

Listing of Incorrect Information Presented in the Hermosa Beach City School District's FINAL Historical Resources Assessment Report of North School Campus by Daly & Associates July 2017

Pam Daly & Associates was hired by Placeworks and HBCSD using taxpayer funds. Five significant errors were found in Pam Daly's initial May 2016 Historical Resource Assessment Report of North School. Those errors were reported to HBCSD and Placeworks in March 2017 in a letter submitted for the Notice of Preparation of the Environmental Impact Report.

The evidence of significant, provable errors in Ms. Daly's report on the North School campus did not deter Placeworks and HBCSD from retaining Ms. Daly to write the final Historical Resources Assessment Report for the final Environmental Impact Report. Although some of Ms. Daly's incorrect information contained in her May 2016 Historical Assessment were corrected in her final report, other new, provable falsifications were also found in Ms. Daly's final assessment, which HBCSD made available on the web to support their plan to destroy historical relevant North School buildings.

Final Historical Resources Assessment Report of North School Campus prepared by Daly & Associates July 2017

FABRICATION: Page E-26 and E-27: *"[Samuel] Lunden and [Paul] Jefferes did require that the four chimneys of the classroom fireplaces/stoves be removed, and that the main entrance to the building, a character-defining feature of school architecture, be walled-off to provide greater structural stability to the front elevation. Except for the sealing-off of the front entrance vestibule...." ... "This resulted in the cross-gabled roof, in the center of the south roof plane, becoming a "ghost" architectural feature for the center entrance that no long exisits."*

FACT: Samuel Lunden's architectural blueprints for the reconstruction of North School after the 1933 Long Beach Earthquake, sheet 2 of six sheets, clearly shows that Lunden did NOT wall-off the entrance to the building as Pam Daly claims. Ms Daly conveniently fails to include sheet 2 of Lunden's blueprints in her report. The front entrance existed until the building was remodeled in the late 1950s. There are old-time residents of Hermosa Beach who have photographs of themselves as children standing in front of the original front entrance of Mr. Lunden's North School main building before it was walled off in the late 1950s. The front entrance could easily be restored to its original plan in a remodel.

FABRICATION: Page E-27: *"In 1934, the project to repair and upgrade the structural integrity of the North School was planned and completed, as quickly as economically possible, so that it could protect children in the event of any future earthquake. This is evidenced by the construction company of Johnson and Hansen submitting a total bid of \$9,066 for the North School repairs. This price was considerably less than the \$26,000 it cost ten years before to construct King's design of North School. Based on their agreement with the Hermosa Beach School Board, Lunden and Jeffers would have received a fee of \$726 for the rehabilitation of North School."*

FACT: Pam Daly tries to infer that the reconstruction of North School after the 1933 earthquake was mostly just structural because the repairs were done *"as quickly as economically possible"*. Ms. Daly cites the cost to reconstruct the four classroom building at North School for \$9,066 in 1934 versus the original cost of \$26,000 to build the school in 1924 as proof of this. North School was reconstructed during the height of the Great Depression. **During the Great Depression prices fell by 30% and unemployment rose to 25%.**

FACT: After the March 1933 Long Beach Earthquake Samuel Lunden had more than a year to develop the reconstruction design for North School before he submitted his plans and specifications for approval on June 21, 1934. There were three versions of the Division of Architecture form for approval of plans due to the newly created procedures in the School Building Act - Chapter 59 aka the Field Act. See [Green Bill School Building Act – Chapter 59 -1933 application for approval of the plans and specifications](#) and [Green Bill, Division of Architecture, application no. 382 filed 6/21/34](#) and [Division of Architecture Application 382 filed 6/21/34](#).

FACT: Although Federal funding had been allocated in November 1933 it wasn't actually received by the district until March 13, 1934. See [Quake School Sums Allotted, Los Angeles Times, November 29, 1933](#). See [School Repair Funds Arrive, Los Angeles Times, March 13, 1934](#).

FACT: Samuel Lunden's six pages of architectural drawings and 61 pages of hand-typed instructions and specifications were approved on July 27, 1934 and his application for reconstructing North School was approved on October 18, 1934. See [Green Bill School Building Act – Chapter 59 – 1933 application form for the reconstruction of North School](#) and [Division of Architecture, application no. 382 filed 6/21/34](#).

MISLEADING INFORMATION: Page E-20: *"The Hemosa Beach City School District Board of Trustees empowered Lunden to act on behalf of the District in applying for State Emergency Relief Administration funds for the repairs of North School in the amount of \$4,336 on June 11, 1934."* [Figure 6]

FACT: This "information" was added to the Final Historical Assessment of North School for the Environmental Impact Report. It was NOT included in the original May 2016 version of the report. It is assumed that this "information" was added to the final report to add to the narrative created by Superintendent Pat Escalante and HBCSD attorney Terry Tao that Samuel Lunden was simply hired to apply for loans and that he was not involved in the reconstruction of North School.

FACT: The Division of State Architects does not have a funding or lending arm. The DSA is not responsible for allocation of funding. The DSA was not involved in distributing funds for the repairs at North School, South School or Pier Avenue School, all of which Samuel Lunden reconstructed for HBCSD.

FACT: Pam Daly tries to diminish Samuel Lunden's contribution to North School's reconstruction and design by characterizing his efforts as simply applying for loans for the district. However, the document that Ms. Daly refers to in Figure 6 on Page E-20 is just an earlier version of normal DSA documents which summarized the school, architect, engineer, cost, dates and inspector for the project. This information was not an application for a loan.

Reconstruction funds had already been distributed to school districts by March 1934. See [School Repair Funds Arrive, Los Angeles Times, March 13, 1934](#). The documents that Ms. Daly were referring to were dated June 21, 1934. See [Green Bill School Building Act – Chapter 59 -1933 application for approval of the plans and specifications](#) (Figure 6 on page E-20 of Daly & Associates Final Historical Resource Assessment for North School) and [Green Bill, Division of Architecture, application no. 382 filed 6/21/34](#) and [Division of Architecture Application 382 filed 6/21/34](#).

FACT: It is believed that the misleading statements regarding the early version of the DSA application form (the Green Bill School Building Act – Chapter 59) was made in conjunction with purposely misidentifying the architect responsible for reconstructing North School as being Marsh Smith and Powell (MSP). This may have been an attempt by Pam Daly to regulate the renowned architect Samuel Lunden's contributions to North School, simply as an administrative one. This is believed to have been done to cover up the important role he had in the reconstruction and subsequent design changes to North School in 1934 in Pamela Daly's initial May 2016 version of the Historical Resources Assessment Report. See **MISINFORMATION AND FALSIFICATIONS** listed for pages 15, 20 and 21 in the May 2016 Historical Resources Assessment Report of North School Campus prepared by Daly & Associates.

FACT: Pam Daly tries to diminish Samuel Lunden's contribution to North School's reconstruction and design by characterizing his efforts as simply applying for loans for the district. However, it is clear that the document that Ms. Daly refers to in Figure 6 on Page E-20 is just an earlier version of the documents that were used to *"apply for approval of the plans and specifications for the construction, reconstruction, alteration of or additions to a school building"* as specified on the face of the documents. These were not applications for a loan. The funds had already been distributed to school districts in March 1934. See [School Repair Funds Arrive, Los Angeles Times, March 13, 1934](#). The documents that Ms. Daly were referring to were dated June 21, 1934. The Division of State Architects does not have a funding or lending arm. See [Green Bill School Building Act – Chapter 59 -1933 application for approval of the plans and specifications](#) (Figure 6 on page E-20 of Daly & Associates Final Historical Resource Assessment for North School) and [Green Bill, Division of Architecture, application no. 382 filed 6/21/34 and](#) [Division of Architecture Application 382 filed 6/21/34](#).

FACT: At the Measure S Informational Meeting held on May 25, 2016, Superintendent Pat Escalante INSISTED that the Samuel Lunden had merely been applying for funds. At the 00:45:09 mark Pat Escalante states as she is responding to a question:

"And the title of that form, from which you neglected to say, is the School Building Act. That is an application for a loan. That's exactly what it is."

Then again at the 00:46:15 mark, Pat Escalante states:

"So that, I'm telling, I'm just saying, what you have in front of you is an application for a loan, and that loan was for the repair of North School."

These are incorrect statements, the application in question was for the approval of plans and specifications for the reconstruction of North School. The Division of Architecture does not and did not have a lending division. During the Measure S Informational presentation Superintendent made numerous other incorrect statements. The May 25, 2016 Measure S Informational meeting video was later posted to the District's website and streamed live on cable television. See [May 25, 2016 Measure S Informational Meeting](#).

FACT: Another indication that the Green Bill application was not an application for a loan is the fact that the original cost estimate to renovate North School based on Samuel Lunden's plans was only \$4,336 on June 11, 1934. The cost then more than doubled to \$9,066 by September 1934 when the contract to reconstruct North School was finally granted to Johnson and Hansen Construction. See [Awards Made of Contracts for New Work, Los Angeles Times, September 2, 1934](#). If the Green Bill was an application for a loan of \$4,336, where did HBCSD get the remaining \$4,730 for the cost of the contract to Johnson and Hansen in September 1934?

INCOMPLETE INFORMATION: Page E-19: In only one paragraph Pamela Daly glosses over famous architect Samuel Lunden's achievements and contribution to the burgeoning beach cities. Ms. Daly ignores Samuel Lunden's contributions to Southern California and South Bay communities.

FACT: Samuel Lunden was not only a well-known and important architect, he also greatly contributed to South Bay and Los Angeles life in the 1930s through the 1970s.

1. Samuel Lunden lived in Manhattan Beach in the 1930s.
2. Lunden's first major project was the Pacific Coast Stock Exchange Building in Los Angeles. At the time he was only 30 years old. It was one of the first buildings in Los Angeles to be designed in the Moderne/Art Deco architecture style.
3. In 1929, Lunden brought his MIT classmate and Cram and Ferguson coworker, Roger Hayward (1899 – 1979) to Los Angeles to become the Chief Designer and technical illustrator for the Pacific Coast Stock Exchange Building. Roger Hayward was an excellent artist, illustrator,

architect, sculptor and inventor. He contributed greatly to the decorative artwork for the Doheny Library. In 1934 Hayward constructed a 38 foot model of the moon for the Griffith Planetarium. It is very possible that Samuel Lunden gave the job of creating the [decorative inset panel](#) over the main entrance at North School to his friend Roger Hayward during the Great Depression. (See Figure 15, Final Historic Resource Assessment Report, July 2017, page E-31. The relief has the same decorative motif as that used in the archway entrance to the USC Doheny Memorial Library building. Mr. Hayward also worked with Disney Company to create models for their exhibits.

4. Samuel Lunden had designed the Edward L. Doheny Jr. Memorial Library (1933-1934) at the request of Carrie Estelle Doheny. Lunden was only 33 years old at the time he designed the Doheny Library.
5. The Doheny's owned a beach house at 2408 The Strand, Hermosa Beach that they built in 1917. The Doheny's summer house was just down the street from North School.
6. It is believed that Mrs. Doheny requested that Samuel Lunden reconstruct Hermosa Schools after the March 1933 Long Beach earthquake.
7. Samuel Lunden reconstructed and designed three Hermosa Beach schools after the 1933 Long Beach earthquake: South School, North School and Pier Avenue School. South School was substantially destroyed in the 1970s to make room for a condominium project.
8. Lunden worked on the local South Bay hospital committee and as Secretary of the South Bay Beach and Highway Association to promote highways in the South Bay area. He was instrumental in getting the Transportation Department to bring several highways closer to the beach cities of Manhattan and Hermosa Beach, including the newly created Pacific Coast Highway.
9. Lunden also served as Planning Commissioner in Manhattan Beach from 1942 to 1942 and was a member of a Southern California Planning Congress. He served the community through the Town Hall Organization for four years. Through his Town Hall contacts, Lunden also helped develop the legislative plan for the creation of Community Redevelopment Agencies (1943) in Los Angeles.
10. Lunden's career went on to span over 55 years as an architect in Southern California. Lunden is known for design of the interior of the Church of St. Vincent de Paul (1931), the Allan Hancock Foundation Building (1941) and residence halls at the University of Southern California; Methodist hospital and hospital at Good Samaritan Medical Center, Los Angeles (1943-1973), Las Palmas School for Girls; Temple Israel on Hollywood Blvd.; City Hall South Civic Center in Los Angeles (1951). He is credited for the invention of a conductive pad and system for discharging static charges for hospital operating rooms (1962).
11. Lunden also headed up teams building military housing in San Diego at the start of World War II.

COMPETING INFORMATION: Page 23 of the Historical Resource Assessment Report of North School of May 2016 and Page E-30 in the Final July 2017 Report: Pam Daly purposely chose a photo of the main building taken at a distance and at an angle at which the building is almost completely obscured by a large tree to support her narrative that North School is not worth saving. Pam Daly does not include photos of the inside of the classrooms with their tall banks of windows, tall ceilings and red oak wood floors in very good condition.

MISINFORMATION: Page E-30 and E-31: Ms. Daly incorrectly describes the main building at North School that Samuel Lunden reconstructed. *"The same style of window sash is found along the rear (north) elevation, in groupings of four, three slashed-tall units, with two, tow-sashed tall unites in one combined unit at the east end of the building;... and a six-wide, three-sash tall unit at the west end of the façade."*

FACT: In her description of the north elevation of the main building, Daly is using the photograph on page E-31 for reference. She clearly has no first-hand knowledge of the actual building she is describing in her report. In the photo on page E-31, the bottom portion of the east end of the building is covered by a large piece of plywood –

left in front of the windows by someone. Ms. Daly incorrectly and inexcusably as an “architectural historian” describes the window that are behind the large piece of wood incorrectly. She describes the windows as being a group of “four, three sashed tall units with two, two-sashed tall unites in one combined unit”, when in actuality the windows at both the east and west ends mirror each other and are six-wide, three-sash tall units. The piece of plywood was covering the bottom of two of the three-sashed windows thus Ms. Daly’s description of two, two-sashed windows in the set of six-wide, three-sash tall units.

QUESTIONABLE STATEMENT: Page 5 of the Historical Resource Assessment Report of North School of May 2016 and Page E-7 in the Final July 2017 Report: ...*“In order to identify and evaluate the subject property as a potential historic resource, a multi-step methodology was utilized. An inspection of the property and the existing buildings, combined with a review of original drawings of the North School campus as provided by the District, was performed to document existing conditions and assist in assessing and evaluating the property for significance.”*

FACT: If Pam Daly actually used the “multi-step methodology” she claims to have utilized, how did she get so many details in her report DEAD WRONG? It is obvious that Pam Daly DID NOT thoroughly inspect the property nor the original drawings of the North School campus. Pam Daly can blame the district by stating the drawings were “provided by the District”, but even an untrained novice looking at the original drawings would be able to clearly see who the correct architects were for each structure. In addition, most of all the original drawings that Pam Daly should have examined are available electronically through the Division of State Architecture so there was no excuse for getting any of the information wrong.

QUESTIONABLE STATEMENTS: Appendix B: California Department of Parks and Recreation series 523 Inventory Site forms for North School. Pages E-54 through E-67.

FACT: Pam Daly make numerous incorrect and highly slanted statements in the information provided to the State of California Parks and Recreation Department for North School just as she did in the main body of her reports.

Example: Appendix B: Page E-58-59, B10. Significance. Ms. Daly reports that the period of significance is 1924 when the North School main building was first built by Richard King. That structure was essentially destroyed in the 1933 Long Beach Earthquake. Samuel Lunden completely reconstructed the original brick Neoclassical-style building. Why then would the significance be listed as a 1924 Neoclassical-style building? The significance is clearly the 1934 streamline PWA (Public Works Administration) Moderne style building that Samuel Lunden designed and reconstructed not a 1924 Neoclassical-style building.

Example: Appendix B: Page E-58-59, B10. Significance, Criterion B/2 – direct association with the lives of persons important to the history of Hermosa Beach, [the South Bay], Los Angeles County, etc. See response to Incomplete Information: Page E-19 above for details on Samuel Lunden’s contributions to Hermosa Beach, Manhattan Beach, the South Bay Beach Cities, Los Angeles County and Southern California.