



Administrative Report

J.1., File # PA25-0485

Meeting Date: 4/9/2025

TO: PUBLIC AMENITIES COMMISSION
FROM: ANDREW SVITEK, SENIOR PLANNER

TITLE

A PUBLIC HEARING TO CONSIDER A REQUEST FOR DESIGNATION OF THE PROPERTY LOCATED AT 102, 104, 106 N. BROADWAY, AND 401, 403, 405 EMERALD STREET (APN 7505-007-023) AS A LOCAL HISTORIC LANDMARK, PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE

APPLICANT: Ehab Marcos

ADDRESS: 102, 104, 106 NORTH BROADWAY, AND 401, 403, 405 EMERALD STREET

RECOMMENDATION:

1. Open public hearing and administer oath;
2. Take testimony from staff, applicant, and interested parties;
3. Close public hearing and deliberate; and
4. Adopt a resolution by title only approving the request subject to the findings and conditions contained therein:

A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 102, 104, 106 NORTH BROADWAY, AND 401, 403, 405 EMERALD STREET (APN 7505-007-023) PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE

EXECUTIVE SUMMARY

The applicant is requesting that the Public Amenities Commission grant a local historic landmark designation for the property at 102, 104, 106 North Broadway, and 401, 403, 405 Emerald Street (APN 7505-007-023), which was built in 1925. The property is a prime example of a bungalow court in the Spanish Colonial Revival style, one of the few remaining examples of this typology in the city. The property is adjacent to landmarked properties on the same block and serves as a meaningful contributor to a potential historic district.

BACKGROUND

Designation Criteria

An application has been filed by the property owner to designate 102, 104, 106 North Broadway, and 401, 403, 405 Emerald Street (APN 7505-007-023) as a historic landmark. In order to be eligible for consideration, it must be at least fifty years of age and meet one or more of the following criteria for designation, as stated in Section 10-4.201 of the Preservation Ordinance:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.
- B. It is identified with persons or events significant in local, state or national history.
- C. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
- D. It is representative of the notable work of a builder, designer or architect.
- E. Its unique location or singular physical characteristic(s) represents an established or familiar visual feature or landmark of a neighborhood, community or the City.

The information provided in this report and in the attached source documents demonstrates that the nominated bungalow court property is at least 50 years of age and meets the aforementioned criteria, specifically the criteria listed as "A" (represents special elements of the City's history), "B" (identified with locally significant persons) and "C" (embodies distinctive characteristics of a style).

Description of Nominated Property

The bungalow court is located at the northeast corner of North Broadway and Emerald Street and consists of seven residential buildings with a total of nine residential units. Five of the buildings are located along the street frontages and are interconnected by archways. The two remaining buildings are located on the interior of the property. All the buildings are interconnected by walkways leading to interior courtyards.

All of the residential units are approximately 430 to 600 square feet in size and have one bedroom except for one that is a studio (Unit #405). The 405 Emerald Street building is two-stories with one ground floor unit and four garages, with two units and a common patio above. The 106 North Broadway building is also a two-story building with a two-car garage below a unit above. The 106 North Broadway building may have been added after 1925, perhaps in 1945 or 1946 per Assessor records, but no city building records exist to confirm this. Below is an aerial photograph with the identified addresses.



This property is identified in the City's list of potential historic resources as an "A" structure, per the City's first historic survey conducted in 1986. Pursuant to the historic survey methodology, properties with an "A" rating are "obvious examples of historically significant or notable structures indicated by distinctive architectural characteristics or age. Occasionally, the structure's relationship to patterns of local history is evident (such as an early church) and would be included. Many of these buildings are potential candidates for individual listing on the National Register of Historic Places and research is likely to reveal a connection with important persons or events." The survey also lists a "3/3D" NRHP Rating, which means that the property "appears eligible for NR as a contributor to a NR eligible multi-component resource through survey evaluation."

The property retains its historic context as five of the adjacent properties are also original historic buildings. The three adjacent properties on the 400 block of Emerald Street are designated local landmarks (411, 413 and 415 Emerald Street) and the fourth one (417 Emerald Street), while not a local landmark, has been listed on the California Register of Historic Resources. The adjacent property to the north on the Broadway frontage is the Dorrington Apartments, which is also a local landmark property (108 N. Broadway).

The City's 1986 Historic Survey also listed the property as part of a potential thematic bungalow court district.

Design and Architecture

The property is developed as a bungalow court incorporating seven buildings in the Spanish Colonial Revival style. The term bungalow court refers to an architectural typology as a housing arrangement rather than a specific architectural style. It refers to a cluster of small, single-family bungalows arranged around shared courtyards, garden spaces, and walkways, with garages and a driveway separated from the garage areas in the rear. Bungalow courts were built from the 1910s to the 1940s and provided affordable, community-oriented housing. The subject bungalow court is an assemblage

of seven buildings of the Spanish Colonial Revival architectural style, built in 1925.

The street frontages feature staircases leading up to arched entryways that are centrally framed by single-story stucco buildings, creating a balanced and inviting look. The shared pathways lead into small courtyards, patios and lush gardens between the residences.

The building exteriors have smooth, light-colored stucco walls, typical of Spanish Revival architecture. The edges of the roofs feature traditional red barrel tiles, a hallmark of Spanish-style buildings. The decorative parapets along the roofline have a slightly curved, stepped design, adding visual interest. The buildings feature flat roofs, which contrast with the intricate details found in the rest of the design. There are numerous terra cotta clay roof drain pipes which are practical and provide visual interest. The doors and window frames are painted a muted blue, which contrasts with the warm stucco walls. Wrought iron light fixtures and small decorative vents and openings in the walls add to the Spanish Revival aesthetic.

To the rear of the property is a shared parking area. The two two-story buildings include a row of garages on the ground level with residential units above, a common bungalow court design. There is wall enclosing the parking area from the street and features an archway over the driveway entrance as well as arched window. One of the garages retains a historic wooden swing out carriage door with an cross beam structural support and visual interest. The bungalow court typology of the arrangement of individual units around shared walkways and common areas fosters a sense of community. Below and attached are photos of the property that illustrate the classic bungalow court typology in the Spanish Colonial Revival style.





Historical Background

This bungalow court reflects the special elements of the City's cultural, social, and economic history at its origin. In the 1920s, residences along North Broadway were close to downtown and near industrial jobs to the west, which made this a convenient area for living. The Redondo Pier and harbor area is within a short distance, and in the early 1900's was a thriving resort with a Pavilion, large indoor Plunge and amusement area. While a resort, Redondo Beach was also a growing residential community for working men and women and their families. The property was located one block from the commercial area on Catalina Avenue which was served by the Pacific Electric Railway, or the "Red Car" and was two blocks from the original City Hall.

The bungalow court served as a home for working class individuals who served in the community. This early example of multi-family housing suggests the growth of the original townsite during this period and the desire to provide housing within the historic core of the community. This property is a well-preserved representative of the early period of growth and development in Redondo Beach.

Permit History

After a thorough investigation of the City's records and permit databases, no building records specific to the property were located other than a recent maintenance and repair permit for the roof. The Assessor data indicates that this bungalow court was built in 1925, with a possible date of 1945/1946 for the building with a two-car garage and a unit above (Unit #106).

Historic Research

Historic research related to past residents of the property is attached and shows that the majority of the residents in the early period were working class individuals. Some of the occupations listed in

directories included a butcher, a clerk, and a printer.

The proximity of the bungalow court to the original city hall and fire station may have been attractive to two of its most prominent residents.

One resident of note was Floyd Ingram who was the City's first paid fire captain, while he resided in Unit #102 around 1931.

Another prominent resident was Charles H. Wortham who lived in Unit # 106 around the time that he was mayor of the city, in 1940. He also maintained an office in Unit # 405.

Attached to this report that includes various newspaper articles and photographs of the properties prominent residents noted above.

Local Landmark Designation and Criteria

In order to be eligible for designation, a structure must be at least fifty years of age and meet one or more of the following criteria, as stated in Section 10-4.201 of the Preservation Ordinance. The property meets Criteria A, B, and C, with a special emphasis on Criteria C, as an example of a bungalow court in the Spanish Colonial Revival style.

ENVIRONMENTAL STATUS

In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to:

Section 15331 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which states, in part, that projects involving the maintenance, rehabilitation, restoration, preservation, or reconstruction of historical resources are Categorically Exempt, provided that the activity is consistent with the Secretary of Interior's Standards for the Historic Treatment of Historic Properties.

CONCLUSION

As described in this report, the property is a remarkable example of a bungalow court, which was a popular typology in the 1920s to 1940s, and of which only a few examples remain. The property is also a notable example of the Spanish Colonial Revival architectural style that was popular in the City during the 1920s. The bungalow court will be the first landmarked property of this type in the city, the property exhibits notable character-defining features which have remained largely unaltered over the years. Also the property retains its historic context with original homes and apartments adjacent along the Broadway and Emerald Street frontages. As there is no indication that the bungalow court has been referred to by any name during the first hundred years of its history, there is no recommendation that a name be assigned with the approval of the landmark nomination.

ATTACHMENTS

- Attachment 1 - Draft Resolution
- Attachment 2 - CEQA Exemption Declaration
- Attachment 3 - Application for Landmark Designation
- Attachment 4 - Property Photos
- Attachment 5 - Historic Research