

To: Alston & Bird LLP

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Attn: Andrea S. Warren, Senior Associate

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From: John LoCascio, AIA, Principal

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Date: June 4, 2020

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We have been asked to outline the general processes that would need to be undertaken to stabilize and mothball the Barry Building at 11973 San Vicente Boulevard in accordance with *Preservation Brief 31: Mothballing Historic Buildings*, prepared by the National Park Service.

**PRESERVATION BRIEF 31**

*Preservation Brief 31: Mothballing Historic Buildings*, prepared by the National Park Service (NPS), outlines the steps required to close up and temporarily protect an historic building for an extended period of time while planning its future use. Mothballing measures should not result in permanent damage to the historic building, and so each treatment should be evaluated in terms of its reversibility and its overall benefit.<sup>1</sup>

The following steps are necessary to properly mothball a building:

1. Documentation

- Document the architectural and historical significance of the building. This would consist of a narrative report describing the building's architecture, development history and uses, and historic context, and would include archival and contemporary photographs.

<sup>1</sup> Sharon C. Park, AIA, *Preservation Brief 31: Mothballing Historic Buildings* (Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior, 1993).

MEMO

## Stabilization and Mothballing Outline 11973 San Vicente Boulevard

**HISTORIC RESOURCES GROUP**

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- Prepare a condition assessment of the building. This would include evaluations by an historic architect, structural engineer, mechanical engineer, electrical engineer, landscape architect, and other qualified professionals as needed to identify existing conditions and recommend appropriate treatments for stabilization of the property.

## 2. Stabilization

- Structurally stabilize the building, based on a professional condition assessment. This could include foundation and/or framing repairs, the addition of temporary or permanent bracing, or other structural intervention as needed.
- Exterminate or control pests, including termites and rodents. This would include sealing openings to prevent infestation.
- Protect the exterior from moisture penetration. This would include repairing or replacing, as needed, roofing, flashing, gutters, downspouts, exterior wall cladding, windows, and doors; and ensuring proper site drainage away from the building.

## 3. Mothballing

- Secure the building and its component features to reduce vandalism or break-ins. This could include reversibly sealing windows and doors to prevent unauthorized entry; constructing perimeter fencing to secure the property; and installing an alarm system.
- Provide adequate ventilation to the interior. This could include a passive system using natural ventilation, a mechanical system, or a combination of the two to maintain the optimum range of temperature and humidity to prevent mold and moisture damage.
- Secure or modify utilities and mechanical systems. This could include cutting water and gas lines to prevent unauthorized use and reduce the risk of flooding and fire; filling the plumbing traps or capping the sewer line; and maintaining a minimal electrical service for lighting and alarm systems.
- Develop and implement a maintenance and monitoring plan for protection. This would include general upkeep of the building and property, and regular inspections to observe and monitor conditions.

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