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White Point Military Reservation:
Preliminary Analysis and Implementation Plan
A Strategic Alliance for Restoration and Interpretation of the
White Point Historic District

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Preliminary Analysis And Implementation Plan



**A Strategic Alliance for Restoration and
Interpretation of the White's Point
Historic District**

Draft

By Frank Evans
The Los Angeles Nike Air Defense Veteran's Association
Monday, March 25, 2002

Preface to the Second Edition

It is with pleasure and profound sense of accomplishment that we offer this 2nd Edition of the *Preliminary Analysis and Implementation Plan: A Strategic Alliance for the Restoration of the White's Point Historic District*. This document establishes a framework to explore the opportunities and challenges presented by the remarkable juxtaposition of natural and historic resources at now peaceful White's Point.

The changes incorporated in this 2nd Edition have been the result of a number of significant events during the year of 2000, truly the New Millennium for White's Point Park. It was in the year 2000 that the nomination for White's Point military resources was completed and submitted to the City of Los Angeles for comment, then to the California Office of State Historic Preservation. At the City Hall Council Chambers in San Luis Obispo, August 2000, the State Historic Commission approved unanimously, Historical Listing as a District, white's Point Park.

Prior to the San Luis Obispo meeting, members of the Fort MacArthur Museum Association met in July 2000 with the City Of Los Angeles, Department of Recreation and Parks Management setting future directions for possible historical interpretation of Whites Point. Another meeting was convened in November 2000, with management members of the City of Los Angeles Department of Recreation and Parks, the Steering Committee of the Palos Verdes Peninsula Land Conservancy, herein after referred to as PVPLC, and two members of the Fort MacArthur Museum Association. At that meeting a copy of the PVPLC's Preliminary Framework Plan for the White Point Nature Preserve, was provided to our association for information and to solicit submission of an official concept for what we propose concerning historical preservation interpretation and historical resource preservation and use.

In January of this year, in a continuation of promising events, a large group of the above organizations and members of the local community entered the underground magazines for a condition inspection and description of the magazines use during the Cold War era.

Recently, the City of Los Angeles under contract with Jones and Stokes published a "Notice of Preparation and Initial Study for the Preparation of an Environmental Impact Report for the White Point Nature Preserve Framework Plan". This presents some concern since it appears the City is still dedicated to destruction of the historical resources.

This draft has been presented to the Board of Directors of the Fort MacArthur Museum Association for endorsement and comments as appropriate. We anticipate final changes after a thorough discussion with the City and the PVPLC, with aggressive action to begin implementation of ideas, cumulating in an appropriate setting to interpret White's Point as an historic museum.

During a recent interview by the well respected Los Angeles Conservancy of then Councilwoman Janice Hahn (before the elections at which time she was a candidate for office), the Honorable Councilwoman stated she is against destruction of the Historical Buildings and supports reversal of the City's decision to demolish them.

This version of the Preliminary Analysis addresses immediate issues of physical site security and initial implementation. This is an evolving document. Many details cannot be specified at this time without further information from our partners in this project. Specific goals, objectives, tasks and target dates will be treated in greater detail within future revisions of this plan as additional information is obtained. At this juncture, there still are many unanswered questions that must be addressed.

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Introduction

Although some wish to erase any trace of the extensive military presence at White's Point, it is doubtful that you would be reading this were it not for the fact that the site was formerly part of Fort MacArthur. Had the site not been in the hands of the military, it most certainly would have been developed many years ago. In a real sense, it was the military that saved White's Point as open space and kept it from the hands of corporate developers.

In 1978, White's Point Park was deeded to the City of Los Angeles for use as a public park and recreation purposes after over a half century of military use. At the time of transfer to the city, the 102-acre site contained World War I era base-end stations for a number of batteries in the Harbor Defenses of Los Angeles, a World War II era 16-inch gun emplacement and Alternate Battery Commander's Station, and a Cold War Era Nike missile launch complex. The site also contained remnants of a radar site, an airstrip and other artifacts of military usage dating back as far as 1917. All of these historic resources are interrelated, as buildings and structures from the World War I Era were used during World War II, and World War II structures were incorporated into the Nike missile launch complex.

At the time of transfer, most of these resources had not attained the 50 year old status affording them consideration as historic resources, the World War I Era fire control stations associated with Battery Osgood-Farley and Battery Barlow-Saxton were clearly contributing resources to the National Register Sites in Angels Gate Park, but for one reason or another the fire control stations were not recognized as historic resources.

In 1987, the Army Corps of Engineers commissioned a historic resources study (Hathaway: 1987) that determined that the Nike site and the 16-inch gun battery were eligible for listing on the National Register of Historic Places. Again, for one reason or another this report was not acted upon.

During the ensuing years, the Los Angeles Department of Recreation and Parks submitted reports to the National Park Service as required by the provisions of the deed stating that they recognized the historic significance of the 16-inch gun emplacement and the Nike site and would nominate these sites to the National Register of Historic Places. For one reason or another this never happened and the site continued to decay and deteriorate.

We are not the only ones to advocate the preservation of the Nike site. The late Ken Malloy was highly respected in the community, in fact, the community named a park after him. The below photograph from a 1989 Daily Breeze story shows him standing on the elevator inside of one of the magazines at White's Point.



Ken Malloy standing on the elevator inside of one of the White's Point Nike magazines. (Daily Breeze Photograph)

Also, during the ensuing years, several citizens advisory committees made recommendations concerning the nature of the facilities that would be appropriate for White's Point. All of these committees, with the exception of the 1999, committee, recommended that the Nike site and the 16-inch gun emplacement be nominated as a historic sites as part of a passive nature oriented park.

Our presentation to the 1999 citizen's advisory committee gave the committee specific information concerning the historic significance of the site, including a presentation from a representative from the largest historic preservation organization in Los Angeles. We explained in some detail what would happen if the historic aspects of the Nike site were not taken seriously. The 1999 citizens advisory committee selected the Palos Verdes Peninsula Land Conservancy to manage the development of a master plan for the White's Point Nature Preserve.

During 1999, the Los Angeles Nike Veterans and the Fort MacArthur Museum Association consulted with local and state historic preservation organizations, as well as the State Office of Historic Preservation and determined that an appropriate course of action would be to nominate the 16-inch gun battery and the Nike site for the California Register as they were in immediate danger due to the destructive policies and general neglect of the Department of Recreation and Parks.

In August 2000, at the City Hall Chambers in San Luis Obispo, the California State Historical Resources Commission approved by unanimous vote, the listing of Battery Paul D. Bunker and Nike Site 43L, Whites Point Park for inclusion onto the Historical Register. That action recognized the historical value of the site, both as numerous resources (buildings, objects, resources), and as an historical district.

The listing of Battery Paul D. Bunker and Nike Site 43L is part of an incremental plan to create a thematic historic district based on the Harbor Defenses of Los Angeles. This district could potentially span an area from Ventura to Costa Mesa, with San Pedro being the heart of the district. Local and state historic preservation associations are aware and supportive of our efforts to create such a historic district.

The Nike site at White's Point is one of the few sites left in southern California that retains its radar site (IFC), which is located in Battery Leary-Merriam in Angels Gate Park. Angels Gate Park also contains buildings that housed the Los Angeles Nike Defense School and associated commands. White's Point, Angels Gate Park, and the former lower reservation of Fort MacArthur all contain properties either listed or eligible for listing on the California Register or the National Register of Historic Places. The U.S. Air Force has completed a draft study of 31 historic structures and objects some of which directly contribute to the White's Point Historic District. Since historic sites are interrelated, any degradation of the White's Point site directly affects other related sites.



Integrated Fire Control (IFC) Area – Upper Reservation, Fort MacArthur

The Fort MacArthur Museum Association has negotiated formal preservation agreements with U.S. Air Force and the U.S. Fish and Wildlife Service at White's Point and the city of Rancho Palos Verdes, respectively, concerning the preservation of additional contributing historic resources that are potential elements in a historic district.

We believe that the generations to come will appreciate our combined efforts today to preserve and interpret this interesting and colorful part of San Pedro's past.

Purpose

The purpose of this Draft Preliminary Analysis and Implementation Plan is to provide the City of Los Angeles, Department of Recreation and Parks with concepts, ideas and plans for the cooperative effort between the historical restoration associations, the City of Los Angeles, the Palos Verdes Peninsula Land Conservancy and others. As the owner of the land and buildings, the City will review the issues detailed herein with respects to the California Environments Quality Act for project analysis under the provisions of an Environmental Impact Report (EIR).

If an agreement can be reached, the initial concept would be for the Palos Verdes Peninsula Land Conservancy (PVPLC) to be responsible for the land, flora and fauna, and the Fort MacArthur Museum Association and the Los Angeles Nike Air Defense Veteran's Association to assume the historical preservation issues as drafted herein. It will be imperative for all parties to enter into a legal and binding document. The association would be responsible for funding of the historical restoration and preservation in its efforts to implement concepts detailed herein.

We expect to have the same cooperation from the Department as is given to the PVPLC with assistance to obtaining the required funding for the project as well as granting access, providing for utilities and general maintenance of the site. The PVPLC implements its own plan. Implementation coordination would be required with the associations and the City to coordinate common interests such as security, parking, transportation, utilities, insurance and other common interests. From all appearances, PVPLC plans are not incompatible with those herein, considering the need to retain the historical buildings, objects and structures.

Willingness on the part on the historical associations should not be construed as acquiescence. The associations are prepared to proceed with litigation should it be necessary to assert our position on historical preservation. It is impossible to even begin to conceive how to formulate an implementation document, since the parties concerned appear to still be very far apart. The C.E.Q.A Environmental Impact Report will apparently need to process its way to a conclusion before serious discussion, negotiation and agreements can begin for formulate.

The Associations

Los Angeles Nike Air Defense Veteran's Association (LANV)

The Los Angeles Nike Air Defense Veteran's Association is an organization of Nike veterans dedicated to educating the public concerning the history of the Los Angeles Air Defenses. Our primary objective is preserving significant historical aspects of the Los Angeles Air Defense program, and educating the public has to how these sites were interconnected to the network of some 288 sites around the world. LA Nike AD Vet's was founded to extend the interests of the Fort MacArthur Museum Association into the Air Defense era. It enhances Fort MacArthur Museum Association with air defense expertise. From first generation anti aircraft artillery gun batteries, through the Nike Ajax surface to air guided missile program, to the final phases of the nuclear capable Nike-Hercules Air Defense Missile Systems, displays will portray the sites mission, history, and operation. The Fort MacArthur Museum Association Board of Directors approved the association as an affiliate. The undertakings of White's Point preservation may very well be beyond the long-term goals, objectives and resources of the Fort MacArthur Museum Association. LA Nike Vets will initially consider the Fort MacArthur Museum Association as its parent for purposes of initial coordination, support and guidance. This relationship is subject to refinement over time dependent upon needs. objectives.

Fort MacArthur Museum Association (FMMA)

The Fort MacArthur Museum Association is a California non-profit organization supporting the Fort MacArthur Museum. Membership in the Association is open to all who want to help the museum and have an interest in the preservation and interpretation of military history. The Fort MacArthur Museum is dedicated to the preservation and interpretation of the history of Fort MacArthur, a U.S. Army post that guarded the Los Angeles harbor from 1914 to 1974. The Museum was established in 1985, and it is housed in the corridors and galleries of historic Battery Osgood-Farley. The Fort MacArthur Reservations hold an important collection of historical structures, which were part of the U.S. Army's role in the defense of the American continental coastline from invasion. These structures clearly trace the development of American coastal defenses, from the all big gun era of the turn of the century to the missile era of today.

The rooms, galleries and corridors of the Museum contain a variety of exhibits and displays which include: the history of Los Angeles harbor defenses, home-front activities in the greater Los Angeles area during the World Wars, Civil Defense, American Pacific Theater military campaigns, early American Air Defenses and the important role of Los Angeles as a military port for both the Army and the Navy.

The Fort MacArthur Museum Association was forced to become an active historic preservation organization because of the constant attacks on the historic resources of Fort MacArthur by the Department. For almost two decades, the Department has been demolishing buildings and structures on the former post either on purpose or by neglect without proper review or by a patently flawed review. The Fort MacArthur Museum Association has taken on the mission of looking out for the remaining historic resources of the Harbor Defenses of Los Angeles. The project at White's Point is one of those missions.

Previous Analysis and Reports

Previous reports include information of plant and wildlife population of White's Point. They include chronological events of the site, traffic patterns, topography, geology, socio-cultural influences, and functional aspects of the Nike System. The reader is directed to the many appropriate, significant, informative reports listed in the reference section herein. Copies of the nomination, relevant reports and other papers will be made available at the Reference Counter of the San Pedro Library on Gaffey Street, San Pedro, California, while original copies, work papers, and photographs will be archived at the Fort MacArthur Museum Association. References will also be available on or about June 1, 2001, at <http://www.ftmac.org>.

They will not be duplicated here, however they will be treated in detail as part of the final approved report. The investigator – reader is directed to the Preliminary Framework Plan for the White Point Nature Preserve, prepared for the City of Los Angeles, Department of Recreation and Parks, by the Palos Verdes Peninsula Land Conservancy in cooperation with the White Point Nature Preserve Steering Committee, dated November 3, 2000.

The "Preliminary Framework Plan" written by PVPLC cites "A variety of on site investigations and surveys have been conducted on the White Point site over the past five years." "A study to determine the existing condition of the former structures remaining on the site was performed for the City of Los Angeles in 1999 by the structural engineering firm of Melvyn Green and Associates, Inc." Although the PVPLC does not cite outcomes of this survey, they imply it supports structural damage of the structures. The author of this report submitted to the City, a detailed point by point "Rebuttal to Historical Structure Report and Building Evaluation for the White Point Park, San Pedro, August 1999, which was also provided to the Office of State Historical Preservation and used in support of the nomination processes for historical listing. The Fort MacArthur Museum Association hired it's structural engineer, architectural preservation expert Krakower & Associates, who rendered its "Report of Structural Survey Three Nike Missile Buildings, Fort MacArthur Historic, San Pedro, California, April 1999" concluding "Deferred maintenance of the three buildings should not be confused with imminent threats to life safety. The military record drawings have thorough structural specifications and details indicative of a good standard of care for the era of construction."

Of some concern is the statement “ Further studies were performed on the site in 2000 by Angelika Brinkmann-Busi, land management consultant to the Palos Verdes Peninsula Land Conservancy. The surveys concluded for the Palos Verdes Peninsula Land Conservancy concentrated on the mapping of existing vegetation and *potential conflict areas* with the proposed use habitat restoration and passive recreational use.”

Major concern arises from a detailed reading and studying of maps of the PVPLC Preliminary Framework Plan. Several maps depict removal of all above ground structures and portions of roadway. This is supported within the text of the report. The report is dated November 3, 2000, some three (3) months after the Historical Nomination approval in San Luis Obispo. This appears to support defiance to the Historical District recognition by the State Historical Resource Commission and the OSHP. Also of concern is the use of wording in the plan such as “abandoned military structures”.

Preservation and interpretative Concepts

This project develops a museum depicting the historical role the military played in defending the coastline and air spaces of the Greater Los Angeles and surrounding area. The San Pedro Nike Site 43 occupied land which was also used by the Army Air Defense Sector, Headquarters of the 47th Brigade. That land also contains elements of the WWII Sea Coast Artillery. It is the perfect location. The area hosts an existing museum at Battery Osgood and Farley on the Ft MacArthur Upper Reservation. The museum at White Point would initially be an extension of the Fort MacArthur Museum, but under the responsibilities of the Los Angeles Nike Air Defense Veterans Association.

This report details the initial planning of the content and context of the Los Angeles Nike Air Defense Museum and how it would be accomplished. The Palos Verdes Peninsula Homeowners Association wishes for little to no military presence at Whites Point Nature Preserve. Since the Steering Committee is heavily represented by that association, absence of military themes would be the desirable outcome for them. Therefore it is anticipated that this plan will be met with great opposition.

It is not the association’s intention to create an operational appearing Nike Site at White’s Point in the form Site 88L at Fort Baker in the Golden Gate National Recreation Area has taken. However, our colleagues in the National Park Service are aware of our efforts and have offered significant support. The association supports historical preservation while maintaining an unobtrusive appearance and function. We support land preservation – while maintaining the historical value of the Historic District. That does not however, include demolishing the above ground buildings.

This is a listed California Register historic district. The buildings represent the heart of the historic district. The underground magazines cannot be isolated from their above ground support buildings and retain historic integrity. Nor can the above ground buildings be separated from the underground magazines, which they were designed to support.

It is a tempting and an easy solution to demolish the above ground buildings at White’s Point and “interpret” the underground magazines. This would destroy the historic district and deprive future generations the understanding of what went on at White’s Point during the Cold War. In addition, it would endanger the proposed larger historic district encompassing other elements at Fort MacArthur.

The buildings are not complex structures. They could be repaired and restored to the original specifications. The shade of green paint originally used blends well with the

surrounding environment. Their use will be considered with regards to the total land use program. The process to be adopted and used will consider environmental contamination of the area, use of paints and materials to preclude effecting the immediate environment. The buildings are themselves a part of the local heritage, being on site longer than many of the residents desirous of demolition.

A panoramic view from atop the site bluffs, dwarfs the buildings with respect to the total acreage. The buildings in total square footage comprises less than one percent of the total acreage. There are only three buildings to be considered as large structures. The three sentry buildings are almost of no significance when viewing the total acreage.

The buildings above ground could house displays, artifacts, models, photographs, Nike specific equipment, and a video theater. The museum could be organized in the form of a walking tour consisting of numbered stations. The buildings can be also made available for local community use. Narrated guided tours will be planned.

The Nike Site originally contained a high degree of operational and support equipment, consisting of a Launcher Control Group trailer, four launchers per section, handling rails, launch control Indicators, shipping containers, storage containers and several types, missile handling dollies, handling frames, fences, and of course missiles. A look at an aerial photograph of the operational period of 43L discloses that extent of equipment. This is not what we envision as a restoration. We do not envision an operation look to the restoration – this has been appropriately captured by Site 88L in Sausalito California.

We do not contemplate restoring the site in a way to be offensive or contradictory to land restoration. All projects will be submitted for consideration and approval. This will be a condition that needs to be resolved and placed in writing. The idea of the association displaying numerous missiles, many launchers and equipment trailer type vans is not contemplated.

The Fort MacArthur Museum Association has procured the services of an independent state licensed engineer to evaluate the structural integrity and value of the standing buildings on Whites Point. The magazines were not included since the entrances are welded shut. The original design included sufficiently thick reinforced concrete, which will deteriorate less than that of the buildings, which have been determined to be structurally safe. It must be emphasized that a building in need of paint and superficial repairs is not a detriment to the community.

Two Underground Magazines (Pits)



We envision restoration of both underground magazines. Since their profiles are flat with the land contour, they will be unobtrusive. The underground magazines could house many of the museum artifacts, displays and equipment. If the above ground buildings are restored, they will be the primary resource of displays. The magazines will be restored to the original appearance and condition.

The recent inspection of the magazines revealed most of the material needed to restore the elevator hydraulics and mechanics are available within each of the two magazines. Electrical components such as switches, contactors, relays, transformers and wiring need to be replaced. Other magazines within the state will be used as a resource of parts, others can be purchased. Restoration of an operational elevator will be during a future phase of restoration projects, after securing buildings and outside painting.



Initially the magazines will be hosed down, and cleaned. Complete documentation will be made of the exact painting scheme, colors, patterns, stenciling, lettering, and military designations. Graffiti will be removed, painting restored and repainting as appropriate.



Next all metal objects of the elevators, hydraulics and ventilating system will be restored through rust removal and repainting to the original. Rubber door seals replaced, hydraulic system checked – gaskets replaces as necessary Material used beyond restoration will be replaced as per original specifications.

Restoration of basic electrical service to the Historic District is a high priority. This will allow long delayed maintenance to at the site to begin. In the event of an operational launcher, 400-hertz power will be needed through a motor generator set. This is also a future project. Missile storage and handling rail is available from San Luis Obispo as a reference for making additional rail. Rail will be installed in the magazines to accommodate the Nike Ajax Missile now located at Fort MacArthur Museum. Arrangements will begin to relocate the Nike-Hercules Missile from Fort San Luis Obispo to Fort MacArthur and subsequently to Whites Point for underground storage.

After at least one elevator is restored to operation, it will be possible to mount a launcher obtained probably from Site 88L, on the elevators and possibly raise a missile, from time to time from below in the magazine – topside and even on a limited basis erect the missile.

We have begun preliminary discussions with the National Park Service concerning the transfer of parts to restore our site. Initial indications are very encouraging, however, there is concern about the role of the Department of Recreation and Parks, given their widely held reputation for incompetence. The Nike-Ajax missile now located at Battery Osgood-Farley will be displayed in the underground magazine. A Nike

Hercules missile now displayed at Fort San Luis Obispo will be relocated and displayed within the magazine.

It will be agreed upon as to the frequency of this event. It will probably be limited to initial restoration testing and development, ongoing scheduled preventive maintenance, during open house, during tours, and on holidays such as the Fourth of July, Memorial Day, Veterans Day, and Labor Day. Again, all the details can be worked out in consideration and concert of the local community.

Assembly and Service Building (Bldg. 1027)



The A&S (Assembly and Service – 1,573 ft² concrete block building), often inappropriately referred to as the fire station, is a significant part of the sites functionality. It was here where the missiles guidance sections and power units were assembled after shipment, tested for functionality and repaired during downtime. This building will be restored to a pleasing appearance with appropriate landscaping and plant life. Pending restoration of the underground magazines, this building would display both the Nike Ajax missile and the Nike Hercules missile, pending relocation to the magazine after the elevators become operational. It would possibly be used to house museum exhibits, could be used as a community center of sorts. Until we obtain handling dollies to place the missiles upon, they would be displayed on launcher section handling and storage rail.

Should electrical and hydraulic test station equipment become available to the association, the interior would be restored to show the layout of technical resources to support missile assembly and service. This structure would be high on the list for electrical service restoration

Warhead Building (Bldg. 1026)



This 787 ft concrete block building was used to mate the nuclear and high explosive cluster warheads to the first stage missile. It originally had an earthen berm about the building for protection from explosion of conventional warhead materials. The building could accommodate several uses – to include storage for park maintenance.

Although this building appears scheduled for destruction on the PVPLC Framework Plan, discussions in the past indicate a possible desire to use this building for support of the conservancies plan implementation (storage of equipment). It must be clearly understood and possibly placed into a binding agreement such use cannot include any form of modification to the building and its surfaces, painting, labeling etc.

Three Sentry Buildings (Guard Houses – Bldg. 1023, 1024, 1025)

These buildings played a significant part of the physical security. They controlled access of military personnel after identification to the area. The largest of the three was emplaced to control security to the Access Area, that area which contained the missile storage magazines and the nuclear tipped Nike Hercules Missile. They are neither offensive in appearance nor intrusive to the area. After painting and restoration, they will have little overall objective significance, compared to the total acreage of the site.

According to previous hazardous survey reports, apparently the three Sentry Buildings show no proof of Lead Based Paint inspections. One of the first projects will be to have an appropriate inspection completed and appropriate actions taken. See the section on Hazardous Material – this report.



Administrative Area
Guard Shack



Access Area
Guard Shack



Exclusion Area
Guard Shack

Ready Room (Bldg. 1030)

The ready room housed the personnel detailed to duty on the "Manning Crew" during the 24hour period of Hot Battery Status. It could be fully restored in an exhibit fashion and possibly used for offices for the LA Nike VETS restoration project.



The interior would be used to exhibit the way it was used for administration, security and billeting of the manning crew that manned the site during hot battery status. This building more than any other, will require some repairs to compensate for ground shifts which has produced wall displacement.

Battery Paul P. Bunker (WWII Artillery Gun Fortification)



Battery Paul D. Bunker is listed on the California Register and is a significant element in the White's Point Historic District. It is the juxtaposition of Battery Bunker and the Nike Site that best illustrate the transition of coast defense and guns to air defense and missiles. It is an important historic resource. There are contributing elements to Battery bunker that have been preserved through agreements under section 106 of the National Historic Preservation Act located on U.S. Air Force property and in the city of Rancho Palos Verdes.

Retaining the above buildings is crucial to depict the overall character of the original Nike site. This is a basic requirement of the state and federal governments in qualification for historical recognition.

Restoration Goals

Essential to the success and perpetuity of Whites Point is a cooperative arrangement consisting of the City of Los Angeles, Department of Recreation and Parks; the Palos Verdes Home Owners Association, the Los Angeles Nike Air Defense Veterans Association, the Fort MacArthur Museum Association, the Palos Verdes Peninsula Land Conservancy, and other interested parties and organizations as appropriate and fitting with established objectives and goals. From recent meeting of these organizations, productive actions are underway.

Since the CEQA process requiring an Environmental Impact Report has not played out at this time, it is impossible to determine what resources will be available for our use. Therefore, the best we can do herein is set forth flexible options and possibilities.

Of major concern is the request by the city and local community homeowner's to demolish above ground resources, in specific three sentry buildings, the Warhead Building, the Assembly and Service building, the Ready Room and concrete pads, foundations, and some road bed/surfaces. The association is concerned with degradation of integrity of these resources.

The nomination detailed nineteen (19) resources consisting of buildings, objects, structures and the district. To date with the lack of security and understanding by the city, and through efforts of the homeowners, several resources have been demolished.

The generator building was demolished without appropriate work orders and hazardous materials abatement. The city destroyed the lighting standards around the Exclusion area and removed fencing and gates. Some remains of the sentry dog training area have been removed. Materials relating to building remains have also been removed. Based upon the

degradation of resources so far, a firm line is being drawn in the sand concerning further agreement to destroy resources. Although some people concerned with this project are unable to understand how these resources.

Most recently, the entrance foyers to the Ready Room were removed, without notice, and without proper recordation (documenting exact dimensions, photographs from all angles and complete written description). Despite the apparent willingness to cooperate, the destruction goes on, possibly from total ignorance of what the state statues on historical protection mean. Also, the city destroyed parts of the administrative building's outdoor barbeque with no notification and documentation process.

Since the Historical District of White's Point Park Nike Site 43L was approved by the state Historical Commission, the destruction continues.

Of major consideration is providing a project which will benefit the good of all city residents, visitors, local community citizenry, businesses, schools, organizations and associations; a project which restores the land to its original state, maintains the existing natural beauty, facilitates use for cooperating associations, and supports agreed upon concepts of historical restoration and preservation. Options for White Point appear exciting from the standpoint of developing synergistic alliances for land restoration and use. We support in total, the concept of an open area and reinsertion of flora and fauna.

GOAL #1: Align LA Nike Vet's Plan & Palos Verdes Peninsula Land Conservancy

1. Develop a plan of restoration in concert with the Palos Verdes Land Conservancy Group, the Palos Verdes Home Owners Association and the City of Los Angeles (of significance will be use of material in restoration for no impact on the environment).
2. Obtain estimates from contractors to establish the basic costs that will be encountered to restore the facility. Contact government agencies, existing Nike installation landlords and site 88L in Sausalito California for the availability of Nike system equipment available to support the underground magazine museum.
3. Develop a written implementation plan and assign tasks to committees from within the LA Nike VETS Association. Conduct monthly association meetings and supervise weekend work at the site during restoration.
4. Restore utilities underground in accordance with city ordinances.

GOAL #2: Initial Physical Security of the Above Ground Structures – Buildings

Of immediate concern is the physical security of the above ground structures. Presently the PVPLC intends to open the park to the public as soon as June 2001. This is prior to the museum associations' ability to even begin restoration. Therefore it will be the first action to board up the buildings to preclude entrance of vandals and vagrants. This could be accomplished prior to the June 2001 opening. Various methods to board up are being investigated, from plywood panels to metal plating. Of major consideration will be the overall appearance in addition to physical security. Also this process MUST be done in a manner to not modify the structures in with regard to historical regulations. (CITE GUIDELINES – INCLUDE AS AN APPENDICE)

The very nature of the buildings as they were constructed, especially the underground magazines will be fairly secure. Upon an agreement to discuss and consider implementation ideas, the association will embark upon efforts to secure the buildings from entrance of vagrants and vandals. A discussion for all parties must proceed to address all concerns and appropriate remedial action and remedies.

The PVPLC's Preliminary Framework Plan states "It has been determined that the majority of existing safety hazards at the site are associated with the abandoned military structures. The dilapidated and vandalized condition of the buildings, and the fact that they are not secured, poses significant risks to the public." Further it goes on to say, "Studies have also determined that the buildings are made of un-reinforced concrete that does not meet building safety code requirements. Although entrances to the underground portions of the bunkers and the Nike Missile pad(s) have been welded shut, there are signs of increased vandalism to these entrances that also may provide safety problems. Another safety hazard noted in the survey is a precipice danger created by the earthen berm that covers the bunker tunnels." [What reference to safety report]

The plan continues on saying "This preliminary Framework Plan for the White Point Nature Preserve has been developed so that it is not dependent on the disposition of the Military structures; however, these safety concerns will need to be addressed before the park can be safely open to the public." Although the plan maps depict removal of the buildings, it is assumed these will be corrected to include the presence of the buildings. This is a requirement to be in keeping with the historical recognition. The plan is dated November 3, 2000, after the August 2000 hearing of approval by the State Commission on Historic Preservation. It must be noted that the buildings may not be destroyed until completion of an Environmental Impact Report (EIR) required by the California Environmental Quality Act. Presently, no agreement exists to destroy any structures. This issue will not be addressed until completion of the EIR. Considering all issues that need to be addressed considered and planned for, the June 2001 date may not be very realistic.

The use of Park Rangers and the Los Angeles Police Department for emergencies, which includes the Los Angeles Fire Department, is mentioned by the PVPLC in the Preliminary Framework Plan. This provision would logically be extended to the military structures included into restoration and preservation.

An electronic security system will eventually be installed, providing motion detection within the underground magazines, building interiors and if appropriate area intrusion. The electronic security system could be monitored at a security patrol company and possibly the local police also notification could be initiated by a prerecorded tape message to association members residences. Monitoring via closed circuit television over Internet transmission is also a consideration.

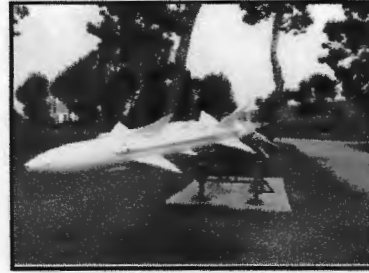
Any aspect of the restored Nike Site Museum will keep foremost in considerations, ease of access, natural land preservation and appearance, safety and the desires of other participants in the project.

GOAL #3: Historical Interpretation of White's Point Nike WWII

Resources

One magazine will be restored to the original condition housing both a Nike AJAX and a Nike Hercules Missile. The magazine elevator will accommodate a functional hydraulic launcher, which will permit on a limited and controlled basis the raising and elevating of a single Nike Missile for special events and occasions.

The Nike Ajax will be relocated from Fort MacArthur Museum to the Assembly and Service Building after restoration, pending completion of the first Underground Magazine. Once the elevator and doors are operation, it will be housed underground. After restoration of the Assembly



Also, the Nike Hercules presently on display at Fort San Luis Obispo will be relocated to Ft MacArthur Museum, for similar relocation with the Nike Ajax. Arrangements with the California Army National Guard are underway and pending site development.



The second magazine will consist of displays the association assembles for public viewing, to include a photo gallery. The displays will not be limited to site 43. They will depict to a degree the total US Air Defense program, NORAD, Early Warning, Air Force and Navy participation, earlier antiaircraft Gun Batteries, a movie theater for films and tape playing on a scheduled basis, and members to provide tours as needed and orientations. A complete display of the original IFC area, including models of radars, buildings, van trailers, antenna towers etc.

The original Nike system was comprised on numerous trailers mounted manned consoles. Considering the many years that have lapsed since the deactivation of Nike air defense, it may not be practical to expect to display the complete trailer mounted components of Nike. The association contemplates recreating the interior of trailers in mockup displays. These will be placed within one of the underground magazines. The magazines are large enough to accommodate storage and display of a large portion of the system if these components become available, which precludes exterior displays. It will be possible on a special event or two – to bring portions of the system topside for static displays for special events.

The association owns videotapes of the overall Nike Hercules System. We will provide public showings during open house and operation hours for guest viewing. Specific plans for the exact structure and content of displays has not been developed – however that will be accomplished shortly after proposal adoption.

Many photographs are available of the system and possibly of WHITE'S Point in particular. A section will be constructed to portray all aspects of the operational White Pint Nike Site.

GOAL #4: External Structures Restoration –Maintenance

Phase One would initially secure the historical assets and take immediate measures to make the area safe for the public. Windows and doors would be boarded on the each

building. The process will be done in a way to make the buildings secure and professional looking. Exteriors of the buildings would be prepared and painted. Signage compatible with that used by the PVPLC would explain the project, goals and target dates. The Table for Estimated Expenses briefly outlines issues to be undertaken.

GOAL #5: Internal Structure Restoration – Maintenance

A detail plan is being prepared to identify use of the buildings and to restore each to the original and in a way to accommodate intended use. The internal restoration phase will begin after the external phase is completed (Windows Boarded and then repaired/replaces one by one, damaged wood replaced, roof repaired, surfaces painted. The Table of Estimated Expenses briefly outlines issues to be undertaken.

The Association also will encourage use of the land for educational purposes, nature walks and trails, observation posts, and total restoration of the original Nike buildings. Preservation of the Nike facilities will not interfere with the communities' use of the land to include the applauded reintroduction of flora and fauna.

Revenues

After some preliminary discussions with all parties involved, this association will move to provide a revised Implementation Plan, with specific details, which could include not only costs, but also a general budget.

According to the "MANAGEMENT CONCEPT AND RECOMMENDATIONS FOR THE WHITE POINT PARK PROPERTY" Palos Verdes Land Conservancy, February 1999, "the Conservancy is prepared to raise funds to cover the costs of managing the habitat restoration and natural features of the properties." The Conservancy goes on further to state that they "hope that the City will help to make funds available from Proposition A maintenance funds and other appropriate sources and will provide letters supporting Conservancy goals on the property".

To date, little if any action has been taken by the City to produce funds to maintain the property. Although over twenty five (25) years has passed, the condition of the buildings has deteriorated little. Many people are going to challenge this statement, however it has been substantiated by official professional reports that the structures are basically sound. It is believed with good cause, these buildings will require minimal maintenance costs after restoration.

Aggressive pursuits to obtain grants will and could prove successful. The undertaking of the preservation and maintenance of Battier Osgood and Farley at the Upper Reservation, Angles Gate Park Area is proof of what can be done with dedication and determination. A plan has been adopted to proceed to procure corporate funding and support, although it is premature to identify each by name, they are corporations listed on the stock exchange, and played a significant role in the research, development, implementation and support of Nike Air Defense.

Other resources will possibly include film production on site, sales of merchandise (video tapes, books, pamphlets, models, tee shirts etc.) paid activities such as the Old Fort

MacArthur Artillery Days, membership fees, grants, corporate donations, community involvement and other avenues to be investigated.

Funding and Costs

A plan is being developed to seek the support of the local community and businessmen, including cooperation in the Greater Los Angeles area. Included will be paint manufacturers, building materials companies, glass and window vendors, elevator maintenance, contractors and many others who will be encouraged to participate and support in this historical project. The experience of this approach at the Ft MacArthur Museum proves its feasibility.

Contributions, involvement, and ongoing support will be solicited from the original contractors that developed and built the Nike Systems, specifically Bell Laboratories (Lucent Technologies), McDonnell-Douglas (Boeing) and Western Electric (AT&T) initially. Proper credit will be given to their participation, and we will even attempt to encourage participation from their employees.

Tasks Volunteers will be assigned:

1. Proceed with Mothballing procedures to secure the Historical Resources.
2. Promote the associations and the project.
3. Repair the metal structures of the magazines and repaint
4. Effect repairs to the concrete magazine surfaces and blacktop surroundings.
5. Paint the interior of the underground magazines per original specifications
6. Clean and paint the interior and exterior of the Assembly & Service Building
7. Clean and Paint the interior and exterior of the Warhead Building
8. Repair, replace, reglass and paint each wooden window as necessary in the Assembly & Service Building.
9. Repair and/or replace all doors on each building as necessary and required.
10. Install minimal electrical facilities to support use of the magazines and buildings as necessary and required.
11. Install interior building motion detectors and window/door contacts for building security and surveillance, to be monitored by a local security force and/or a notification system to members of the LA Nike Vets Association.
12. Begin repairs to the hydraulic elevator and door systems (limited involvement).
13. Investigate the availability of station equipment from other launcher areas, such as electric motors and hydraulic pumps to repair the hydraulic elevators of both but at least one of the magazines to include functionality of the magazine elevator doors.
14. Expand and maintain use of an Internet Web Site.

Table of Estimated Expenses

BUILDING	Tasks and Projects	Supported By	Volunteer Man Hours	Materials Costs
Assembly & Service Bldg	Structural modifications and upgrading.	Contractor		\$ 31,460
	Prepare surfaces and paint interior and exterior, repair roof, replace eave moldings, repair/replace swinging doors, repair overhead front and rear doors, replace interior and exterior lighting system, repair/replace windows. Install security – simulate original intrusion alarm system. Repair Tool/Parts Room Cage.			\$ 29,000
Warhead Bldg		Contractor		\$ 15,940
	Prepare surfaces and paint interior and exterior, repair roof, replace eave moldings, repair/replace swinging doors, repair overhead front and rear doors, replace interior and exterior lighting system, repair/replace windows. Install security – simulate original intrusion alarm system. Access overhead warhead block and tackle system - repair			\$ 22,750
Section A Magazine	Structural Modifications and Upgrading	Contractor		\$ 76,730
	HYDRAULIC SYSTEM: Inventory system components comparing to original blueprints and mechanical diagrams, access seals and gasket condition, evaluate functionality of moving parts (hinges, stops, locks, actuators, valves, etc) Includes electrical motor, hydraulic pump, and hydraulic circulating system.	Some contractor work, some volunteer time		\$ 36,950
	ELECTRICAL SYSTEM: Inventory electrical system components, compare to original blueprints, conduit, switches, wiring replacement, circuit breakers, sump pump actuators, service entrance requirements, to include intrusion alarm (new security system), intercom and paging requirements.	Some contractor work, some volunteer time		\$ 12,750
	VENTILATION SYSTEM: Inventory system, access functionality of electrical motor and squirrel cage fan, replace fan belts, bearing if necessary etc.	Some contractor work, some volunteer time		\$ 2,200
	ELEVATOR MECHANICS (part of the Hydraulic System) Inventory system components; investigate rust damage	Some contractor work, some		\$ 4,850

BUILDING	Tasks and Projects	Supported By	Volunteer Man Hours	Materials Costs
	and restoration approach (repair or replace). Sand blast, prime and paint, repair or replace rubber seals, gaskets, metal door plating.	volunteer time		
	<u>INTERIOR STRUCTURE</u> : Photograph and document details and stenciling. Clean, resurface, paint interior and entrance stairway.	Some contractor work, some volunteer time		\$ 1,850
	<u>MAGAZINE EXTERIOR</u> : repair emergency hatches and paint, clean and paint all metal exterior fittings,	Some contractor work, some volunteer time		\$ 1,675
Section B Magazine	Structural Modifications and Upgrading	Some contractor work, some volunteer time		\$ 76,730
	<u>HYDRAULIC SYSTEM</u> : Inventory system components comparing to original blueprints and mechanical diagrams, access seals and gasket condition, evaluate functionality of moving parts (hinges, stops, locks, actuators, valves, etc) Includes electrical motor, hydraulic pump, and hydraulic circulating system.	Some contractor work, some volunteer time		\$ 36,950
	<u>ELECTRICAL SYSTEM</u> : Inventory electrical system components, compare to original blueprints, conduit, switches, wiring replacement, circuit breakers, sump pump actuators, service entrance requirements, to include intrusion alarm (new security system), intercom and paging requirements.	Some contractor work, some volunteer time		\$ 12,750
	<u>VENTILATION SYSTEM</u> : Inventory system, access functionality of electrical motor and squirrel cage fan, replace fan belts, bearing if necessary etc.	Some contractor work, some volunteer time		\$ 2,200
	<u>ELEVATOR MECHANICS</u> (part of the Hydraulic System) Inventory system components; investigate rust damage and restoration approach (repair or replace). Sand blast, prime and paint, repair or replace rubber seals, gaskets, metal door plating.	Some contractor work, some volunteer time		\$ 2,850
	<u>INTERIOR STRUCTURE</u> : Photograph and document details and stenciling. Clean, resurface, paint interior and	Some contractor work, some		\$ 1,900

Preliminary Analysis and Implementation Plan

BUILDING	Tasks and Projects	Supported By	Volunteer Man Hours	Materials Costs
	entrance stairway.	volunteer time		
	<u>MAGAZINE EXTERIOR</u> : repair emergency hatches and paint, clean and paint all metal exterior fittings,	Some contractor work, some volunteer time	To be determined.	\$ 1,675
	Structural Modifications and Upgrading		To be determined	\$ 36,950
	<u>HYDRAULIC SYSTEM</u> : Inventory system components comparing to original blueprints and mechanical diagrams, access seals and gasket condition, evaluate functionality of moving parts (hinges, stops, locks, actuators, valves, etc) Includes electrical motor, hydraulic pump, and hydraulic circulating system.	Some contractor work, some volunteer time	To be determined	\$ 12,750
	<u>ELECTRICAL SYSTEM</u> : Inventory electrical system components, compare to original blueprints, conduit, switches, wiring replacement, circuit breakers, sump pump, actuators, service entrance requirements, to include intrusion alarm (new security system), intercom and paging requirements.	Some contractor work, some volunteer time	To be determined	\$ 2,200
	<u>VENTILATION SYSTEM</u> : Inventory system, access functionality of electrical motor and squirrel cage fan, replace fan belts, bearing if necessary etc.	Some contractor work, some volunteer time	To be determined	\$ 4,850
Ready Room	Structural Repairs and Modifications	Some contractor work, some volunteer time		To be determined
	Survey building condition and inventory components per original blue prints. Repair or replace windows, doors, eave mounding, floor surface, latrine with fixtures (per original), heating and ventilation system (restore original), Electrical (lights, switches, wiring, circuit breakers per current code, replace ceiling tiles, replace window glass, replace plumbing per existing code, repair and replace roof materials. Completely prepare surfaces and paint exterior and interior	Some contractor work, some volunteer time	To be determined	\$ 46,000
Admin Area Security Bldg	Structural Modification and Upgrading. Note: Costs may be different	Some contractor		\$ 2,010

BUILDING	Tasks and Projects	Supported By	Volunteer Man Hours	Materials Costs
	depending on possible Lead Paint investigation and abatement.	work, some volunteer time		
	Evaluate structure, repair or replace electrical lighting system, windows and doors, Prepare surfaces and paint exterior and interiors.	Some contractor work, some volunteer time	To be determined	\$ 1,475
Access Area Security Bldg	Structural Modification and Upgrading. Note: Costs may be different depending on possible Lead Paint investigation and abatement.	Some contractor work, some volunteer time	To be determined	\$ 2,010
	Evaluate structure, repair or replace electrical lighting system, windows and doors, Prepare surfaces and paint exterior and interiors.	Some contractor work, some volunteer time	To be determined	\$ 1,610
Exclusion Area Security Bldg	Structural Modification and Upgrading. Note: Costs may be different depending on possible Lead Paint investigation and abatement.	Some contractor work, some volunteer time	To be determined	\$ 2,010
	Evaluate structure, repair or replace electrical lighting system, windows and doors, Prepare surfaces and paint exterior and interiors.	Some contractor work, some volunteer time	To be determined	\$ 3,450
All other Assets	Structural Modification and Upgrading. Note: Costs may be different depending on possible Lead Paint investigation and abatement.	Some contractor work, some volunteer time	To be determined	To be determined
Battery Paul Bunker			To be determined	To be determined
	Cleanup, paint up, plant up		To be determined	\$ 5,000
TOTAL				\$ 491,725

Costs detailed above are estimated according to expected tasks based upon preliminary observation. Each building will be analyzed by a professional contractor proficient in the restoration and rehabilitation of historical buildings.

Also, costs do not include the historical displays planned for the museums thematic treatment. These issues will be further treated after implementation and consideration of the specific use of each building. Although we have included our concepts herein.

Immediate Concerns for Security and Preservation

Participants at the February 2001, Whites Point Nature Preserve Steering Committee meeting, including two representatives of the Fort Mac Arthur Museum Association and the Los Angeles Nike Air Defense Veterans Association, conducted at the Pacific Region of the Los Angeles Department of Recreation and Parks Pacific Region, it was identified needs for securing the Nike Site Resources. Discussions pursued over the methodology for immediate steps to render the Nike Buildings safe and on procedures to provide adequate physical security. This concern is in light of past vandalism and graffiti tagging, present and future trends.

All surveys, preservation, restoration and rehabilitation would follow the National Park Service, Technical Preservation Services, Preservation Briefs guidelines. This will insure

After considering all alternatives for preservation, rehabilitation and restoration, it was decided that procedures should be implemented as outlined in the Preservation Briefs which detail methods for proper Mothballing of the Nike Historical Buildings. It assures adequate and proper preservation, both short and long term until final determination of the EIR outcomes and for as long as ten years. It will also achieve adequate and proper physical security.

Security and preservation go hand in hand. Therefore issues of vandalism, graffiti and seismic standards are also initially investigated in this report. National Park Services Preservation Briefs treat these issues in depth and will soon be available on the Fort MacArthur web site, Nike Air Defense areas (www.ftmac.org).

Securing the Nike Historical buildings completely or leaving them totally open has been prematurely discussed with the Steering Committee, the City Recreation and Parks and the military historical association. The National Park Services in their Preservation Briefs only considers total physical security by boarding the windows and doors being acceptable. This report treats physical security in depth with detail.

Immediate Concerns of for the Historical Nike Resources

When means of finding a productive use for a historic building slow down, or worse yet, have been exhausted or when funds are not currently available to put a deteriorating structure into a useable condition, it may be necessary to close up the Nike building temporarily to protect it from the weather as well as to secure it from vandalism. This process, known as **mothballing**, can be a necessary and effective means of protecting the building while planning the property's future, or raising money for a preservation, rehabilitation and restoration project. In the event a vacant property has been declared unsafe by acceptable and recognized building officials, stabilization and mothballing may be the only way to protect it from demolition.

The National Park Services, Preservation Brief 31, "Mothballing Historic Buildings", focuses on the steps needed to "de-activate" a property for an extended period of time. A project team will be appointed to consider all Nike Historical Resource issues. The project team will usually consist of an architect, historian, preservation specialist, sometimes a structural engineer, and a contractor. Team members, with the exception of historians and preservation specialists, may not be members of other project related associations, City employees or local San Pedro homeowners. Mothballing will not be done without careful planning to ensure that needed physical repairs are made prior to securing the building. All decisions and considerations must be in keeping with CEQA Guidelines and the Environmental Impact Report. Actions cannot jeopardize the Historical Integrity, Significance, and Listing status. The steps discussed in this plan and NPS Brief 31 can protect buildings for periods of up to ten years; long-term success will also depend on

continued, although somewhat limited, monitoring and maintenance. Hiring or assembling a team of preservation specialists is recommended to assess the specific needs of the structure and to develop an effective mothballing program.

Vacant historic buildings cannot survive indefinitely in a boarded-up condition, and so even marginal interim uses where there is regular activity and monitoring, such as a caretaker residence or non-flammable storage, are generally preferable to mothballing. In a few limited cases when the vacant building is in good condition and in a location where it can be watched and checked regularly, closing and locking the door, and securing the windows may provide sufficient protection for a period of a few years. A classic example would be the limited, monitored and controlled use of the Nike Warhead Building by the Palos Verdes Peninsula Land Conservancy as a storage and staging area for implementation of their Framework Plan. In a similar fashion, the City has exhibited in possible interest in use of the Assembly and Service building to store machinery. Such use would be closely controlled to assure no damage to the historical integrity of the resources.

Some buildings may require mothballing, while some may be occupied temporarily for other purposes and still other Nike Resources could have restoration, preservation and rehabilitation efforts begun almost immediately. But, if long-term mothballing is the only remaining option, it must be done properly. This is almost a reality for the Ready Room, the Assembly Room and the underground Missile Magazines. Work could begin immediately and simultaneously on the three Sentry Buildings. Those resources identified for Mothballing will require stabilization of the exterior, properly designed security protection, generally some form of interior ventilation—either through mechanical or natural air exchange systems—and continued maintenance and surveillance monitoring.

Comprehensive mothballing programs are generally expensive and may cost 10% or more of a modest rehabilitation budget. However, the money spent on well-planned protective measures will seem small when amortized over the life of the resource. Regardless of the location and condition of the property or the funding available, the following 9 steps are involved in properly mothballing a building:

Documentation

1. Completely document in detail the architectural and historical significance of the building.
2. Prepare a condition assessment of the building.

Stabilization

3. Structurally stabilize the building, based on a professional condition assessment.
4. Exterminate or control pests, including termites and rodents.
5. Protect the exterior from moisture penetration.

Mothballing

6. Secure the building and its component features to reduce vandalism or break-ins.
7. Provide adequate ventilation to the interior.
8. Secure or modify utilities and mechanical systems.
9. Develop and implement a maintenance and monitoring plan for protection.

These steps will be discussed in sequence below. Documentation and stabilization are critical components of the process and will not be skipped over. Mothballing measures should not result in permanent damage, and so each treatment should be weighed in terms of its reversibility and its overall benefit.

Documentation

Documenting the historical significance and physical condition of the property will provide information necessary for setting priorities and allocating funds. The project team should be cautious when first entering the structure if it has been vacant or is deteriorated. It may be advisable to shore temporarily areas appearing to be structurally unsound until the condition of the structure can be fully assessed. If pigeon or bat droppings, friable asbestos or other health hazards are present, precautions must be taken to wear the appropriate safety equipment when first inspecting the building. Consideration should be given to hiring a firm specializing in hazardous waste removal if these highly toxic elements are found in the building.

Documenting and recording the building

Documenting a building's history is important because evidence of its true age and architectural significance may not be readily evident. The historical associations will research records available from government agencies. Much has already been accomplished from the process of nomination for state historical listing. At a minimum, the following should be determined:

- The overall historical significance of the property and dates of construction;
- The chronology of alterations or additions and their approximate dates; and,
- Types of building materials, construction techniques, and any unusual detailing or regional variations of craftsmanship.

By understanding the history of the resource, significant elements, even though deteriorated, may be spared the trash pile. For that reason alone, any materials removed from the building or site as part of the stabilization effort should be carefully scrutinized and, if appearing historic, should be photographed, tagged with a number, inventoried, and safely stored, preferably in the building, for later retrieval.

Site plans and schematic building floor plans will be used to note important information for use when the building is eventually preserved, restored, and/or rehabilitated. Each room will be given a number and notations added to the plans regarding the removal of important features to storage or recording physical treatments undertaken as part of the stabilization or repair.

Because a mothballing project has the potential to extend over a long period of time, with many different people involved, clear records should be kept and a building file established. Copies of all important data, plans, photographs, and lists of consultants or contractors who have worked on the property will be added to the file as the job progresses. Recording actions taken on the building and identifying where elements that have been removed are stored will be helpful in the future.

The project coordinator will keep the building file updated and securely maintained in the Fort MacArthur Museum Association files. Duplicate copies will be provided to the City of Los Angeles, Department of Recreation and Parks. A list of emergency numbers, including the number of the key holder, should be kept at the entrance to the building or on a security gate, in a transparent vinyl sleeve. Provisions will be made for emergency vehicle access.

Preparing a condition assessment of the building

A condition assessment will provide an accurate overview of the current condition of the property. If the building is deteriorated or if there are significant interior architectural elements that will need special protection during the mothballing years, undertaking a condition assessment is highly recommended, but it need not be exhaustive.

A modified condition assessment, prepared by an architect or preservation specialist, and in some case a structural engineer, will help set priorities for repairs necessary to stabilize the property for both the short and long-term. It will evaluate the age and condition of the following major elements: foundations; structural systems; exterior materials; roofs and gutters; exterior entrances and steps; interior finishes; magazine stairwells; plumbing, electrical, mechanical systems; special features such as emergency hatches, ventilation hoods; and site drainage.

To record existing conditions of the building and site, it will be necessary to clean debris from the building and to remove unwanted or overgrown vegetation to expose foundations. The latter will be the responsibility of the Palos Verdes Peninsula Land Conservancy. The interior should be emptied of its remaining objects (unless provisions are made for mothballing these as well), all debris removed, and the interior swept clean. Building materials too deteriorated to repair, or which have come detached, such as moldings, balusters, and overhead doors, utility system components, and which can be used to guide later preservation work, should be tagged, labeled and saved.

Photographs and a videotape of the exterior and all interior spaces of the resources will provide an invaluable record of "as is" conditions. When the videotape is made, oral commentary will be provided on the significance of each space and architectural feature. Both 35mm photographic prints or slides and Electronic Digital Camera Photographs are made, they should be numbered, dated, and appropriately identified. Photographs should be cross-referenced with the room numbers on the schematic plans. A systematic method for photographing will be developed; for example, photograph each wall in a room and then take a corner shot to get floor and ceiling portions in the picture. Photograph any unusual details as well as examples of each window and door type.

For all Historic Nike Resources, the great advantage of a condition assessment is that architectural features, both on the exterior as well as the interior, can be rated on a scale of their importance to the integrity and significance of the building. Those features of the highest priority should receive preference when repairs or protection measures are outlined as part of the mothballing process. Potential problems with protecting these features should be identified so that appropriate interim solutions can be selected. For example, if significant interior items are present, then special care should be taken to regulate the interior climate and to monitor it adequately during the mothballing years. This might require retaining electrical service to provide minimal heat in winter, fan exhaust in summer, and humidity controls for the interior, but it is not anticipated for most of the Nike Resources at this time..

Stabilization

Stabilization as part of a mothballing project involves correcting deficiencies to slow down the deterioration of the building while it is vacant. Weakened structural members that might fail altogether in the forthcoming years may need to be braced or reinforced; insects and other pests removed and discouraged from returning; and the building protected from moisture damage both by weatherizing the exterior envelope and by handling water run-off on the site. Even if a modified use or caretaker services can eventually be found for the building, the following steps should be addressed.

Structurally stabilizing the building

While bracing may have been required to make the building temporarily safe for inspection, the condition assessment may reveal areas of hidden structural damage. Roofs, foundations, walls, interior framing, entrances and dormers all have structural components that may need added reinforcement.

Structural stabilization by a qualified contractor should be done under the direction of a structural engineer or a preservation specialist to ensure that the added weight of the reinforcement can be sustained by the building and that the new members do not harm historic finishes. Any major vertical post added during the stabilization should be properly supported and, if necessary, taken to the ground and underpinned.

Damage caused by insects, moisture, or from other causes should be repaired or reinforced and, if possible, the source of the damage removed. If features such as entranceways are so severely deteriorated that they must be removed, they should be documented, photographed, and portions salvaged for storage prior to removal. If there is evidence of pest damage, particularly termites, active colonies should be treated and the structural members reinforced or replaced, if necessary.

Controlling pests

Pests can be numerous and include squirrels, raccoons, bats, mice, rats, snakes, termites, moths, beetles, ants, bees and wasps, pigeons, sea gulls and other birds. Termites, beetles, and carpenter ants destroy wood. Mice, too, gnaw wood as well as plaster, insulation, and electrical wires. Pigeon and bat droppings not only damage wood finishes but create a serious and sometimes deadly health hazard.

If the buildings are infested with animals or insects, it is important to get them out and to seal off their access to the building. If necessary, exterminate and remove any nests or hatching colonies. Existing vents, grills, and louvers in ceiling spaces and crawl spaces should be screened with bug mesh or heavy duty wire, depending on the type of pest being controlled. It may be advantageous to have damp or infected wood treated with insecticides (as permitted by state and local government) or preservatives, such as borate, to slow the rate of deterioration during the time that the building is not in use.

Securing the exterior envelope from moisture penetration

It is important to protect the exterior envelope from moisture penetration before securing the building. Leaks from deteriorated or damaged roofing, from around windows and

doors, or through deteriorated materials, as well as ground moisture from improper site run-off or rising damp at foundations, can cause long-term damage to interior finishes and structural systems. Any serious deficiencies on the exterior, identified in the condition assessment, should be addressed.

To the greatest extent possible, these weatherization efforts should not harm historic materials. The project budget may not allow deteriorated features to be fully repaired or replaced in-kind. Non-historic or modern materials may be used to cover historic surfaces temporarily, but these treatments should not destroy valuable evidence necessary for future preservation work. Temporary modifications should be as visually compatible as possible with the historic building.

Roofs are often the most vulnerable elements on the building exterior and yet in some ways they are the easiest element to stabilize for the long term, if done correctly. "Quick fix" solutions, such as tar patches on roofs, should be avoided as they will generally fail within a year or so and may accelerate damage by trapping moisture. They are difficult to undo later when more permanent repairs are undertaken. Use of a tarpaulin over a leaking roof should be thought of only as a very temporary emergency repair because it is often blown off by the wind in a subsequent storm.

If the existing historic roof needs moderate repairs to make it last an additional ten years, then these repairs should be undertaken as a first priority. Simple issues like securing loose flashing can often be done by a local roofing contractor. If the roof is in poor condition, but the historic materials and configuration are important, a new temporary roof system over the existing, might be considered. If the roofing is so deteriorated that it must be replaced and a lightweight aluminum system is not affordable, various inexpensive options might be considered. These include covering the existing deteriorated roof with galvanized corrugated metal roofing panels, or 90 lb. rolled roofing, or a rubberized membrane. These alternatives should leave as much of the historic sheathing and roofing in place as evidence for later preservation treatments. The existing roof conditions are unknown and need to be investigated. The alternatives to repair are only discussed as options. Special consideration will be given to the Ready Room considering the extent of damage to the ocean facing wall from ground slippage.

For masonry repairs, appropriate preservation approaches are essential. For example, if repointing deteriorated concrete or cinder block walls is necessary to prevent serious moisture penetration while the building is mothballed, the mortar should match the historic mortar in composition, color, and tooling. The use of hard portland cement mortars or vapor-impermeable waterproof coatings are not appropriate solutions as they can cause extensive damage and are not reversible treatments.

For wood trim and siding that is deteriorated, repairs necessary to keep out moisture should be made; repainting is generally warranted. Cracks around windows and doors can be beneficial in providing ventilation to the interior and so will only be caulked if needed to keep out bugs and moisture. For very deteriorated wall surfaces on wooden frame structures, it may be necessary to sheathe in plywood panels, but care will be taken to minimize installation damage by planning the location of the nailing or screw patterns or by installing panels over a frame of battens. Generally, however, it is better to repair deteriorated features than to cover them over.

Foundation damage may occur if water does not drain away from the building. Run-off from gutters and downspouts should be directed far away from the foundation wall by using long flexible extender pipes equal in length to twice the depth of the basement or crawl space. If underground drains are susceptible to clogging, it is recommended that the downspouts be disconnected from the drain boot and attached to flexible piping. If

gutters and downspouts are in bad condition, replace them with inexpensive aluminum units.

If there are no significant landscape or exposed archeological elements around the foundation, consideration should be given to regrading the site if there may be documented drainage problem. In building up the grade, a fiber mesh membrane will be used to separate the new soil from the old and slope the new soil 6 to 8 feet (200 cm-266 cm) away from the foundation making sure not to cover up the dampcourse layer or come into contact with skirting boards. To keep vegetation under control, put down a layer of 6 mil black polyethylene sheeting or fiber mesh matting covered with a 2"-4" (5-10 cm.) of washed gravel. If the building suffers a serious rising damp problem, it may be advisable to eliminate the plastic sheeting to avoid trapping ground moisture against foundations. This form of action, although not anticipated, would be coordinated through the Palos Verdes Peninsula Land Conservancy if necessary.

Mothballing of Historic Nike Resources

The actual mothballing effort involves controlling the long-term deterioration of the building while it is unoccupied as well as finding methods to protect it from sudden loss by fire or vandalism. This requires securing the building from unwanted entry, providing adequate ventilation to the interior, and shutting down or modifying existing utilities. Once the building is de-activated or secured, the long-term success will depend on periodic maintenance and surveillance monitoring.

Securing the building from vandals, break-ins, and natural disasters

Securing the building from sudden loss is a critical aspect of mothballing. Because historic buildings are irreplaceable, it is vital that vulnerable entry points are sealed. If the building is located where fire and security service is available then it is highly recommended that some form of monitoring or alarm devices be used.

Although the buildings have been open and stripped extensively, to protect any remaining historic features from theft or vandalism, it may be advisable to temporarily remove those remaining to a more secure location if they cannot be adequately protected within the structure.

Mothballed buildings are usually boarded up to protect any remaining fragile glass windows from breaking and to reinforce entry points. Infill materials for closing door and window openings may include the use plywood, metal plates, corrugated panels, metal grates, chain fencing, metal grills, and cinder or cement blocks. The method of installation would not result in the destruction of the opening and all associated sash, doors, and frames would be protected or stored for future reuse.

Generally exterior doors are reinforced and provided with strong locks, but if weak historic doors would be damaged or disfigured by adding reinforcement or new locks, they could be removed temporarily and replaced with secure modern doors. Alternatively, security gates in a new metal frame can be installed within existing door openings, leaving the historic door in place. If plywood panels are installed over door openings, they would be screwed in place, as opposed to nailed, to avoid crowbar damage each time the panel is removed. This also reduces pounding vibrations from hammers and eliminates new nail holes each time the panel is replaced.

For Nike Building windows, the most common security feature is the closure of the openings; this may be achieved with wooden or pre-formed panels or, as needed, with metal sheets or concrete blocks. Plywood panels, properly installed to protect wooden frames and properly ventilated, are the preferred treatment from a preservation standpoint.

There are a number of ways to insert insert plywood panels into windows openings to avoid damage to frame and sash. One common method is to open the window and then to install pre-cut plywood panels using long carriage bolts anchored into horizontal wooden bracing, or strong backs, on the inside face of the window. Another means which appears preferable, is to build new wooden blocking frames set into deeply recessed openings, and then to affix the plywood panel to the blocking frame. If sash must be removed prior to installing panels, they should be labeled and stored safely within the building.

Plywood panels are would be 3/4" thick and made of exterior grade stock, such as CDX, or marine grade plywood. They should be painted to protect them from delamination and to provide a neater appearance.

These panels would hopefully be painted to resemble the original operable windows or treated decoratively. With extra attention to detail, the plywood panels can be trimmed out with muntin strips to give a shadow line simulating multi-lite windows. This level of detail is a good indication that the Historical Nike building is protected and valued by the community.

There is some benefit from keeping windows unboarded if security is not a problem. The building will appear to be occupied, and the natural air leakage around the windows will assist in ventilating the interior. The presence of natural light will also help when periodic inspections are made. Rigid polycarbonate clear storm glazing panels may be placed on the window exterior to protect against glass breakage. Because the sun's ultraviolet rays can cause fading of floor finishes and wall surfaces, filtering pull shades or inexpensive curtains may be options for reducing this type of deterioration for significant interiors. Some acrylic sheeting comes with built-in ultraviolet filters. This does not appear to be An option at this time.

Securing the building from catastrophic destruction from fire, lightning, or arson will require additional security devices. Lightning rods properly grounded should be a first consideration if the building is in an area susceptible to lightning storms. A high security fence should also be installed if the property cannot be monitored closely. These interventions do not require a power source for operation. Since many buildings will not maintain electrical power, there are some devices available using battery packs, such as intrusion alarms, security lighting, and smoke detectors which through audible horn alarms can alert nearby neighbors. These battery packs must be replaced every 3 months to 2 years, depending on type and use. In combination with a cellular phone, they can also provide some level of direct communication with police and fire departments.

If at all possible, new temporary electric service should be provided to the building. Generally a telephone line will be needed at one of the underground magazines as well. A hard wired security system for intrusion and a combination rate-of-rise and smoke detector can send an immediate signal for help directly to an approved central station monitoring facility for notification of the fire department, police and possibly a security service. Depending on whether or not heat will be maintained in any of the buildings, the security system should be designed accordingly. Exterior lighting set on a timer, photo electric sensor, or a motion/infra-red detection device can provide additional security.

Providing adequate ventilation to the interior

Once the exterior has been made weathertight and secure, it is essential to provide adequate air exchange throughout the building. Without adequate air exchange, humidity may rise to unsafe levels, and mold, rot, and insect infestation are likely to thrive. The needs of each historic resource must be individually evaluated because there are so many variables that affect the performance of each interior space once the building has been secured.

A mechanical engineer or a specialist in interior climates should be consulted. Because of the local climate, providing heat during the winter, even at a minimal 45° F (7°C), does not appear to be necessary. However, because of high summer and temperatures, utilizing forced-fan ventilation may be necessary. For all masonry buildings could be helpful to keep the interior temperature above the spring dew point to avoid damaging condensation. In most of the Nike Historical buildings it is the need for summer ventilation that outweighs the winter requirements.

Many buildings are inherently leaky due to loose-fitting windows and gaping openings, and the lack of insulation. The level of air exchange needed for each building, however, will vary, according to the building's construction, and its general size and configuration.

Once closed up, a building interior will still be affected by the temperature and humidity of the exterior. Without proper ventilation, moisture from condensation may occur and cause damage by wetting, peeling paint, staining woodwork, and in some cases even causing freeze thaw damage. If moist conditions persist in a building, structural damage can result from rot or returning insects attracted to moist conditions.

The absolute minimum air exchange for most mothballed buildings consists of one to four air exchanges every hour; one or two air exchanges per hour in winter and twice that amount in summer. Even this minimal exchange may foster mold and mildew in damp coastal climates, and so monitoring the property during the stabilization period and after the building has been secured will provide useful information on the effectiveness of the ventilation solution.

There is no exact science for how much ventilation should be provided for each building. There are, however, some general rules of thumb. Buildings located in hot and arid climates may need no additional ventilation if they have been well weatherized and no moisture is penetrating the interior. After extensive investigation, this may prove to be the case for Nike Buildings at White's Point. The most difficult buildings to adequately ventilate without resorting to extensive louvering and/or mechanical exhaust fan systems are masonry buildings in humid climates. Even with low level and high level vent grills, a masonry building may not have more than one air exchange an hour. This is generally unacceptable for summer conditions. For these buildings, almost every window opening will need to be fitted out with some type of passive, louvered ventilation.

Small pre-formed louvers set into a plywood panel or small slit-type registers at the base of inset panels generally cannot provide enough ventilation in most moist climates to offset condensation, but this approach is certainly better than no louvers at all. Louvers should be located to give cross ventilation..

Monitoring devices which can record internal temperature and humidity levels may prove to be invaluable in determining if the internal climate is remaining stable. These units can be powered by portable battery packs or can be wired into electric service with data downloaded into laptop computers periodically. This can also give long-term information throughout the mothballing years. If it is determined that there are inadequate air exchanges to keep interior moisture levels under control, additional passive ventilation

can be increased, or, if there is electric service, mechanical exhaust fans can be installed. One fan in a small to medium sized building can reduce the amount of louvering substantially.

If electric fans are used, we will study the environmental conditions of each property and determine if thermostats or automatic timers should control the fans. Humidistats, designed for enclosed climate control systems, generally are difficult to adapt for open mothballing conditions. How the system will draw in or exhaust air is also important. Additionally, less humid day air is preferred over damper night air, and this can be controlled with a timer switch mounted to the fan.

The type of ventilation should not undermine the security of the building. The most secure installations use custom-made grills well anchored to the window frame, often set in plywood security panels. Some vents are formed using heavy millwork louvers set into existing window openings. For buildings, such as the sentry guard shacks, where security is not a primary issue, where the interior is modest, and where there has been no heat for a long time, it may be possible to use lightweight galvanized metal grills in the window openings. A cost effective grill can be made from the expanded metal mesh lath used by plasterers and installed so that the mesh fins shed rainwater to the exterior.

Securing mechanical systems and utilities

At the outset, it is important to determine which utilities and services, such as electrical or telephone lines will be required. As long as these services will not constitute a fire hazard, it is advisable to retain those which will help protect the property. However, almost all utilities have been removed during site turnover. Since the electrical needs will be limited in a vacant building, it is best to install a new temporary electric line and panel (100 amp) so that all the wiring is new and exposed. This will be much safer for the building, and allows easy access for reading the meter. Utilities in Mothballing Nike Resources is considered to be minimal, if needed at all. Much of the electrical power for security and fire can be obtained from solar energy to recharge storage batteries.

Most heating systems are shut down in long term mothballing. Furnaces fueled by oil, and tanks have been removed or are inoperable. Gas, water and sewage lines have been removed.

Developing a maintenance and monitoring plan

While every effort may have been made to stabilize the property and to slow the deterioration of materials, natural disasters, storms, undetected leaks, and unwanted intrusion can still occur. A regular schedule for surveillance, maintenance, and monitoring must be established. The local Los Angeles Fire and Police Departments should be notified that the property has been mothballed and will be vacant. A walk-through visit to familiarize these officials with the building's location, construction materials, and overall plan may be invaluable if they are called on in the future.

The optimum schedule for surveillance visits to the property will depend on several factors, the location of the property and the number of people who can assist with these activities. The more frequent the visits to check the property, the sooner that graffiti and or break-ins will be noticed. Also, the more frequently the building is entered, the better the air exchange. Monitoring would be an activity of the Fort MacArthur Museum Association, the Los Angeles Nike Aid Defense Veteran's Association, ground keepers and maintenance employees of the Los Angeles Department of Recreation and Parks, persons from the Palos Verdes Peninsula Land Conservancy and visitors to the site. By keeping the site clear and the building in good repair, the community will know that the

building has not been abandoned. The involvement of neighbors and community groups in caring for the property can ensure its protection from a variety of catastrophic circumstances.

Seismic Survey, Considerations and Retrofit

Balancing Seismic Retrofit and Preservation

Reinforcing a historic building to meet new construction requirements, as prescribed by many building codes, can destroy much of a historic building's appearance and integrity. This is because the most expedient ways to reinforce a building according to such codes are to impose structural members and to fill irregularities or large openings, regardless of the placement of architectural detail. The results can be quite intrusive. However, structural reinforcement can be introduced sensitively. In such cases, its design, placement, patterning, and detailing respect the historic character of the building, even when the reinforcement itself is visible.

Three important preservation principles will be kept in mind when undertaking seismic retrofit projects of the Historic Nike Buildings:

- *Historic materials will be preserved and retained to the greatest extent possible and not replaced wholesale in the process of seismic strengthening;*
- *New seismic retrofit systems, whether hidden or exposed, will respect the character and integrity of the historic building and be visually compatible with it in design; and,*
- *Seismic work should be "reversible" to the greatest extent possible to allow removal for future use of improved systems and traditional repair of remaining historic materials.*

Retrofit would be in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, which are published by the National Park Service and cited in the references of this publication. These standards identify approaches for working with historic buildings, including preservation, rehabilitation, and restoration. Code-required work to make buildings functional and safe is an integral component of each approach identified in the *Standards*. While some seismic upgrading work is more permanent than reversible, care must be taken to preserve historic materials to the greatest extent possible and for new work to have a minimal visual impact on the historic appearance of the building.

Mothballing Checklist

In reviewing mothballing plans, the following checklist may help to ensure that work items are not inadvertently omitted.

Moisture

- Is the roof watertight?
- Are drains unobstructed?
- Are windows and doors and their frames in good condition?
- Are masonry walls in good condition to seal out moisture?

Preliminary Analysis and Implementation Plan

- Is wood trim in good condition?
- Is site properly graded for water run-off?
- Is vegetation cleared from around the building foundation to avoid trapping moisture?

Pests

- Have nests/pests been removed from the building's interior and eaves?
- Are adequate screens in place to guard against pests?
- Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?
- If toxic droppings from bats and pigeons are present, has a special company been brought in for its disposal?

Housekeeping

- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints?
- Is the interior broom-clean?
- Have loose items been removed to a safe location?
- If furnishings are remaining in the building, are they properly protected from dust, pests, ultraviolet light, and other potentially harmful problems?
- Have significant architectural elements that have become detached from the building been labeled and stored in a safe place?
- Is there a building file?

Security

- Have fire and police departments been notified that the building will be mothballed?
- Are smoke and fire detectors – security alarm components in working order?
- Are the exterior doors and windows securely fastened?
- Are plans in place to monitor the building on a regular basis?
- Are the keys to the building in a secure but accessible location?
- Are the grounds being kept from becoming overgrown?

Utilities

- If the building will not remain heated, have water pipes been drained and glycol added?
- If the electricity is to be left on, is the wiring in safe condition?

Ventilation

- Have steps been taken to ensure proper ventilation of the building?

- Have interior doors been left open for ventilation purposes?
- Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

Maintenance Chart

1-3 months; periodic

- regular drive by surveillance
- check attic during storms if possible
- monthly walk arounds
- check entrances
- check window panes for breakage
- mowing as required
- check for graffiti or vandalism
- enter every 3 months to air out
- check for musty air
- check for moisture damage
- check battery packs and monitoring equipment
- check light bulbs
- check for evidence of pest intrusion

every 6 months; spring and fall

- site clean-up; pruning and trimming
- gutter and downspout check
- check crawlspace for pests
- clean out storm drains

every 12 months

- maintenance contract inspections for equipment/utilities
- check roof for loose or missing shingles
- termite and pest inspection/treatment
- exterior materials spot repair and touch up painting

- remove bird droppings or other stains from exterior
- check and update building file

Mothballing Conclusion

Providing temporary protection and stabilization for vacant historic buildings can arrest deterioration and buy the owner valuable time to raise money for preservation or to find a compatible use for the property. A well planned mothballing project involves documenting the history and condition of the building, stabilizing the structure to slow down its deterioration, and finally, mothballing the structure to secure it. The three highest priorities for a mothballed building are 1) to protect the building from sudden loss, 2) to weatherize and maintain the property to stop moisture penetration, and 3) to control the humidity levels inside once the building has been secured.

While issues regarding mothballing may seem simple, the variables and intricacies of possible solutions make the decision-making process very important. Each building must be individually evaluated prior to mothballing. In addition, a variety of professional services as well as volunteer assistance is needed for careful planning and repair, sensitively designed protection measures, follow-up security surveillance, and cyclical maintenance.

In planning for the future of the building, complete and systematic records must be kept and generous funds allocated for mothballing. This will ensure that the historic property will be in stable condition for its eventual preservation, rehabilitation, or restoration.

Graffiti Abatement and Control

Although rapid graffiti removal is the most effective weapon in eliminating graffiti and preventing its recurrence in the same location, hasty, untested removal attempts can disfigure and cause harm to historic masonry. Thus, it is important that the owner or manager of a historic masonry building or structure be prepared with a plan to ensure the prompt removal of graffiti when it occurs. Regularly scheduled maintenance and cleaning programs to eliminate graffiti from historic masonry properties may be assisted by the installation of physical barriers, security systems and automated motion detection lighting, as well as increased community involvement. The presence of association volunteers, City Recreation and Parks employees and people from the Palos Verdes Peninsula Land Conservancy will act as somewhat of a deterrence. Successful graffiti removal from historic masonry requires knowledge of a variety of cleaning methods and materials, and an awareness that what works to remove graffiti from one kind of masonry surface may not remove it from another. By testing different cleaning methods in advance, treatment plans will be available, when needed, to provide guidance for safe and sensitive graffiti removal from the Historic Nike Building masonry.

The National Park Service Preservation Brief on Graffiti Removal will be adopted as a guideline for compliance and development of removal policies. The following is a brief on general considerations and actions.

Preventing and Controlling Graffiti:

Experience shows that prompt removal of graffiti is one of the most effective measures against its recurrence. Graffiti that is not removed quickly tends to attract more graffiti. Often motivated by a need to have their work seen, graffitiists tend to be discouraged from repeating their efforts in a location where their work is quickly removed.

Apart from removal, effective graffiti-prevention measures can be considered under two headings. The first consists of physical measures involving maintenance, lighting, security and the erection of barriers on or around the property itself. The second focuses on community awareness programs that include neighborhood patrols, community service programs and educational programs in the schools.

Maintenance and Security.

Neglect invites vandalism, whereas a well-maintained property encourages civic pride. Thus, careful attention will be given to establishing regular maintenance programs which do not allow properties to reach a point of obvious deterioration or abandonment. Cyclical maintenance also makes good sense economically.

Graffiti is less likely to occur if graffitiists can be clearly seen. It is often recommended that accessible, graffiti-prone areas be illuminated with floodlighting or spotlights. Graffiti may also be reduced or prevented by the presence of security guards, park rangers or police officers, or by the visible presence of surveillance cameras. Publicity about arrests and punitive measures against the graffitiists, and the general vigilance of the security system may also reduce graffiti.

If they are historically appropriate and compatible with the historic property, soft barriers in the form of low, possibly thorny, shrubs and bushes or other forms of landscaping and planting may be effective deterrents. Such plantings can make it difficult to reach the property by any route other than the approved secure one. Hard barriers provided by fences and transparent screens or shields, such as clear acrylic or other polycarbonate sheets, may also afford some degree of protection. But these can have a negative aesthetic impact on the property's appearance, particularly if the barriers themselves become disfigured by graffiti.

Community Awareness

Community action and education often play an important role in a successful anti-graffiti program. Neighborhood watches can effectively deter graffitiists, and can help police and other security agencies in the detection and prevention of graffiti. Intensive public campaigns against graffiti, including presentations in schools, developing programs to foster community pride, and sentencing offenders to remove graffiti in their own community can also be useful. Publicity concerning arrests of graffitiists can be a useful preventive tool. (But, on the other hand, frequent newspaper coverage of graffiti outbreaks or even of new community efforts at deterring graffiti can sometimes have the opposite effect by challenging the "creativity" of graffitiists.) Community groups trained in proper cleaning techniques can also assist property owners in prompt and non-damaging graffiti removal.

Hazardous Materials

Planning for Lead Hazard Reduction in Historic Nike Sentry and Other Buildings:

Typical health department guidelines call for removing as much of the surfaces that contain lead-based paint as possible. **This results in extensive loss or modification of architectural features and finishes and is not appropriate for most historic properties.** A great number of federally-assisted housing programs are moving away from this approach as too expensive and too dangerous to the immediate work environment. A preferred approach, consistent with "*The Secretary of the Interior's Standards for the Treatment of Historic Properties*", calls for

removing, controlling, or managing the hazards rather than wholesale—or even partial—removal of the historic features and finishes. This is generally achieved through careful cleaning and treatment of deteriorating paint, friction surfaces, surfaces accessible to young children, and lead in soil. Lead-based paint that is not causing a hazard is thus permitted to remain, and, in consequence, the amount of historic finishes, features and trimwork removed from a property is minimized.

Because the hazard of lead poisoning is tied to the risk of ingesting lead, careful planning will help to determine how much risk is present and how best to allocate available financial resources. An owner, with professional assistance, can protect a historic resource and make it lead-safe using this three-step planning process:

- I. Identify the historical significance of the building and architectural character of its features and finishes;
- II. Undertake a risk assessment of interior and exterior surfaces to determine the hazards from lead and lead-based paint; and,
- III. Evaluate the options for lead hazard control in the context of historic preservation standards.

Building and Grounds Restoration - Maintenance

The property was deeded to the City of Los Angeles. Although several groups submitting proposals advocate complete responsibility on their part, the LA Nike VETS is of the opinion the City must participate to some agreed upon levels of maintenance, being the property owners.

A more detailed plan of the exact requirements of building restoration and maintenance will be prepared after meeting of parties involved and after certain agreements. It will delineate a timetable, materials required, costs and source of manpower. The association's specific intentions will be announced at that time. The plan can be completed to meet the requirements of the committee. However, this can only be done after completion of the C.E.Q.A. review and the E.I.R. is submitted.

The LA Nike VETS association will investigate providing the manpower and material to maintain the Nike buildings and structures with some degree of cooperation of the City. Essentially the association is responsible for appearance and esthetics. Property fire, flood, earthquake, accident damage and liability will need to be addressed

Parking

A parking area could be established adjacent to the Ready Room at Building 1030, the corner of Weymouth Avenue and Paseo del Mar Road. Parking could be in the grass as natural as possible or upon an approved surface. Certain areas contain original blacktop, which needs to be accessed for feasibility of repair costs versus replacement.

Internal Walkways, Trails and Roadbeds

The original roads will be restored to some extent and preserved as used by the Nike Site. No public vehicle passage will be anticipated unless by permit to accommodate tours, such as school students. The roads will provide a natural walkway for the public touring the site. Additional walkways could be installed, but basically they conceived as

unnecessary. It needs to be recognized that the presence of the Nike site and Battery Bunker themselves for many years are a basic part of the natural surroundings.

Manpower

The membership of the LA Nike VETS is the basis for all things to happen, to include family and friends. In addition to manpower from our membership, we anticipate other organizations to assist, including services from the original equipment contractors. Bids will be secured from local contractors and vendors, which will be the initial focus point for budgeting costs.

Since the operation would include the program as approved by the Palos Verdes Peninsula Land Conservancy, many beneficial features of their plan would enhance those of the LA Nike Vets. Their program to restore the land would relieve the LA Nike Vets of that task. The proposed issues of providing security for the site would also be of benefit. This basically leaves the LA Nike Vets to address security and restoration – maintenance of the structures.

Publicity

A professional brochure of the Nike Site Air Defense Museum will be prepared and distributed locally through the Chamber of Commerce, tourist bureaus, hotel lobbies, listed in newspapers and periodicals, placed in local libraries, brought to the attention of tourist agencies.

Periodic open house events, publicized in current events.

An active Internet Web site will be developed and maintained.

Also public information media shows, such as Huell Howser Productions, California's Gold, (800-266-5727) will be scheduled from time to time.

Press Release announcements will aid in promotions.

An association Newsletter, mailed locally and placed in the local libraries, an Internet Web Site, and member promotions.

The success of Site 88 in Sausalito and Ft MacArthur is a testimony to the ability to succeed with the appropriate formulas.

The association is prepared to announce a meeting of members to organize these efforts and to move of securing the existing structures and buildings, upon approval of the City.

Implementation

After meeting with the City and concerned parties, the association will develop a more detailed Implementation Plan, setting forth options, alternatives, costs, resources, responsibilities, tasks, goals, time tables, and objectives. This can only be done after completion of the CEQA required Environmental Impact Report. Funding target, dates and procedures will be similar to those approved by PVPLC, and will be on an ongoing basis.

CONTENTS OF THE MUSEUM

Appendix A

HISTORY AND CHRONOLOGY

From the historical importance of preservation, Whites Point was not just one of two hundred eighty eight sites; it is positioned in a very significant way. The Los Angeles Defense was the first to employ sentry dogs to protect the nuclear warhead exclusion areas, it was the first defense to test the State Army National Guard to operate Nike sites, Whites Point enjoys many firsts also. It was the model to pioneer the underground magazine structure.

“From the time of the first European settlements on the North American Continent through the Second World War, Artillery has provided the first line of defense against invasion for the nation. Americas traditional enemies where seaborne; to meet this threat, a series of networks of powerful fortifications were erected on both coasts, from Canada to Mexico.”

“By the turn of the twentieth century the coastal areas and ports of the United States where protected behind these forts, armed with guns ranging in size from small caliber to sixteen inches. Despite the evolution of aircraft as modern weapons of war during World War I, the nation continued its reliance on the battleships of the Navy and the big guns of the Coast Artillery Corps.”

The rise of strategic air power and nuclear weapons during the Second World War brought the demise of both defense systems. It became apparent early in the war that any future attacks on the continental United States will first come not by sea but from the sky; the guns that protected the coastline from overseas armadas were not suitable against streams of enemy bombers. For the Army it meant the end of the use of fixed seacoast fortifications. Thus, by 1950, the coastal defenses were inactivated and the big guns were scrapped.”

“A new defensive network, employing surface-to-air missiles, was developed and employed. The Nike missile system was utilized under the same tactical considerations as the big seacoast guns had been during the previous century – as deterrent against the attack by another nation. It succeeded in this role for over two decades of the cold war and paved the way for our modern Patriot missiles and other systems.”

Upon immediate site closures they had virtually no historical military significance. Some sites where purchased by private industry, others reconstructed for alternate use and still others fell to the power of the bulldozer and wrecking ball. Of the few that now remain after the end of the Cold War, Whites Point 43L had stood for over twenty five years, worn by time and vandals, but stood the test of time. To repeat the most appropriate phrase of the Fort MacArthur web site, “When It’s Gone – It’s Gone Forever”. This must not happen here.

Los Angeles represented one of the most important metropolitan areas to defend, and it can host one of the most well `preserved Nike missile sites. It is located in a tourist attraction area and with proper publicity, will have more than adequate attendance, support and financing. Near the beaches, Fort MacArthur, the Queen Mary, Fisherman’s Village, Whites Point will take its place as the center for tribute to Air Defense of the Cold War period.

On August 11, 2000, the Commission for Historic Preservation, Office of the State Historic Preservation, State of California, voted unanimously to approve historical listing of White's Point as a District on the State Register.

A working relationship can be developed with the museum and Nike associations, with the Palos Verdes Land Conservancy and the local community to make Whites Point a place to be enjoyed, appreciated, respected and understood. Many wanted the Gettysburg Battlefield to be used for other purposes, don't let Whites Point be an historical failure.

After an extensive survey of all locations throughout the Los Angeles air defense area, the most appropriate and logical location is White's Point Site 43L. Here exists basically unmodified but in a state of poor maintenance, the two original underground missile storage magazines, the assembly and service building, warhead building, ready room, and sentry buildings. Also on the land is Battery Paul Bunker, the last of the World War II 16inch gun battery emplacements of the Los Angeles Harbor Defense. This bunker is on the property of 43L Nike Launcher Site, significantly depicting the transition from Sea Coast Artillery to Air Defense Nike Missile Artillery.

Efforts by members of the Fort MacArthur Museum Association's Preservation Committee have on numerous occasions attempted to have the City of Los Angeles and the Palos Verdes Home Owner's Association adheres to the proven fact of historical significance of White Point property. Valued property has been destroyed under trespass and code defiance. It is time to productively recognize the historical significance of Whites Point, to finalize historical listing and begin the procedures to adopt a restoration program in concert with natural land use and maintenance.

Of the original two hundred and eighty-eight Nike missile sites, few remain intact for historical preservation. The physical structures that remained on most sites have been either totally demolished or modified in major ways as to destroy any value for restoration.

The original "WHITE POINT LAND USE ANALYSIS" report of September 1987 by the White Point Citizen Advisory Committee analyses the presence of military artifacts and buildings and implies a historical significance and value, yet completely disregards this resource in its recommended options. The options do not call for demolition of the structures, nor does it propose any for of preservation and restoration.

It is now time to recognize the significance of this property and accommodate the historical preservation in an appropriate and meaningful way. Site 43L WHITES Point has sat somewhat undisturbed for the past twenty-five years and presents the most logical site to proceed with restoration. The property has been repeatedly identified by various organizations (Appendix A) for nomination and preservation.

Repeated statements are made of the hazards the standing buildings present. This is mostly personal opinion of those opposed to any form of military presence or preservation, in spite of the admitted significance.

NOTE: Most of the documents cited herein are available at the LA Nike VETS internet web site for review or at the local San Pedro Library as a donation by the LA Nike VETS association.

Appendix B

MANAGEMENT AND LEADERSHIP RESOURCES

The association was formed through the efforts of Mr. Frank Evans, who also serves on the Board of Directors of the Fort MacArthur Museum Association. The nomination to the State Register was in large part the efforts of Frank Evans.

He entered service in the US Army in Nike Air Defense, attaining the grade of Specialist Fifth Class during his first three years of enlistment. During that time he attended the Army's Nike Conversion Training at Fort Bliss Texas, and participated in converting several Nike Missile sites from the Ajax system to the Hercules system. He was officially designated as an Ajax Basic and First Class Missileman and latter as a Hercules First Class and Expert Missileman.

Upon graduation from the United States Army Missile and Officer Candidate School at Fort Sill Oklahoma, being trained in field artillery as an artillery observer he was commissioned as an officer. He attained the grade of Captain serving as a Fire Control Platoon Leader, Executive Officer, Commanded two Nike Missile Batteries. Evans also served on battalion staffs as S3 Operations and Training, S1 Adjutant, S2 Intelligence and Security and after graduation from training at Fort Bliss Texas he served as a Battalion Missile Maintenance Officer. Additional military education included Nike Commander Training and Nike Nuclear warhead theory and tactics schooling.

Mr. Evans' schooling, training and experience, as well as leadership abilities in Nike Air Defense should enhance the restoration process.

Appendix D

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38: Removing Graffiti from Historic Masonry

39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings

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