

REPORT OF GENERAL MANAGER

NO. 03-87

DATE March 20, 2003

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DRUM BARRACKS CIVIL WAR MUSEUM: PRELIMINARY AUTHORIZATION TO PROCEED WITH THE ACQUISITION OF A PRIVATELY OWNED PROPERTY FOR USE AS ANNEX TO THE MUSEUM

J. Combs _____
A. Corrales _____
J. Duggan _____
J. Kolb _____

H. Fujita _____
*B. Lukehart BSL
L. Barth _____


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Authorize the Department to initiate the process for the possible acquisition of one (1) parcel, measuring approximately 4,099 square feet or 0.09 acres in size, located at 1061 Carey Avenue, Wilmington, CA 90744, for use as an annex to the Drum Barracks Civil War Museum;
2. Authorize staff to coordinate acquisition activities with the Department of General Services and other necessary Departments to obtain the necessary environmental clearances and expedite the purchase of said property; and,
3. Direct staff to return to the Board with escrow instructions and related documents for the Board's final approval to purchase the property, upon the completion of the acquisition activities.

SUMMARY:

The Drum Barracks Civil War Museum (Museum) is the site of the last remaining wooden building of Camp Drum. The building served as the U.S. Army Headquarters for Southern California and the Arizona Territory (1861-1871). In the early 1960s the building was scheduled for demolition but through the efforts of local citizens it was saved. In 1987, the Museum was opened to the public.

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The Museum's usable space is at a maximum occupancy. The Civil War-era exhibits and small gift store encompass approximately half of the usable building space. The remaining areas accommodate administrative functions such as, office, artifact storage area (for future exhibits), and caretaker housing. The proposed acquisition will provide additional space to relocate part of the administrative function currently housed within the Museum, thereby increasing square footage for additional exhibits and lecture areas. The acquisition will also provide an overflow-parking area for the Museum.

Funds in the amount of \$300,000.00 for land acquisition are available from Prop K year 6. However, the funds must be encumbered by June 30, 2003. Therefore, the Department must expedite the purchase of any parcels and encumber the funds prior to June 30th. The negotiated purchase price will be based on the fair market value of the property, to be determined by independent appraisals.

A Class C Estimate of Value, prepared by the Department of General Services, Asset Management Division, estimated that the total acquisition cost, including tenant relocation assistance and contingencies, would be less than \$235,000.00.

The Environmental Management Division staff has determined that the subject project will consist of the acquisition of land in order to establish a park where the land contains historic or archeological sites and a management plan for the park has not been prepared, and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 16 (1) of the City CEQA Guidelines. A Notice of Exemptions was filed with the Los Angeles City and County Clerks on June 24, 2002.

The Superintendent for the Pacific Region and the Local Volunteer Neighborhood Oversight Committee (LVNOC) concur with this recommendation.

Report prepared by Blanca Gomez-Revelles, Management Analyst II, Real Estate and Asset Management Section.