

**RESOLUTION NO. 2021-\*\*-PR-\*\*\***

**A RESOLUTION OF THE PRESERVATION COMMISSION  
OF THE CITY OF REDONDO BEACH APPROVING AN  
HISTORIC LANDMARK DESIGNATION FOR THE  
PROPERTY LOCATED AT 523 SOUTH CATALINA  
AVENUE PURSUANT TO THE REQUIREMENTS OF  
TITLE 10, CHAPTER 4, OF THE REDONDO BEACH  
MUNICIPAL CODE**

WHEREAS, an application has been filed to designate an historic landmark pursuant to Title 10, Chapter 4 of the Municipal Code for property located at 523 South Catalina Avenue; and

WHEREAS, notice of the time and place of the public hearing was given according to the requirements of law; and

WHEREAS, on May 5, 2021, the Preservation Commission of the City of Redondo Beach held a public hearing to consider this application, at which time all interested parties were given an opportunity to be heard and to present evidence.

NOW, THEREFORE, THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AS FOLLOWS:

**SECTION 1. FINDINGS.**

- A. The building meets the minimum eligibility requirement for landmark designation by being at least 50 years old in that evidence indicates that the building was constructed in 1913.
- B. The building embodies distinctive characteristics of a style, type, period, or method of construction, and is a valuable example of the use of indigenous materials or craftsmanship in that the building is a representative example of the Craftsman style of architecture that was popular in California between 1905 and 1930. Together with the neighboring, locally-designated landmark residential buildings, the properties form a potential historic district along the 500 block of South Catalina Avenue.
- C. This property reflects special elements of the City's cultural, social, and economic history. The residential structure was constructed on the property in 1913 during a time when Redondo Beach was a thriving resort with a growing residential community for working men and their families. Specifically, this property was owned by a local physician (surgeon) and city trustee (council member), Dr. J. Russell Shea. His spouse, Maude Dawson Shea was president of the Women's Club and

Redondo Beach Postmaster. This property is representative of the early period of growth and development in Redondo Beach.

NOW, THEREFORE, THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 2. Based on the findings contained herein, the Preservation Commission hereby approves the designation of the original western portion of the building at 523 S. Catalina Avenue as a historic landmark, subject to the following conditions:

1. Any exterior modifications shall be subject to review and approval of a Certificate of Appropriateness by the Preservation Commission; and
2. The windows that were replaced with sliders shall be repaired, restored, replaced in kind, or reconstructed with compatible substitute materials, subject to review by Community Development Director for conformance with the Secretary of Interior's Standards for Rehabilitation.

FINALLY RESOLVED, that the Preservation Commission forward a copy of this resolution to the City Council and all appropriate City departments and any other interested governmental and civic agencies.

PASSED, APPROVED AND ADOPTED this 5<sup>th</sup> day of May, 2021.

---

Preservation Commission Chair  
City of Redondo Beach

The foregoing resolution was duly passed, approved and adopted by the Preservation Commission of the City of Redondo Beach at a regular meeting held on the 5<sup>th</sup> day of May, 2021 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

---

City Attorney's Office