areas. There are two young growth trees and otherwise the dirt planters are completely void of any plant material.

Numerous modifications have been made to the building since its original construction. The two restrooms were remodeled at some point in the last 8 – 12 years. Original floors have been replaced with 2" x 2" ceramic tile. The walls are covered with a 4" x 4" ceramic tile wainscot. Modern plumbing fixtures and fluorescent lighting have replaced the originals. At the exterior, original plant materials have been removed. The original square recessed light fixtures in the canopy ceiling have been covered over with newer fluorescent fixtures. Modern panic bar devices, door pulls and door closers have been installed on the exterior doors and all of the original door hardware has been removed. It is indeterminable whether the slab entry doors are original or not. However, the paint on these doors and trim tested positive for lead paint, which would indicate pre-1972. Plastic cap lenses have been installed on the light fixtures over the doorways.

Numerous construction and energy deficiencies are inherent throughout the building. The original existing high wattage ceiling hung fluorescent light fixtures are still in place. The building's electrical and mechanical systems are highly inefficient and obsolete. The existing wall and attic insulation are substandard in meeting current energy requirements. There is currently ½" sound rated fiberboard lining the walls of all the practice rooms. Due to its age, this board is non-rated and is a fire hazard. The ½" drywall on the walls and ceilings do not provide required fire resistance. The entire building does not meet current life/safety requirements or ADA requirements. The structural integrity and seismic safety of the building does not meet current minimum standards. The dimensions of the concrete footing/foundations are undersized. The specified concrete P.S.I. strength of 2,500 and the size of the specified reinforcing steel do not meet current minimum standards. The building's shear walls do not meet current design requirements for resistance to lateral seismic movement.

Hazardous Materials testing was performed on paint and plaster samples obtained onsite by a licensed contractor. The samples were packaged according to standard requirements and delivered to a certified testing laboratory – Patriot Environmental

Laboratory Services, Inc. All exterior paint contained the presence of lead with extremely high results on the exterior plaster and doors. A low level of asbestos was detected in the exterior plaster. The glue/mastic used to install the acoustical tiles on the walls/ceilings and the carpeting throughout was not tested, but is highly suspect in containing asbestos due to its age. See Exhibit “C” for hazardous materials test results.



## 1.4 MUSIC BUILDING ARCHITECT'S INFORMATION

The Music Building was designed by James Donald Mount. Mount was born in Portland, Oregon on August 11, 1924. He moved to Los Angeles as an adolescent and graduated from John Marshall High School. He earned his degree in architecture from the University of Southern California. Mount designed several other buildings in Santa Monica, including the YWCA, Salvation Army Church, Memorial Park Gymnasium and the Fisher Lumber Company. Mount specialized in designing and building apartment buildings and affordable housing projects. The John Adams Middle School Music Building is the only building on a public school campus designed by him. The Music Building is a very simple, indistinct architectural design, which does not identify with any historical theme, or defining features. The building's design is very typical of an institutional building designed more for interior utilitarian purposes, rather than architectural significance. James Mount is not considered to be a famous historic personage in Santa Monica history. As previously noted, in identifying architectural achievements, there is a need to distinguish between the important but typical work, and other designs which rise to a higher level of significance, within a historic context. The plain, featureless rectangular design of the Music Building does not stand out in the neighborhood or on the school campus. The building is not unique in its appearance, or its building materials.

James Mount is listed in the Historical Directory of American Architects as a member of A.I.A. since 1955. He does not have any publications or archival holdings identified in the directory. Mount worked as a draftsman at four different architectural firms after graduating from college – 1950-1957. He started his own office in 1958. Mount's main focus was on a variation of commercial and manufacturing buildings. His remaining clientele consisted of developers seeking cost efficient apartment buildings. Mount eventually became a developer of multi-family housing himself. All of his designs were

very utilitarian and simple. There is no proprietary design, or common theme to his buildings. A search of the California Architectural Archive yielded no listing for James D. Mount. A search of the Pacific Coast Architecture Data Base yielded no listing for James D. Mount. He is not listed in Santa Monica's Historical Resources Inventory. James Mount died in June of 2013 at the age of 88.

## 1.5 HISTORIC CONTEXT

The chronological period of development for the local neighborhood and the site of The John Adams Middle School Campus vary considerably. There is no common time period for the area's built environment. Residential construction began in the 1920's and continues today with modern construction. Similarly, commercial areas began a few years after the first residential tracts were completed with new construction and remodeling currently underway. The three school campuses, which comprise the immediate surroundings of the Auditorium and Music Building, are John Adams Middle School, Santa Monica City College and Will Rogers Elementary School. Similar to the surrounding neighborhood, these campuses have evolved over time. Beginning in the late 1930's and continuing into recent times, the campuses are made up of various buildings of completely different style, designs and time periods. There is no common association with an important architect, builder, or landscape architect.

The geographical area in which these school campuses are located has no unique qualities or history. Development records indicate that the Santa Monica "Housing Boom" began in the 1920's and was citywide and not concentrated in any specific areas. Small residential lots were subdivided where the land value was relatively inexpensive. Very little information is available for the nearby Sunset Park residential development and the neighborhoods closer to The John Adams Middle School Campus. The area was developed with small lots and small homes. The three school campuses were conveniently located in the center of this developing residential area.

Two small areas nearby are noted in the city's Historical Resources Inventory without a lot of description, or details. A 38 parcel tract was started in 1941 and completed in 1947 and is labeled as Tract 11821, the Eichleberger tract. A larger 110 parcel tract is

also noted in the Inventory. Tract #12401, known as the Erkenbrecher Tract was started in 1941 and completed in 1944. The tract consists of modest homes with slightly varied architecture. Other than these two unrelated tracts, there are no other neighborhood elements noted in the Historic Resources Inventory. The nearby location of the schools that were already built was a marketable convenience. These tracts and the school campuses are not identified in any other assessment of historical properties, technical report, state or local inventories and registers, or architectural studies. No oral histories, folklife studies, or ethnographic research on this area has been located.

The types of properties in the neighborhood area surrounding the Auditorium and Music Building do not share physical or associative characteristics. Other than the few locations where housing was built in the same time period by individual developers, the area as a whole has multiple architectural styles and sizes of both residential and commercial buildings. There is no singular distinction, or historical theme which gives context to the neighborhood. Similarly, there is no singular architectural design, or historical theme to the buildings on the John Adams Middle School Campus, or the two other adjacent school campuses. Historically, the area does not share a common identity. Other than the brief mention of two small areas in the Historical Resources Inventory previously noted, no registration, evaluation, or identification of any buildings, or streetscape has been conducted by the state or the City of Santa Monica. The City has surveyed the John Adams Middle School Campus along with some of the school campuses citywide and has created a category which is labeled as “potential thematic district”. This is a subjective label grouping some of the campuses together without identifying any distinctive unifying features. No specific buildings are described as unique or contributing structures. The unifying theme is that these are school campuses, not that they are historically distinct. Each campus is an assembly of many different styles and types of architecture and construction techniques, ranging in age from the 1930's to modern day. See Section 2.4. General social, political or environmental conditions and trends have not had an outstanding or significant impact

on the surrounding neighborhood. The area and its landscape do not represent rare types of properties, or architectural quality, or unique importance. The city's own planning and zoning regulations allow multi-family and commercial buildings of various sizes and styles alongside small single family homes. The John Adams Middle School Campus is difficult to evaluate in the context of other related historic properties. There is no identifying theme, geographic delineation, or chronological period.

A records search was performed by the South Central Coastal Information Center in 2009 to determine if the John Adams Middle School Campus had any previously recorded archaeological implications. None are identified. Per the 2009 study, there are no Native American settlements, fossil remains, burial grounds, or cemeteries on record for this site. There is no record that past construction activities at the campus have uncovered any archaeological resources.

The predominant architectural styles in Santa Monica that could be associated with John Adams Middle School and the two adjacent school campuses are the themes of Early Modernism and Post – World War II Modernism. However, the campus buildings have lost the majority of features that once characterized these themes/styles. Modifications, upgrades and additions to the buildings over the years have diminished, or eliminated the majority of essential features from the significant periods. In order for a property to be a designated resource, it must retain all or most of its character defining features of this representative theme, or architectural style.

The City of Santa Monica's Historic Context Statement contains "Eligibility Requirements" in order to register any property for potential historic designation. The Context Statement lists the general category of "Schools" along with other property types under the registration topic theme of "Civic and Institutional Development". This topic theme has three sub-themes. In order for a property to be registered under any of these themes, its significance to the context of these themes must be demonstrated.

The three sub-themes are as follows:

- Early Civic and Institutional Development (1875 – 1929) – All the buildings on the John Adams Middle School Campus that were constructed during this time period were either partially or completely destroyed in the 1933 Long Beach Earthquake. Any significance of these buildings is non-existent for this theme period.
- Pre-World War II Civic and Institutional Development (1930 – 1944) – After the 1933 Long Beach Earthquake, the essential buildings were rebuilt. According to the Santa Monica Malibu Unified School District Facilities Inventory, six buildings were reconstructed in 1935 and seven buildings were constructed in 1936. The remainder of the buildings on campus were constructed after 1944. All of the 1935 and 1936 buildings have been modified and upgraded over the years in conformance with Santa Monica Malibu Unified School District's adopted policies. These policies include onsite safety, improved class instruction and elimination of health hazards. These buildings were very minimal in architectural design when originally constructed. The most prominent architectural features – the windows, the doors, steps and railings have been replaced, or modified over the years. There are no significant essential physical features that would associate these buildings with this theme period. The John Adams Middle School Campus is included in the 1930 – 1944 timeline theme, but not in the 1945 – 1977 timeline theme. The Auditorium Building was constructed in 1946.
- Post-World War II Civic and Institutional Development (1945 – 1977) – On the John Adams Middle School Campus, three buildings were added in 1948. The Auditorium was one of those. A set of Classrooms was added in 1958 and two more buildings were added in 1968. The Music Building was one of those. Similar to the buildings noted above, both the Auditorium and the Music Building

have been modified and upgraded over the years. They have lost the majority of architectural features that may have been relatable to this theme period. The John Adams Middle School Campus is not included in the 1945 – 1977 timeline theme. The Music Building was constructed in 1968 – 1969.

Any institutional or civic property proposed to be eligible for registration as significant to the theme classification, must retain its overall integrity. See Section 3.1 on Integrity Analysis. There is only minimal subjective association with the City's Historical Context Statement's eligibility requirements. The Music Building was constructed in 1968-1969, which falls outside of the accepted assignment of historical status consideration to buildings 50 years old or more. A resource that is less than 50 years old may not be considered eligible for the National or State register unless it is of "exceptional" importance. City of Santa Monica Structures of Merit must be at least 50 years old.

## 2.0 REVIEW OF GOVERNMENTAL REGULATIONS AND GUIDELINES

### 2.1 FEDERAL GOVERNMENT IMPACTS

#### NATIONAL DOCUMENTATION PROGRAMS

The Library of Congress and the National Park Service administer three extensive collections of data, blueprints, photographs and historical information. These three multi-format surveys are the Historic American Buildings Survey, Historic American Engineering Record and the Historic American Landscapes Survey. The collections preserve and document all aspects of engineering technologies, type/styles of buildings, construction methods and significant landscapes. Achievements in notable architecture and engineering methods are documented. These three surveys constitute the nation's largest archive of historic architectural engineering and landscape resources.

Established in 1933, the Historic American Buildings Survey was the nation's first federal preservation program for documentation of the architectural heritage in America. Under parameters from the American Institute of Architects (AIA), the buildings documented include monumental architecture and all types and styles down to the utilitarian and vernacular. The John Adams Middle School Campus Auditorium and Music Building are not listed, or mentioned in the Historic American Buildings Survey.

Established in 1969 by the Library of Congress, American Society of Civil Engineers and the National Park Service, the Historic American Engineering Record documents historic sites and structures related to engineering. The Record identifies subjects that are unique, ground breaking, or outstanding in the field of engineering. The John Adams Middle School Campus Auditorium and Music Building are not listed, or mentioned in the Historic American Engineering Record.



The Historic American Landscapes Survey is a record of historic sites that are special places. Policies and standards for this survey are established by the American Society of Landscape Architects, the National Park Service and the Library of Congress. Established in 2000 for systematic documentation of significant or unique sites and landscapes, the survey lists rural, urban, institutional and agricultural resources. The John Adams Middle School Campus and the adjacent streetscape, including the open space surrounding the Auditorium and Music Building, are not listed, or mentioned in the Historic American Landscapes Survey.

#### THE SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior is responsible for setting the standards for all programs under Departmental authority. The Secretary also advises federal agencies on the actions to be taken on all properties listed, or eligible to be listed in the National Register of Historic Places. These standards have also been adopted by city historic district and planning commissions throughout the country. The intent of these standards is to establish a property's significance as a historical resource. Outstanding features and unique historic materials are to be preserved. Preservation of a building and its historic character is based on the premise that the historic materials and features and their unique craftsmanship are of primary importance in history. Portions and features of the building, which are significant to its architectural, cultural and historic value, should be preserved. If the architectural features and materials are not significant, or unique in defining the building's historic character – the responsibility for preservation is minimized. The National Register is the official list of historic places throughout the nation that are worthy of preservation. The John Adams Middle School Campus, the Auditorium and the Music Building are not listed on the National Register. Listing in the National Register is primarily an honorary status and does not provide mandatory protection as a historic resource.

California Environmental Quality Act (CEQA) Guidelines reference the Secretary of Interior's Standards for the treatment of Historic properties. Under CEQA, it is the responsibility of the lead agency to assess whether or not a subject building meets these standards. These standards are actually guidelines, not mandates, and as such, they cannot, in and of themselves, be used to make specific decisions about which properties or features should be saved. If the building requires extensive repairs and replacements, restoration or rehabilitation is not the most appropriate treatment.

## 2.2 CALIFORNIA STATE IMPACTS – CEQA

Public Resources Code, Article 2, Section 5024.1 – Establishes the California Register of Historical Places. The California Register identifies the state's historical resources and what properties are to be protected. The resources listed in the California Register are determined by the California State Historical Resources Commission according to procedures adopted by the commission. The California Register helps identify what buildings are to be protected, to the extent it is prudent and feasible, from substantial adverse change. Neither the John Adams Middle School nor any of its buildings appears in the California Register. In reviewing the John Adams Middle School Auditorium and the adjacent Music Building according to the criteria required by the commission, the results are as follows:

1. The buildings are not associated with major events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. The buildings are not associated with the lives of important national, state, or local persons in their respective time periods.
3. Only a few elements on the Auditorium exhibit the characteristics of the type and period of construction. The entry doors and metal wall cap are representative of this style of architecture, however, they are very minimalized. The multi-pane muntins on the original entry doors have been changed to a single pane of glass. The small metal grill detail at the Front Box Office window is the most representative feature of the architectural style and period. The remainder of the building is very flat and characterless. All of the other original doors, windows and hand railings have been changed out over the years.

The Music Building was designed as a cost efficient utilitarian structure. Commercial building materials popular during the late 1960's and early 1970's were utilized to create a simple functional classroom building. There are no windows or unique trim details. Original door hardware and interior floor finishes have been changed out. The two small restrooms were completely remodeled in recent years and there are no characteristic elements of the period of construction.

4. The type and style of construction of both buildings is very simple, square and boxy and does not represent an important creative work, or possess high artistic value. Functionality and cost efficient materials are more recognizable than any design features.
5. The buildings are not likely to yield important information in past history. No major events, or distinguished occurrences are on record for either building.
6. Both the Auditorium Building and the Music Building have never been formally determined eligible, or listed in the National Register of Historic Places.
7. The Auditorium and the Music Building are not buildings that would be considered points of historical interest by the general population.
8. The Auditorium and the Music Building are not buildings that contribute to a historical district. They are not located in an historical district. See Section 2.4 on "Potential Thematic District".
9. The buildings are not designated as local landmarks or historical properties under any county or municipal ordinance and do not meet designation criteria per

SMMC 9.36.100, therefore they are not eligible for City Landmark designation.

10. Neither the John Adams Middle School Campus, nor any of its buildings have been recommended by the State Office of Historic Preservation for listing in the California Register in accordance with criteria adopted by the Commission.

After review of the criteria, CEQA finally leaves the determination of if a resource is historically significant to the Lead Agency. The discretionary decision of what constitutes substantial evidence beyond any official designation is also left to the Lead Agency. In this case the Lead Agency is Santa Monica Malibu Unified School District.

## 2.3 CITY OF SANTA MONICA SIGNIFICANCE

### CERTIFIED LOCAL GOVERNMENT

The City of Santa Monica has been a Certified Local Government (CLG) since June of 1992. Jointly administered by the California State Historic Preservation Office and the National Park Service, qualifying cities are certified to participate in the Federal Historic Preservation Program. Community certification allows access to funding, technical assistance and special recognition.

Santa Monica's local roster of designated historical resources includes three Historic Districts, ten Structures of Merit and 122 City Landmarks. Neither the John Adams Middle School Campus, nor any of its individual buildings are included in the City's roster of designated historical resources. The campus is included in the City's Historic Resources Inventory as a suggested, or a "potential" thematic district. However, the Historic Resources Inventory is a citywide survey, not a mandated list. No designation or application for status is currently on record to include the property as a historic resource. In addition, information listed under the address in the survey is incorrect. See Section 2.4. The City Council has not currently designated the campus as a thematic grouping, or district. The City acknowledges that the Historic Resources Inventory is a collective listing of potential or suggested resources. The listing of a property in this survey does not automatically grant the resource historical status.

### CITY RECORDS

Research for records and archives was conducted on March 20, 2017 at the Santa Monica Engineering Department. No records, ordinances or documents were available identifying the John Adams Middle School Campus, the Music Building or the Auditorium as a historical resource, or even an existing physical asset. The Campus is shown on all engineering maps of Santa Monica.

The John Adams Middle School Auditorium is locked down and is not in daily use by students, faculty or community. On July 30, 2014, an inspection was conducted by the engineering firm of Ishler Design and Engineering Associates. They issued a formal opinion on the building's structural integrity. Ishler opined, "It is my professional opinion that it is not appropriate to occupy any portion of the building until there has been an assessment by a licensed structural engineer of the structure and the conditions necessary to occupy any portion of the building and that assessment has been approved by DSA" (Department of the State Architect). Due to the building's closure, Santa Monica City Building Department and Code Enforcement files and records were also investigated on March 20, 2017. Typically, when a structure is closed, or "Red Tagged", the City's Code Enforcement Department tracks the conditions and schedule. No records, documents or citations were available at the City's Building or Engineering Departments identifying the John Adams Middle School Campus, or Auditorium as a closed Red Tagged building, or records of it as an existing physical asset.

#### HISTORIC RESOURCES INVENTORY

The City of Santa Monica's Historic Resources Inventory (HRI) is a survey and inventory of all the properties deemed to have historical significance by architectural historians and preservation professionals. The HRI is a comprehensive survey authorized and conducted by the City as part of the general plan for purposes of definitive classification and environmental review of buildings and places as historic landmarks. Started in 1983 and recently updated in January 2017, the HRI contains approximately 1600 properties citywide. The survey and resource evaluations have been contracted to Historic Resources Group and Architectural Resources Group, who are qualified professional historians. Their opinions and determinations are the basis of the survey and inventory. Resources that are not listed, or are mentioned without specific qualification would not be considered as significant historic resources. The address of the John Adams Middle School Campus, 2425 16<sup>th</sup> Street is identified as "appears" to qualify as a contributor to a potential "Santa Monica Schools Thematic

District”. See Section 2.4 of this analysis. The common theme of this potential district is public schools citywide. Most of the school campuses began in the 1920’s and 1930’s due to the large influx of residents to the city. All of these school buildings were destroyed, or damaged by the 1933 Long Beach Earthquake. As a result, the reconstruction of the campus buildings span a time period from 1934 to modern day. During this period of widespread reconstruction, existing school campuses were rebuilt and new school campuses were constructed. This surge in construction was driven more by accommodating population growth swiftly, rather than through deliberate campus planning, or significant unique architectural vision. Renovations and new construction continue today. The only qualification for a Thematic District is the common theme of Public Schools. There are no architectural elements, or historical uniqueness that would qualify as significant themes to create a “Thematic District”. Even the common theme of Public Schools is unsupportable due to the fact that there are sixteen school campuses in the SMMUSD and only seven of these are identified in the HRI. Any potential theme of the public school system is negated by the exclusion of the majority of the school campuses from the list. There are two small areas near the John Adams Middle School and its Auditorium that are noted in the HRI, however, their significance is minimal to the overall adjacent neighborhood (see Section 1.3, “Historic Context” in this report). The nearby Sunset Park residential district is noted in the HRI consisting of small residential lots subdivided in the 1920’s. The HRI states that very little information is known about the Sunset Park area.

The address of 2425 16<sup>th</sup> Street identified in the Primary Record of the HRI is a three page listing of factual data with a short generic description of the site. No specific buildings are mentioned. Data listed includes USGS coordinates, APN Number, VTM Zone, etc. The date of construction listed is 1950, which is not specifically accurate. The architectural style for the site is listed as Moderne, which is not specifically accurate. As noted elsewhere in this report, original construction was begun in 1934 and continues to present day with a variation of architectural styles and aesthetics.



There is no architect or builder listed in this Primary Record. The Primary Record also lists 2425 16<sup>th</sup> Street under two California Historic Resource Status Codes, 5D1 and 5D3. To qualify for 5D1 Status, the property must be a contributor to a district that is listed or designated locally. 2425 16<sup>th</sup> Street is described as a “potential” part of a citywide Thematic District only. It has no specific local designation. To qualify for 5D3 Status, the property “appears” to be a contributor to a district that “appears” eligible for local listing or designation through survey evaluation. The HRI and its related survey have recently been updated this year. 2425 16<sup>th</sup> Street has not been officially designated to be a Santa Monica Historic Resource as of the most recent meeting of the Landmarks Commission Meeting held November 13, 2017. There is also no discussion or action taken regarding a Public Schools Thematic District as of that same date.

The Auditorium was constructed in 1948-1949. This time frame is outside the Period of Significance, which has been determined by the Santa Monica Commission to be 1875-1943 to be considered a “Potential Thematic District” per the March 2010 Mitigated Negative Declaration for replacement of Classrooms, Administration Building and site modernization. The Auditorium’s construction date does not fall within the Period of Significance and would not be considered a contributing historical resource.

The Music Building was constructed in 1968 – 1969. This time frame is outside the Period of Significance (1875 – 1943). This time frame does fall into the Post-World War Development period of 1945 – 1977. However, neither the John Adams Middle School Campus nor any of its buildings are listed in this sub-theme period. In addition, the Music Building does not meet the accepted age of 50 years old required for consideration of historical status.

In more recent years, the John Adams Middle School Campus has been modernized and renovated in accordance with the District’s adopted sustainability agenda. The

School District has initiated and continues to seek green elements and the benefits of sustainable practices. Sustainable features on the John Adams Middle School Campus include enhanced passive cooling, onsite renewable energy, drought tolerant landscaping, onsite water management and reduced potable water usage. Recent site improvements including artificial turf athletic fields, low water plant materials and bold graphics now define the modernization of the Campus. New classrooms feature bright vibrant colors, glass tower solar chimneys and modern architectural elements. In 2016, the John Adams Middle School was awarded the Grand Prize from “Learning By Design” magazine. In 2013, architects Konig Eizenberg/Osborn received an “Honor Award” from AIA Los Angeles for design in the renovation and modernization of the John Adams Middle School. The description of the John Adams Middle School in the Historic Resources Inventory states that it was constructed in 1950 and that it is “representative of 1950’s style institutional buildings with Moderne elements including curved bay windows”. This is inaccurate. The school campus exemplifies various styles of architecture and construction techniques that have occurred over many years and continue today. There is no common Moderne theme. The buildings on campus are not unified in style, or type of construction. The campus is not comprised of a concentrated historic core of buildings dating from the period of significance. Curved bay windows are not a typical identifying feature of the buildings. There is only one vestige of what once was a curved bay window at the center courtyard. However, this has been retrofitted with sectional rectangular aluminum windows. The H.R.I. also states that the signage lettering on the school buildings is set in brushed aluminum, typical of the 1950’s. There is no common historical theme of signage. Multiple types of colored lettering, styles and modern graphics are currently typical of the campus. The City of Santa Monica Historic Context Statement identifies the Pre-War Theme as 1930 – 1944 and the Post War Theme as 1945 – 1977. The John Adams Middle School campus does not retain integrity in either the Pre-War Theme, or the Post-War Theme, that is sufficient to demonstrate significance as a historic theme. See previous Section 1.3 “Historic Context”. It should not be identified as a historical resource.

CITY OF SANTA MONICA CRITERIA

Evaluation of a resource to be considered a Landmark Structure, a Structure of Merit, or a Historical Resource is based on designated criteria. These criteria are similar to those listed previously for the California State Historical Resources Commission. The City's criteria are as follows:

1. The property exemplifies, symbolizes, or manifests elements of cultural, social, economic, political, or architectural history of the city.

One-half of the John Adams Middle School Campus, including its Auditorium and Music Building, was constructed in the Post World War II period in response to a growing population as a typical institutional school structure. Its construction represents the general widespread growth of the city and is not significant for its association with a particular, ethnic, social or cultural group. The campus was built in stages and lacks unity of architectural design, or historic theme.

2. The property has aesthetic or artistic interest or value.

The John Adams Middle School Auditorium does not have any interior, or exterior artistic, or architectural features that distinguish it from other buildings of similar design and function. The Music Building is void of any aesthetic or artistic interest, as it is basically a plain rectangular box structure with no architectural details.

3. The property is identified with historic persons or with important events in local, state or national history.

According to archival records, there were no significant historic events that occurred at the Auditorium or the Music Building. The buildings are not

associated with any persons of historical interest. They were constructed and used for typical campus events and educational purposes.

4. The property embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or use of indigenous materials. See Section 3.1 of this report. The Auditorium's design is very simplified Moderne style using standard building materials. It is typical of any school auditorium building nationwide. There are no uniquely compatible or indigenous materials.

The Music Building is a typical and common example of a very utilitarian type building. It has no windows, or outstanding architectural details. The only feature to the building is the louvered metal assembly on the east side canopy over the entry doors, which is a functional Mechanical Equipment Screen.

5. The property is a significant or representative example of the work or product of a notable builder, designer, or architect.

See Section 1.2 and 1.4 of this report. The architect of the Auditorium was Joseph Morgan Estep. His portfolio consisted of mainly residential projects, mostly single family, and some multi-family. According to archival records, the John Adams Middle School Auditorium is the only building of its type and function designed by Estep. The building is not listed in any architectural inventories, or data bases. Estep was an established local practicing architect. However, the original design of the Auditorium has been thoroughly compromised due to substantial alterations over the years. The building is not a significant or representative example of Estep's work. The architect of the Music Building was James Donald Mount. His portfolio consisted mainly of residential apartment buildings and affordable housing projects. He also designed a few public

buildings and manufacturing buildings. The Music Building is the only structure on a school campus designed by Mount on record. Neither the Music Building, nor Mount is listed in any architectural inventories, or historical data bases. Many of the original elements have been altered, or replaced over the years.

6. The property has a unique location, a singular physical characteristic, or is an established visual feature of the neighborhood.

The auditorium is an established visual feature of the neighborhood due to its size and location adjacent to a main neighborhood street (Pearl Street). Its singular physical characteristic is it has tall blank walls and a square boxy design. The building has no unique features, or interesting details. Its location on the school campus or in the neighborhood is not unique or significant. It has a very practical and functional location next to the street and parking spaces. Similar to the Auditorium, the Music Building is very visible in the neighborhood due to its location street front on the corner of Pearl Street and 17<sup>th</sup> Street. Its singular characteristic is also tall blank walls and a plain boxy design. The building has no unique features, or unique details. Its location on the campus or in the neighborhood is not unique or significant. The immediate neighboring properties are the campuses of Santa Monica City College and Will Rogers Elementary School with typical utilitarian buildings of all sizes – large and small. The collective assortment of sizes and designs on all three campuses could be considered a common characteristic, however,` individually the John Adams Middle School Auditorium and Music Building are not unique visual features of the neighborhood.

According to the Santa Monica Planning and Community Development Department, a non-contiguous grouping of potential thematically related

properties may be designated a Historic District if the City Council finds that it meets one of the following criteria:

1. Any of the criteria for Landmark designation.

See the previous section on Landmark evaluation. Construction of the school campus was a factor of an increasing population citywide and not due to its association with a particular ethnic, social or cultural group.

2. A concentration of historic, scenic or thematic sites which contributes to each other and are unified aesthetically by plan, physical development, or architectural quality.

See Section 2.4 Potential Thematic District. The school campuses citywide are not unified aesthetically by architectural quality, community planning, or physical development.

3. There are significant geographical patterns associated with particular transportation modes, or distinctive examples of park or community planning.

The school campuses are not a result of a particular mode of transportation. They are located on typical city streets accessible by walking, or automobile traffic. The schools were placed in areas where developers were building residences independent of requirements for public transportation. The campuses were placed as the population grew in various areas and were not part of a distinctive master community plan.

COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS)

The CHPS is a non-profit organization dedicated to making schools better places to learn. CHPS was founded in 1999 as a collaboration of major California utility companies to address energy efficiency in schools. The program has expanded to address all aspects of school design, construction and operation. CHPS works with schools to ensure that every child has the best possible learning environment with the smallest impact on the planet by creating healthy, safe, environmentally friendly school buildings. Santa Monica – Malibu Unified School District is one of the 41 school districts committed to building new schools, or modernizing existing facilities to meet CHPS standards. The Santa Monica – Malibu Unified School District has previously adopted the CHPS Criteria per Resolution #07-07. CHPS helps facilitate and inspire change in the current educational system. The goals are to fundamentally change the design, construction and operation of district schools to:

- Protect Student and Staff health and enhance learning environments.
- Reduce waste, pollution and environmental degradation.
- Conserve energy, water and other natural resources.

## 2.4 POTENTIAL THEMATIC DISTRICT

The Primary Record of the HRI describes the John Adams Middle School Campus as a potential part of a citywide Thematic District. The description of this particular Thematic District is highly subjective with minimal evidence of a common connecting theme. An evaluation was conducted by Leslie Heumann and Associates in 1992. The evaluation identified six school campuses in Santa Monica that could be “potential” contributors to a thematic district. However, according to Historical Resources Group, a local renowned historical architectural consulting firm, in their technical report (April 2017) they state that “Current historic preservation practice no longer recognizes thematic districts as a resource type”. Historic Resources Group is also the co-creator of the City’s own HRI. Neither the National Register of Historic Places, nor the California Register of Historical Resources includes thematic districts. Similarly, the City of Santa Monica’s local preservation ordinance does not provide for the designation of thematic districts”.

According to the updated Citywide Historic Resources Inventory by ARG/HRG dated January 9, 2017, “...all properties formally identified as part of a cluster or thematic district” will be reevaluated for eligibility. It also states, “There are some properties previously identified as part of a cluster or thematic district that do not appear to meet eligibility standards as individually eligible or a contributor to a historic district”. The updated HRI indicates that there is no definition of “cluster” or “thematic districts” in any federal or state bulletins or guidelines. The City of Santa Monica’s Landmarks and Historic District ordinance similarly does not have a definition of “cluster” or “thematic district”. Consequently, there are no universally accepted guidelines for the treatment of individual buildings identified as part of a cluster, or thematic district. The National Register uses the Multiple Property Documentation (MPD) method as a basis for evaluation of related properties. Properties that meet the established registration



requirements using the MPD method are individually eligible only, not contributors to a thematic district.

The objective of identification is to distinguish properties that are associated with a characteristic context, in order to determine whether these properties are significant. Identification should clearly define the parameters and specifics sufficient to permit consistent evaluation and prescriptive assignment of historical significance. The Santa Monica HRI does not provide clear identification of a Public Schools Thematic District characteristic context.

The John Adams Middle School Campus is listed in the HRI by its address at 2425 16<sup>th</sup> Street. The Primary Record in the HRI suggests that this address could qualify under the NRHP Status Code of HD3, which states, “Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation”. A survey does not result in automatic designation of a property as a City Landmark or Structure of merit. This type of designation requires in-depth research and a formal application process. No actual designation will directly result from survey activity. Designation by the City of Santa Monica is a completely separate process that requires formal public hearings and notifications to the property owner.

The Primary Record of the HRI also suggests that this address could qualify under the NRHP Status Code of HD1, which states, “Contributor to a district that is listed or designated locally”. The potential Santa Monica Public Schools Thematic District is not on the City’s current list of locally designated districts. In reviewing the most recent Draft Historic Resource Inventory Update dated January, 31, 2017, this Thematic District does not appear as a specific theme. There is a section with the themes of Pre-World War II and Post World War II Civic and Institutional Development (See Section 1.5). However, the Public Schools Thematic District is not specifically identified.

The description of the John Adams Middle School Campus in the HRI Primary Record is inaccurate on numerous points. It states, “John Adams Middle School was constructed in 1950”. Actually, the first buildings on the campus were constructed in the 1920’s. Buildings were reconstructed and added after the 1933 Long Beach Earthquake (1935-1936). Additional buildings were added in 1948, 1958, 1968 and 2009. Site and building modifications continued into recent years. There is actually only one building that was constructed in the 1950’s, Building “R”. The information in the HRI is incorrect, there is no theme of years constructed. The HRI continues by stating that the campus is, “representative of 1950’s style institutional buildings, with Moderne elements, including curved bay windows. The campus buildings are one story in height...Buildings have flat roofs and smooth stucco siding”. This information is also incorrect. The variation in types and styles, wood siding, ribbed stucco finishes and modern architectural features are not representative of the 1950’s Moderne style. Minimal Moderne style elements are present throughout the campus and the only building with curved bay windows is the Administration Building, which was built in 1935. The Auditorium Building is 35 feet in height and has a Barrel Roof. Even though the Auditorium has some Moderne elements, there is no common campus theme of construction or architectural design. The description of the campus in the HRI concludes with the statement, “Overall, the campus maintains integrity of materials, workmanship and feeling of the campus from its original period of construction”. This statement is incorrect. The campus wide variation in design, materials, period and method of construction negates any historical integrity theme. Broad assignment of population growth to the construction of the city wide school district is not a unique social or cultural element and is not consistent with the identification of the thematic district.

An analysis of the HRI reveals that the John Adam’s Middle School Campus and any potential thematic district have been partially surveyed but not professionally evaluated.

As previously noted, the address of the campus appears in the HRI Primary Record with reference to the NRHP Status Codes of 5D3 and 5D1. However, there is no Primary Record Number, no HR Number and no Review Code Number. The Reviewer is listed as “none” and the Review Date is listed as “None”. The address of 2425 16<sup>th</sup> Street is listed as constructed in 1950, which as previously discussed is inconsistent with the construction dates of the various buildings on campus. The SMMUSD Buildings Inventory List identifies that none of the buildings were constructed in 1950. Building “R” was built in 1958. The campus style is listed as “Moderne”, which also, as previously noted, is not consistent with all the buildings on campus.

Checking the Search Variables, as of August 24, 2017, further inconsistencies and incorrect data are revealed. Using the Search Variable of “1950”, the HRI identifies fifteen properties, one of which is 2425 16<sup>th</sup> street. As previously analyzed, this construction date is incorrect. Using the Search variable “Santa Monica Public Schools”, 2425 16<sup>th</sup> street appears again with the incorrect construction date of 1950 and the incorrect campus style of Moderne. In addition, only six other school campuses are listed while the School District contains sixteen campuses city-wide. The “potential” thematic district listing of Santa Monica Public Schools is incomplete. If the potential thematic district is intended to be Santa Monica Public Schools, it should include all of the school campuses in the District. Using the Search Variable of “Moderne” as an architectural style, fourteen properties are listed; 2425 16<sup>th</sup> St. is one of them. However, as previously controverted, the campus as a whole is not Moderne. Using the Search Variable “5D1” for the Evaluation Code, twenty-nine properties are listed. 2425 16<sup>th</sup> Street is not listed under “5D1”. Search Variable “5D3” for the Evaluation Code, lists one thousand five properties that, “Appears to be a contributor to a district that appears eligible...”. 2425 16<sup>th</sup> Street is listed under 5D3 along with only six other schools. Any potential thematic district to be effectuated has already been assigned the common theme of “Santa Monica Public Schools”. The fact that all the Public Schools in Santa Monica are not included in this potential district invalidates its theme. Marsh, Smith &

Powell, who are the architects for some of the buildings on campus, was searched as the Architect/Builder variable. The only result for this firm lists 601 Pico Blvd. 2425 16<sup>th</sup> Street is not noted. Using the architect of record for the John Adams Middle School Auditorium, no results are listed. A search for architect James Mount, who was responsible for numerous alternations and additions to the John Adams Middle School Campus, displays no results. Using the Search Variable “Thematic Districts”, the list includes - Mid-city Apartment Courts, Santa Monica Substations, Spanish Colonial Revival Byers Thematic, African American Churches and Telephone Company Properties. Neither the John Adams Middle School Campus, nor Santa Monica Public Schools is listed as a thematic district in the HRI.

The Santa Monica Public Schools do not present a singular physical characteristic or unique location. The schools are not unified aesthetically by architectural quality, community planning, or physical development. By definition, “thematic” means of or consisting of a unifying subject, topic or idea: a recurring theme. The huge variation in architectural styles, construction dates, building usage and campus layout, along with the inconsistencies in the City’s HRI Evaluation Codes, refutes any subjective determination that the Santa Monica Public Schools comprise a definitive thematic district.

## 2.5 CURRENT BUILDING CODES – ADA COMPLIANCE – LIFE/SAFETY

### THE AUDITORIUM

NAC Architecture has performed an inspection of the interior and exterior of the Auditorium. They produced a thorough report dated July 15, 2016 with assessments of the building's Architectural, Structural and M.E.P. Systems. Inadequacies and violations of Current Building Codes are noted throughout the building. Code requirements in use during the 1940's and 1950's are inadequate and/or non-existent when compared to current construction codes. This applies to both local and state requirements. The NAC Report identifies specific areas of non-compliance. Undersized electrical and plumbing systems exist throughout. There are unprotected electrical circuits and insufficient numbers of toilets and sinks. Even though multiple remodeling projects were performed at the building after 1950 these code requirements are now obsolete.

None of the structural design requirements of the 1940's and 1950's meet today's rigid standards. In addition to the current market products and increased stress values, spans and loads of all assembly elements are much more stringent and completely different from the original construction design. Structural failure of two out of four of the main roof support trusses has been noted indicating signs of distress and failure. One of the trusses (#2) has actually failed, split and separated. Failure of both the top and bottom chords of this truss are noted and photographed. NAC indicated that failure of this truss has caused movement, or bowing in the north and south support walls. Movement of 2 ½ inches is identified. With movement of primary roof and wall framing systems, comes resultant movement in attached supporting members. Movement and separation will lead to eventual failure of attached structural elements and possible collapse of entire assemblies. A thorough structural analysis by a qualified engineer

should be performed to determine the total extent of failure and the likelihood of collapse in a future seismic event.

Federally mandated America With Disabilities Act (ADA) requirements and State Disability laws are also seriously deficient throughout the Auditorium. Specific locations and items are noted in the NAC Report. These include Ingress/Egress accessibility, interior circulation through doorways and hallways, stage access, control room access and restrooms. The main aisles in the theater seating area do not conform to minimum slope requirements. Ancillary items such as light switch and plug receptacle heights and drinking fountain access are not compliant. A complete interior and exterior accessibility upgrade and retrofit program is required to provide equal opportunity of use and enjoyment to all students and the general public.

Life/Safety deficiencies are also significant throughout the Auditorium. The building is approximately 90% non-compliant with facilities that meet current health, safety and fire code requirements. In addition to the extensive seismic upgrading necessary, proper ingress and egress routes, emergency lighting, fire alarm and fire sprinkler compliance must be completed. Interior lighting levels are notably deficient. An assessment will need to be made on how these improvements will impact the building's appearance. Interior and exterior systems and devices are required throughout the building. Fire Sprinklers complying with current code requirements will be required throughout auditorium spaces. It does not appear that the current fire water service lines that supply the building are of adequate size to service the required new system.

The Santa Monica – Malibu Unified School District has adopted the Collaborative for High Performance Schools Standards. Any re-construction, or remodeling of the Auditorium will have to conform to these Standards. Energy efficiency compliance is non-existent for the Auditorium Building. A complete survey and assessment of the building's envelope and interiors must be performed in order to determine any inherent

energy conservation potential. To reach the current Federal, State and Local “Green” requirements, and/or LEEDS guidelines will be a challenging and expensive undertaking. In addition to the complete replacement of the electrical, plumbing and HVAC systems previously noted, obvious upgrades would include door and window replacement, insulation and compliant roofing systems.

Per the survey and report of the John Adam’s Middle School Auditorium provided by “Alta Environmental” in 2014, an extensive amount of Asbestos Containing Materials are present throughout the Auditorium. Acoustical wall and ceiling plaster at all interior spaces are positively identified to contain Asbestos. Exterior window frame caulking along the east side and the stage area are positively identified to contain Asbestos. Floor tile adhesive, wood flooring adhesive and carpet adhesive are assumed to contain Asbestos. All of the large stage fire doors and Projection Room door are also assumed to contain Asbestos.

The District does not have any Lead Paint reports on record, however, based on the period of construction and the widespread use of lead additives during that period, the Auditorium is assumed to have been painted with paint containing lead throughout the interior and exterior.

## THE MUSIC BUILDING

There is no itemized report available for the Music Building similar to the NAC report on the Auditorium. Summit Consultants Inc. conducted onsite surveys of the Music Building on July 24, 2017 and again on September 6, 2017. Existing materials were collected for testing and analyzed by a certified lab, Patriot Environmental Services (see Exhibit “C”). Existing conditions have been identified previously in Section 1.3 of this report. In addition, Summit Consultants, Inc. has thoroughly reviewed the original

construction drawings by James Mount dated June 20, 1968. Multiple deficiencies and non-compliance with current building codes are identified.

Insufficient numbers of toilets and sinks are provided relative to the size of the two classrooms. The building's mechanical and electrical systems are inadequate and obsolete. Original light fixtures are still in place everywhere except the two restrooms and the eastside canopy. The original fixtures are not energy efficient and the fluorescent ballasts are likely to contain hazardous materials due to their age. These have not yet been tested. All exterior paint that was tested contains lead with some areas at extremely high levels. Asbestos was detected in the exterior plaster. The glue and mastic used to install the carpeting and acoustical wall and ceiling tiles are also likely to contain asbestos due to their age of installation. These have not yet been tested.

The ½" sound-rated fiberboard lining the walls of the practice rooms is a high fire hazard. The entire building interior is covered with ½" drywall, which does not meet current fire code flame spread ratings. There are no fire sprinklers in the building. The ½" drywall also does not meet current structural values for balloon-framed walls. The concrete footing size and the anchor bolts are insufficient for seismic safety. No steel connections were used in the wall framing. There are no shear walls throughout the structure. The building is void of any seismic safety values. The concrete used has a specified strength of 2,500 P.S.I., which is only allowed in minimal residential applications according to current building codes. Some attempts have been made to conform to minimum A.D.A. requirements in the two restrooms and a few other areas. Overall, the building is non-compliant with A.D.A. regulations.

Similar to the Auditorium, energy efficiency is non-existent for the Music Building. In order to determine the building's energy conservation potential, a thorough survey of the building's envelope and all interior spaces must be performed. To reach current



Federal, State and local “Green” requirements, and/or LEEDS guidelines will be difficult and expensive. The Santa Monica – Malibu School District has adopted the Collaborative for High Performance Schools Standards. Any reconstruction or remodeling of the Music Building will have to conform to these standards.

## 3.0 HISTORICAL EVALUATION

### 3.1 INTEGRITY ANALYSIS

Integrity is not only the level of a building's physical condition, but also the ability of a property to convey its significance. The evaluation of integrity can be subjective; however it must be grounded in an understanding of the building's physical features and how they relate to its significance. In order to determine why, where and when a building is a significant resource requires a determination of which specific aspects of integrity are most important. There are seven recognized aspects of integrity:

1. Location is the place where the building was constructed. The John Adams Middle School Site does not have historical significance in and of itself. No major historical events are recorded to have occurred at the site. As is typical with all school campuses that were constructed during the 1930's and 1940's, the schools were conveniently located in the center of the developing residential neighborhoods. The selected campus sites were a result of city planning and logic, rather than integrity of location.
2. Design is the combination of elements that create the form, plan, space, structure and style of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation and materials. The materials and ornamentation of John Adams Middle School Auditorium are not representative of unique craftsmanship and therefore, are not of primary importance. Even though the building has some Streamline-Moderne elements, these are very simple and are not unique ornamentation. The proportion, scale and orientation of the auditorium to the school campus space are very typical of an auditorium on any school campus of that period and into present day designs. Even though the building is large, it does not

- occupy or identify as a central hub or icon of the campus. These elements were actually standard for a utilitarian building constructed in its time period. Typical Moderne elements include curved lines, curved corners, horizontal decorative bands, geometric motifs, glass block and ceramic tile murals. The John Adams Middle School Auditorium does not embody any of the key elements of the Moderne style and the design integrity is minimal. The design of the Music Building is simple and utilitarian. It is a rectangular box with two large classrooms inside. There is no unique, or exemplary use of form, or style. The plan is basic and useful for its intent. There is no unusual use of the space and proportions. The exterior was designed to house a simple classroom use. No unusual materials were used in its construction. In fact, all materials are very standard commercial materials. There are no representations of unique craftsmanship, or ornamentation.
3. Setting is the physical environment of a property. The John Adams Middle School campus is located in a residential neighborhood surrounded by single family and multi-family residences. This is typical of any middle school campus nationwide. The setting is not unique and has no historical significance. During the City's growth period, school campuses were intentionally located for access by the surrounding growing residential neighborhood. The setting and location are not unusual, but actually very common. The campus is not a cultural and architectural focal point in the city. The setting does not contribute to any historical integrity.
4. The materials used for construction of the auditorium are standard building materials. Concrete, milled lumber, plaster and composition roofing products are not unusual or revolutionary for its period of construction and have no historical significance. The metal wall coping and canopy fascia are the most defining design features of the building. These are considered typical

elements of Moderne design, but do not represent an outstanding, or unique architectural feature. The coping and canopy are very simple and indistinct as a defining feature. The physical materials used for the construction of the Auditorium were in common use for public buildings after the 1933 Earthquake and continue to be in common use today. However, the use of hazardous additives to these same construction materials has been eliminated from the current market products. As previously noted, the materials used for construction of the Music Building are common commercial materials. The only architectural details which might be considered features of the building are the equipment screen above the canopy and the upper wall coping. These are constructed of standard sheet metal painted a contrasting color to the flat walls. Even though the color gives the appearance of copper, it is not copper and is not unique. The standard materials used throughout the building during the 1960's construction also contain hazardous components and additives.

5. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. Even though the structures were well built for their time periods, there are no individual components such as joinery, tooling, carving, painting, turning, or graining, which would be considered evidence of an artisan's labor and skill. The quality of workmanship can furnish important evidence of unique techniques, or crafts that were used during historical periods. There are no national, state, local technological or aesthetic examples of significant workmanship present in the John Adams Middle School Auditorium or the Music Building. The buildings are void of any significant artwork or architectural details. The integrity of unique workmanship is not present as a cultural resource qualification.

6. Association is the direct link between an important event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Even though the Auditorium and the Music Building appear to be sufficiently intact, archival records offer no justification that any significant historical event or activity occurred at, or with the buildings. Because feelings and association depends on individual perceptions, their retention alone is never sufficient to support eligibility of a property as a historical structure. The Auditorium has served the students of the John Adams Middle School Campus since its construction in 1948/1949. Its purpose was to provide a venue for large crowds to assemble to view productions and presentations. However, this is not an unusual or important historical event, but rather the planned and expected service of any school auditorium. It is likely that the building has also served as a place of assembly for the surrounding neighborhood to meet for miscellaneous events. Similar to common student use, neighborhood use of the Auditorium is not unusual, or unique throughout history. These activities are expected, not significant. The Music Building was constructed and used for student education purposes. Typical classrooms inside of a box shell exterior. Classroom use is not unusual, or unique throughout history. Instruction in a classroom is expected, not significant. No important historical events are on record to have occurred in the building. Sometimes buildings can be associated with notable architects, or engineers. The John Adams Middle School Campus has been designed by a variation of architects and exhibits multiple architectural styles over the years. Architectural firms that have participated in construction projects onsite include Marsh, Smith and Powell, Edward and Ellis Taylor, H. C. Whittlesey, James Mount added the Music Building and as previously noted, Joseph M. Estep added the Auditorium. In surveying the accumulated works of these various architects for the campus as a whole, there is no underlying

- common theme or uniqueness of design. The buildings do not unify distinguishing architectural characteristics that would qualify them as valuable representatives of significant style, time period or method of construction. There is some presence of Moderne elements, but no important contribution to integrity of association by an important event or person. Research on the John Adams Middle School Campus does not reveal any significant educational advancement or innovation occurred at the school. Research also does not reveal that a prominent educator or student attained any noteworthy achievements at the school.
7. Feeling is the aura that a property has for inducing a historic or aesthetic sense of a past period of time. The evolution of improvements to the John Adams Middle School Campus has occurred over an extended period of time, 1935 – 1968. This in addition to the pre-1933 construction that was destroyed in the earthquake. A collection of styles and assortment of material does not evoke the quality of a particular past period of time. Additions and modifications have continued to the present day, further obscuring any historic or aesthetic sense of an era or recognizable point in time

The generally accepted requirements for a property to qualify for the NRHP or CRHP are the retention of at least four of the above aspects of integrity without an obvious level of compromise. The Auditorium and the Music Building do not retain an acceptable measure of integrity for listing them in the NRHP or CRHP.

### 3.2 IMPACTS TO SITE AND NEIGHBORHOOD

Currently, the only designated Santa Monica Historic Districts are the Bay Street Craftsman Cluster, the San Vicente Courtyard Apartments District and the 3<sup>rd</sup> Street Historical District. The neighborhood surrounding the John Adams Middle School does not comprise or border any of these historic districts. There is no concentration of historic homes. The site itself is not a scenic or uniquely landscaped location. There are no examples of common themes, or architectural quality. Various residences are over 50 years old and have some notable architectural features. However, these are not clustered in any particular area. Multiple designs and sizes of residences are prevalent throughout the adjacent neighborhood. Very modern designs are immediately adjacent to older, smaller buildings. Multi-family apartment buildings and condominiums are interspersed with single family homes. Recently constructed buildings are prevalent throughout the neighborhood. Many buildings are currently under construction. The occasional existence of homes with some potential historical value in the surrounding area does not create a neighborhood, or district of significant character for the area at a local level. The assortment of homes and buildings are not unified aesthetically by plan, physical development or architectural quality.

The landscaping and streetscape environment of the school campus and the surrounding neighborhood are not associated with historic events, or historical persons. The trees and plantings of the site and neighborhood are not rare or iconic and do not represent distinctive examples of park or community planning. There are miscellaneous old growth trees along the neighborhood streets. The general planted environment of the surrounding neighborhood is an assortment of smaller trees, grass lawns and low maintenance plantings. The planted area adjacent to the John Adams Middle School Auditorium is very limited and minimal, comprised of grass lawn and new growth trees. There are no historical plantings adjacent to the Music Building. Barren dirt areas are

prominent at the west and east sides, other than a small cluster of struggling shrubs at the southwest corner. There are two small trees on the east side that are not original growth. The north and south ends of the building have concrete sidewalks.

The site immediately across the street to the west, from the John Adams Middle School Auditorium and its Music Building is occupied by a more modern school campus facility – Santa Monica College. It is a collection of buildings of various ages and designs, including a standard athletic field and stadium. Numerous classroom buildings are very modern in design. The site to the south is occupied by the Will Rogers Elementary School; another collection of buildings of various ages and designs. The Ocean Park (east) and the 17<sup>th</sup> Street (north) sides of the John Adams Middle School Campus are a series of unrelated commercial storefronts and discontinuous residences. The John Adams Middle School Campus itself is a mixture of types of buildings with variations in age, design and function. The three classroom buildings on the east side of the campus along 17<sup>th</sup> Street have modern architectural elements, are painted with bright colors and feature contemporary solar glass tower chimneys. The Boys and Girls Club building at the southwest corner of the campus also features very modern architectural steel and masonry elements (circa 2009). The Science Building, which is immediately adjacent to the Auditorium, and which was constructed at the same time as the Auditorium, is a very simple rectangular structure, with no architectural detail. It has wood siding, sand finish plaster, flat composition roof, steel windows and flat slab doors. All very plain and non-descript. The huge variation in design, size, age and method of construction of the buildings in the neighborhood and on the school campus does not create a district of historical value.



### 3.3 OPTIONS FOR THE JOHN ADAMS MIDDLE SCHOOL AUDITORIUM

Three scenarios for the treatment of the building are detailed in the NAC Report, dated July 15, 2016. Description of the scope of work and cost spreadsheets are provided for each scenario. Scenario #1 is a modernization of the existing building and an addition to the north side. Scenario #2 is demolition of the existing building and replacement with a new building of similar size and function. Scenario #3 is demolition of the existing building and replacement with a new building with increased seating capacities, state of the art production facilities and greater amenities.

Another option that requires review is relocation of the structure if it is determined to have any historical value. Relocation of this particular structure is not a practical option. Primarily due to the unavailability of a vacant lot, or clearable lot that is large enough to accommodate the building size and setback requirements. The building footprint of approximately 14,300 square feet plus the setback requirements would require a lot size of 26,000 square feet minimum. Vehicle parking facilities would be an additional land requirement. There is no available practical lot of this size within the City of Santa Monica. In addition, the building's height of 35' would require extensive relocation of high voltage and low voltage overhead power lines and streetlights in order to move the building, extensive tree trimming or possible tree removal are necessary to allow for passage of the building along city streets. The cost would be excessive. A final consideration is that the building would have to be cut up into manageable sections in order to relocate it. Structural repairs are required in order to hold the building together for any relocation move.

Demolition of the structure and its replacement with a new building is an option that can be considered. As described in previous sections of this report, the building as-is poses a life/safety hazard to persons who would work, or attend events in the building.

Workers and attendees will be exposed to health hazards as noted previously, unless those hazards are mitigated, or abated. Nothing in the City's Municipal Code, Chapter 9.56.200, Article 9, Section 6, prohibits demolition "For the purpose of remedying emergency conditions determined to be dangerous to life, health, or property".

### 3.4 OPTIONS FOR THE MUSIC BUILDING

Similar to the Auditorium, the Music Building could offer analogous future scenarios. Scenario # 1 is a complete modernization of the existing building. This would include seismic retrofitting for Life/Safety, abatement of all hazardous materials and complete upgrading of the plumbing, mechanical, electrical and musical facilities. Fire Department and A.D.A. compliance would also be mandatory. Scenario #2 would be demolition of the existing building and replacement with a new building of similar size and state of the art facilities. Scenario #3 would be relocation of the structure if determined to be of historical value. However, the construction period of 1968 - 1969 does not grant it accepted historical status. Similar to the Auditorium, relocation is not a practical option. A vacant or clearable lot that is large enough to accommodate the building size and current set back requirements is not available. The building's footprint of approximately 5,600 square feet would require a minimum lot size of approximately 14,000 square feet to allow for mandated setbacks. Vehicle parking facilities would double the lot size requirement. There is no available practical lot of this size within the City of Santa Monica. Similar to the Auditorium, the building's height would require relocation of high voltage and low voltage overhead utility lines in order to move the structure along city streets. Tree trimming and/or tree removal along the route of travel would also be required. It would be possible to cut the building into manageable pieces to move it however, reconstruction costs would be expensive.

An analysis of costs for the various options noted above has not been conducted to date. However, the building does not meet the accepted age of 50 years old for consideration of historical status, so the expense of full financial analysis of all options may not be supportable. Due to the building's unlikely automatic historical consideration and the structural, mechanical, Life/Safety and hazardous materials deficiencies, demolition should be considered. The building is not energy efficient and

has a high carbon footprint. It is not in compliance with the School District's adopted performance standards. The demolition option has not been explained, or analyzed for cost. In any case, demolition would be a less costly option than any of the reconstruction/retrofit options.

## 4.0 IDENTIFICATION OF HISTORIC SIGNIFICANCE

### 4.1 MANDATORY RESOURCE

CEQA guidelines evaluate a building's significance and its impact on the environment. If a building is listed as a historic resource on an established roster, or register, its level of significance is not questionable. The National Register of Historic Places and the California Register of Historic Resources are the two most extensive and venerated listings of historic resources in the nation. Buildings and places on either of these two registers qualify as a resource of enhanced distinction. As such, any activity that may cause direct or indirect change to the resource would also cause change to its surrounding environment. As identified in Section 2.0 of this report, the John Adams Middle School its Auditorium and Music Building are not listed, or referred to on any national or state register or collection of data. The Secretary of the Interior's Standards and the criteria established by the California Historical Resources Commission are insufficiently supported to qualify the Auditorium and the Music Building as mandated historical resources. The property has not been determined to be eligible for listing in the National Register or the California Register.

### 4.2 PRESUMPTIVE RESOURCE

The City of Santa Monica has very specific requirements and guidelines to establish a building as a historic resource. The city has conducted historic resource surveys since 1983. The city has created a Historic Resources Inventory for all areas of the city. The city also has established specific criteria for Landmark Designation, Structure of Merit Designation and Historic District Designation. As detailed in Section 2.3 of this report, the City of Santa Monica has not determined that the John Adams Middle School or its buildings are eligible for listing in any of the Federal, or State inventories or registers.

The John Adams Middle School Campus is included in the Santa Monica Historic Resources Inventory as a potential contributor to what is referred to as the Santa Monica Public Schools Potential Thematic District (See Section 2.4). This Inventory does not declare the John Adams Middle School Campus as a specific historical resource, but rather lists it as a “potential” part of the entire school district with a common theme of public schools constructed after the 1933 Long Beach Earthquake. This is a subjective approach to grouping various properties under a common theme. Any options considered for the John Adams Middle School Auditorium and Music Building would not have significant impact on any potential thematic district. See Section 2.4 for a complete analysis of the potential thematic district. The campus and buildings have not been identified as a significant historic resource and the city does not have any evidence on record that the Auditorium and Music Building are historically significant. Given that these buildings have not qualified, or been considered to be resources to date, it is unlikely that they will become significant in the future. The presumption of historic status is rebutted by the lack of evidence on record.

#### 4.3 DISCRETIONARY RESOURCE

As identified in the previous sections of this analysis, there is no substantial evidence to support the Auditorium and Music Building status as historically significant. Their physical condition, architectural design and overall integrity do not justify the enhanced distinction as a historical resource. The buildings’ historical context and the environmental impacts to the site and neighborhood are limited and minimal. Without any supporting evidence by historical resource studies, or a formal determination by a local city agency, the historic resource designation is a discretionary decision by the property owner. In order to be considered historical resources, the buildings must reach a requisite threshold of significance. These buildings and the campus as a whole appear to possess no architectural or contextual level of significance. The owner has the option to explore all reasonable alternatives for future use of the site. Determining

historical significance can be very subjective and is not supportable without the proper qualifications and official designations. The District needs to conduct its own discretionary review of the Auditorium and Music Building. As identified in this report, the buildings are not significant politically, socially, or culturally. The architecture and engineering of both the Auditorium and the Music Building are not outstanding, or unique. The buildings have no economic, scientific, military, or agricultural significance. The John Adams Middle School Campus is not a prominent institution in the Santa Monica School District, or the City as a whole. As a result of numerous phases of remodeling, the Auditorium no longer conveys any unique architectural significance from its original 1946 construction. The featureless utilitarian box design of the Music Building is not architecturally unique or significant.

The Santa Monica - Malibu Unified School District has adopted a policy that requires all schools in the District to provide and invest in improved class instruction, eliminate health hazards and increase the onsite safety of all buildings and campuses. The District has chosen to implement the Collaborative for High Performance Schools Criteria for energy efficient and cost effective schools. Implementation of these criteria will minimize environmental impacts, achieve high student performance, increase daily attendance, retain quality teachers/staff and reduce operating costs.

## 5.0 CONCLUSION

Historic Resource designation is reserved for those resources that possess a special aesthetic, architectural, or cultural value of a historic nature. The site and buildings are not an outstanding example of past architectural styles or craftsmanship. The buildings were not created by a “master” architect, builder, or designer. The architects did not have historical associations that influenced architecture in the city, or had a role in the development and history of Santa Monica. The buildings are not associated with important historic events, or historic persons that shaped the growth, development, or evolution of Santa Monica.

Archival research and field survey has presented limited justification for establishing the Music Building’s and the Auditorium’s historical context as historical resources. A number of other considerations should also be taken into account, including the relative importance of the buildings, their physical condition and integrity, and compliance with any mandated code requirements. The Auditorium and Music Building have not yet yielded and are not likely to yield information that is important in history. The buildings have not achieved significance within the last fifty years because they are not of exceptional importance. The Music Building is not yet fifty years old. They have no national, state, or local level of significance. Many of the Auditorium’s original fixtures, finishes and features have been changed out over the years. What would be considered original historical fabric has been completely compromised. Restrooms, door hardware and floor covering in the Music Building have been replaced with newer products. The removal and replacement of many original features and materials over past years negates any potential historical character the buildings currently have. Costs of required repairs, construction code upgrades, health and Life/Safety requirements create economic hardship for the school district. The substantial preponderance of information on the Auditorium, the Music Building and the campus demonstrates that they are not historical resources, or significant contributors to a thematic district. If



these buildings were removed, or not considered, there would be no overall impact to any potential thematic district, should one ever be defined and established and would not significantly degrade any overall historic integrity of the campus such that it would no longer be eligible as a contributor to any future potential historic district status.

The Collaborative for High Performance Schools (CHPS) was established to provide and manage the nation's first "Green" Building Rating Program. The Santa Monica – Malibu School District has previously adopted the CHPS standards, per Resolution #07-07. Per this resolution, the school district is requiring all new construction and major modernization to meet or exceed the CHPS criteria. Beginning in January 2017, all projects must use the 2014 CA-CHPS Criteria. This criterion integrates 2016 Title 24 energy standards and CAL Green mandatory measures. The Santa Monica – Malibu School District has moved forward with this policy of sustainable practices through renovation and modernization of all school campuses. The John Adams Middle School Campus serves as a prime example of new improvements that enhance student safety and learning while preserving the natural environment. In addition to being a life, health and safety hazard as detailed previously, the John Adams Middle School Auditorium and the Music Building are the most energy inefficient and non-sustainable buildings on the campus, with a high carbon footprint.

The current John Adams Middle School Campus is fully developed with various buildings, parking lots and athletic fields. Common concrete and asphalt surfaces cover the open areas of the campus except for the athletic field. There are a few old growth trees at perimeter locations. The majority of plantings are minimal and more recently established. Variations of types of buildings are set around the outside perimeter of the property with the open areas in the center. There is no significant artwork, statuary, or signage on the site. The entire campus is enclosed by a typical chain link fence. Any significant modifications to these two buildings would not change the configuration, or the context of the site.

This analysis has demonstrated that the John Adams Middle School Campus as a whole, the Auditorium and the Music Building do not meet any of the criteria of the National Register of Historical Places, or the California Register of Historical Resources, or the City of Santa Monica's Historical Resources as historical resources. The Auditorium and the Music Building have no importance architecturally and no known individual historic significance, or associations and therefore do not individually satisfy any of the requirements of significance. Any course of action regarding the Auditorium or the Music Building would not cause a significant adverse impact to local historical resources or environment.

At the June 12, 2017 meeting of the Santa Monica Landmarks Commission, a presentation was made for final changes to the Historic Context Statement in the H.R.I. by the project's consultant. All additional data on properties to be added or considered was due at the August commission meeting. The focus is on residential properties. The Santa Monica – Malibu Unified School District and the subcategory of Santa Monica Public Schools is not currently discussed, or added to the Context Statement, or the H.R.I. The John Adams Middle School Campus, Auditorium and Music Building were not included in the presentation. The monthly report from the Commission to the Architectural Review Board on actions taken toward proposed additions to, or modifications of potential historic districts was also missing any reference to the campus, or the buildings. The subsequent Landmark Commission meetings through November 13, 2017 are all void of any reference to the campus, or the buildings. Throughout this same period of monthly Commission meetings, no applications for Designation of these buildings as a City Landmark, or a Structure of Merit have been presented.

## **EXHIBIT A**

### **BUILDING AND SITE PHOTOGRAPHS**

#### **JOHN ADAMS MIDDLE SCHOOL**

**SANTA MONICA – MALIBU UNIFIED SCHOOL DISTRICT  
JOHN ADAMS MIDDLE SCHOOL AUDITORIUM & MUSIC BUILDING  
HISTORICAL RESOURCE ANALYSIS  
NOVEMBER 27, 2017**

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**AUDITORIUM AND ADJACENT LANDSCAPING – SOUTH AND WEST ELEVATIONS**

SANTA MONICA – MALIBU UNIFIED SCHOOL DISTRICT  
JOHN ADAMS MIDDLE SCHOOL AUDITORIUM & MUSIC BUILDING  
HISTORICAL RESOURCE ANALYSIS  
NOVEMBER 27, 2017

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WEST SIDE OF AUDITORIUM AND MUSIC BUILDING AND TYPICAL STREETScape





NEWER ALUMINUM WINDOWS HAVE REPLACED THE ORIGINAL  
WINDOWS AT MULTIPLE LOCATIONS OF THE AUDITORIUM



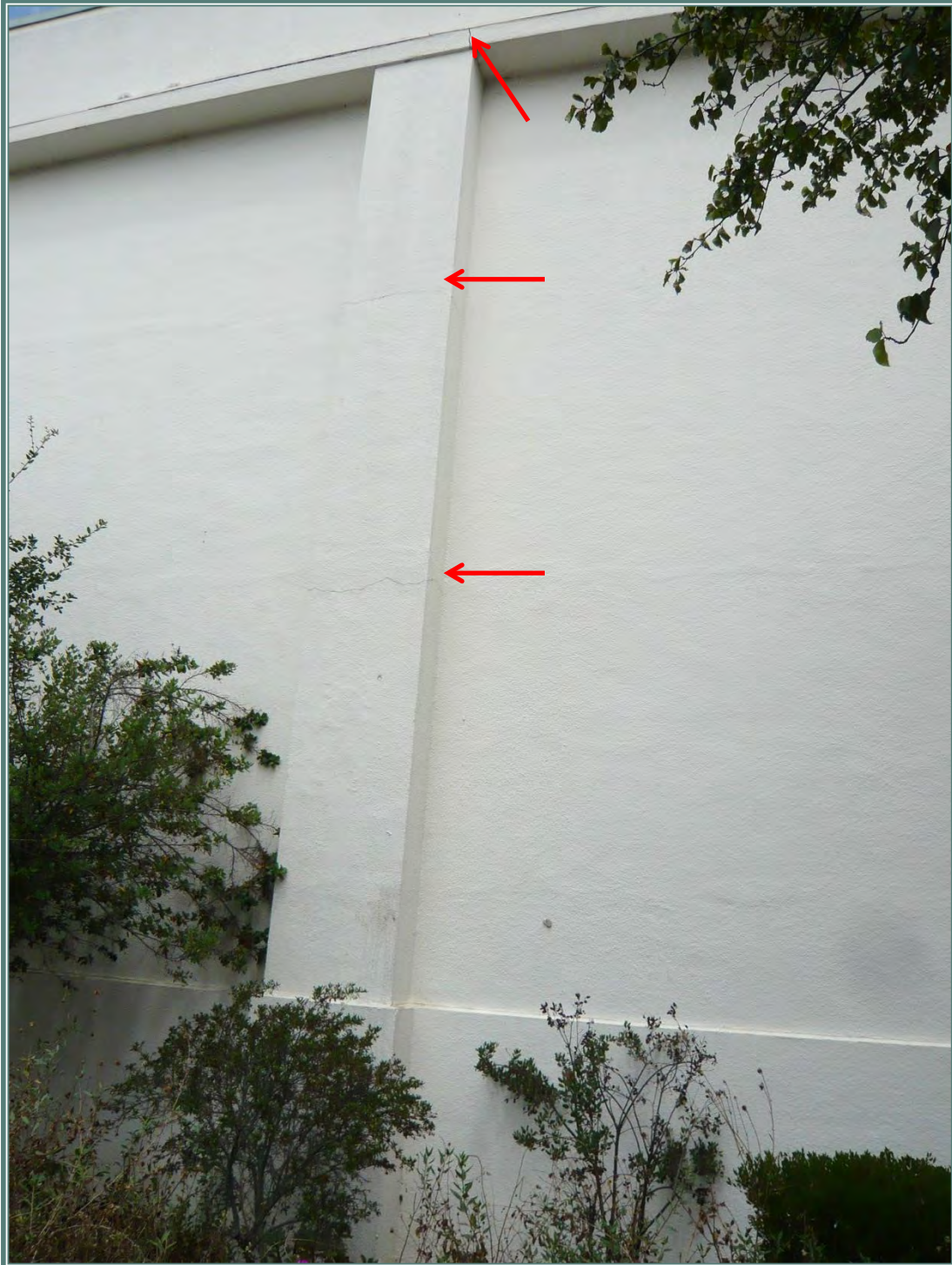
STRUCTURAL STRESS CRACKING ALONG FOUNDATION LINE OF PERIMETER WALLS  
IS TYPICAL AT THE EAST AND WEST WALLS OF THE AUDITORIUM





TYPICAL STRESS CRACKING AT SUPPORT COLUMN LOCATIONS  
ON THE EAST AND WEST WALLS OF THE AUDITORIUM





HORIZONTAL AND VERTICAL STRESS CRACKING THROUGHOUT EAST WALL OF AUDITORIUM

SANTA MONICA – MALIBU UNIFIED SCHOOL DISTRICT  
JOHN ADAMS MIDDLE SCHOOL AUDITORIUM & MUSIC BUILDING  
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MAIN LOBBY OF THE AUDITORIUM WITH RETROFITTED DOORS AND VINYL TILE FLOORING



TYPICAL INTERIOR SPACE OF THE AUDITORIUM WITH RETROFITTED DOOR AND FRAME





SIMPLIFIED OFF-SET DETAIL AROUND STAGE OPENING IS THE  
ONLY DECORATIVE ELEMENT AT THE AUDITORIUM INTERIOR



TYPICAL FLAT CEILING AND WALLS IN THE AUDITORIUM SEATING AREA DEVOID OF  
ORNAMENTATION OR ARCHITECTURAL DETAIL



RETROFITTED SOLID SLAB DOORS AND CONTEMPORARY  
HAND RAILINGS AT THE EAST SIDE OF THE AUDITORIUM



SANTA MONICA – MALIBU UNIFIED SCHOOL DISTRICT  
JOHN ADAMS MIDDLE SCHOOL AUDITORIUM & MUSIC BUILDING  
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WEST ELEVATION OF THE MUSIC BUILDING AND ADJACENT STREETScape

SANTA MONICA – MALIBU UNIFIED SCHOOL DISTRICT  
JOHN ADAMS MIDDLE SCHOOL AUDITORIUM & MUSIC BUILDING  
HISTORICAL RESOURCE ANALYSIS  
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EAST ELEVATION OF THE MUSIC BUILDING AND ADJACENT MINIMAL LANDSCAPING





SIMPLE DESIGN OF SCIENCE BUILDING ADJACENT TO THE AUDITORIUM  
VOID OF ANY ARCHITECTURAL FEATURES HAS BEEN  
RETROFITTED WITH SOLID SLAB DOORS AND ALUMINUM WINDOWS



JOHN ADAMS MIDDLE SCHOOL CLUBHOUSE/BOYS & GIRLS CLUB FEATURES  
MODERN ARCHITECTURAL ELEMENTS AND BRIGHT COLORS





CONTEMPORARY CLASSROOM BUILDINGS ALONG THE NORTH SIDE OF THE  
JOHN ADAMS MIDDLE SCHOOL CAMPUS FEATURE AN ENERGY EFFICIENT DESIGN



MODERN ARCHITECTURAL DESIGN ELEMENTS ARE THE THEME OF THE NORTH SIDE CLASSROOMS





SOLAR CHIMNEYS AND BRIGHT COLORS ARE KEY  
MODERN DESIGN ELEMENTS OF THE NORTH SIDE CLASSROOMS



STREET VIEW OF SANTA MONICA COLLEGE CAMPUS DIRECTLY ACROSS THE STREET FROM THE  
AUDITORIUM TO THE WEST



SANTA MONICA – MALIBU UNIFIED SCHOOL DISTRICT  
JOHN ADAMS MIDDLE SCHOOL AUDITORIUM & MUSIC BUILDING  
HISTORICAL RESOURCE ANALYSIS  
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MODERN ARCHITECTURE TYPICAL TO THE ADJACENT SANTA MONICA COLLEGE CAMPUS



THE WILL ROGERS ELEMENTARY SCHOOL CAMPUS DIRECTLY ACROSS THE STREET FROM THE JOHN ADAMS MIDDLE SCHOOL CAMPUS TO THE SOUTH HAS AN ASSORTMENT OF BUILDINGS OF VARIOUS ARCHITECTURAL DESIGNS AND PERIODS OF CONSTRUCTION.





MULTI-FAMILY APARTMENT BUILDINGS OF MODERN CONSTRUCTION DESIGN ARE TYPICAL  
THROUGHOUT THE IMMEDIATE NEIGHBORHOOD



VARIOUS TYPES AND STYLES OF COMMERCIAL BUILDINGS ARE ADJACENT TO THE JOHN ADAMS  
MIDDLE SCHOOL CAMPUS ALONG OCEAN PARK BOULEVARD TO THE EAST OF THE CAMPUS





MIXED USE COMMERCIAL AND RESIDENTIAL BUILDINGS ACROSS  
THE STREET FROM THE JOHN ADAMS MIDDLE SCHOOL CAMPUS



TYPICAL STRIP MALL IMMEDIATELY ACROSS THE STREET FROM THE  
JOHN ADAMS MIDDLE SCHOOL CAMPUS AT THE CORNER OF OCEAN PARK AND 17<sup>TH</sup> STREET

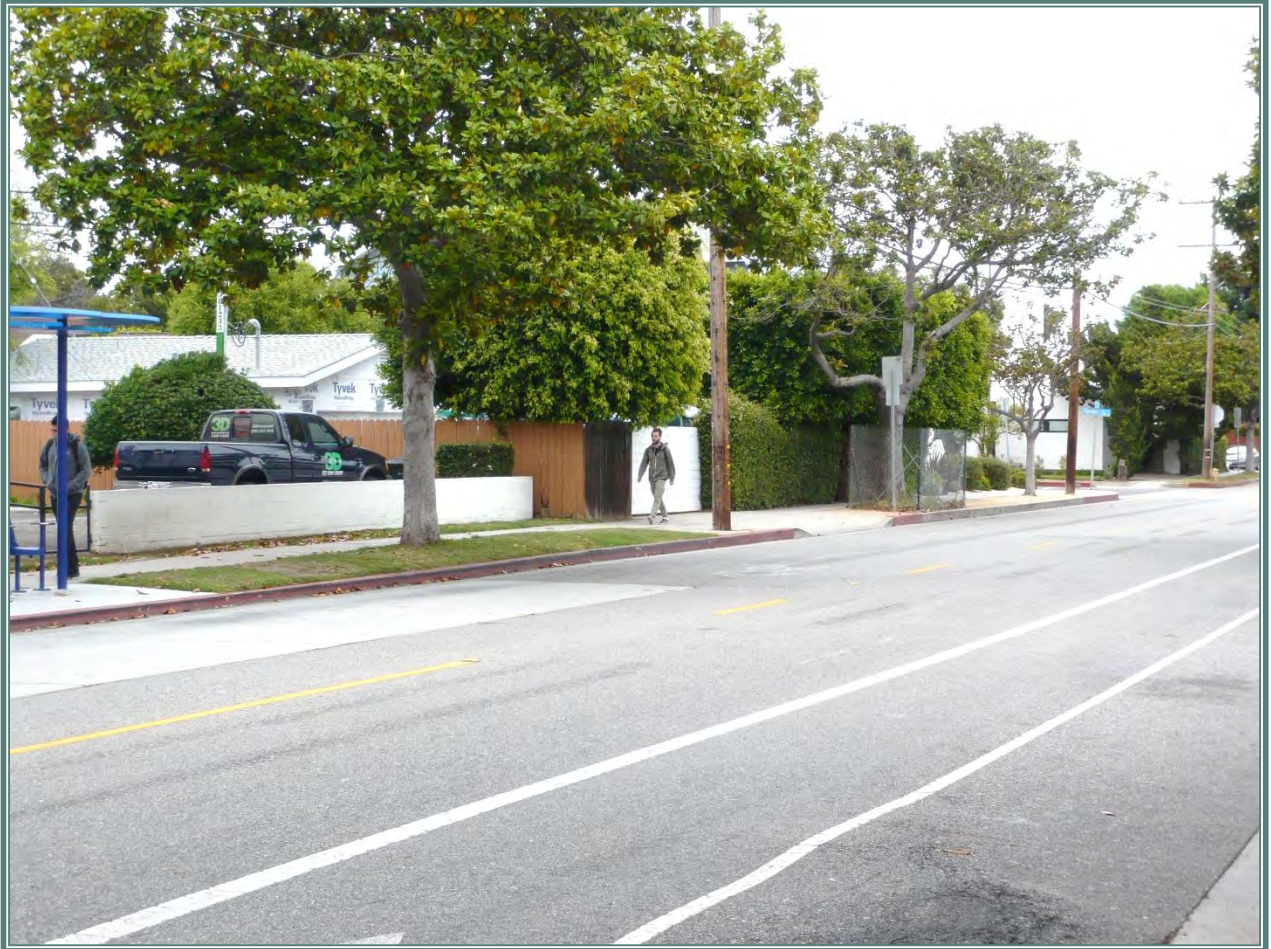


SANTA MONICA – MALIBU UNIFIED SCHOOL DISTRICT  
JOHN ADAMS MIDDLE SCHOOL AUDITORIUM & MUSIC BUILDING  
HISTORICAL RESOURCE ANALYSIS  
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TYPICAL STREETSCAPE NORTH OF THE JOHN ADAMS MIDDLE SCHOOL CAMPUS



17<sup>TH</sup> STREET RESIDENCES NORTH OF JOHN ADAMS MIDDLE SCHOOL CAMPUS EXEMPLIFY THE  
VARIATION OF ARCHITECTURAL DESIGNS AND DISSIMILAR THEMES





TYPICAL NEIGHBORHOOD RESIDENCES ACROSS THE STREET FROM THE JOHN ADAMS MIDDLE  
SCHOOL CAMPUS ARE AN ASSORTMENT OF OLD AND NEW CONSTRUCTION

## **EXHIBIT B**

### **LETTERS FROM STRUCTURAL ENGINEER**



**SANTA MONICA – MALIBU UNIFIED SCHOOL DISTRICT**  
**JOHN ADAMS MIDDLE SCHOOL AUDITORIUM & MUSIC BUILDING**  
**HISTORICAL RESOURCE ANALYSIS**  
**NOVEMBER 27, 2017**

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**EXHIBIT B**

**Ishler  
Design &  
Engineering  
Associates**

September 5, 2014

Mr. Terry Kamibayashi  
Manager of Maintenance & Construction  
Santa Monica-Malibu Unified School District  
1651 16th Street  
Santa Monica, CA 90404  
(310) 450-8338 ext 70303 phone  
(424) 903-5241 cell

Re: JAMS Auditorium Roof Repair/Strengthening  
Timeline

Dear Terry,

At your request I visited the JAMS auditorium on Wednesday, July 30, 2014. The auditorium roof is supported by 4 wood trusses spanning 60 feet across the auditorium. I observed the failure of the bottom chord on the 2nd truss (truss #2) from the west and recommended the immediate closure of the building to the public.

SMMUSD retained California Access Scaffold to install shoring under the failed truss. The shoring was installed in two stages. Initially the shoring was installed from grade to the raised floor and from the raised floor to the ceiling, supporting the underside of the truss. A strip of ceiling plaster across the auditorium width, containing asbestos, was then removed. After removal of the ceiling plaster, the shoring was extended to the upper chord of truss #2. The shoring installation was completed on August 22, 2014. With the shoring in place, the ceiling and roof are stable.

The bottom chord of truss #2 has split and opened approximately 4 inches, pushing the south wall out about 2½ inches and the north wall out about 1½ inches. The ceiling below the damaged truss has dropped approximately 5½ inches.

SMMUSD retained JE Jacobs in 2002 to evaluate the JAMS auditorium roof trusses. Structural remediation was recommended and implemented. You have provided us with copies of the approved June 19, 2002 plans. The plans generally identify areas where structural remediation was to take place. To date, documents specifying the particular location where remediation was recommended or how those areas were selected have not been identified nor have copies of the associated structural analysis.

SANTA MONICA – MALIBU UNIFIED SCHOOL DISTRICT  
JOHN ADAMS MIDDLE SCHOOL AUDITORIUM & MUSIC BUILDING  
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Terry Kamibayashi

page 2

SMMUSD has retained Joe Li, S.E to provide a peer review of my analysis and repair recommendations. Joe & I met on site on Tuesday, August 19, 2014 and again on Wednesday, August 27, 2014. We generally agree that the truss was highly loaded and after the repair procedure is developed for truss #2, remedial work will probably be recommended for the other three trusses.

On Wednesday, August 20, 2014 I invited a steel contractor to visit the site. We reviewed the damage and discussed options to pull the ends of the truss together, lift the truss back to level and reinforce the truss to support the required load. Sketches of a possible repair design were forwarded to them for discussion on Wednesday, September 3, 2014.

We are still working to identify the appropriate scope of required repair/upgrade. It is likely to include:

- 1) Repair of the damaged bottom chord of truss #2.
- 2) Repair of the damaged top chord of truss #2.
- 3) Repair of the damaged adjacent ceiling joists and roof joists.
- 4) Repair/strengthening of trusses #1, #3 & #4.
- 5) Restoration of other impacted systems including the ceiling, walls & air distribution.

Generally I expect that the engineering investigation and development of a repair/upgrade procedure for the bottom chord of truss #2 will be completed within 2 weeks. I expect that the development of the repair/upgrade procedure for the top chord of truss #2 will be complete by the end of September. I expect that the engineering investigation and development of a repair/upgrade procedure for the other three trusses will be complete in early October.

We have not yet identified how SMMUSD will secure the required construction services. Depending on the procurement method selected, the construction of the truss repair/upgrade and restoration of the impacted systems will probably take two to four months.

Please let me know if you would like additional information.

Sincerely,

Michael W. Ishler, Architect & Structural Engineer  
Ishler Design & Engineering Associates  
2314 Pearl Street  
Santa Monica, CA 90405  
(310) 581-8486 phone  
(310) 581-8488 fax  
(310) 801-7854 cell  
mike.ishlerdesign@verizon.net

**SANTA MONICA – MALIBU UNIFIED SCHOOL DISTRICT**  
**JOHN ADAMS MIDDLE SCHOOL AUDITORIUM & MUSIC BUILDING**  
**HISTORICAL RESOURCE ANALYSIS**  
**NOVEMBER 27, 2017**

---

**EXHIBIT B**

**Ishler  
Design &  
Engineering  
Associates**

September 23, 2014

Mr. Terry Kamibayashi  
Manager of Maintenance & Construction  
Santa Monica-Malibu Unified School District  
1651 16th Street  
Santa Monica, CA 90404  
(310) 450-8338 ext 70303 phone  
(424) 903-5241 cell

Re: JAMS Auditorium Roof Repair/Reinforcement  
Status

Dear Terry,

Per your request, the following summarizes our activities associated with the JAMS auditorium roof repair/reinforcement since my report of September 5, 2014.

A JAMS auditorium coordination meeting was held on Monday, September 22, 2014 from 9:00 until 11:00. Attending were:

Terry Kamibayashi, SMMUSD  
Dennis Chavez, SMMUSD  
Virginia Hyatt, SMMUSD  
Joe Li, Li & Associates  
Mike Ishler, Ishler Design & Engineering Associates

Dennis distributed copies of a roof truss drawing dated 8/25/48. This drawing appears to have been the basis for the original roof truss fabrication.

Mike reported on his review of the information on the CD Dennis provided of DSA #A 03-105921. The CD includes copies of previously located structural remediation construction drawings. It contains calculations associated with the roof over the stage, but not over the auditorium. It also contains generic specifications. No information about the 2002 truss analysis or basis for selecting the locations of remedial work on the trusses has yet been located.

Mike distributed progress drawings dated 9/18/14 of the proposed repair for the bottom chord of truss #2. The basic approach is to add steel plates to the sides of the existing wood 2x12s. Where adjustment during installation is expected to be helpful, an option to use adjustable steel rods is shown.

We discussed the expected design/construction sequence. Mike noted that each phase of the construction is likely to inform subsequent phases and advocated for a construction services procurement process which allows for this information to be incorporate during the design/construction process.



SANTA MONICA – MALIBU UNIFIED SCHOOL DISTRICT  
JOHN ADAMS MIDDLE SCHOOL AUDITORIUM & MUSIC BUILDING  
HISTORICAL RESOURCE ANALYSIS  
NOVEMBER 27, 2017

---

Terry Kamibayashi

page 2

Phases of the design and construction are expected to include:

- 1) Bottom Chord Truss #2 Repair/Reinforcement;  
Progress drawings dated 9/18/14 have been issued.
- 2) Top Chord Truss #2 Repair/Reinforcement;  
The extent of the damage to the top chord of truss #2 may not be known until the bottom chord of truss #2 is repaired.
- 3) Trusses #1, #3, #4 Repair/Reinforcement;  
Recommendations to repair/reinforce all roof trusses are expected. A construction process which does not significantly reduce the capacity of these trusses to support the roof & ceiling during their reinforcement could reduce or eliminate the need to shore these trusses. The feasibility of this approach is expected to be tested during the repair/reinforcement of truss #2.
- 4) Wood roof & ceiling joists;  
The existing wood roof & ceiling joints have been displace, rotated and sustained damage. Additional damage may occur during the repair/reinforcement of the trusses, particularly truss #2. Consequently, accurately determining the extent of the required wood repairs cannot be made until all of the truss repairs/reinforcement are completed.
- 5) Plaster Ceiling;  
It is optimistic that the repair/reinforcement of the wood trusses and the repair of the wood framing will not require additional shoring or the removal of additional ceiling plaster. However, the scope of the plaster & stucco work will not be known until the work on the trusses, roof framing & ceiling framing is substantially complete.
- 6) Restoration of impacted systems;  
Selected portions of ductwork, electrical systems and ceiling access have been and will be removed to facilitate the necessary work on the trusses, wood framing, plaster & stucco. The exterior walls have been pushed out and sustained cracks. The extent of the repair work necessary to restore these systems is difficult to estimate prior to completing the repair/reinforcement work.

SANTA MONICA – MALIBU UNIFIED SCHOOL DISTRICT  
JOHN ADAMS MIDDLE SCHOOL AUDITORIUM & MUSIC BUILDING  
HISTORICAL RESOURCE ANALYSIS  
NOVEMBER 27, 2017

---

**EXHIBIT B**

**Ishler  
Design &  
Engineering  
Associates**

June 9, 2016

Mr. Steve Massetti  
Facility Improvement Projects  
SMMUSD  
2828 Fourth Street  
Santa Monica, CA 90405  
(310) 450-8338 ext 79389  
smassetti@smmusd.org

Mr. Dennis Chavez  
Maintenance & Operations  
SMMUSD  
1651 16th Street  
Santa Monica, CA 90404  
(310) 450-8338 ext 70299  
dchavez@smmusd.org

Re: JAMS Auditorium, Building K, Occupancy

Gentlemen,

On Wednesday, July 30, 2014 I visited the JAMS auditorium, observed damage to a roof truss and noted that "It is my professional opinion that the auditorium is unsafe to occupy." The orchestra room part of the building is separated from the auditorium by a full height reinforced concrete wall. On July 30, 2014 I also noted that "It is my professional opinion that the observed auditorium roof truss damage does not jeopardize the safety of the orchestra room."

Currently there are no plans to repair/upgrade the structure. There has been no review of the suitability of continuing to occupy the orchestra room without repairing the auditorium. It is my professional opinion that it is not appropriate to occupy any portion of the building until there has been an assessment by a licensed structural engineer of the structure and the conditions necessary to occupy any portion of the building and that assessment has been approved by DSA.

Please take whatever action is necessary to keep anyone other than emergency or investigatory/repair personnel out of the auditorium and orchestra room.

Sincerely,



Michael W. Ishler, S.E.  
Ishler Design & Engineering Associates  
2314 Pearl Street  
Santa Monica, CA 90405  
(310) 581-8486 phone  
(310) 581-8488 fax  
mike.ishlerdesign@verizon.net

Terry Kamibayashi

page 2

Phases of the design and construction are expected to include:

- 1) Bottom Chord Truss #2 Repair/Reinforcement;  
Progress drawings dated 9/18/14 have been issued.
- 2) Top Chord Truss #2 Repair/Reinforcement;  
The extent of the damage to the top chord of truss #2 may not be known until the bottom chord of truss #2 is repaired.
- 3) Trusses #1, #3, #4 Repair/Reinforcement;  
Recommendations to repair/reinforce all roof trusses are expected. A construction process which does not significantly reduce the capacity of these trusses to support the roof & ceiling during their reinforcement could reduce or eliminate the need to shore these trusses. The feasibility of this approach is expected to be tested during the repair/reinforcement of truss #2.
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- 5) Plaster Ceiling;  
It is optimistic that the repair/reinforcement of the wood trusses and the repair of the wood framing will not require additional shoring or the removal of additional ceiling plaster. However, the scope of the plaster & stucco work will not be known until the work on the trusses, roof framing & ceiling framing is substantially complete.
- 6) Restoration of impacted systems;  
Selected portions of ductwork, electrical systems and ceiling access have been and will be removed to facilitate the necessary work on the trusses, wood framing, plaster & stucco. The exterior walls have been pushed out and sustained cracks. The extent of the repair work necessary to restore these systems is difficult to estimate prior to completing the repair/reinforcement work.

## **EXHIBIT C**

### **CERTIFICATES OF ANALYSIS FOR LEAD AND ASBESTOS TESTING OF THE MUSIC BUILDING**



**SANTA MONICA – MALIBU UNIFIED SCHOOL DISTRICT**  
**JOHN ADAMS MIDDLE SCHOOL AUDITORIUM & MUSIC BUILDING**  
**HISTORICAL RESOURCE ANALYSIS**  
**NOVEMBER 27, 2017**

**EXHIBIT C**

**Certificate of Analysis**

**Lead in Paint**

**SOP IV.6.4c/IV.5c**

tel - 714-899-8900  
free - 888-743-0998  
fax - 714-899-7098  
www.patriotlab.com

1041 S. Placentia Avenue, Fullerton, CA 92831



Summit Consultants Inc.

Attn: Mike Burros

4626 N. Virginia Rd.

Long Beach, CA 90807

Report Number: 678462

Project Number:

Project Name: JAMS

Project Location: 2425 16th Street  
Santa Monica, CA 90405

Collected By: Mike Burros

Claim Number:

PO Number:

Number of Samples: 3

Date Collected: 7/24/2017

Date Received: 8/30/2017

Date Analyzed: 9/1/2017

Date Reported: 9/1/2017

Lab/Client ID	Location	Material Description	Result (ppm)
678462-001 1A	Exterior Wall	Paint on Plaster	16000
678462-002 2	Exterior Door	Paint Chip	7900
678462-003 3	Exterior Canopy	Paint Chip	<140

Alyzza Cabrera - Analyst

MeShaun Quiambao - Approved By

Reporting Limit: 20ug or 100ppm for samples weighed >200mg under normal preparatory conditions. Reporting limit may change depending on the amount of material weighed for analysis and/or the final preparatory dilution. EPA Renovation, Repair, and Painting Rule (40CFR745) Guidelines: 0.5% lead by weight of paint or 5000ppm. Condition of samples as received is fair unless otherwise noted. The results reported pertain only to the items tested. Test data are accurate to two significant figures. Data have not been corrected with instrument or process blanks. Unless otherwise noted, the reported test results have passed necessary quality control requirements. Reference Method: EPA 3050B/7420. This report was issued by a DOHS ELAP (Lab No.2540) accredited laboratory and may not be reproduced, except in full, without the expressed written consent of Patriot Environmental Laboratory Services, Inc. This report must not be used to claim product certification, approval or endorsement by DOHS ELAP or any government agency.



**SANTA MONICA – MALIBU UNIFIED SCHOOL DISTRICT**  
**JOHN ADAMS MIDDLE SCHOOL AUDITORIUM & MUSIC BUILDING**  
**HISTORICAL RESOURCE ANALYSIS**  
**NOVEMBER 27, 2017**

**EXHIBIT C**

**Certificate of Analysis**  
**PLM Asbestos Identification**

tel - 714-899-8900  
free - 888-743-0998  
fax - 714-899-7098  
www.patriotlab.com  
1041 S. Placentia Avenue, Fullerton, CA 92831



Summit Consultants Inc.  
Attn: Mike Burros  
4626 N. Virginia Rd.  
Long Beach, CA 90807

Report Number: 678423  
Project Number:  
Project Name: JAMS  
Project Location: 2425 16th Street  
Santa Monica, CA 90405

Date Collected: 7/24/2017  
Date Received: 8/30/2017  
Date Analyzed: 8/31/2017  
Date Reported: 9/1/2017

Collected By: Mike Burros  
Claim Number:  
PO Number:  
Number of Samples: 2

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
678423-001 1	Exterior Wall	Plaster	Grey	80% Minerals 15% Carbonate 5% Paint

Chrysotile <1 %  
Total Asbestos < 1%

678423-002 1A	Exterior Wall	Paint on Plaster	White	100% Non-Fibrous Material
------------------	---------------	------------------	-------	---------------------------

Total Asbestos None Detected

A handwritten signature in black ink, appearing to read "Raul Lanuza".

Raul Lanuza - Analyst

A handwritten signature in black ink, appearing to read "Kwin Legaspi".

Kwin Legaspi - Approved By

Bulk sample(s) submitted was (were) analyzed in accordance with the procedure outlined in the US Federal Register 40 CFR 763, Subpart F, Appendix A; EPA-600/R-93/116 (Method for Determination of Asbestos in Building Materials), and EPA-600/M4-82-020 (US EPA Interim Method for the Determination of Asbestos in Bulk Insulation Samples). Samples were analyzed using Calibrated Visual Estimations (CVES); therefore, results may not be reliable for samples of low asbestos concentration levels. Samples of wall systems containing discrete and separable layers are analyzed separately and reported as composite unless specifically requested by the customer to report analytical results for individual layers. This report applies only to the items tested. Results are representative of the samples submitted and may not represent the entire material from which the samples were collected. "None Detected" means that no asbestos was observed in the sample. "<1%" (less than one percent) means that asbestos was observed in the sample but the concentration is below the quantifiable level of 1%. This report was issued by a NIST/NVLAP (Lab Code 200358-0) and CADOHS-ELAP (Cert. No. 2540) accredited laboratory and may not be reproduced, except in full without the expressed written consent of Patriot Environmental Laboratory Services, Inc. This report may not be used to claim product certification, approval or endorsement by NIST, NVLAP, ELAP or any government agency.

## REFERENCES

1. City of Santa Monica Historical Resources Inventory
2. City of Los Angeles Office of Historic Resources
3. California Register of Historic Resources
4. State Historic Resources Inventory
5. National Register of Historic Places
6. United States Secretary of the Interior's Standards and Guidelines
7. California Environmental Quality Act Statute and Guidelines (2014)
8. John Adams Middle School Auditorium Feasibility Report by NAC  
Architecture (July 15, 2016)
9. United States Historic American Buildings Survey
10. United States Historic American Engineering Record
11. United States Historic American Landscape Survey
12. State of California Public Resources Code
13. American Architects Directory – A.I.A.
14. Pacific Coast Architecture Data Base
15. South Central Coastal Information Center Survey (2009)
16. ALTA Environmental Survey and Report of Asbestos Containing  
Materials (2014)
17. City of Santa Monica Landmarks Commission Meeting (Audio June  
12, 2017)
18. "A History of Santa Monica Schools", Patricia Marie McFadden,  
Master Thesis, U.S.C., August 1961

19. City of Santa Monica Citywide Historic Context Statement by Historic Resources Group and Architectural Resources Group
20. Santa Monica High School Historic Resources Technical Report by Historical Resources Group (April 2017)
21. SMMUSD Facilities Area Survey and Building Inventory (March 1, 1999)
22. Original Construction Drawings of the John Adams Middle School Auditorium by Joe M. Estep – Architect, dated September 10, 1940
23. Original Construction Drawings of the John Adams Middle School Music Building by James D. Mount, A.I.A, dated June 20, 1968.
24. California Architectural Archives
25. Collaborative for High Performance Schools (CHPS) Criteria and Practices Manual



# APPENDIX B2

## Native American Communications





July 26, 2017

NAHC Staff  
Associate Government Program Analyst  
Native American Heritage Commission


***Subject: NAHC Sacred Lands File Records Search Request for the JAMS Performing Arts Center Project, City of Santa Monica, Los Angeles County, California***

Dear NAHC Staff,

The Santa Monica-Malibu Unified School District is proposing the construction of a new Performing Arts Complex (project) at the John Adams Middle School within the city of Santa Monica, Los Angeles County, California. The proposed project would involve the removal of two existing structures and the construction of an undetermined number of new buildings. The alignment is within an unsectioned portion Range 17 West on the attached 1:24,000 scale Beverly Hills topographic quadrangle map.

Dudek is requesting a NAHC search for any sacred sites or other Native American cultural resources that may fall within the proposed project location or a surrounding one-mile buffer. Please provide a Contact List with all Native American tribal representatives that may have traditional interests in this parcel or the surrounding search area. Please email the results to me at [edenniston@dudek.com](mailto:edenniston@dudek.com). If you have any questions relating to this investigation, please contact me directly by email or phone.

Regards,



---

Liz Denniston, M.A., RPA  
Archaeologist

**DUDEK**

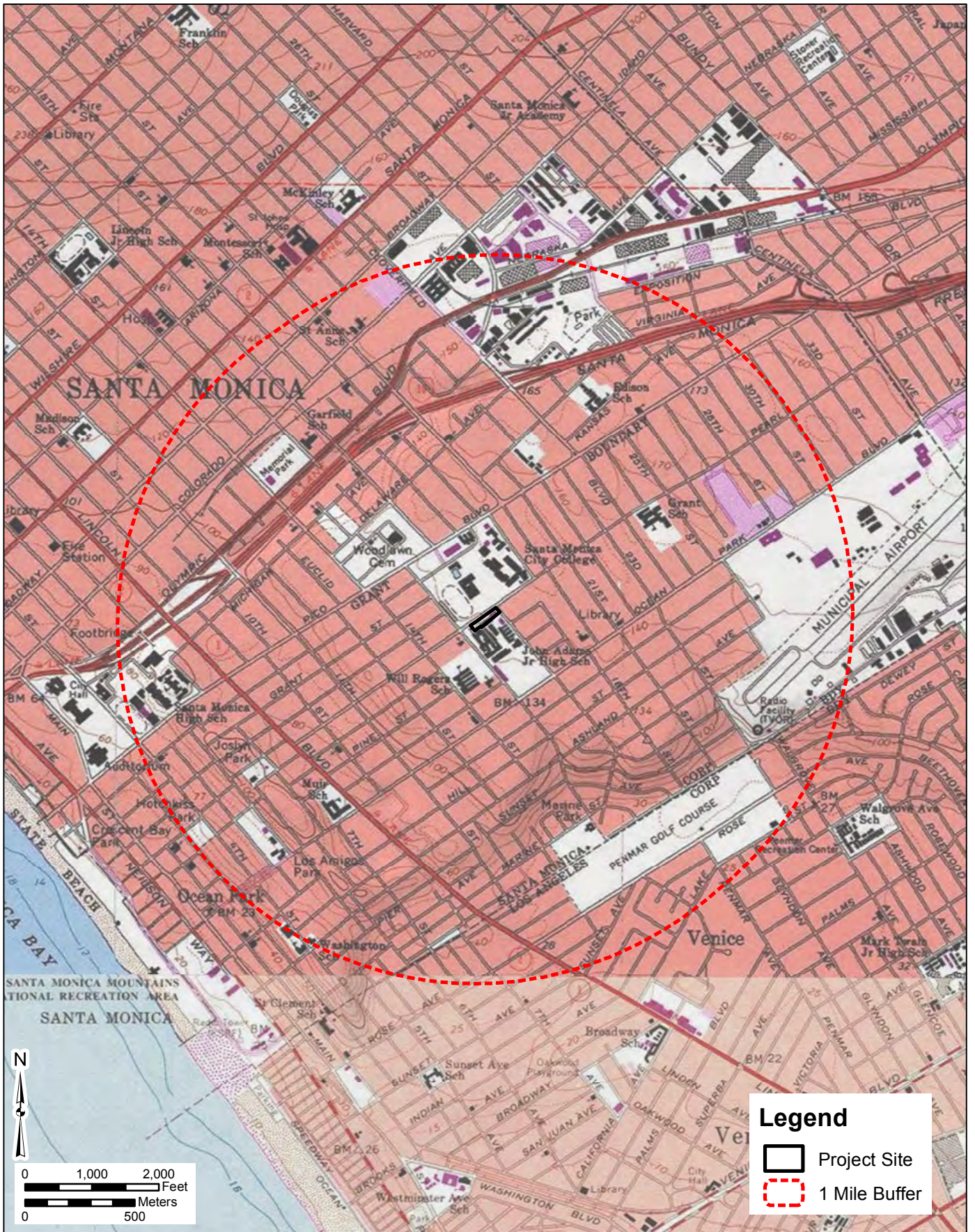
Phone: (626) 375-7682

Email: [edenniston@dudek.com](mailto:edenniston@dudek.com)

**Attachments:**

*Figure 1. SLF Records Search Request Map*





SOURCE: USGS Topo 7.5 Minute Series Beverly Hills, Venice Quadrangles  
 Township 2S / Range 15W / Sections 04, 05, 06, 07, 08, 09, 16, 17, 18

Records Search

SMMUSD JAMS Performing Arts Center MND



**NATIVE AMERICAN HERITAGE COMMISSION**

Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710



February 8, 2018

Elizabeth Denniston  
Dudek

Sent by E-mail: edenniston@dudek.com

RE: Proposed JAMS Performing Arts Center Project, City of Santa Monica; Beverly Hills USGS Quadrangle, Los Angeles County, California

Dear Ms. Denniston:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.

Attached is a list of tribes culturally affiliated to the project area. I suggest you contact all of the listed Tribes. If they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,

A handwritten signature in blue ink that reads "Gayle Totton".

Gayle Totton, M.A., PhD.  
Associate Governmental Program Analyst  
(916) 373-3714

**CONFIDENTIALITY NOTICE:** This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

**Native American Heritage Commission  
Native American Contact List  
Los Angeles County  
2/8/2018**

**Fernandeno Tataviam Band of  
Mission Indians**

Alan Salazar, Chairman Elders  
Council  
1019 Second St., Suite 1      Tataviam  
San Fernando, CA, 91340  
Phone: (805) 423 - 0091

**Fernandeno Tataviam Band of  
Mission Indians**

Rudy Ortega, Tribal President  
1019 Second Street, Suite 1      Tataviam  
San Fernando, CA, 91340  
Phone: (818) 837 - 0794  
Fax: (818) 837-0796  
rortega@tataviam-nsn.us

**Fernandeno Tataviam Band of  
Mission Indians**

Beverly Salazar Folkes, Elders  
Council  
1931 Shady Brooks Drive      Tataviam  
Thousand Oaks, CA, 91362  
Phone: (805) 558 - 1154  
folkes9@msn.com

**Fernandeno Tataviam Band of  
Mission Indians**

Jairo Avila, Tribal Historic and  
Cultural Preservation Officer  
1019 Second Street, Suite 1      Tataviam  
San Fernando, CA, 91340  
Phone: (818) 837 - 0794  
Fax: (818) 837-0796  
jairo.avila@tataviam-nsn.us

**Gabrielino Band of Mission  
Indians - Kizh Nation**

Andrew Salas, Chairperson  
P.O. Box 393      Gabrielino  
Covina, CA, 91723  
Phone: (626) 926 - 4131  
admin@gabrielinoindians.org

**Gabrielino/Tongva San Gabriel  
Band of Mission Indians**

Anthony Morales, Chairperson  
P.O. Box 693      Gabrielino  
San Gabriel, CA, 91778  
Phone: (626) 483 - 3564  
Fax: (626) 286-1262  
GTTribalcouncil@aol.com

**Gabrielino /Tongva Nation**

Sandonne Goad, Chairperson  
106 1/2 Judge John Aiso St.,      Gabrielino  
#231  
Los Angeles, CA, 90012  
Phone: (951) 807 - 0479  
sgoad@gabrielino-tongva.com

**Gabrielino Tongva Indians of  
California Tribal Council**

Robert Dorame, Chairperson  
P.O. Box 490      Gabrielino  
Bellflower, CA, 90707  
Phone: (562) 761 - 6417  
Fax: (562) 761-6417  
gtongva@gmail.com

**Gabrielino-Tongva Tribe**

Charles Alvarez,  
23454 Vanowen Street      Gabrielino  
West Hills, CA, 91307  
Phone: (310) 403 - 6048  
roadkingcharles@aol.com

**San Fernando Band of Mission  
Indians**

John Valenzuela, Chairperson  
P.O. Box 221838      Kitanemuk  
Newhall, CA, 91322      Serrano  
Phone: (760) 885 - 0955      Tataviam  
tsen2u@hotmail.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed JAMS Performing Arts Center Project, Los Angeles County.



October 23, 2017

10504

Mr. Charles Alvarez, Councilman  
Gabrielino Tongva Tribe  
23454 Vanowen St.  
West Hills, CA 91307

***Subject: John Adams Middle School (JAMS) Performing Arts Complex Project City  
of Santa Monica, Los Angeles County, California***

Dear Mr. Alvarez:

The Santa Monica-Malibu Unified School District (District) is proposing to replace and augment the existing auditorium and auxiliary spaces at the John Adams Middle School (JAMS) Performing Arts Complex (project). The proposed project involves demolition of two buildings along with the construction of a new Performing Arts Complex.

The proposed project is located on the existing JAMS campus at 2425 16<sup>th</sup> St., within the City of Santa Monica, Los Angeles County, California in Section 8, Township 2 South, Range 15 West, as depicted on the attached 1:24,000 scale *Beverly Hills* topographic quadrangle map (see attached map).

A California Historical Resources Information System (CHRIS) records search was completed at the South Central Coastal Information Center (SCCIC) for the project study area and a 1-mile radius. The records search found that two historic-era cultural resources (Santa Monica Public Schools Thematic District: P-19-188708 and John Adams Junior High School: P-19-188711) overlap the project study area. Nineteen additional resources had previously been recorded within a one-mile radius of the project study area. Of these 19 outside of the project area, one is a prehistoric archaeological site (P-19-001123), one is multi-component (P-19-001061), and the remaining 17 are historic-era resources, including a railroad segment, refuse associated with a depot station, a dump, 13 buildings, and one district.

Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the proposed project area. The NAHC emailed a response on February 8, 2018, which stated that the SLF search failed to indicate the presence of Native American cultural resources in the immediate project area.

*Mr. Alvarez:*

*Subject: John Adams Middle School (JAMS) Performing Arts Complex Project*

---

The NAHC recommended that we contact you regarding your knowledge of the presence of cultural resources that may be impacted by this project. If you have any knowledge of cultural resources that may exist within or near the proposed project area, please contact me directly at either phone number listed below, edenniston@dudek.com, or at 38 North Marengo Avenue, Pasadena, CA, 91101 within 30 days of receipt of this letter.

Please note that the request herein is for informational purposes only and does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. All information provided will be considered confidential and not shared with the public.

Thank you for your assistance.

Sincerely,



---

Liz Denniston, MA, RPA  
Archaeologist

**DUDEK**

*Office: 626.204.9813*

*Cell: 626.375.7682*

*Attachments: Figure 1*



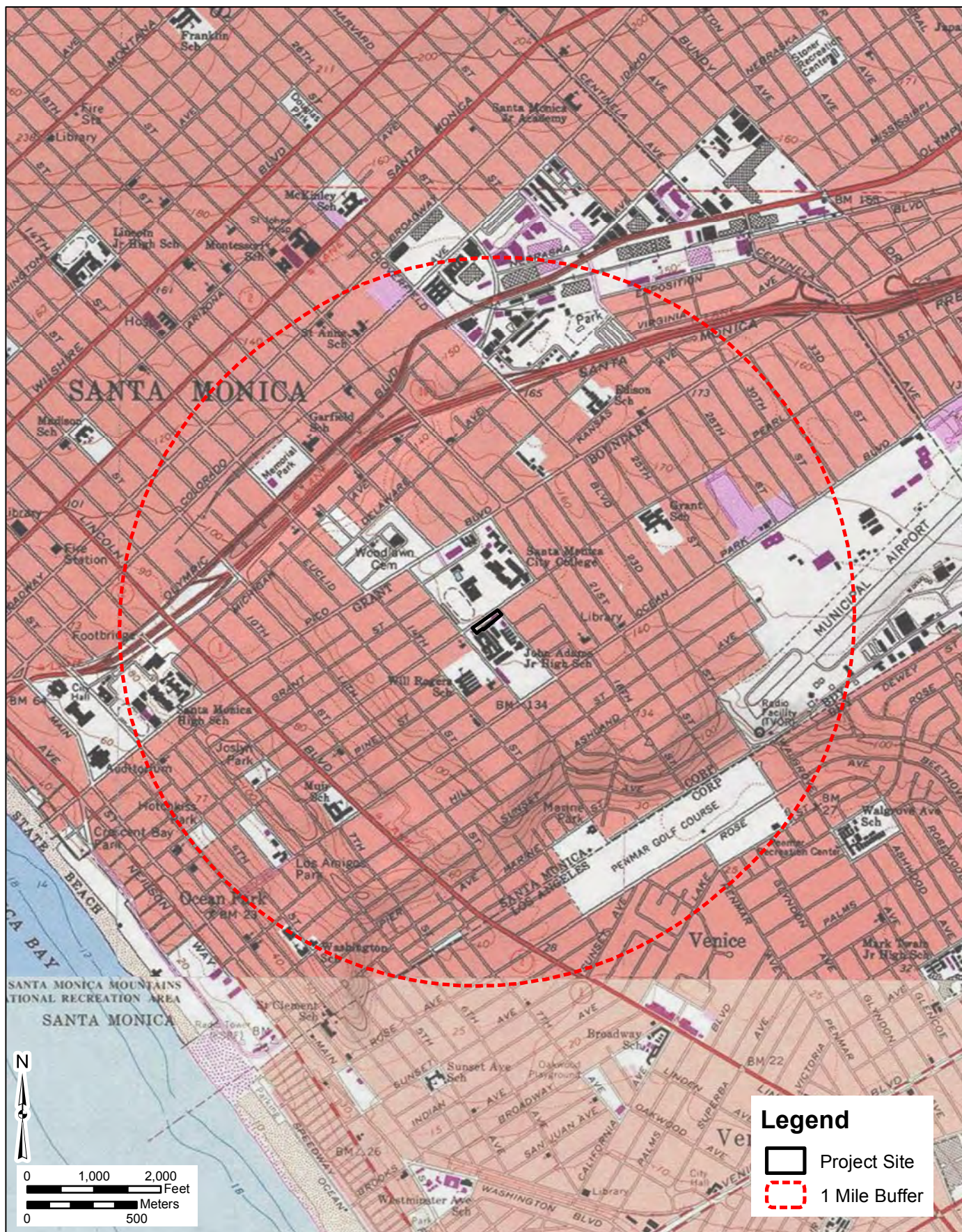


Figure 1. Project Vicinity

SMMUSD JAMS Performing Arts Center MND



October 23, 2017

10504

Mr. Preston J. Arrow-Weed,  
Ah-Mut-Pipa Foundation  
P.O. Box 160  
Bard, CA 92222

***Subject: John Adams Middle School (JAMS) Performing Arts Complex Project City of Santa Monica, Los Angeles County, California***

Dear Mr. Arrow-Weed:

The Santa Monica-Malibu Unified School District (District) is proposing to replace and augment the existing auditorium and auxiliary spaces at the John Adams Middle School (JAMS) Performing Arts Complex (project). The proposed project involves demolition of two buildings along with the construction of a new Performing Arts Complex.

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*Mr. Arrow-Weed:*

*Subject: John Adams Middle School (JAMS) Performing Arts Complex Project*

---

The NAHC recommended that we contact you regarding your knowledge of the presence of cultural resources that may be impacted by this project. If you have any knowledge of cultural resources that may exist within or near the proposed project area, please contact me directly at either phone number listed below, edenniston@dudek.com, or at 38 North Marengo Avenue, Pasadena, CA, 91101 within 30 days of receipt of this letter.

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Thank you for your assistance.

Sincerely,



---

Liz Denniston, MA, RPA  
Archaeologist

**DUDEK**

*Office: 626.204.9813*

*Cell: 626.375.7682*

*Attachments: Figure 1*



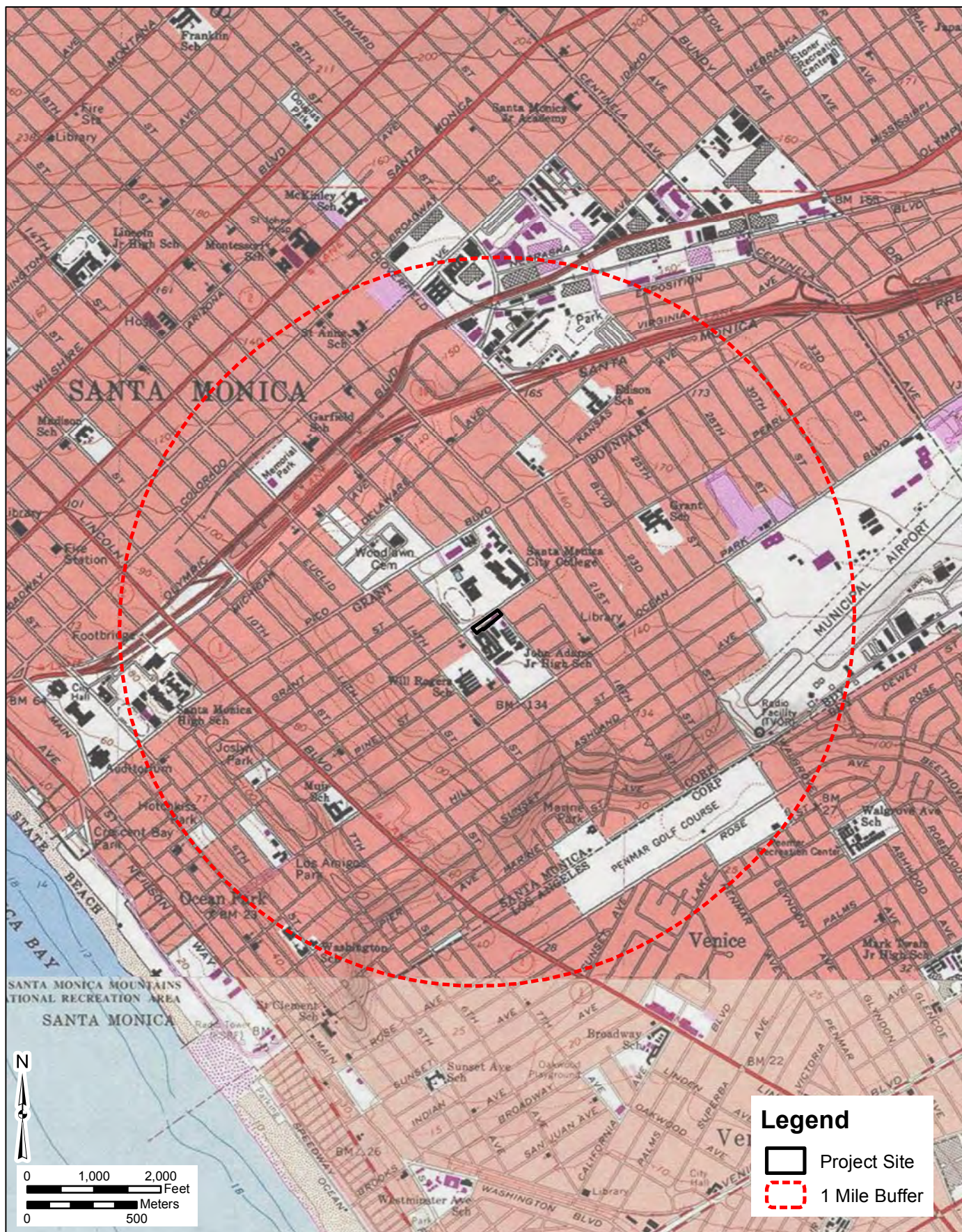


Figure 1. Project Vicinity

SMMUSD JAMS Performing Arts Center MND



October 23, 2017

10504

Jairo Avila, Tribal Historic and Cultural Preservation Officer  
Fernandeno Tataviam Band of Mission Indians  
1019 Second Street, Suite 1  
San Fernando, CA 91304

***Subject: John Adams Middle School (JAMS) Performing Arts Complex Project City  
of Santa Monica, Los Angeles County, California***

Dear Avila:

The Santa Monica-Malibu Unified School District (District) is proposing to replace and augment the existing auditorium and auxiliary spaces at the John Adams Middle School (JAMS) Performing Arts Complex (project). The proposed project involves demolition of two buildings along with the construction of a new Performing Arts Complex.

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Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the proposed project area. The NAHC emailed a response on February 8, 2018, which stated that the SLF search failed to indicate the presence of Native American cultural resources in the immediate project area.

*Avila:*

*Subject: John Adams Middle School (JAMS) Performing Arts Complex Project*

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The NAHC recommended that we contact you regarding your knowledge of the presence of cultural resources that may be impacted by this project. If you have any knowledge of cultural resources that may exist within or near the proposed project area, please contact me directly at either phone number listed below, edenniston@dudek.com, or at 38 North Marengo Avenue, Pasadena, CA, 91101 within 30 days of receipt of this letter.

Please note that the request herein is for informational purposes only and does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. All information provided will be considered confidential and not shared with the public.

Thank you for your assistance.

Sincerely,



---

Liz Denniston, MA, RPA  
Archaeologist

**DUDEK**

*Office: 626.204.9813*

*Cell: 626.375.7682*

*Attachments: Figure 1*



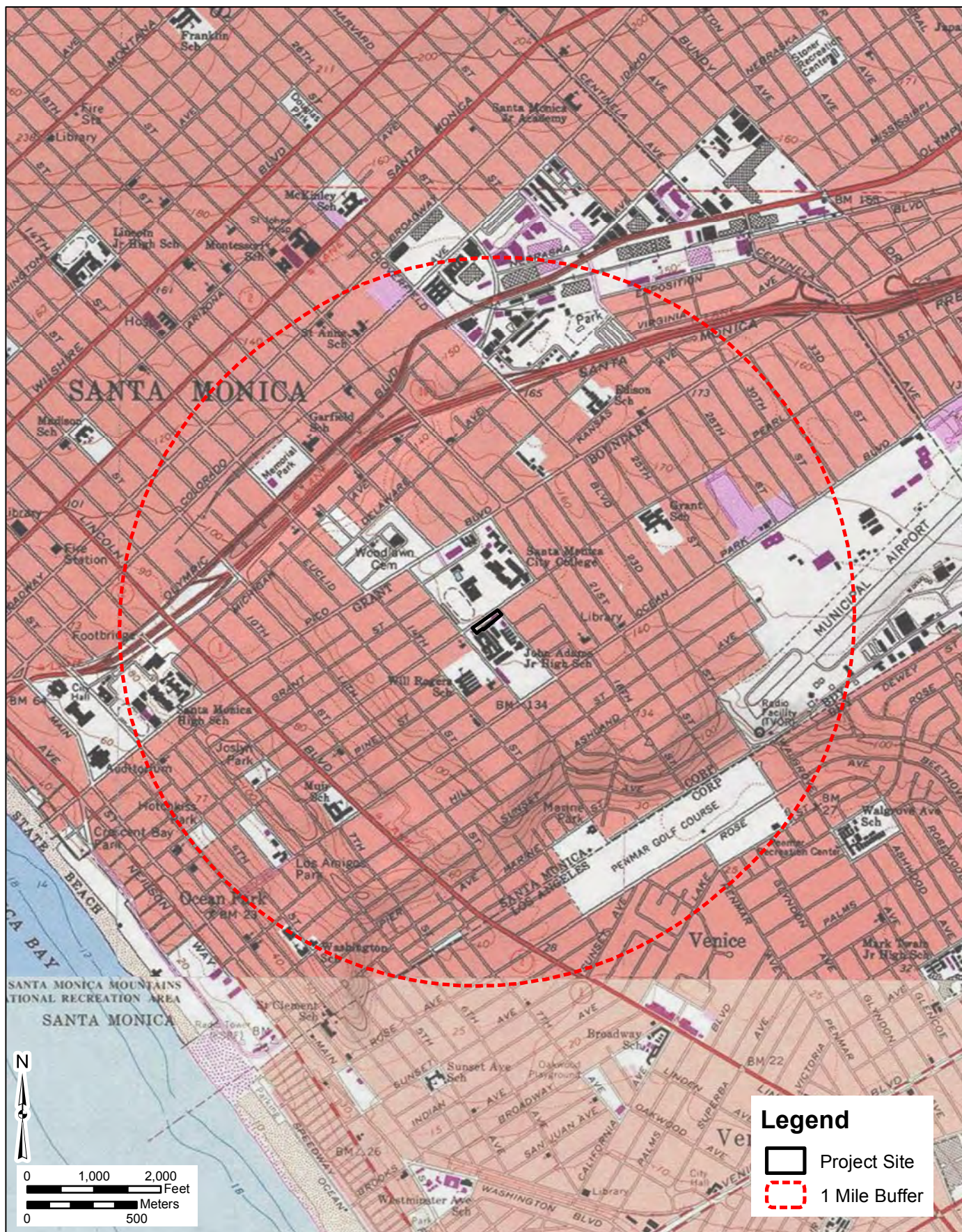


Figure 1. Project Vicinity

SMMUSD JAMS Performing Arts Center MND



October 23, 2017

10504

Mr. Robert F. Dorame, Tribal Chair/Cultural Resources  
Gabrieleno Tongva Indians of California Tribal Council  
P.O. Box 490  
Bellflower, CA 90707

***Subject: John Adams Middle School (JAMS) Performing Arts Complex Project City  
of Santa Monica, Los Angeles County, California***

Dear Mr. Dorame:

The Santa Monica-Malibu Unified School District (District) is proposing to replace and augment the existing auditorium and auxiliary spaces at the John Adams Middle School (JAMS) Performing Arts Complex (project). The proposed project involves demolition of two buildings along with the construction of a new Performing Arts Complex.

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*Mr. Dorame:*

*Subject: John Adams Middle School (JAMS) Performing Arts Complex Project*

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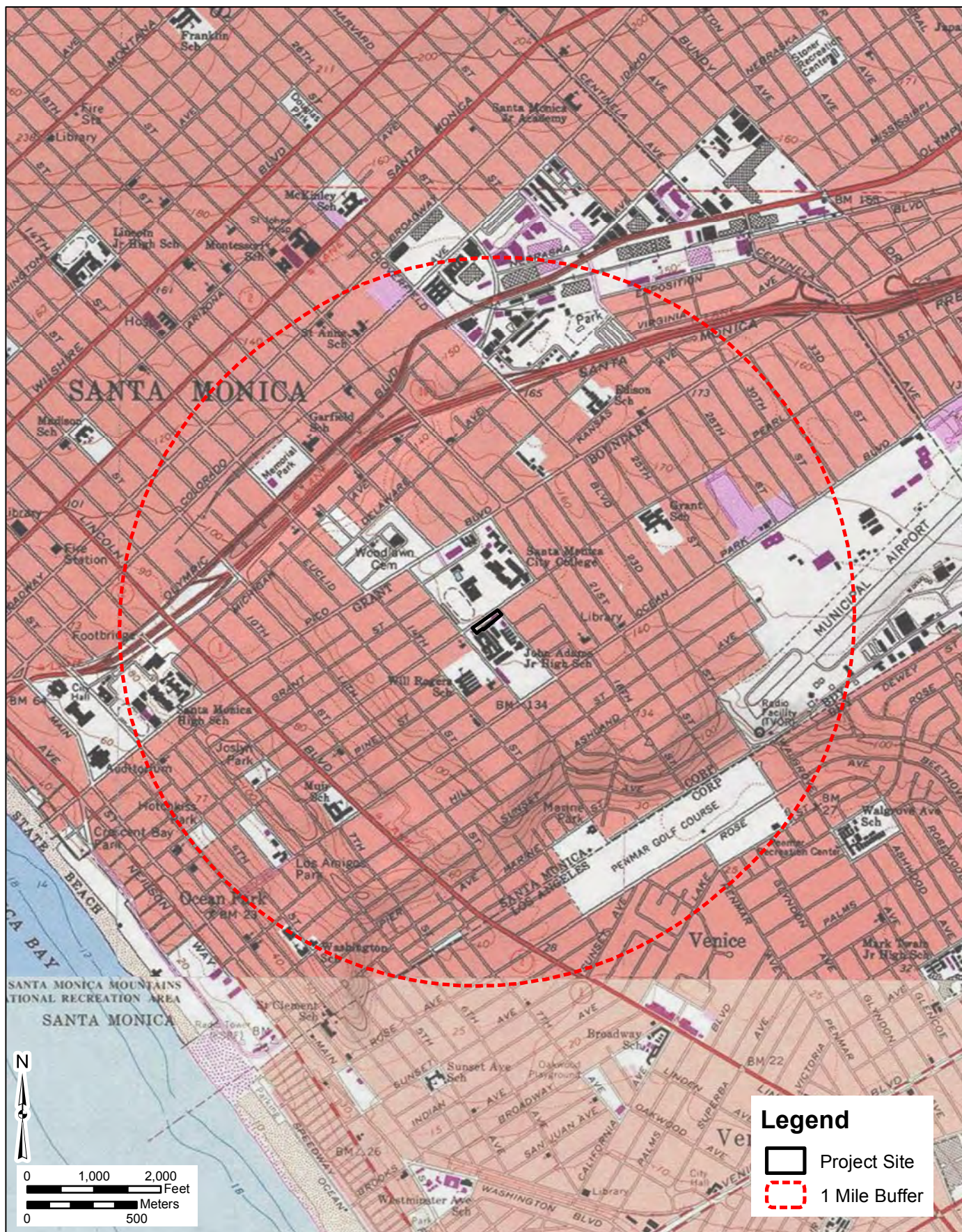


Figure 1. Project Vicinity

SMMUSD JAMS Performing Arts Center MND



October 23, 2017

10504

Ms. Sandonne Goad, Chairperson  
Gabrielino-Tongva Nation  
106 1/2 Judge John Also St.  
Los Angeles, CA 90012

***Subject: John Adams Middle School (JAMS) Performing Arts Complex Project City of Santa Monica, Los Angeles County, California***

Dear Ms. Goad:

The Santa Monica-Malibu Unified School District (District) is proposing to replace and augment the existing auditorium and auxiliary spaces at the John Adams Middle School (JAMS) Performing Arts Complex (project). The proposed project involves demolition of two buildings along with the construction of a new Performing Arts Complex.

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*Ms. Goad:*

*Subject: John Adams Middle School (JAMS) Performing Arts Complex Project*

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Archaeologist

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*Attachments: Figure 1*



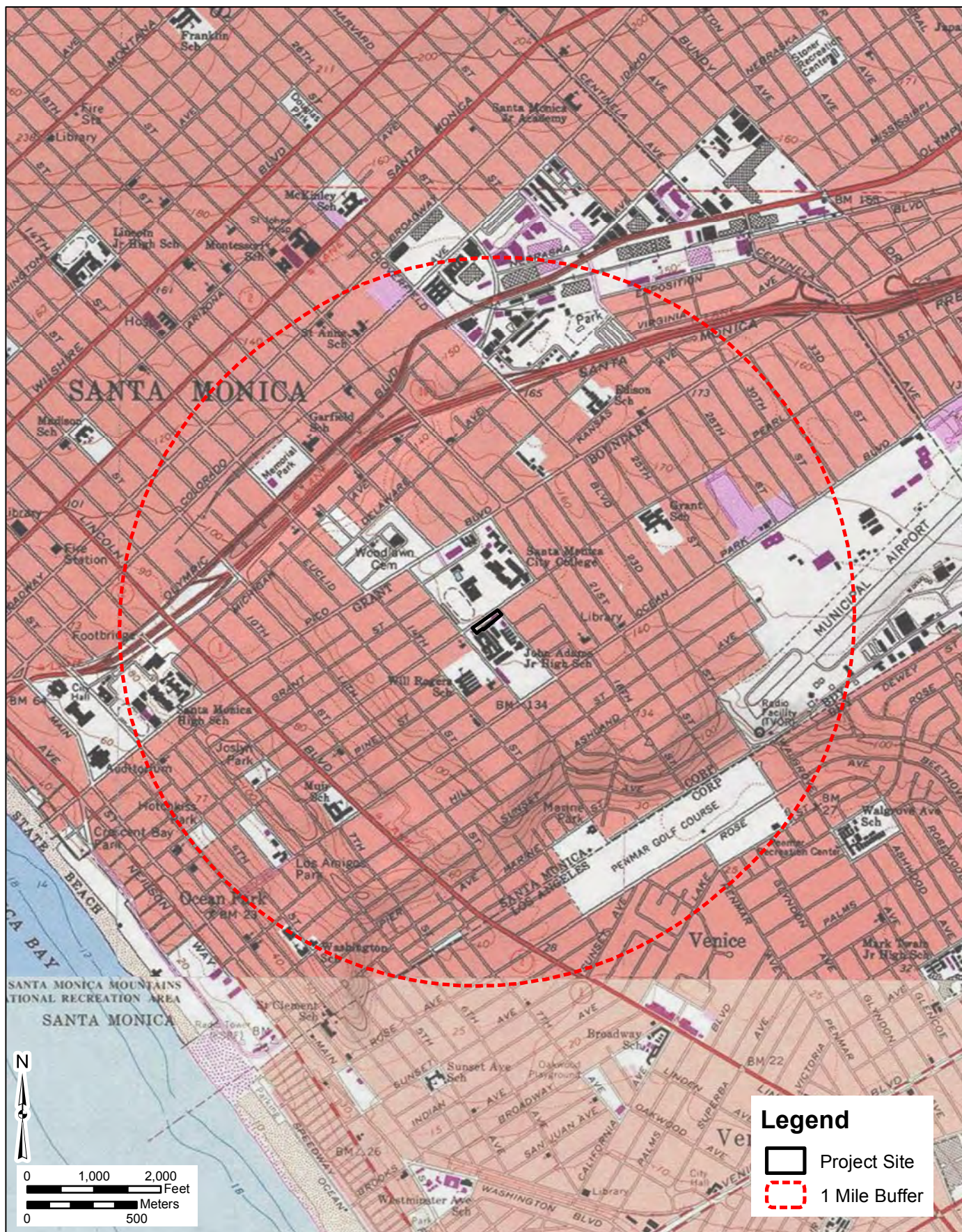


Figure 1. Project Vicinity

SMMUSD JAMS Performing Arts Center MND



October 23, 2017

10504

Mr. Anthony Morales, Chairperson  
Gabrieleno/Tongva San Gabriel Band of Mission Indians  
P.O. Box 693  
San Gabriel, CA 91778

***Subject: John Adams Middle School (JAMS) Performing Arts Complex Project City of Santa Monica, Los Angeles County, California***

Dear Mr. Morales:

The Santa Monica-Malibu Unified School District (District) is proposing to replace and augment the existing auditorium and auxiliary spaces at the John Adams Middle School (JAMS) Performing Arts Complex (project). The proposed project involves demolition of two buildings along with the construction of a new Performing Arts Complex.

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*Mr. Morales:*

*Subject: John Adams Middle School (JAMS) Performing Arts Complex Project*

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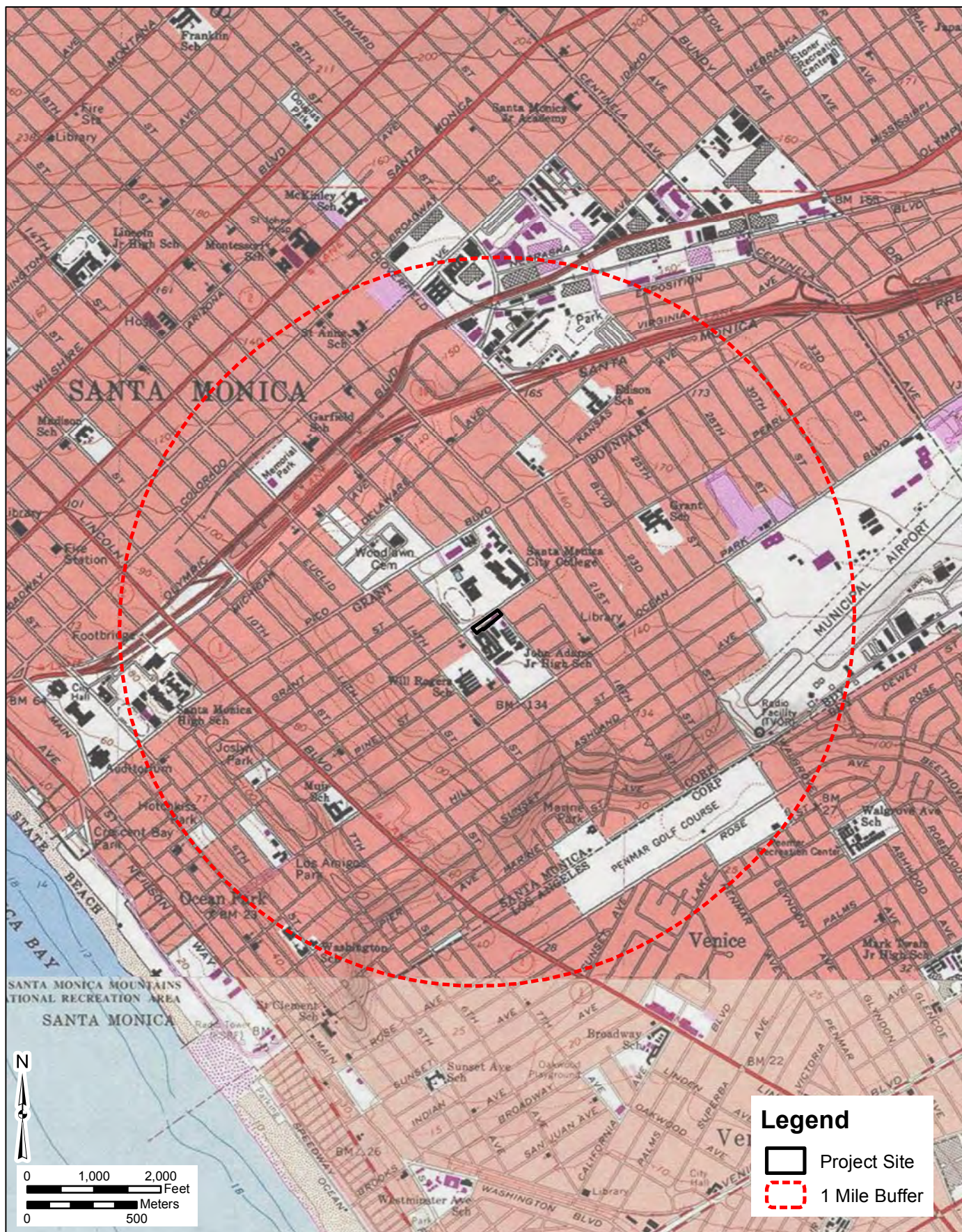
**DUDEK**

*Office: 626.204.9813*

*Cell: 626.375.7682*

*Attachments: Figure 1*





SOURCE: USGS Topo 7.5 Minute Series Beverly Hills, Venice Quadrangles  
 Township 2S / Range 15W / Sections 04, 05, 06, 07, 08, 09, 16, 17, 18

Figure 1. Project Vicinity

SMMUSD JAMS Performing Arts Center MND



October 23, 2017

10504

Mr. Rudy Ortega, Jr., President  
Fernandeno Tataviam Band of Mission Indians  
1019 2nd St. #1  
San Fernando, CA 91340

***Subject: John Adams Middle School (JAMS) Performing Arts Complex Project City  
of Santa Monica, Los Angeles County, California***

Dear Mr. Ortega, Jr.:

The Santa Monica-Malibu Unified School District (District) is proposing to replace and augment the existing auditorium and auxiliary spaces at the John Adams Middle School (JAMS) Performing Arts Complex (project). The proposed project involves demolition of two buildings along with the construction of a new Performing Arts Complex.

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*Mr. Ortega, Jr.:*

*Subject: John Adams Middle School (JAMS) Performing Arts Complex Project*

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Thank you for your assistance.

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Liz Denniston, MA, RPA  
Archaeologist

**DUDEK**

*Office: 626.204.9813*

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*Attachments: Figure 1*



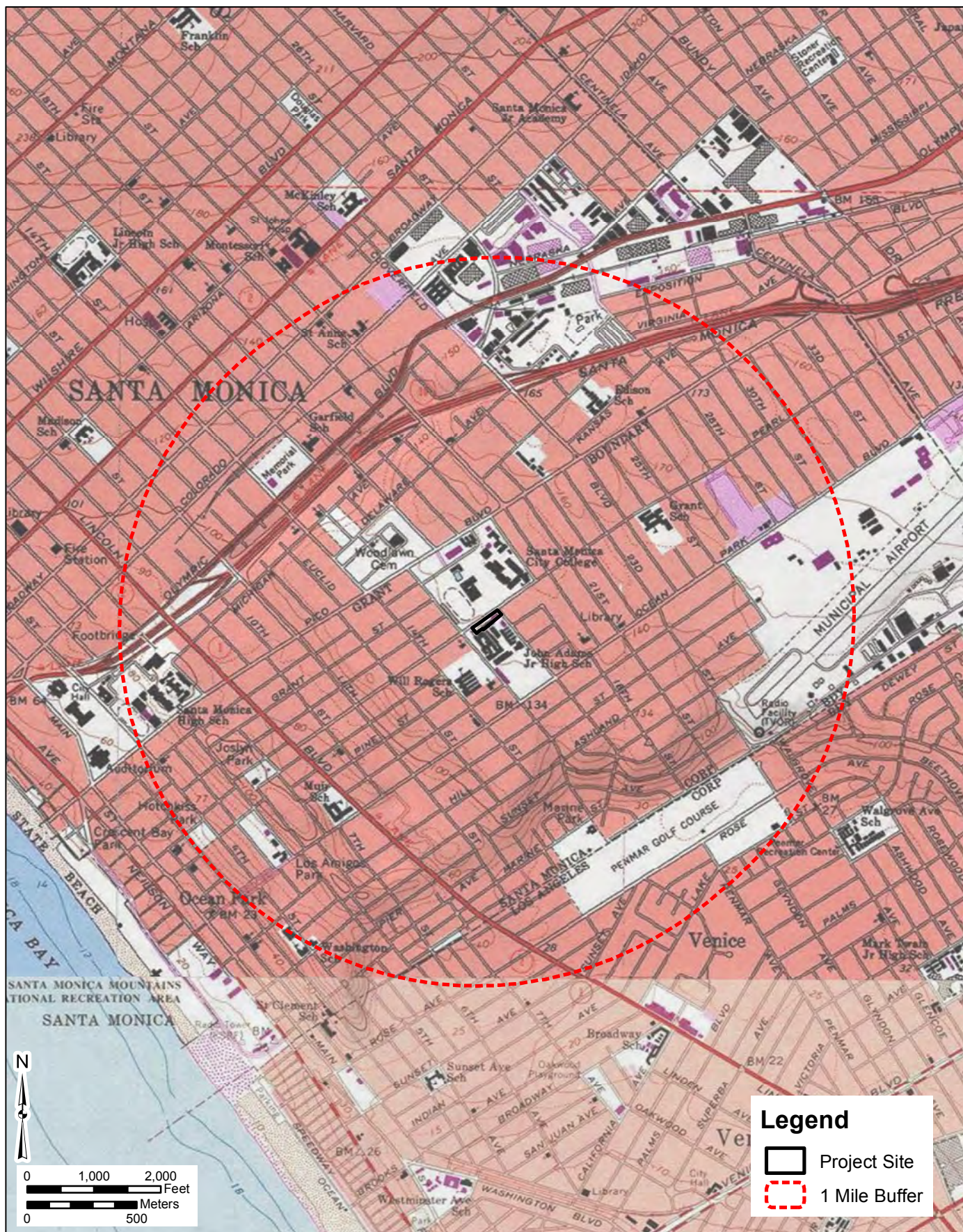


Figure 1. Project Vicinity

SMMUSD JAMS Performing Arts Center MND



October 23, 2017

10504

Mr. Andrew Salas, Chairperson  
Gabrielino Band of Mission Indians  
P.O. Box 393  
Covina, CA 91723

***Subject: John Adams Middle School (JAMS) Performing Arts Complex Project City  
of Santa Monica, Los Angeles County, California***

Dear Mr. Salas:

The Santa Monica-Malibu Unified School District (District) is proposing to replace and augment the existing auditorium and auxiliary spaces at the John Adams Middle School (JAMS) Performing Arts Complex (project). The proposed project involves demolition of two buildings along with the construction of a new Performing Arts Complex.

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*Mr. Salas:*

*Subject: John Adams Middle School (JAMS) Performing Arts Complex Project*

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Liz Denniston, MA, RPA  
Archaeologist

**DUDEK**

*Office: 626.204.9813*

*Cell: 626.375.7682*

*Attachments: Figure 1*



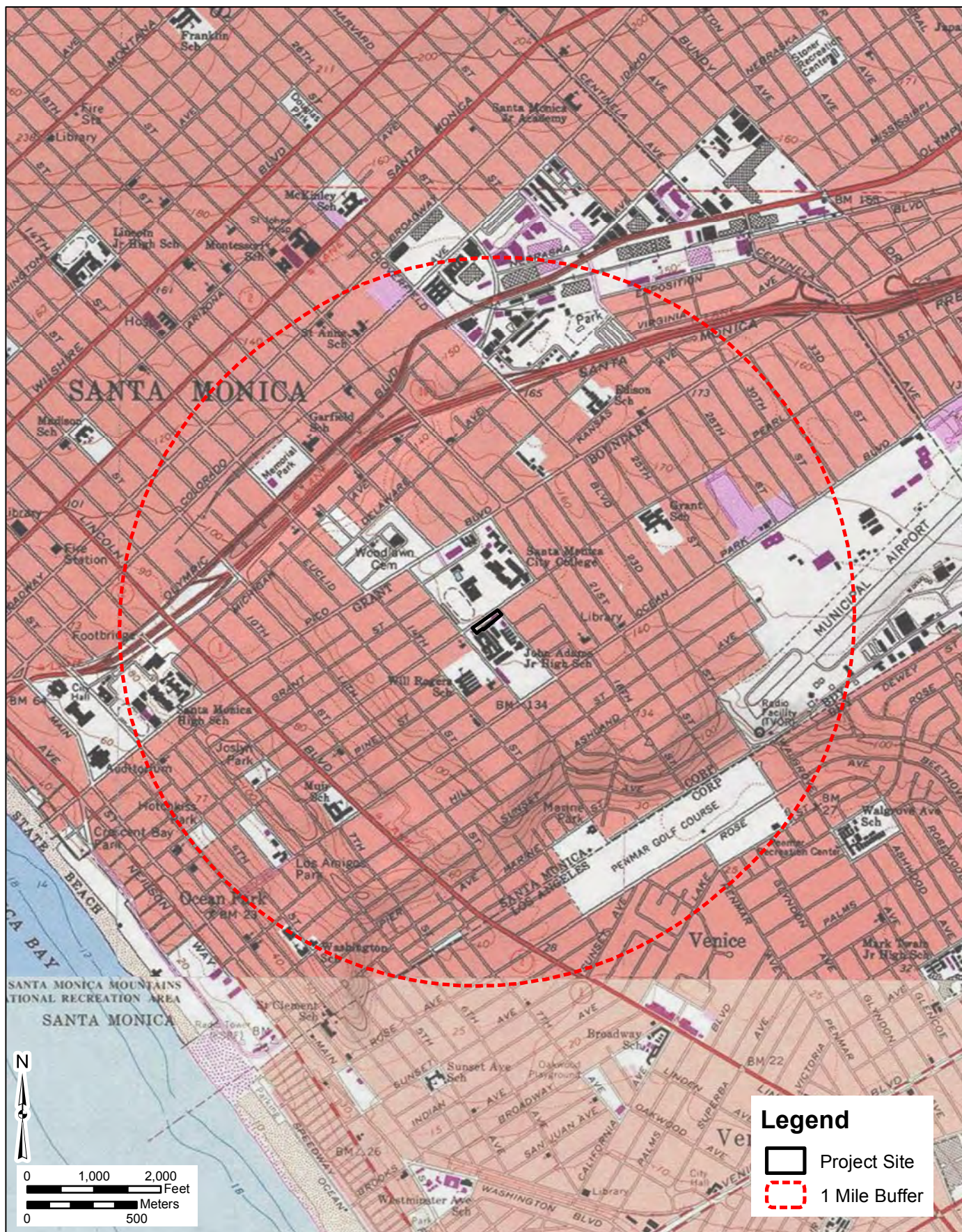


Figure 1. Project Vicinity

SMMUSD JAMS Performing Arts Center MND



October 23, 2017

10504

Mr. Alan Salazar,  
Fernandeno Tataviam Band of Mission Indians  
229 Ute Lane  
Ventura, CA 93001

***Subject: John Adams Middle School (JAMS) Performing Arts Complex Project City of Santa Monica, Los Angeles County, California***

Dear Mr. Salazar:

The Santa Monica-Malibu Unified School District (District) is proposing to replace and augment the existing auditorium and auxiliary spaces at the John Adams Middle School (JAMS) Performing Arts Complex (project). The proposed project involves demolition of two buildings along with the construction of a new Performing Arts Complex.

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*Mr. Salazar:*

*Subject: John Adams Middle School (JAMS) Performing Arts Complex Project*

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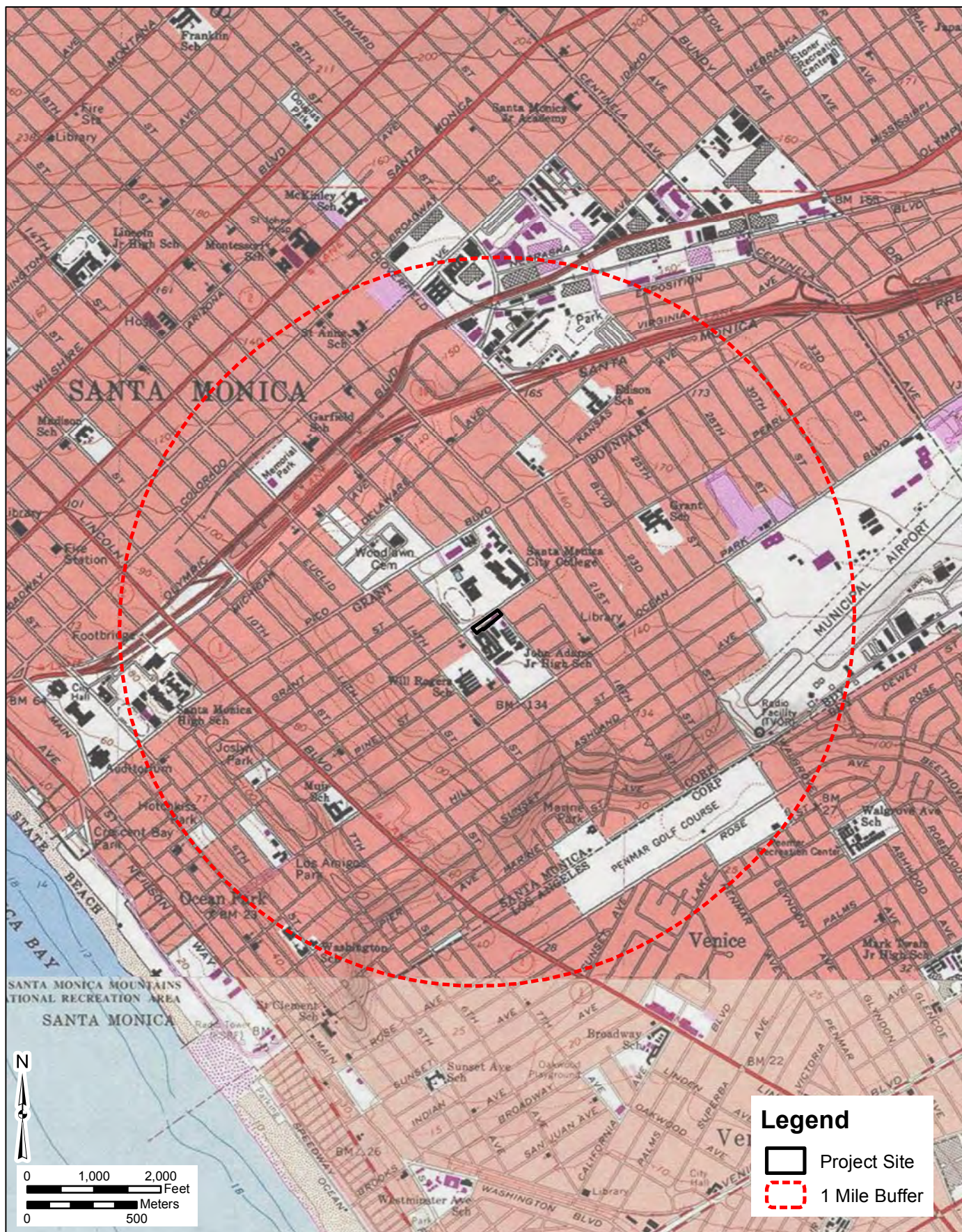


Figure 1. Project Vicinity

SMMUSD JAMS Performing Arts Center MND



October 23, 2017

10504

Ms. Beverly Salazar, Councilmember  
Fernandeno Tataviam Band of Mission Indians  
1931 Shadybrook Dr.  
Thousand Oaks, CA 91362

***Subject: John Adams Middle School (JAMS) Performing Arts Complex Project City  
of Santa Monica, Los Angeles County, California***

Dear Ms. Salazar:

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*Ms. Salazar:*

*Subject: John Adams Middle School (JAMS) Performing Arts Complex Project*

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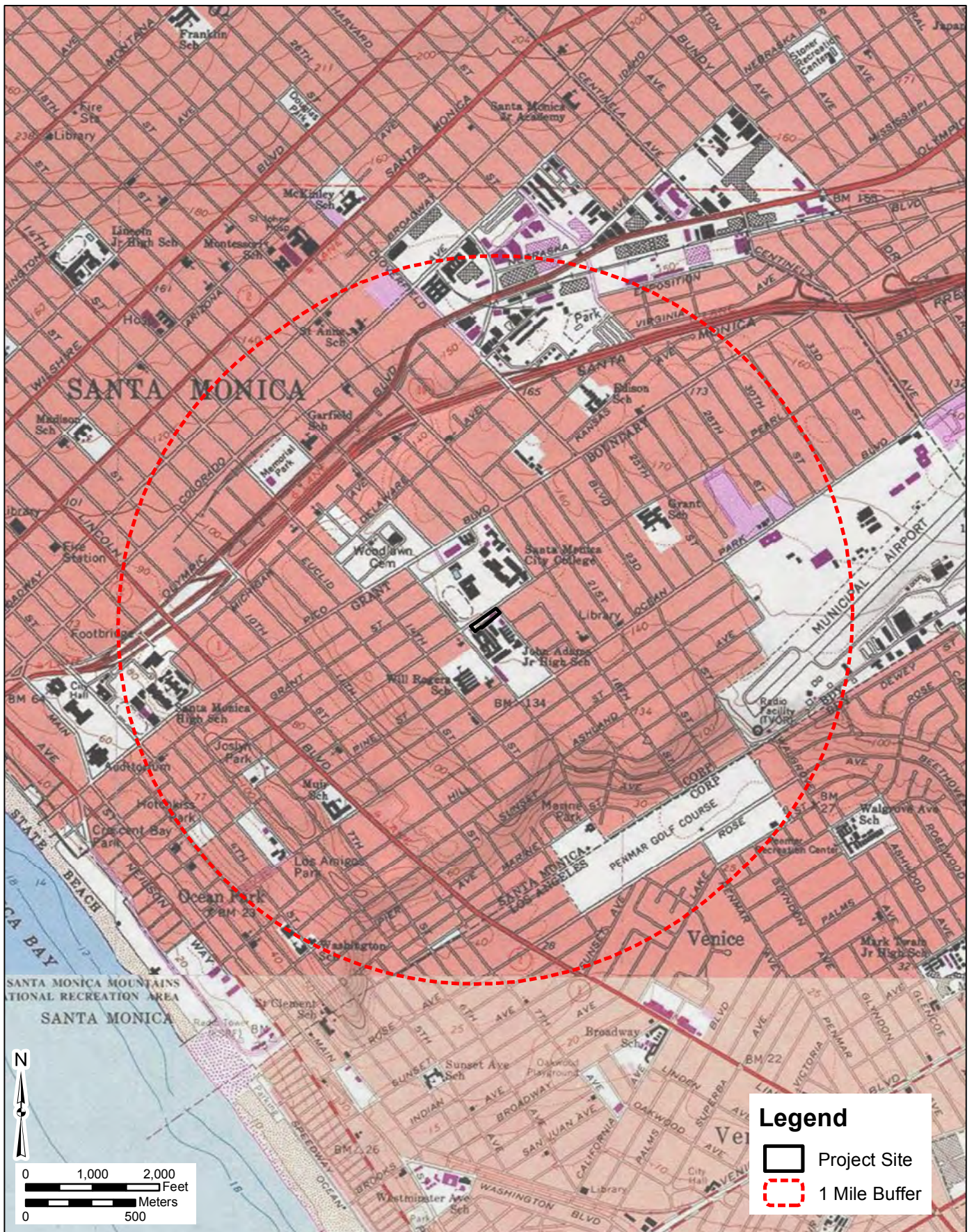


Figure 1. Project Vicinity

SMMUSD JAMS Performing Arts Center MND



October 23, 2017

10504

Mr. John Valenzuela, Chairperson  
San Fernando Band of Mission Indians  
P.O. Box 221838  
Newhall, CA 91322

***Subject: John Adams Middle School (JAMS) Performing Arts Complex Project City  
of Santa Monica, Los Angeles County, California***

Dear Mr. Valenzuela:

The Santa Monica-Malibu Unified School District (District) is proposing to replace and augment the existing auditorium and auxiliary spaces at the John Adams Middle School (JAMS) Performing Arts Complex (project). The proposed project involves demolition of two buildings along with the construction of a new Performing Arts Complex.

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*Mr. Valenzuela:*

*Subject: John Adams Middle School (JAMS) Performing Arts Complex Project*

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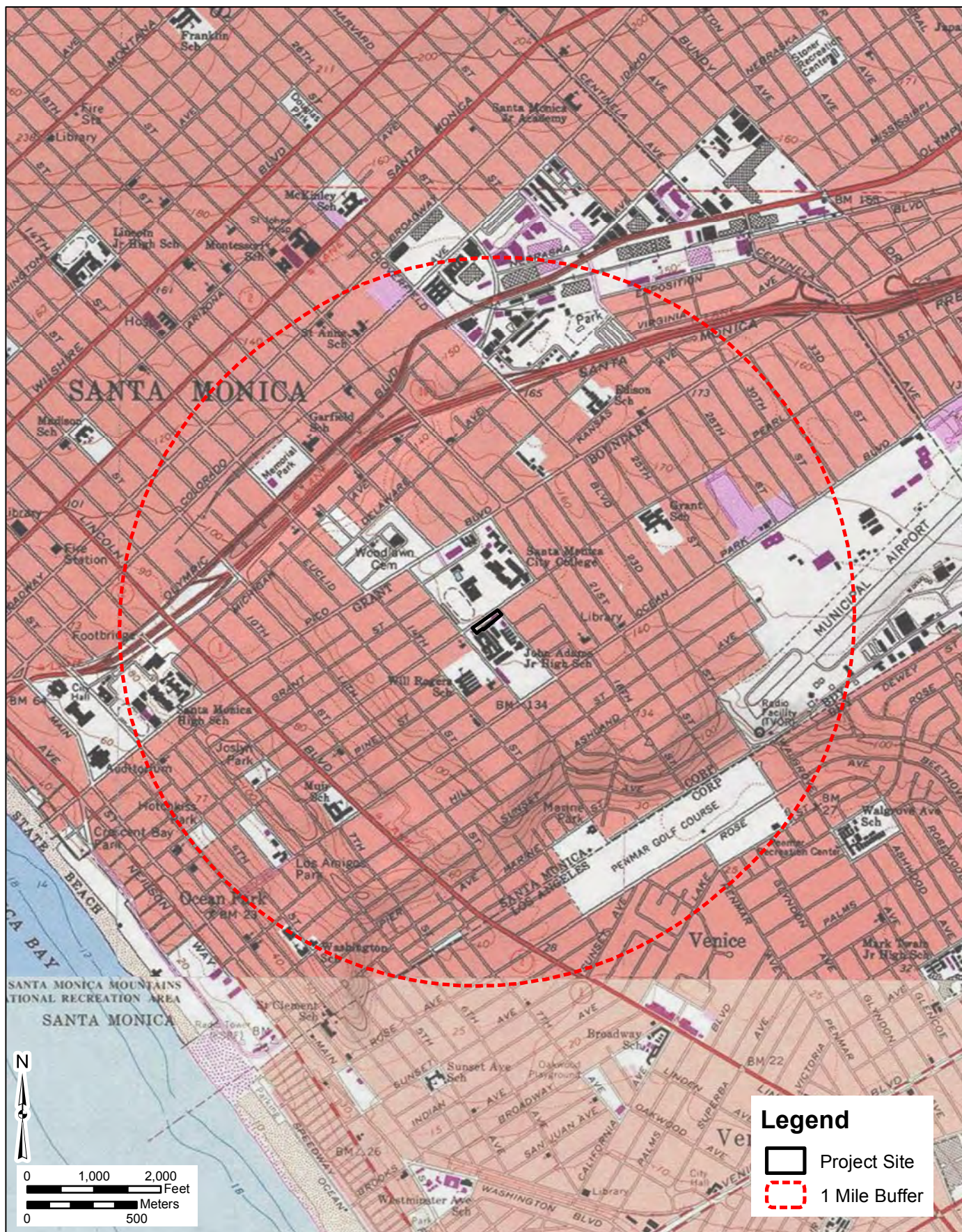
**DUDEK**

*Office: 626.204.9813*

*Cell: 626.375.7682*

*Attachments: Figure 1*





SOURCE: USGS Topo 7.5 Minute Series Beverly Hills, Venice Quadrangles  
 Township 2S / Range 15W / Sections 04, 05, 06, 07, 08, 09, 16, 17, 18

Figure 1. Project Vicinity

SMMUSD JAMS Performing Arts Center MND



October 23, 2017

10504

Ms. Irene Zwierlein, Chairperson  
Amah Mutsun Tribal Band of Mission San Juan Bautista Ohlone Costanoan  
789 Canada Road  
Woodside, CA 94062

***Subject: John Adams Middle School (JAMS) Performing Arts Complex Project City  
of Santa Monica, Los Angeles County, California***

Dear Ms. Zwierlein:

The Santa Monica-Malibu Unified School District (District) is proposing to replace and augment the existing auditorium and auxiliary spaces at the John Adams Middle School (JAMS) Performing Arts Complex (project). The proposed project involves demolition of two buildings along with the construction of a new Performing Arts Complex.

The proposed project is located on the existing JAMS campus at 2425 16<sup>th</sup> St., within the City of Santa Monica, Los Angeles County, California in Section 8, Township 2 South, Range 15 West, as depicted on the attached 1:24,000 scale *Beverly Hills* topographic quadrangle map (see attached map).

A California Historical Resources Information System (CHRIS) records search was completed at the South Central Coastal Information Center (SCCIC) for the project study area and a 1-mile radius. The records search found that two historic-era cultural resources (Santa Monica Public Schools Thematic District: P-19-188708 and John Adams Junior High School: P-19-188711) overlap the project study area. Nineteen additional resources had previously been recorded within a one-mile radius of the project study area. Of these 19 outside of the project area, one is a prehistoric archaeological site (P-19-001123), one is multi-component (P-19-001061), and the remaining 17 are historic-era resources, including a railroad segment, refuse associated with a depot station, a dump, 13 buildings, and one district.

Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the proposed project area. The NAHC emailed a response on February 8, 2018, which stated that the SLF search failed to indicate the presence of Native American cultural resources in the immediate project area.



*Ms. Zwierlein:*

*Subject: John Adams Middle School (JAMS) Performing Arts Complex Project*

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The NAHC recommended that we contact you regarding your knowledge of the presence of cultural resources that may be impacted by this project. If you have any knowledge of cultural resources that may exist within or near the proposed project area, please contact me directly at either phone number listed below, edenniston@dudek.com, or at 38 North Marengo Avenue, Pasadena, CA, 91101 within 30 days of receipt of this letter.

Please note that the request herein is for informational purposes only and does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. All information provided will be considered confidential and not shared with the public.

Thank you for your assistance.

Sincerely,



---

Liz Denniston, MA, RPA  
Archaeologist

**DUDEK**

*Office: 626.204.9813*

*Cell: 626.375.7682*

*Attachments: Figure 1*



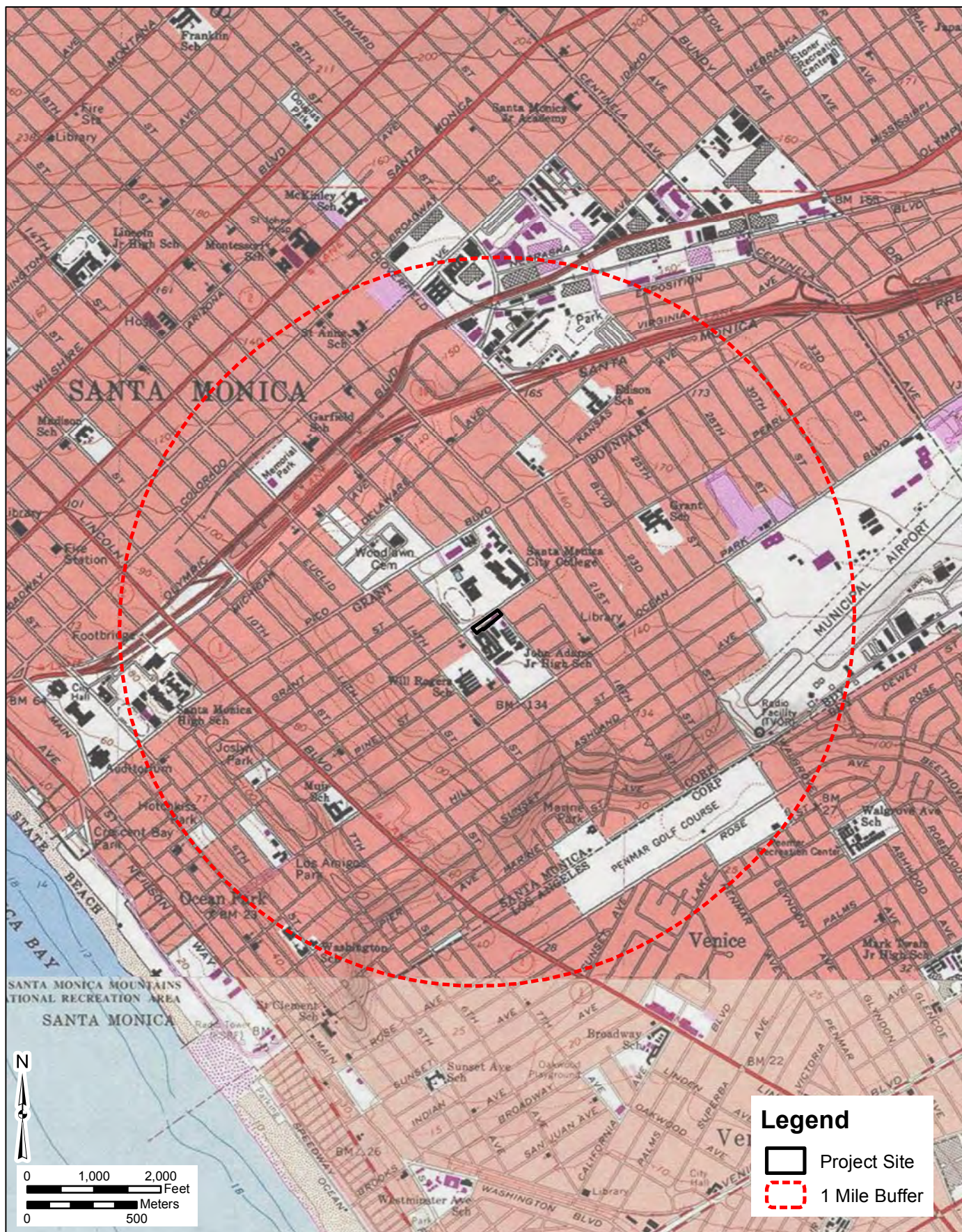


Figure 1. Project Vicinity

SMMUSD JAMS Performing Arts Center MND





## Gabrieleno Band of Mission Indians – Kizh Nation

Historically known as The San Gabriel Band of Mission Indians  
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Dudek

3544 University Ave

Riverside, CA 92501

### **Regarding: John Adams Middle School Performing arts complex**

Dear Liz Denniston,

This email is in response to the above referenced project located at 2425 16<sup>th</sup> St. City of Santa Monicasanta. The project location is within our Ancestral territory which may have potential for discoveries of our cultural resources . Therefore, we would like to request that one of our Native Monitors be present during any and all ground disturbances.

Should you have any questions or concerns, please contact our office at 844-390-0787.

Thank you,

Andrew Salas

Chairman, Gabreileno Band of Mission Indians-Kizh Nation

Gabrieleno Band of Mission Indians – Kizh Nation  
website: [www.gabrielenoindians.org](http://www.gabrielenoindians.org)

PO Box 393

Covina, CA

91723

(626)926-4131

email: [gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com)



# APPENDIX B3

## Paleontological Resources Records Search



Natural History Museum  
of Los Angeles County  
900 Exposition Boulevard  
Los Angeles, CA 90007  
tel 213.763.DINO  
www.nhm.org



Vertebrate Paleontology Section  
Telephone: (213) 763-3325

e-mail: [smcleod@nhm.org](mailto:smcleod@nhm.org)

31 January 2018

Dudek  
605 Third Street  
Encinitas, CA 92024

Attn: Sarah Siren, Senior Paleontologist

re: Vertebrate Paleontology Records Check for paleontological resources for the proposed  
SMMUSD JAMS Performing Arts Center Project, Dudek Project # 10504, in the  
City of Santa Monica, Los Angeles County, project area

Dear Sarah:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed SMMUSD JAMS Performing Arts Center Project, Dudek Project # 10504, in the City of Santa Monica, Los Angeles County, project area as outlined on the portion of the Beverly Hills USGS topographic quadrangle map that you sent to me via e-mail on 15 January 2018. We do not have any vertebrate fossil localities that lie directly within the proposed project area, but we do have vertebrate fossil localities nearby from sedimentary deposits similar to those that occur in the proposed project area, either at the surface or at depth.

Surface deposits in the entire proposed project area consist of nominally older Quaternary Marine Terraces that also have an admixture of terrestrial fluvial deposits, according to the geologic mapping. In this vicinity these deposits typically do not contain significant vertebrate fossils in the very uppermost layers, but at relatively shallow depth may well contain significant fossil vertebrate remains. We have two nearby vertebrate fossil localities in these older Quaternary deposits that are about equidistant from the proposed project area. Our locality LACM 5462, northeast of the proposed project area along Michigan Avenue east of Cloverfield Boulevard between Olympic Boulevard and the Santa Monica Freeway (I-10), that is particularly noteworthy because a specimen of extinct lion, *Felis atrox*, was recovered from this locality at a

depth of only six feet below the surface. Our locality LACM 7879, east-southeast of the proposed project area near the intersection of Rose Avenue and Penmar Avenue, produced fossil specimens of horse, *Equus*, and ground sloth, *Paramylodon*, at greater than eleven feet in depth.

Very shallow excavations in the proposed project area probably will not uncover significant vertebrate fossil remains. Excavations that extend down below about five feet, however, may well encounter significant fossil vertebrate specimens. Any substantial excavations below the uppermost layers in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Sediment samples from the proposed project area should also be collected and processed to determine the small fossil potential of the site. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

A handwritten signature in black ink, reading "Samuel A. McLeod". The signature is written in a cursive style with a large, stylized 'S' and 'M'.

Samuel A. McLeod, Ph.D.  
Vertebrate Paleontology

enclosure: invoice