

**1811 Clark Lane
Redondo Beach, California
Historic Resource Evaluation**

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Submitted by:

**Kaplan Chen Kaplan
2526 Eighteenth Street
Santa Monica, CA 90405**

**David Kaplan, Principal
Pam O'Connor, Architectural Historian**

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- Attachment A: Photographs
- Attachment B: Maps
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EXECUTIVE SUMMARY AND PURPOSE

This report, completed by Kaplan Chen Kaplan (KCK), presents the findings of an historic resource assessment conducted for the property at 1811 Clark Lane, located in the City of Redondo Beach. The purpose of the report is to evaluate the property to determine whether it can be removed from the City of Redondo Beach Historic Resource Survey Inventory List of 1996.

The dwelling at 1811 Clark Lane was constructed in 1929 in the Redondo Villa Tract in North Redondo Beach. The Tract was subdivided and recorded in 1905. The property is not associated with the early development of North Redondo Beach.

The property contains a simple bungalow and garage. The 1996 Inventory identified the building as of the Craftsman architectural style. An intensive review of the dwelling provided in this report shows that the dwelling does not possess character-defining features of the Craftsman architectural style. The dwelling is not representative of any historic architectural style.

The property is not associated with the agricultural/farming history of the area. The parcels in the Redondo Villa Tract and the subject block were sized for individual single-family dwellings; they were not large parcels sized for farming. There is no evidence that the building has any association with early agriculture.

There are no historic persons or events associated with the property.

Based on the evidence, analyses and evaluation presented in the report below, the property at 1811 Clark Lane does not meet the criteria to be eligible as a City of Redondo Beach Landmark nor does it meet the criteria for inclusion on the National Register of Historic Places, or to the California Register of Historical Resources.

SUMMARY OF RESEARCH AND METHODOLOGY

A comprehensive methodology for researching the development history of properties and evaluation of the research to determine potential historic eligibility included conducting the following activities:

- Field review of subject properties in April 2025
- Field review of adjacent area in April 2025
- Photography of subject properties and adjacent area
- Building Permit Research
- Assessor data research
- Review of Redondo Beach Historic Context Statement
- Review of Redondo Beach Historic Preservation Plan
- Research online databases and sources
- Review of Redondo Beach Library Local History sources
- Research Los Angeles Public Library online resources
- Review of City Directories
- Review of aerial and topographic maps

- Research online photographic databases
- Research historic newspaper databases
- Review of SurveyLA Historic Contexts
- Evaluation of properties in accordance with federal, state, and local eligibility criteria

All the field data and research data were analyzed and evaluated by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for Historic Preservation and by an architect who meets the Professional Qualification Standards for Historic Architect.

REGULATORY FRAMEWORK

The importance of historic resources has been recognized by federal, state, and local governments through programs and legislation that identify and recognize buildings, structures, object, landscapes, and districts that possess historic significance.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) considers historical resources part of the environment. A project that may cause a substantial adverse effect on the significance of an historical resource may have a significant effect on the environment. A property that is eligible for listing in the California Register of Historical Resources, is listed in a local register of historical resources, or has been identified as historically significant in an historic resources survey that meets specific criteria is considered a historical resource under CEQA. In order to determine if a property is a potential historical resource, it must be evaluated for its eligibility for inclusion on the National Register of Historic Places, the California Register of Historical Resources and/or as a local historical resource.

National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide "used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and indicate what properties should be afforded protection from destruction or impairment."¹ Buildings, districts, sites and structures may be eligible for listing in the National Register if they possess significance at the national, state or local level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is evaluated using established criteria:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high

¹36 Code of Federal Regulations, Section 60.

- artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Significance of Association National Register Bulletin 32, Guidelines for Evaluating and Documenting Properties Associated with Significant Persons, provides guidance on evaluating potential historic association with people who have “made contributions or played a role that can be justified as significant.” For association with leaders or prominent families it is necessary “to explain their significant accomplishments” and they “must be compared to those of others who were active, successful, prosperous, or influential in the same field.” Most properties nominated for associations with significant persons also are nominated for other reasons and most properties nominated under the association criterion are also significant in the area of architecture or for the area in which the individual(s) achieved recognition.

National Register Bulletin 32 adds that the fact that we value certain professions or the contributions of certain groups historically does not mean that every property associated with or used by a member of that group is significant. Associations with one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property. The contribution must be distinctive: it is not enough to show that an individual has acquired wealth, run a successful business, or held public office, unless any of these accomplishments, or their number or combination, is a significant achievement in the community in comparison with the activities and accomplishments of others.

Historic Context. A resource must also be significant within an historic context. *National Register Bulletin 15* states that an historic context explains “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear.” To be determined eligible for listing on the National Register a property must possess significance within a historic context and possess integrity.

Historic District. According to *National Register Bulletin 15*, an historic district derives its importance from being a unified entity whose identity as a district “results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment.” An historic district is “a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations...the boundaries must be based upon a shared relationship among the properties constituting the district.”²

Aspects of Integrity

The National Park Service Bulletin, *How to Apply the National Register Criteria for Evaluation*, defines seven “aspects of integrity” and provides technical information on their application. Integrity is defined as “the ability of a property to convey its significance.” To “retain historic integrity a property will always possess several, and usually most, of the aspects.” For resources that are significant for their association with historic events or persons to be eligible for the National Register the resource must

² National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*, pp. 5-6, <https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>

retain “the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person.” For resources that are evaluated historic for their style or construction the “property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.

For a historic district to retain integrity as a whole, “the majority of the components that make up the district’s historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district’s components must be substantially unchanged since the period of significance. When evaluating the impact of intrusions upon the district’s integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.”

The National Register recognizes seven aspects or qualities associated with integrity that, in various combinations, define integrity: feeling, association, workmanship, location, design, setting, and materials.

1. *Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

2. *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property’s design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

3. *Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historic role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.

4. *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans’ labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

5. *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

6. *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

7. *Association* is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and it is sufficiently intact to convey that relationship to an observer.

California Register of Historical Resources

The California Register, based on the National Register, is the “authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and indicate which properties are to be protected.” A building, site, structure, object, or historic district may be eligible for inclusion on the California Register if it meets one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States
2. It is associated with the lives of persons important to local, California, or national history
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison states that in addition to meeting one of the criteria of significance, a resource must “retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance” and “integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.” Historical resources that “have been rehabilitated or restored may be evaluated for listing.”

Series 6 Guidance also states, “Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.” Historical resources that do not retain sufficient integrity to qualify for the National Register may still be eligible for listing in the California Register: “a resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it

maintains the potential to yield significant scientific or historical information or specific data.”³

City of Redondo Beach Historic Resource Preservation

The Historic Preservation Ordinance of the City of Redondo Beach was adopted in 1989.⁴ A property, including buildings, structures, sites, places, and districts within the City that reflect special elements of the City’s architectural, artistic, cultural, historical, political, and social heritage may be designated as a historic landmark if it is at least 50 years old and meets at least one of the following criteria:

- a. It exemplifies or reflects special elements of the City’s cultural, social, political, aesthetic, engineering, or architectural history; or
- b. It is identified with persons or events significant in local, state, or national history; or
- 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; or
- d. It is representative of the notable work of a builder, designer, or architect; or
- e. Its unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City.

The ordinance also specifies that “nominations of an historic resource as a landmark shall be made only by application of the property owner or property owners representing a majority or controlling interest in the property on which the resource is located.”⁵

PROPERTY LOCATION AND SETTING

The subject property at 1811 Clark Lane is in the North Redondo Beach area of the City of Redondo Beach. The Assessor Parcel Number (APN) is 4161-001-017. The property is zoned R2 low density multi-family residential zone.

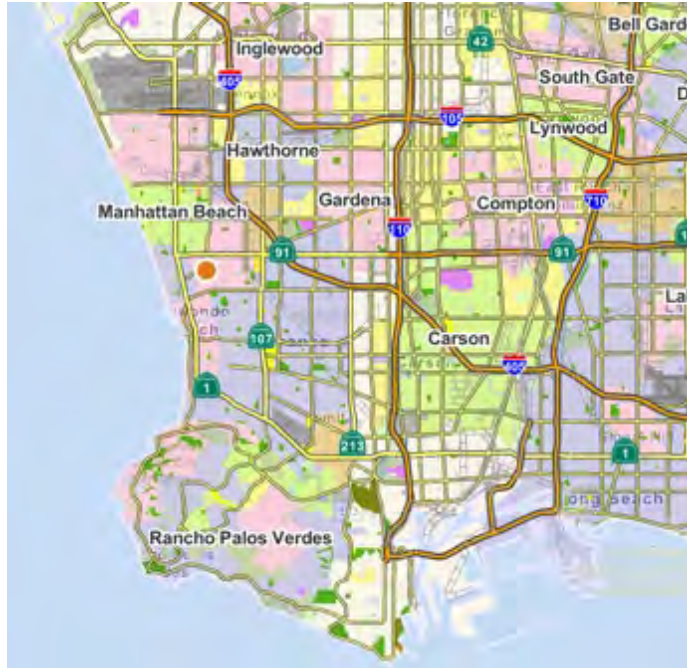
The subject property is located in the southwestern section of North Redondo Beach on the 1800 block of Clark Lane. Clark Lane is located two blocks south of Grant Avenue. It is bounded by Harriman Lane on the north, Marshall Field Lane on the south, Harkness Lane on the West and Flagler Lane on the east.

The block on which the property is located is relatively flat with lots oriented north-south on the east-west running street. Clark Lane is a one-way street, running east-bound; there is a parking lane on each side of the street.

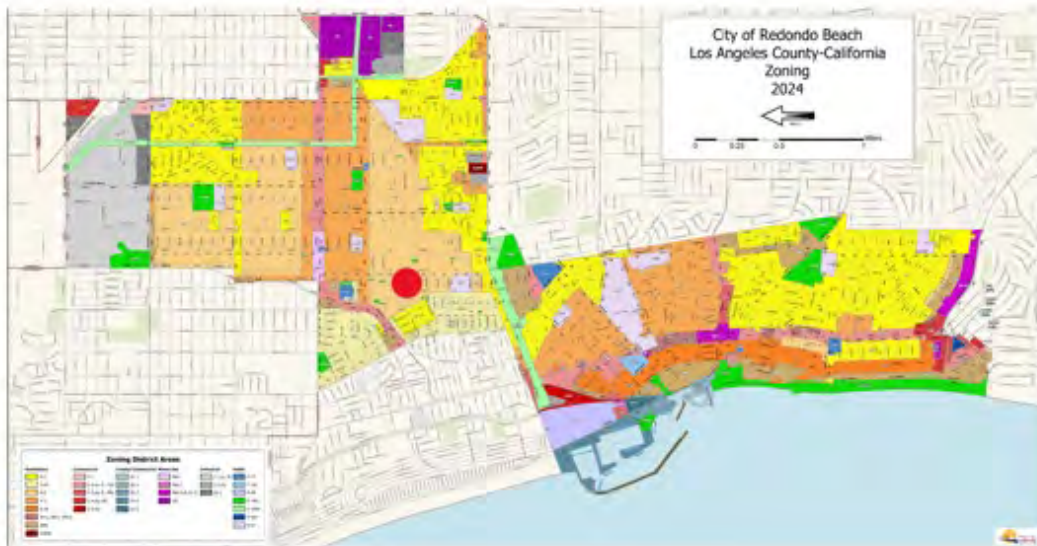
³ California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison, p. 3.

⁴ City of Redondo Beach Zoning Code, Title 10, §2, Ord.2554.

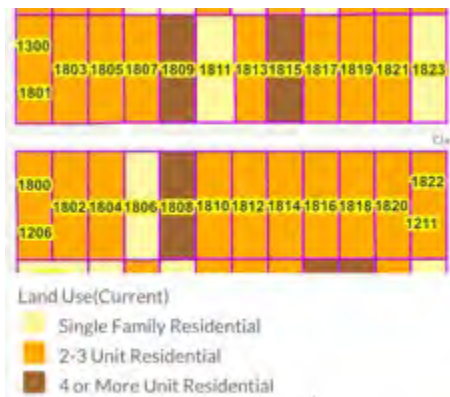
⁵ City of Redondo Beach Zoning Code, Section 2, Ord. 2554



Location Map (Los Angeles County Assessor, 2025)



City of Redondo Beach Zoning Map, 2024



Excerpt of Redondo Beach Zoning Map Current land use of 1800 block Clark Lane⁶

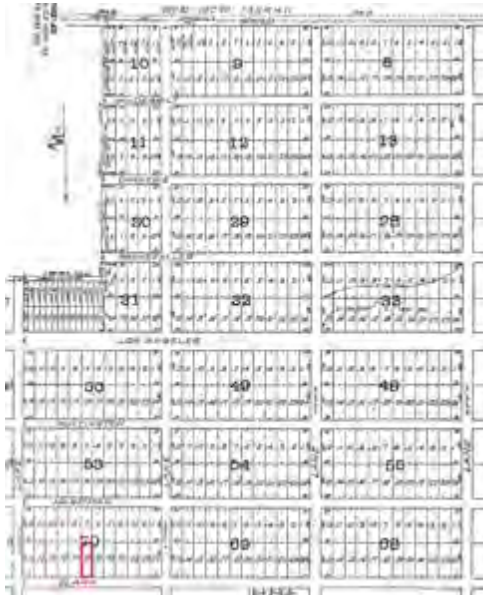


1800 block of Clark Lane (Google Earth, 2025)

⁶ Redondo Beach Land Use Map, <https://redondobeachgis.maps.arcgis.com/apps/PublicInformation/index.html?appid=c88d6006729d4fffa25e323d41462c63>

DEVELOPMENT HISTORY OF 1800 BLOCK OF CLARK LANE

The property at 1811 Clark Lane is in the Redondo Villa Tract which was subdivided and recorded in 1905 for owner George Peck. The large Tract area has 117 blocks with most of the blocks containing similar parcels, including the subject parcel, of 50 feet wide and 145 to 150 feet deep, sized to accommodate modest single-family dwellings. Most blocks contained 24 parcels.



Redondo Villa Tract, page 1



Satellite view of Redondo Villa Tract, p.1 (Google Maps, 2025)

Aerial Maps (see excerpts below and full-page images in the Attachments) show the development of the area around the 1800 block of Clark Lane. The earliest aerial map shows a few parcels on each side of the street developed with dwellings. It does not appear that there was any consolidation of parcels to create farmland. Undeveloped open spaces are mostly graded with no vegetation.

The aerial maps show that between 1928 and 1947, the periods of the Great Depression and World War II, the 1800 block of Clark Lane, and adjacent area, developed slowly. The 1952 aerial map shows that after the War, between 1952 and 1963, the area and the 1800 block of Clark Lane had almost every parcel developed with a dwelling, usually a single-family house.

The block evolved over the second half of the 20th Century and into the 21st. today nine of the parcels on the block contain buildings constructed before 1980: one (the subject building) in 1929; two in the 1940s, three in the 1950s, one in the 1960s; and two in the 1970s. Since 1980 (less than 50 years ago) 15 parcels were re-developed with multiple-housing units or a multi-family building on a parcel: nine in the 1980s; 4 in the 1990s; and two in the 2000s.



1928 Aerial View (EDR)



1938 Aerial View (EDR)



1947 Aerial View (EDR)



1952 Aerial View (EDR)



1963 Aerial View (EDR)



2025 Aerial View (Google Maps)



Satellite view of 1809, 1811 and 1813 Clark Lane (Google Maps, 2025)



1809 Clark Lane, building to west of
subject building



1813 Clark Lane building east of subject
building

PROPERTY HISTORY AND DESCRIPTION

Los Angeles County Assessor records provide a date of 1929 for the construction of the single-family dwelling at 1811 Clark Lane. There is no building permit regarding the original construction of the dwelling. North Redondo Beach was annexed into the City of Redondo Beach in 1927; the permits for construction of the building could have been taken out while the area was unincorporated County. The only permits records received from the City is a permit card from 1969 with the notation "house to house."



Satellite (plan) view of 1811 Clark Lane (google Earth, 2025)

The single-family dwelling is one-story bungalow, of 850 square feet on a parcel of 8,250 square feet. The house is set back from the street with a cement walkway leading from the public sidewalk to the house. There is a front lawn and a mature tree in the front yard. A paved driveway is located on the west side of the parcel and leads to a garage that is set back farther from the street.

The dwelling is rectangular in plan, with clapboard siding. It has a side gable roof and front porch with cross gable that projects out slightly. The roof of the front porch has a broad front gable that is edged with scalloped trim. The porch has a tapered column at each side supporting the porch roof, /the other railings of the porch are of wood 2 by 4's. The base of the porch is concrete.

The building has a deep roof overhand with exposed rafters that do not project beyond the roof's edge. The front elevation has a symmetrical organization with the entry door centered and a window to each side of the door. The windows are non-original aluminum sliding windows. Each of the windows had a flat wood surround. A scalloped edge has been added to the base of each window as has an attached shutter on each side of each window.

The scalloped edging along the porch and windows are not original to the dwelling nor are the attached shutters.



South (front) elevation



South (front) elevation and part of east elevation



Stair and porch on south (front) elevation



Stair to porch and entry door on south elevation



Porch detail on south (front) elevation



Roof over porch with added scalloped edge



Window detail on south (front) elevation



Porch and window detail on south elevation

The east side elevation has a side gable with a slight overhang with exposed rafters. There are windows of varying sizes organized along this elevation placed to support interior functions. On the west side elevation there is a similar roof overhang. A door with located along the west side elevation. Windows of varying sizes that support interior functions are organized along this elevation. The windows have flat wood surrounds,



East (side) elevation



West (side) elevation and south (front) elevation



Part of south (front) elevation and west (side) elevation



West (side) elevation

The rear elevation has a projecting addition with a flat roof. Another door with porch is located to the west of the addition. Functional windows are located along the rear elevation. There is a deep back yard with lawn.



North (rear) elevation



Stair and entrance on north (rear) elevation



West half of north (rear) elevation and
east elevation of garage



Backyard looking north



East (side) and north (rear) elevation of
garage



South (front) elevation of garage

The garage is rectangular in plan, one-story and clad in clapboard. It has a front gable roof. The vehicle door is on the south elevation and is set slightly off-center. There is a door on the east side of the garage and two windows on the rear of the garage.

City Directory Data

The following information was identified from City Directories regarding occupants of the dwelling at 1811 Clark Lane. No additional biographical information was found for any of the occupants.

Date	Occupant	Occupation
1931	Address not in City Directory	NA
1936	Charles H. Furlong Edith N. Furlong	Oilworker No occupation listed
1947	Address not in City Directory	NA
1952	Malcolm J. McPherson Carolyn McPherson	No occupation listed No occupation listed
1960-2000	Donald Seydel	No occupation listed
2005-2014	Ronald Seydel	No occupation listed
2020	Margaret Seydel	No occupation listed

HISTORIC CONTEXTS

Residential Development of Redondo Beach

Utilized by the earliest human inhabitants, current day Redondo Beach became part of the Dominguez Rancho in 1854 when Manuel Dominguez received the patent for the Rancho San Pedro. Portions of the Rancho were sold off and some early attempts at industrialization occurred in the 1860s with the intermittent operation of the Pacific Salt Works at the Old Salt Lake site. With the dissolution of the Ranchos in the 1860s and the coming of the railroads in the 1870s, Southern California changed from open range to small farms and towns. In 1889 the Santa Fe Railroad reached Redondo Beach and the city also began developing as a port.

Thus began the urbanization of Redondo Beach. The City of *Redondo Beach Context Statement* states: "The boom of the 1880s was largely an urban phenomenon. Although land was sold in farm size parcels as well as town lots and continued to be prized for farming and orchards, the emphasis had clearly shifted to town building." The early town was laid out under Charles Silent and partners including N. R. Vail and Dan McFarland. The village plan used "romantic street names evocative of the Spanish period and, cleverly included names of Dominquez family women" (i.e., Lucia, Juanita, Maria, Irena). "Pebbles from the beach front included a variety of precious and semi-precious stones, so the intersecting streets were given jewel names like Diamond, Emerald and Carnelian and Agate.

Early town developers envisioned a resort and commercial center. Development of piers, ship, and pleasure boat landings as well as beach and beachfront amusements began to take place. The large Redondo Hotel with park-like grounds was to the south while railroad yards and industrial functions lay to the north. Evolution of rail transportation was important to the development of Redondo Beach. The Santa Fe Railroad, with its interstate connections, chose Redondo Beach as its terminus. It incorporated the Redondo Beach Railway (later consolidated with the Southern California Railway) to connect to Los Angeles. Several other rail lines including the Redondo Railway and the Los Angeles and Redondo Railway were developed in the late 19th century. Into the early 20th century these rail lines grew providing important passenger and freight connections to Redondo Beach. As the Context Statement notes, "the years immediately following the electrification of the LA and Redondo Railway were prosperous ones for the city."

While previous real estate development groups established the physical character and development pattern, Henry E. Huntington spurred a significant period of development with his purchase of the Redondo Beach Improvement company and the Los Angeles and Redondo Railway in 1905. Buoyed by Huntington's confidence in the area, others followed. As the Context Statement observes: "within the original town site, development also occurred as investors who had purchased lots prior to Huntington's investment subdivided and developed these sites, nearly completing the settlement of coastal Redondo Beach...the final result was that the region developed steadily, with a variety of areas to appeal to incoming residents."

Civic boosters also contributed to the City's growth in the early 20th century who established organizations including the Chamber of Commerce. The Context Statement states that "as a result of the community support, everyone who came to Redondo Beach, left a booster with advertising buttons or brochures...efforts paid off."

The area known as North Redondo Beach consisted of four-square miles of land in the Redondo /villa /tract. The area had been purchased by George Peck in the late 1880s but did not subdivide the area until 1905 when the Redondo Villa Tract was recorded by Peck. Peck entered into an agreement with W, H, Carlson to function as the land agent for the area and Carlson made all the arrangements for the sub-division and marketing of its parcels. While the marketing focused on the potential for small farms, the lots were sized as modest parcels suited for development of single-family dwellings, with a 50-foot frontage and depth ranging from 145 feet to 150 feet deep.

Some agricultural enterprises were marketed in the early 20th century including advertisements in 1910 for the "Ocean Villa Intensive Farming Colony" focused on growing the "spineless cactus" However, there is no evidence that such a cooperative colony was established.

In the early years of the teens North Redondo Beach's business district began to develop in the area near Artesia Avenue and Aviation Boulevard. Grant School was also established in this area. In 1912 the Redondo Villa Tract Improvement Association was formed with the mission of "forging of a prosperous future, making every necessary improvement relative to the community's welfare and building up the Villa Tract in every way possible."⁷ During this decade an auditorium and additional classrooms were added to Grant school and the Grant Community Church building was established. An attempt to annex the area to the City of Redondo Beach took place in 1917 however it failed.

Residential development of the Redondo Villa Tract was slow with the area remaining rural with many open spaces, although there is no evidence of lots consolidated to create large farms (see aerial images in the Attachments).

In 1920 J.D. Miller of the Interstate Realty Company of Los Angeles purchased 2,300 acres in the tract for oil exploration and production and soon a large area in the east part of the Tract. As noted in the Redondo Beach Historic Context Statement:

⁷ Redondo Beach Historic Context Statement, p. 25.

“The first promising signs occurred on December 9, 1921, when Santa Fe well No. 1 began to flow. Located at the far southeastern corner of present-day north Redondo this well offered strong incentive for the purchase and sale of property located within the eastern section of the Redondo Villa Tract. These two oil production projects began a sporadic land boom which continued over the next ten years and resulted in the further subdivision and settlement of the area.”⁸

The Context Statement observes that residential development during the 1920s was directly related to the exploration of oil and “paralleling the increased efforts in oil exploration came a demand for new home construction in almost every section of the Villa Tract.” One news article referred to this period as the “new era of activity” in 1924.

The expanding population of North Redondo led to numerous civic improvements including an increased need for educational facilities and water infrastructure. The Redondo Villa Tract Chamber of Commerce renewed efforts “to create a more urban environment.”⁹ In 1926 Los Angeles County approved a large hog-raising operation in this unincorporated area but the Redondo Villa Tract Chamber of Commerce convinced the County to rescind that permit. On the heels of this victory in 1926 the Chamber formed an annexation committee with the purpose of joining the City of Hermosa Beach and encourage new development in the Villa Tract. The attempt to annex to Hermosa Beach failed.

The following year, 1927, the Villa Tract Chamber of Commerce joined with several Redondo Beach community and business organizations to organize another annexation drive, this time to the City of Redondo Beach. This time voters agreed to annex the North Redondo Villa Tract area into the City of Redondo Beach.

Despite the Great recession significant infrastructure and civic improvements were made in North Redondo Beach between 1927 and 1934, “indicative of the strong community environment which had come to characterize this area” and despite the Great Depression some residential development continued in North Redondo.¹⁰

The evolution of North Redondo Beach in the first four decades of the 20th Century is explained in the Redondo Beach Historic Context Statement:

“in 1937, the Redondo Beach City council formally recognized the increasing residential nature of north Redondo in its acceptance of a Planning Commission recommendation that the area known as Villa Tract No. 2 be rezoned from unlimited industrial to suburban uses. Since its subdivision as rural farmland in 1905¹¹, north Redondo had experienced several shifts in its economic identity. The first shift occurred in the early 1920s when the land original subdivided for rural development suddenly became popular for its oil producing potential. The annexation of the area in 1927 and its identification as the city’s future industrial site, resulted in

⁸ Redondo Beach Historic Context Statement, p. 26

⁹ Redondo Beach Historic Context Statement, p. 33.

¹⁰ Redondo Beach Historic Context Statement, p. 35.

¹¹ Note that all parcels in the 1905 subdivision of the Redondo Villa Tract were 50 feet by 150 feet, sized for development of modest single-family dwellings.

yet another shift...by the early 1930's however, dreams of unlimited oil production had faded and speculators who had purchased land during the oil boom were seeking opportunities to subdivide their property into residential sites. This move marked the third shift in the area/s economy."¹²

Aerial Maps (see Attachments) shows the development of North Redondo Beach into an urbanized area with most parcels developed with single-family dwellings.

In 1900 the population had been 855; by 1910 it had grown to 2,935." And the population continued to grow with 4,913 residents in 1920 and almost doubling by 1930. Population growth pace slowed during the decade following the Great Depression growing to 13,092 in 1940 and picked up after World War II with 25,226 in 1950 and 46,984 by 1960.

Craftsman Architecture

The Redondo Beach Historic Context Statement, the Preservation Plan and the 1986 and 1996 surveys do not include a context regarding the Craftsman Architectural Style. This style was employed throughout Southern California and was not limited by municipal boundaries. SurveyLA, Los Angeles' citywide historic context statement provides a framework for identification and eligibility of historic architectural styles, including the Craftsman style.

Context:	Architecture and Engineering, 1850-1980
Theme:	Arts and Crafts Movement, 1895-1930
Sub-Theme:	Craftsman, 1905-1930
Property Type:	Residential – Single-Family and Multi-Family Residence

Resources significant under this sub-theme are excellent examples of the Craftsman style of architecture.

Eligibility Standards:

- Exemplifies the tenets of the Arts and Crafts movement and the Craftsman style
- Was constructed during the period of significance, 1905-1930
- Exhibits quality craftsmanship

Character Defining/Associative Features:

- Retains most of the essential character-defining features of the type from the period of significance
- One or two stories in height
- Building forms that respond to the site
- Shingled exteriors, occasionally clapboard or stucco
- Low-pitched gabled roofs
- Broad, overhanging eaves with exposed structural members such as rafter tail, knee braces, and king posts
- Broad front entry porches of half or full-width, with square or battered

¹² Redondo Beach Historic Context Statement, p. 36.

- columns, sometimes second-story sleeping porches
- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- Casement windows situated in groups
- Represents an early or rare example of the style in the community where located

Integrity Considerations:

- Should retain integrity of Design, Workmanship, Feeling, Setting, and Materials from the period of significance
- Craftsman style buildings that have been stuccoed are excluded from individual listing under C/3/3, if they were originally shingled or clapboarded
- The most common alteration is the replacement of windows and the enclosure of porches
- Some window replacements may be acceptable if the openings have not been resized, particularly windows associated with kitchens and bathrooms on rear and side elevations
- The enclosure of porches is an acceptable alteration so long as the features such as piers and posts have not been removed
- Brick or stonework may have been painted; acceptable as it is reversible
- Building may have been moved for preservation purposes
- Original use may have changed

REVIEW OF PREVIOUS SURVEYS

The City of Redondo Beach conducted a citywide reconnaissance-level historic resources survey in two phases. The first phase was conducted 40 years ago in 1985 and surveyed most of the original town site area and two adjacent areas to the south: Clifton-by-the-Sea and Clifton Heights. According to the city's 1998 Preservation Plan the 1986 "survey results documented 1,400 individual buildings constructed on or before 1946 — 126 of these were determined individually significant while 712 were considered potentially significant as contributors to historic districts. The buildings reflect a variety of architectural styles and date primarily from the period of early settlement to pre-World War II."

A second phase of the survey was conducted almost 30 years ago in 1996 and included buildings which were 45 years of age or older and included the North Redondo Beach area. This second survey phase "recorded 1,402 buildings. Sixty-four of the resources were determined potentially eligible for the National Register or for local designation. The majority of the buildings date from the post-World War II period of expansion."

The 1986 survey developed a rating system unique to Redondo Beach. In describing the rating system the 1986 survey stated that the consultant staff "drove through the entire study area on a street-by-street basis" and based on "this initial review, each structure (or group of structures) was assigned to one of four categories (A through D).

This rating system defined "A" resources as those "buildings which 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 “B” category includes “buildings which are somewhat less unusual or distinctive in terms of age or architecture. In general, however, these are well designed buildings which research may prove to have a relationship to important events or persons in history. Many of these buildings are likely to have local significance and some of these buildings may also be candidates for the National Register, depending on the results of research.”

The “C” category includes “pre-1946 buildings which reveal much of their original architectural style (not substantially altered). These buildings are fairly modest in architectural style or design and are less likely to have historical importance. Most of these buildings are good candidates as contributing structures in an historic district.”

And the “D” category includes pre-1946 buildings that are clearly not significant in terms of architectural style or have been substantially altered from the original style. While information from other general research could indicate a link between some of these buildings and important persons or events in local history, the modest nature of the building makes this connection fairly unlikely. Buildings in this category that are not altered or can be restored may contribute to a historic district.

The subject building was recorded on a DPR 523 survey form in 1996. The description noted that original windows had been replaced and that there an addition was located on the rear of the building. It was described as a “Craftsman Cottage” but no information was provided as to how it exhibited Craftsman character defining features. The matrix produced for the 1996 survey gave the property an “A” rating.

EVALUATION OF SIGNIFICANCE

The property at 1811 Clark Lane is evaluated using the City of Redondo Beach Landmark criteria. To be designated a historic resource, a property must meet at least one of five criteria.

Criterion A. *It exemplifies or reflects special elements of the City’s cultural, social, political, aesthetic, engineering, or architectural history.*

The Redondo Villa Tract, in which the subject property is located, was recorded in 1905 with over 2,500 parcels subdivided to support modest single-family dwellings with lot sizes generally of 50 feet by 145 to 150 feet.

The dwelling and garage were constructed in 1929, almost 25 years after the 1905 subdivision and recordation of the Tract. It is not representative of the early development of North Redondo Beach. Development of the North Redondo Beach area began in the early 20th Century with the community growing sufficiently to require construction of a school and community facilities by the teens. In those years the Villa Tract Improvement Association supported the ongoing residential, commercial, and institutional

development of the area and helped achieve the annexation of the area to the City of Redondo Beach in 1927. The property was not influential in the early development of the neighborhood of the Tract

There is no evidence that the subject property was built to support agriculture/farming. The parcels in the Tract were not large enough to support more than a household garden. There is no evidence that parcels on the block or nearby area were consolidated to create farms. The area would have been considered rural in 1905 and through the teens, however the subject property was not constructed until 1929 and there is no evidence that it had any association with agriculture or farming.

There is no evidence that any significant historic event occurred at the property.

The property at 1811 Clark Lane does not meet Criterion A and is not eligible for designation as a City of Redondo Beach Landmark under this criterion.

Criterion B. *It is identified with persons or events significant in local, state, or national history.*

There is no evidence that the property was associated with any historic persons.

The property at 1811 Clark Lane does not meet Criterion B and is not eligible for designation as a City of Redondo Beach Landmark under this criterion.

Criterion 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.*

The dwelling at 1811 Clark Lane was described in the 1996 Historic Resource Survey as an example of a Craftsman style cottage. However, the dwelling does not exhibit character-defining features of the Craftsman architectural style. There are no rafter tails, knee braces, or kingposts. There are no natural materials employed in the design and construction of the building. There are no Craftsman style piers or posts on the front porch. Nor is the form and volume of the building reflective of the Craftsman style.

The windows on the front elevation, the major elevation, are not original having been replaced with vinyl sliding windows. Also scalloped edging, which is not representative of any 20th Century architectural style, were later applied to the base of the windows and along the eaves of the front porch roof. Attached shutters flank the front windows but they are not a characteristic or representative of the Craftsman architectural style.

The dwelling was built at the very end of the period of significance for the Craftsman architectural style and does not exhibit the character-defining features of the Craftsman style.

The property at 1811 Clark Lane does not meet Criterion C and is not eligible for designation as a City of Redondo Beach Landmark under this criterion.

Criterion D: *It is representative of the notable work of a builder, designer, or architect*

There is no evidence that the building was designed by a master architect. The materials are unremarkable as is the workmanship. The building is not the work of a master craftsman.

The property at 1811 Clark Lane does not meet Criterion D and is not eligible for designation as a City of Redondo Beach Landmark under this criterion.

Criterion E: *Its unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City.*

The property is located mid-block on a residential street and is not in a unique location. The building is not a familiar visual feature in North Redondo Beach.

The property at 1811 Clark Lane does not meet Criterion E and is not eligible for designation as a City of Redondo Beach Landmark under this criterion.

Integrity Analysis

Aspect of Integrity	1811 Clark Lane
<i>Location:</i> Location is particularly important in recapturing the sense of historic events and persons.	The dwelling is in its original location.
<i>Design:</i> Design is the combination of elements that create the form, plan, space, structure, and style of a property. A property's design reflects historic functions and technologies as well as aesthetics. It includes considerations such as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing.	The building is not an exemplary design of a early 20 th century bungalow or cottage. The building does not exhibit the character defining features of any historic architectural style.
<i>Setting:</i> Setting is the physical environment of a historic property and refers to the character of the place in which the property played its historic role. It involves how the property is situated and its relationship to surrounding features and open space.	The setting has been significantly altered with a majority of the parcels on the block redeveloped with large two-story multifamily buildings or multiple two-story units on a parcel.
<i>Workmanship:</i> Workmanship is the physical evidence of the crafts of a particular culture during a period in history. Evidence of the labor and skill in constructing a building.	The workmanship is unremarkable. The workmanship of the front porch is very poor.
<i>Materials:</i> Materials are the physical elements that were combined in a particular pattern or configuration to form a historic property. A property must retain key exterior materials dating from the period of historic significance.	While the materials are representative of its period – the early 20 th century – they are typical and unremarkable.

<i>Feeling:</i> Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.	The building is perceived as old, but it does not communicate any historic aesthetic nor does it represent any historic architectural style. The building has undergone alterations such as the removal of original windows and addition of elements from later periods.
<i>Association:</i> Association is the direct link between important historic events and/or person/s and a historic property. A property retains association if it is the place where the event or activity occurred and it is sufficiently intact to convey that relationship to an observer	There are no associations with historic persons or events related to the property.

The subject building and property do not possess historic integrity based on the analysis and evaluation explained above.

Because the National Register and California Register criteria are similar to the City of Redondo Beach Landmark criteria, the dwelling at 1811 Clark Lane as evaluated above, is not eligible for listing to the National Register and California Register for the reasons explained under the City of Redondo Beach Landmark evaluation criteria.

CONCLUSION

Based on the facts presented above, the dwelling at 1811 Clark Lane is not eligible for individual designation to the National Register of Historic Places, the California Register of Historical Resources, or as City of Redondo Beach Landmark.

- is not associated with any historic events or patterns of history;
- is not associated with any historic persons;
- is not a rare example of a property type;
- is not and intact or excellent example of the Craftsman architectural style;
- is not the work of a master architect;
- does not possess high quality workmanship or materials;

Based on the facts presented in this report and the evaluation that shows the property at 1811 Clark Lane does not possess historic significance, the property should be removed from the City of Redondo Beach's Survey Inventory List.

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SurveyLA, Los Angeles Citywide Historic Themes and Context Statements, Craftsman Architecture

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Attachment A: Photographs

North Side of 1800 Block of Clark Lane



1. 1801 Clark Lane (1992)



2. 1803 Clark Lane (1996)



3. 1805 Clark Lane (1988)



4. 1897 Clerk Lane (1991)



5. 1809 Clark Lane (1973)



6. 1811 Clark Lane (1929)



7. 1813 Clark Lane (1988)



8. 1815 Clark Lane (1964)



9. 1817 Clark Lane (2001)



10. 1819 Clark Lane (1998)



11. 1821 Clark Lane (1986)



12. 1823 Clark Lane (1955)

South Side of 1800 Block of Clark Lane



13. 1800 Clark Lane (1987)



14. 1802 Clark Lane (2001)



15. 1804 Clark Lane (1989)



16. 1806 Clark Lane (1952)



17. 1808 Clark Lane (1974)



18. 1810 Clark Lane (1984)



19. 1812 Clark Lane (1986)



20. 1814 Clark Lane (1986)



21. 1816 Clark Lane (1987)



22. 1818 Clark Lane (1947/1957)



23. 1820 Clark Lane (1947)



24. 1822 Clark Lane (1951)

Context around 1811 Clark Lane



25. 1809, 1811 and 1813 Clark Lane



26. 1811 and 1813 Clark Lane

1811 Clark Lane



27. South (front) elevation



28. South (front) elevation and part of east elevation



29. East (side) elevation



30. West (side) elevation and south (front) elevation



31. Part of south (front) elevation and west (side) elevation



32. South half of west (side) elevation



33. North half of west (side) elevation



34. North (rear) elevation



35. North (rear) elevation



36. East half of north (rear) elevation



37. Stair and entrance on north (rear) elevation

West half of north (rear) elevation



38. West half of north (rear) elevation and east elevation of garage



39. East (side) and north (rear) elevation of garage



40. South (front) elevation of garage



41. Backyard looking north



42. Stair and porch on south (front) elevation



43. Roof over porch



44. Window detail on south (front) elevation



45. Porch and window detail on south (front) elevation



46. Stair to porch and entry door on south (front) elevation



47. Stair and porch railing detail on south (front) elevation



48. Porch and railing and window detail on south (front) elevation

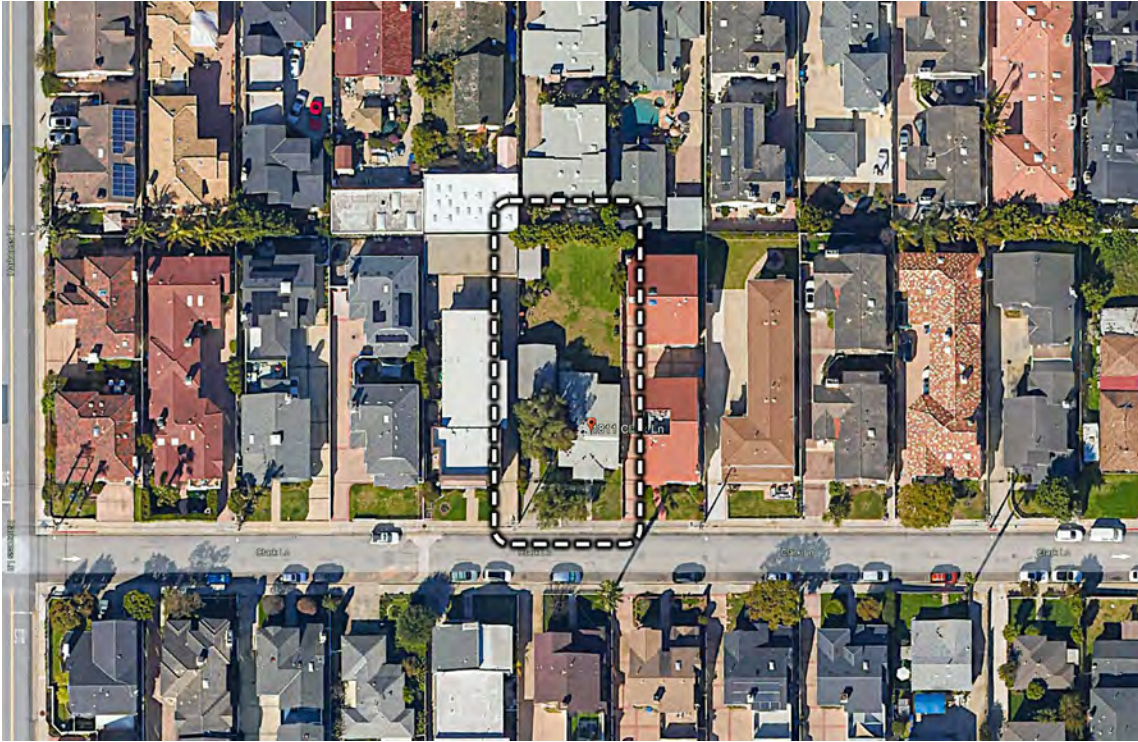


49. Porch detail on south (front) elevation

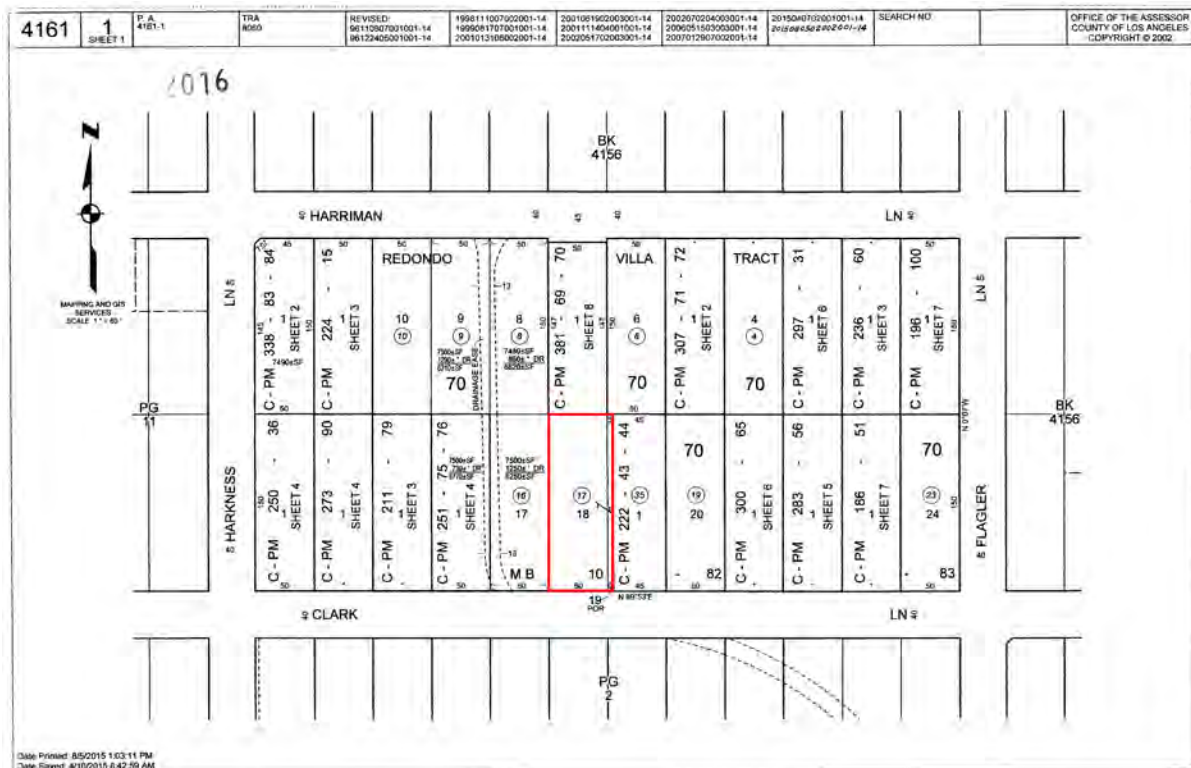


50. Railing detail on south (front) porch entry

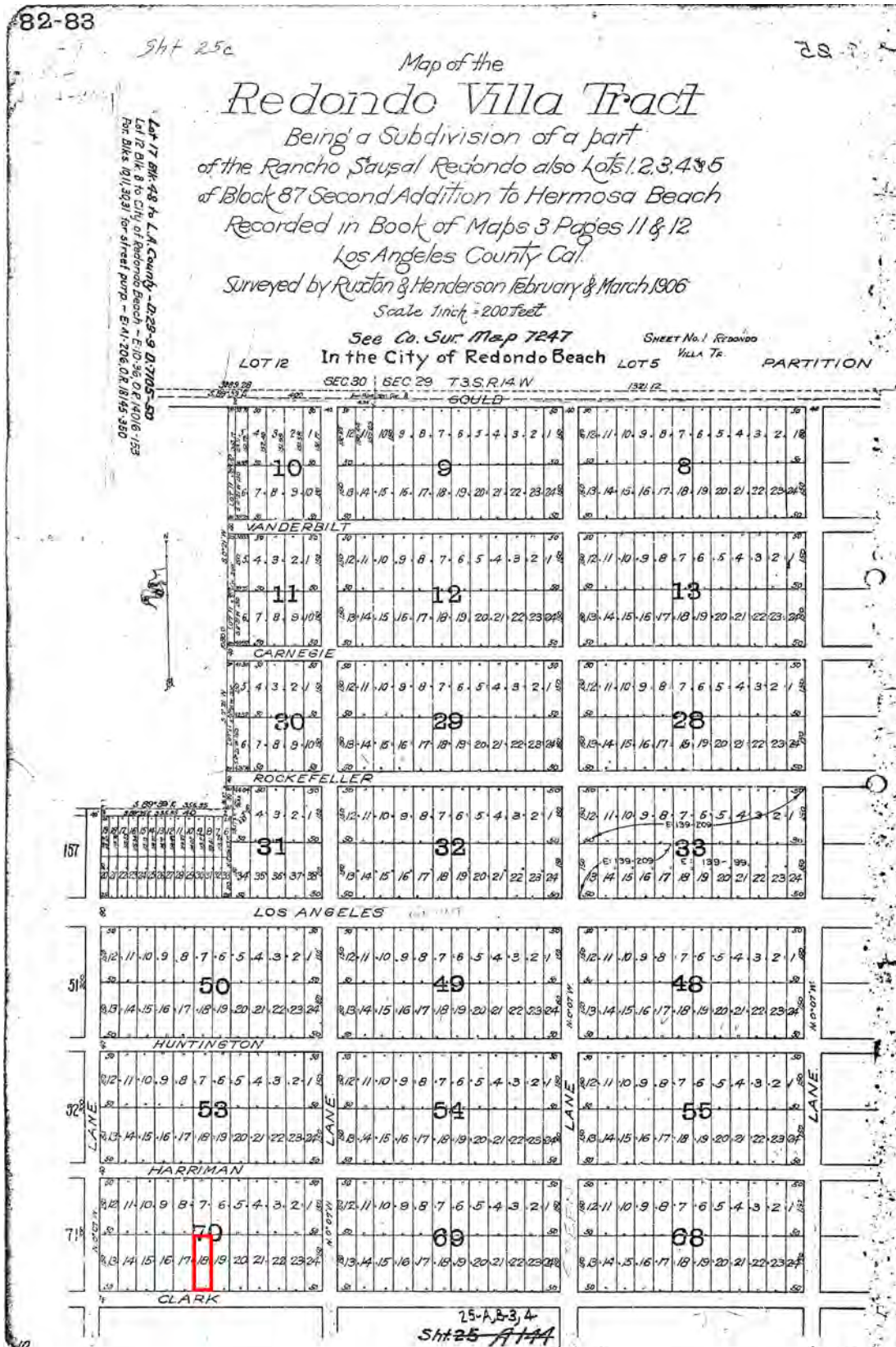
Attachment A: Maps



Aerial photograph (ca. 2022)



Los Angeles County Assessor's Map

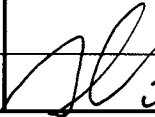


Original Tract Map TR10-082

ATTACHMENT C: Building Permits

INSPECTION RECORD

ELECTRICAL PERMIT NO.

INSPECTION	APPROVED BY	DATE	RECORD
CONDUIT			
WIRING			
FIXTURES			
POWER			
UTILITY CO. NOTIFIED			
FINAL	 5-18-04		

INSPECTOR'S NOTES

Attachment B: Historic Aerial Photographs and Sanborn Insurance Maps

Historic Aerial Photographs



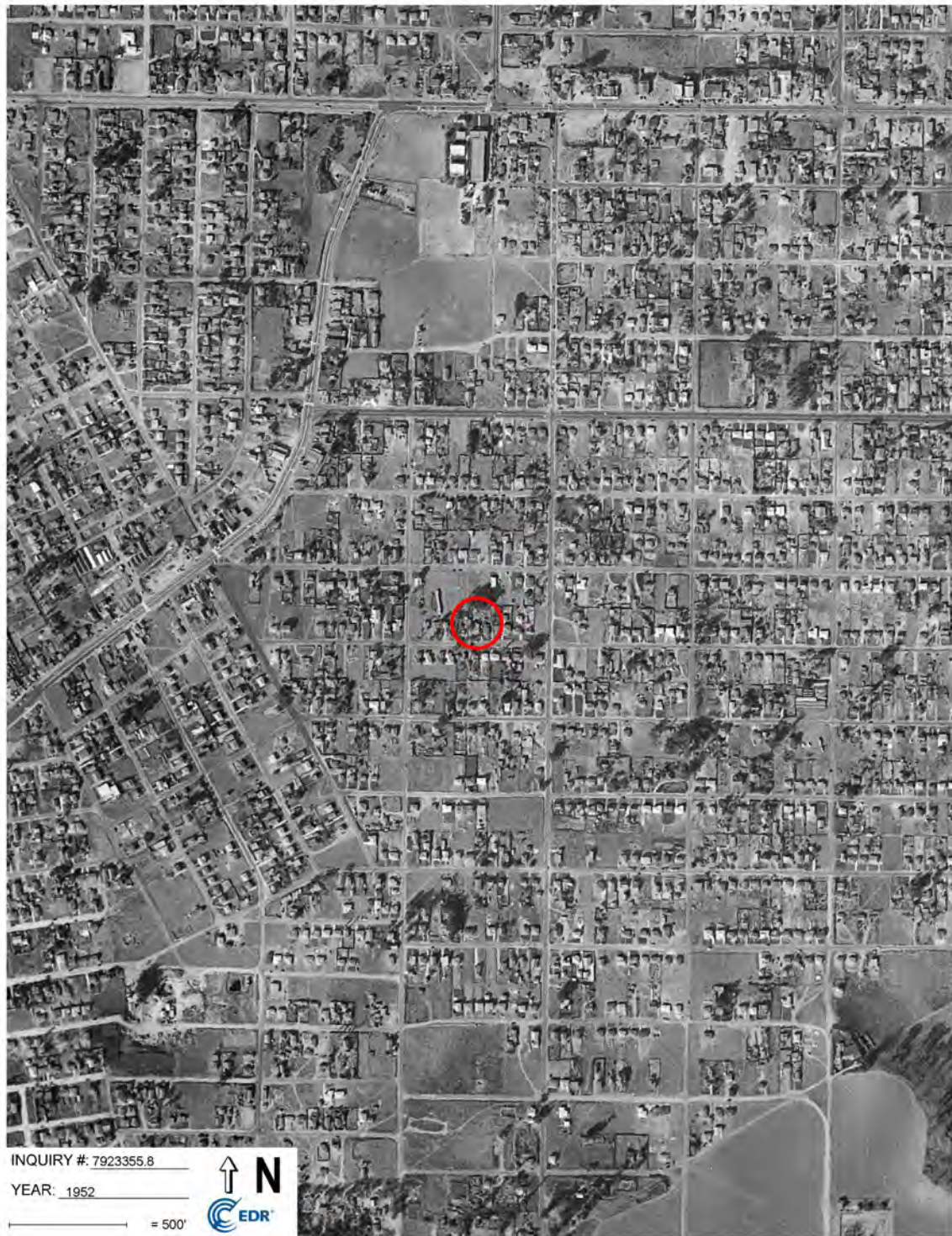
Aerial Photo 1928



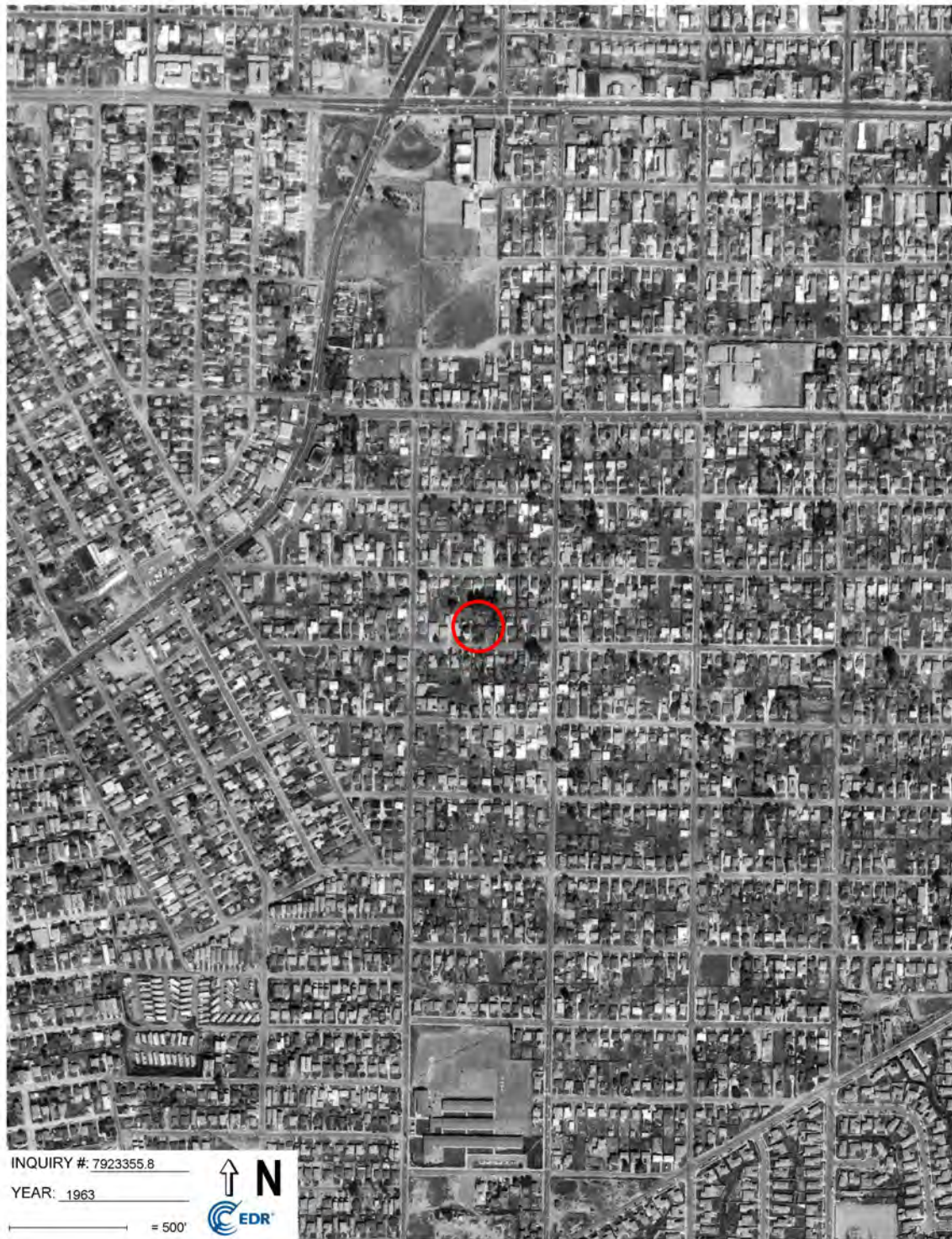
Aerial Photo 1938



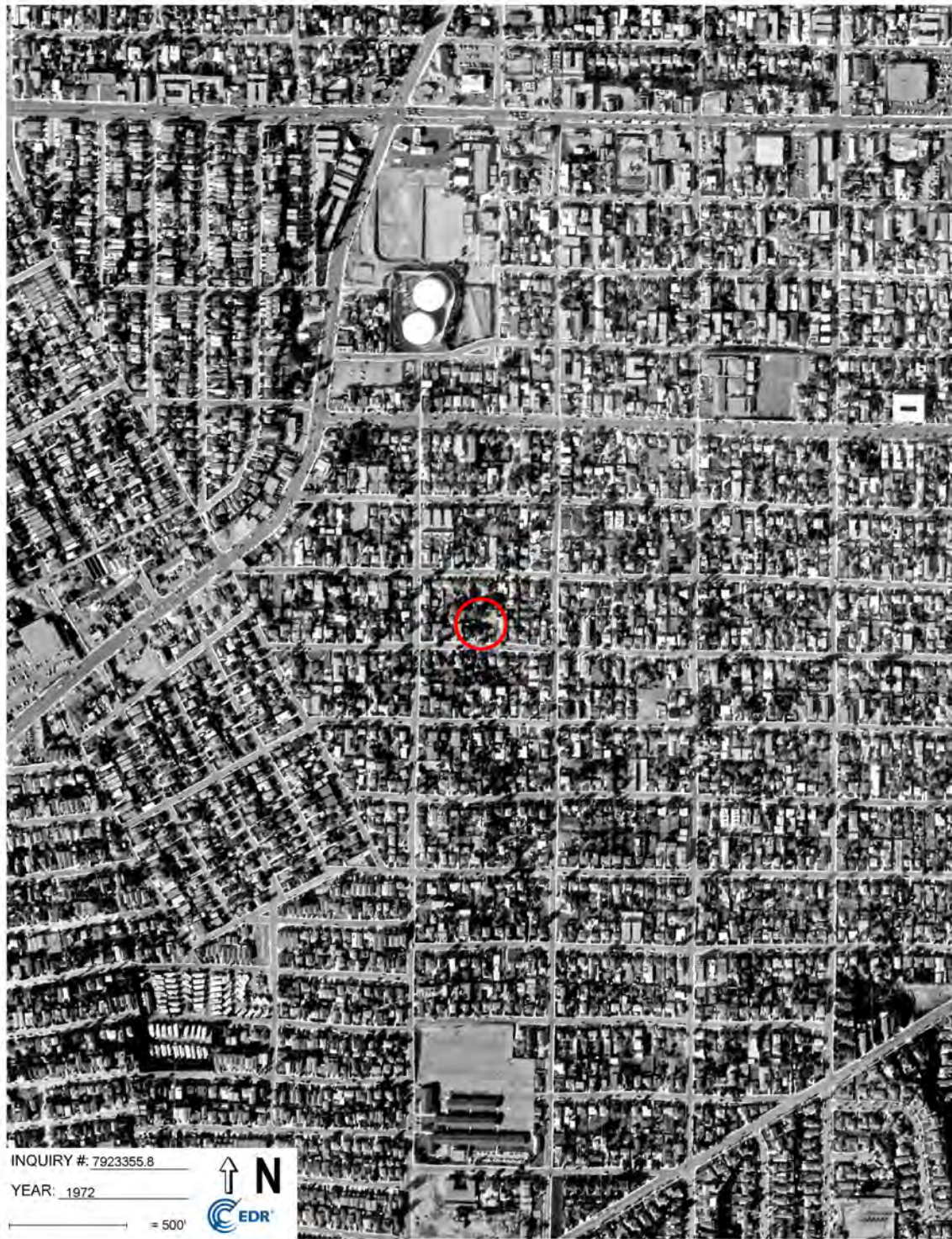
Aerial Photo 1947



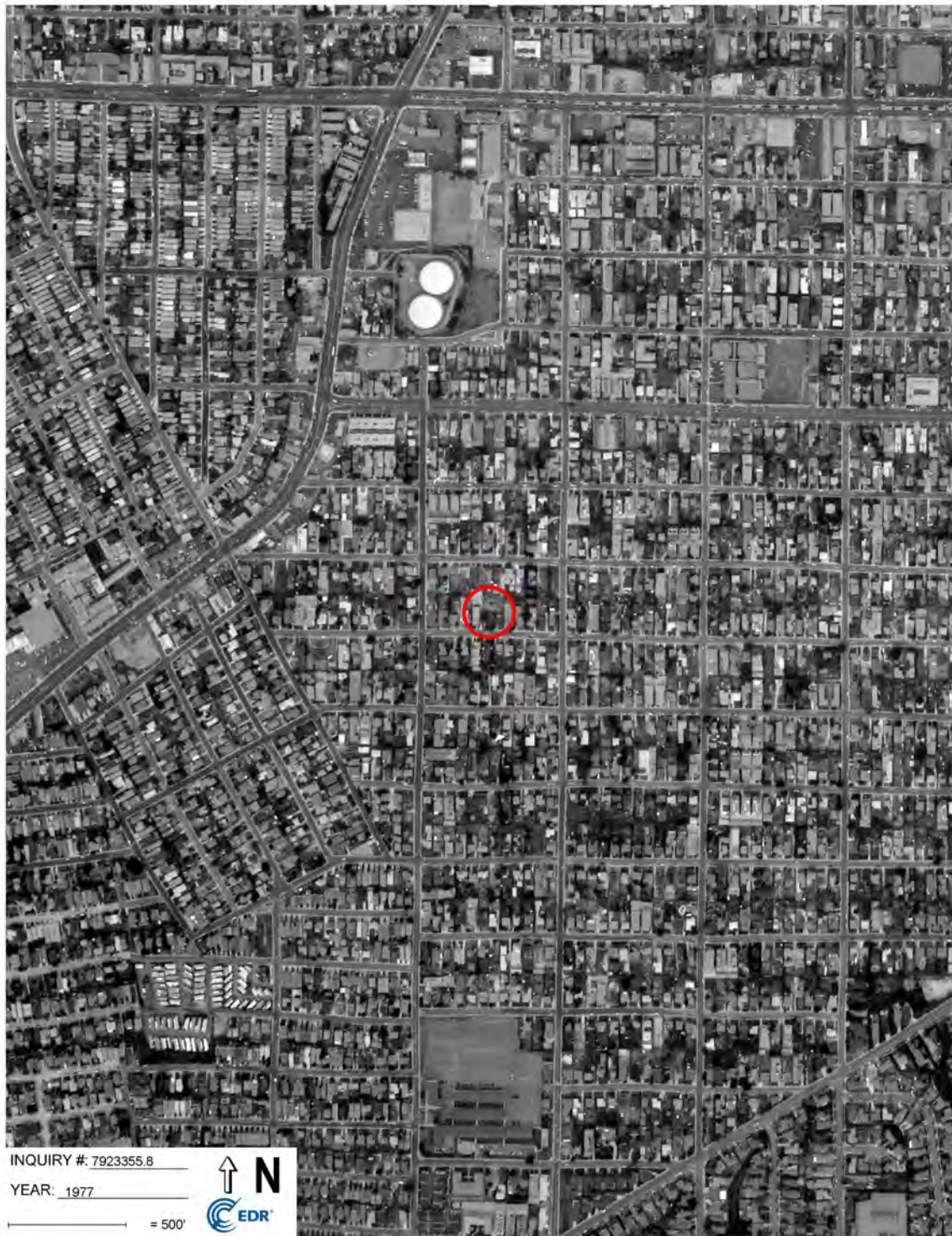
Aerial Photo 1952



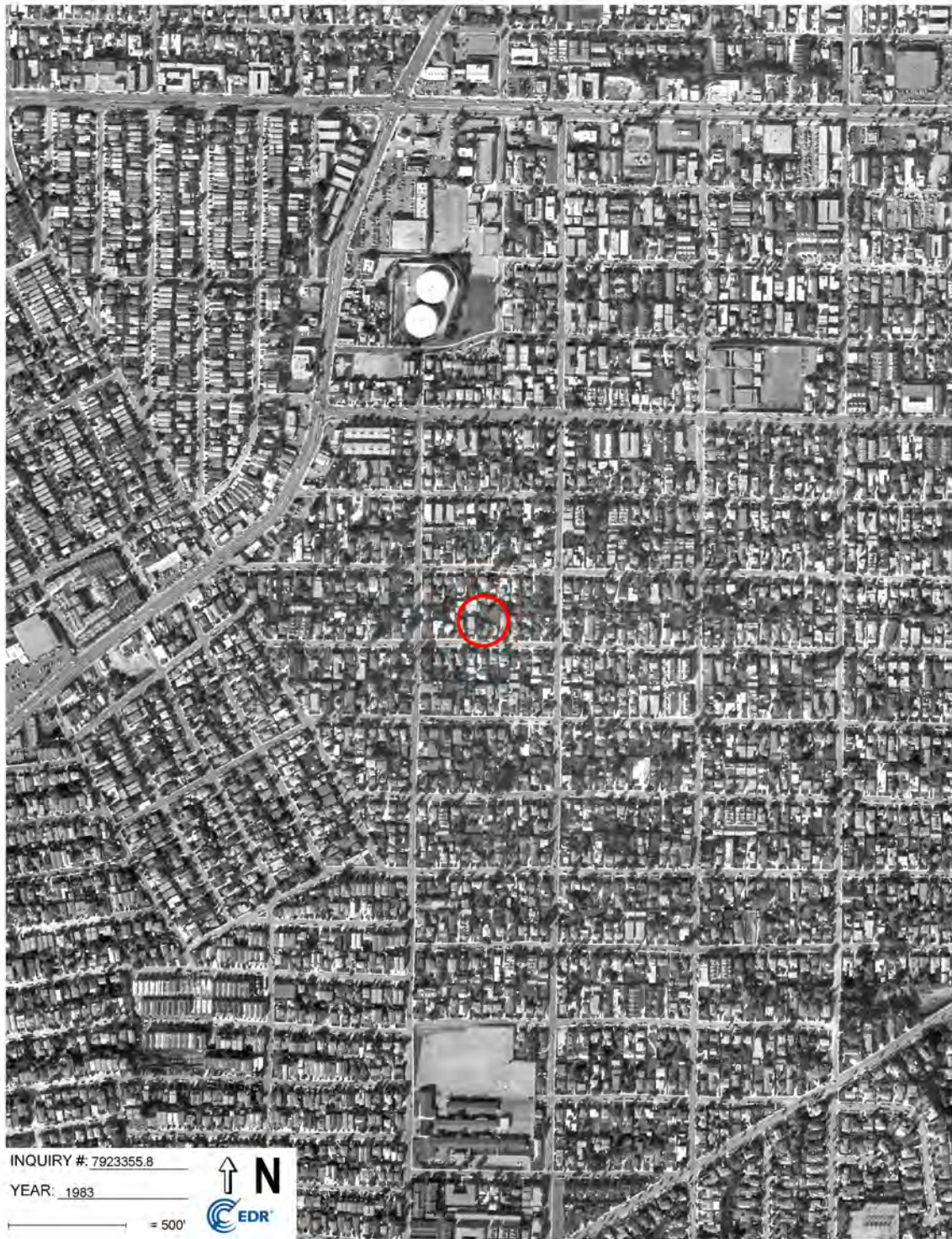
Aerial Photo 1963



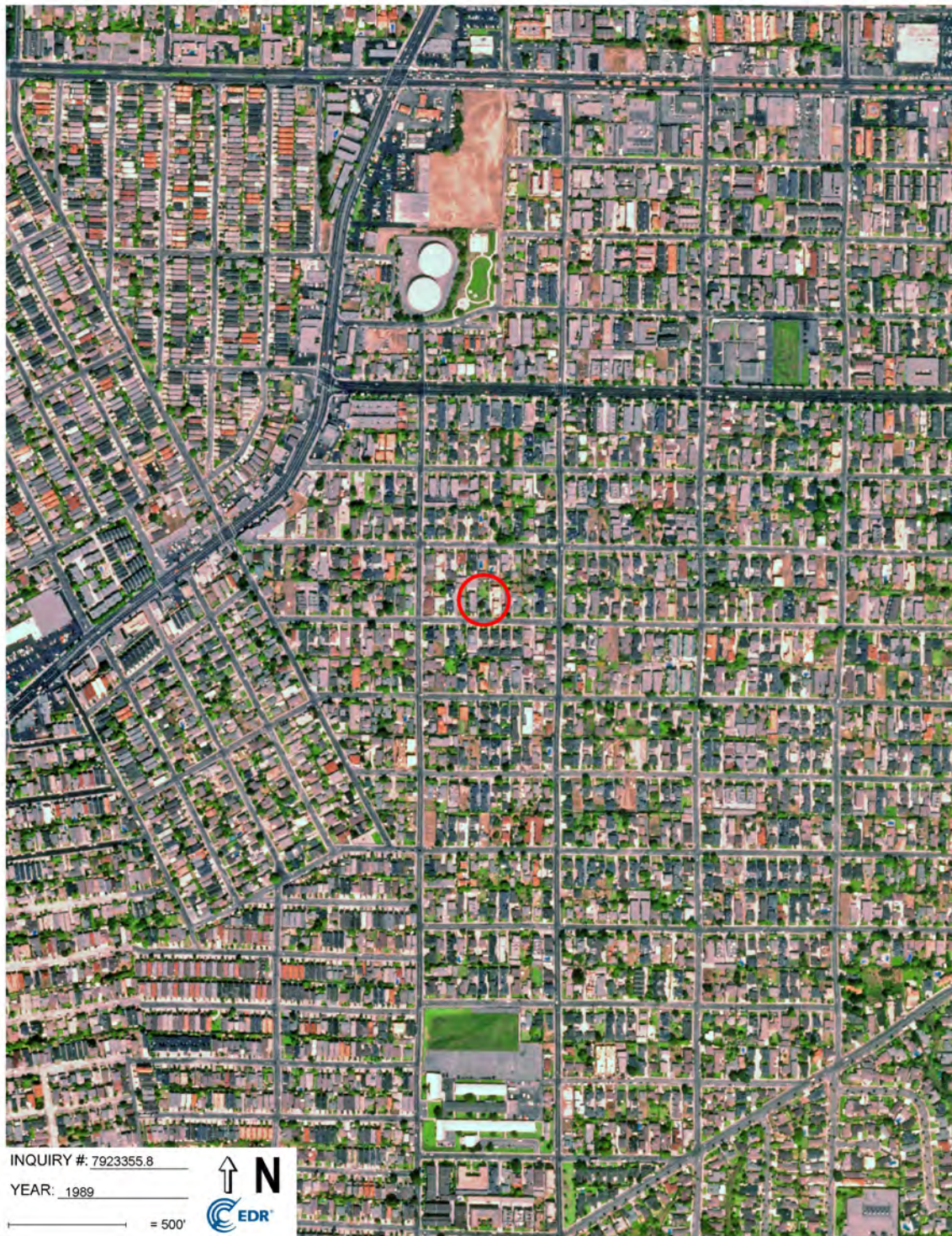
Aerial Photo 1972



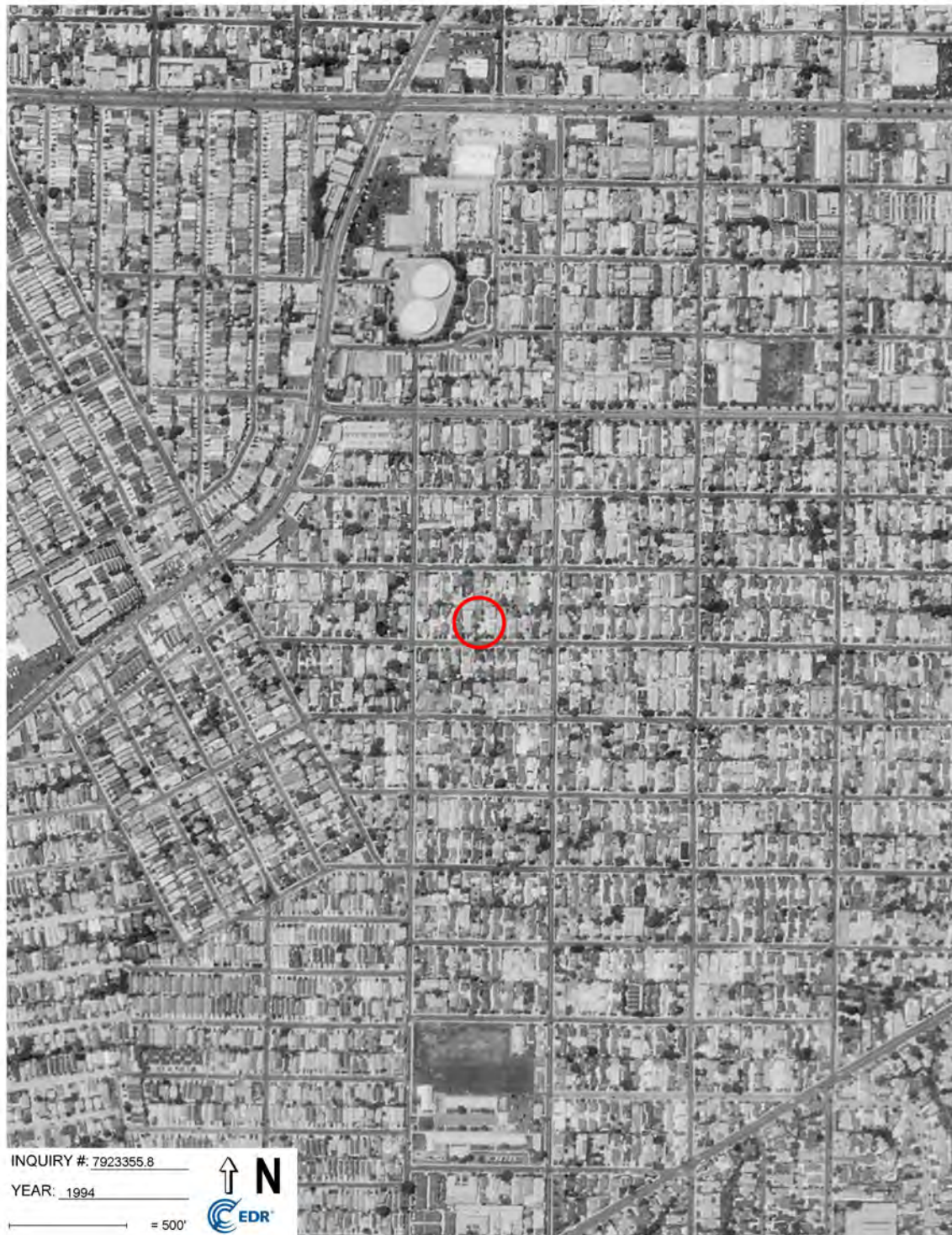
Aerial Photo 1977



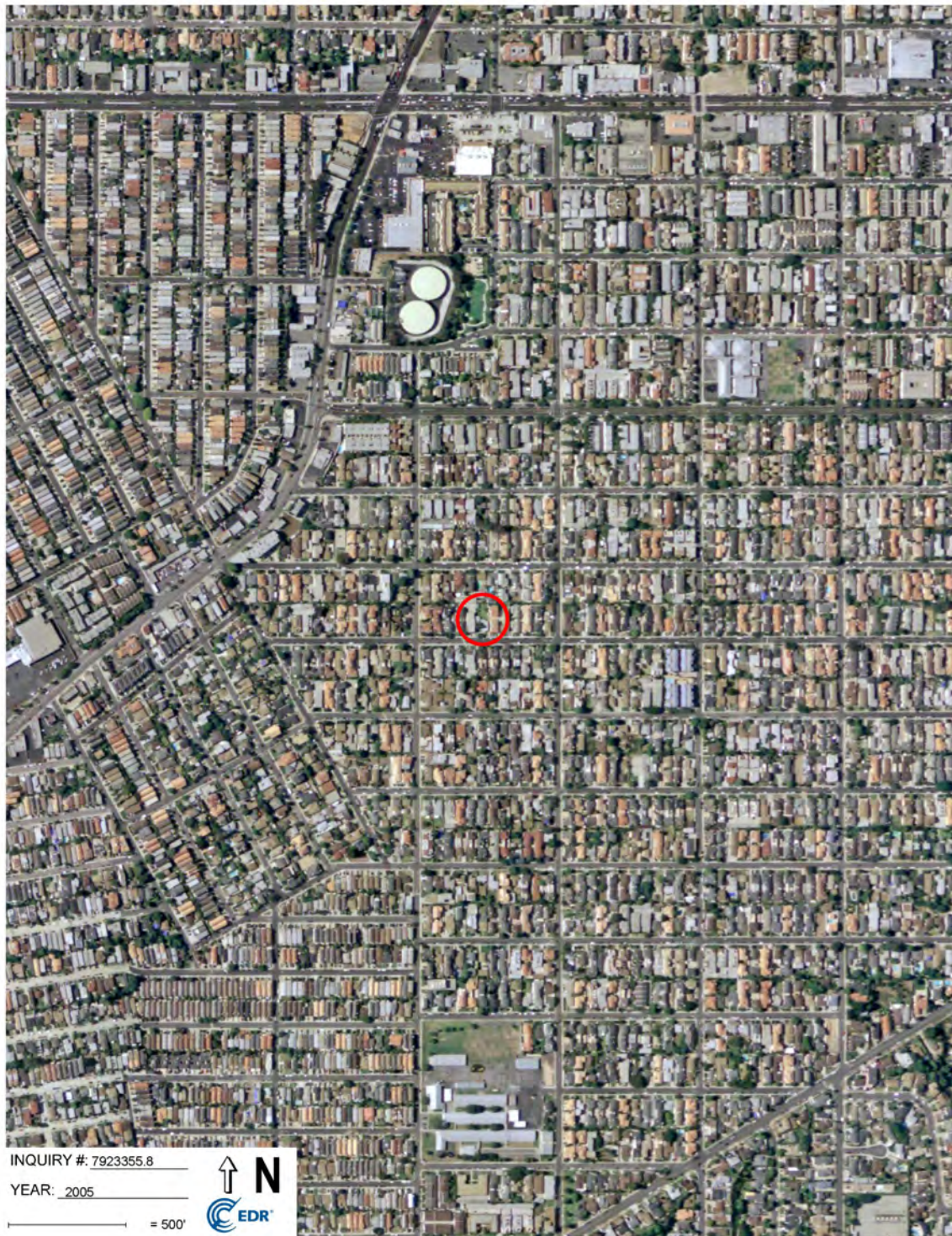
Aerial Photo 1983



Aerial Photo 1989



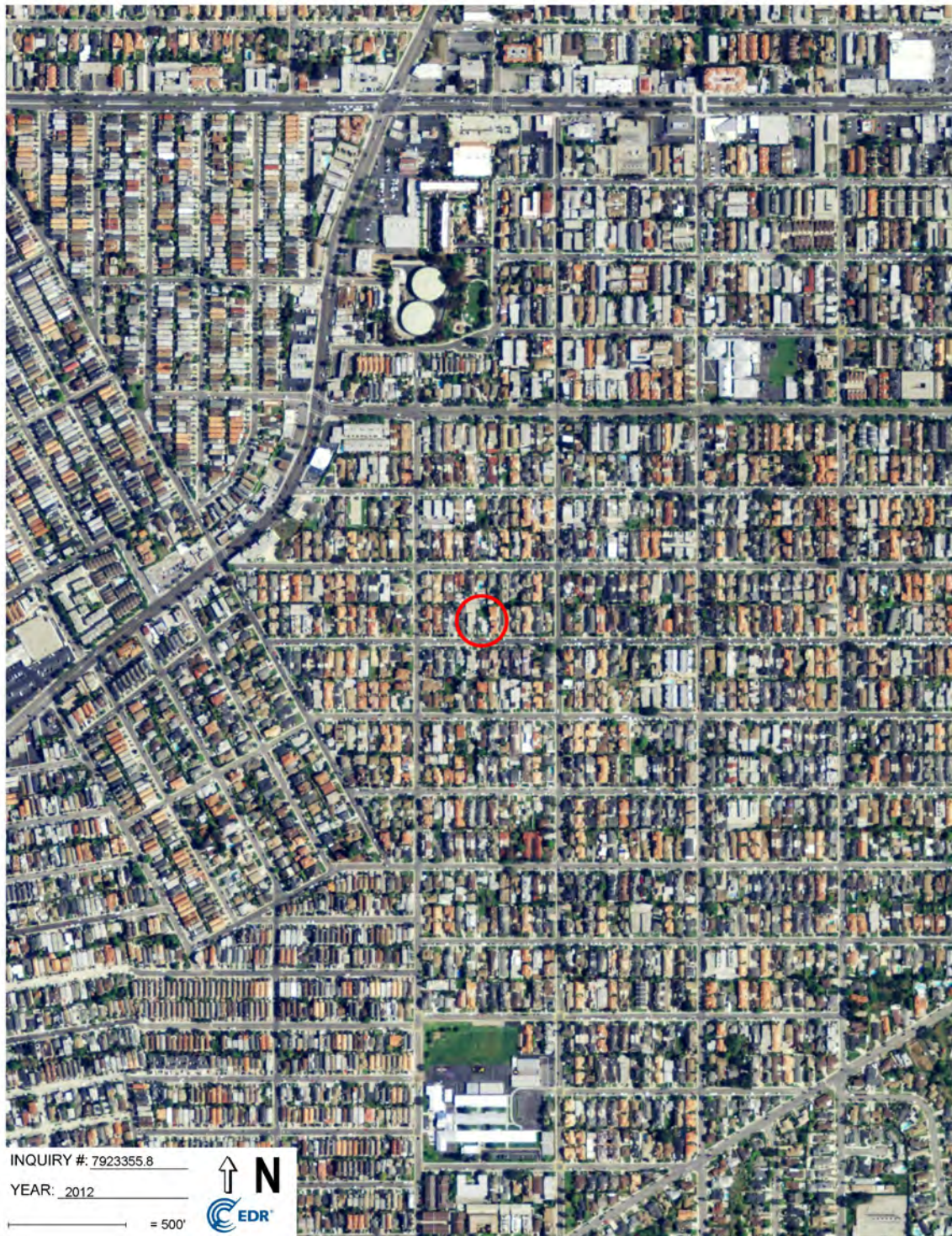
Aerial Photo 1994



Aerial Photo 2005



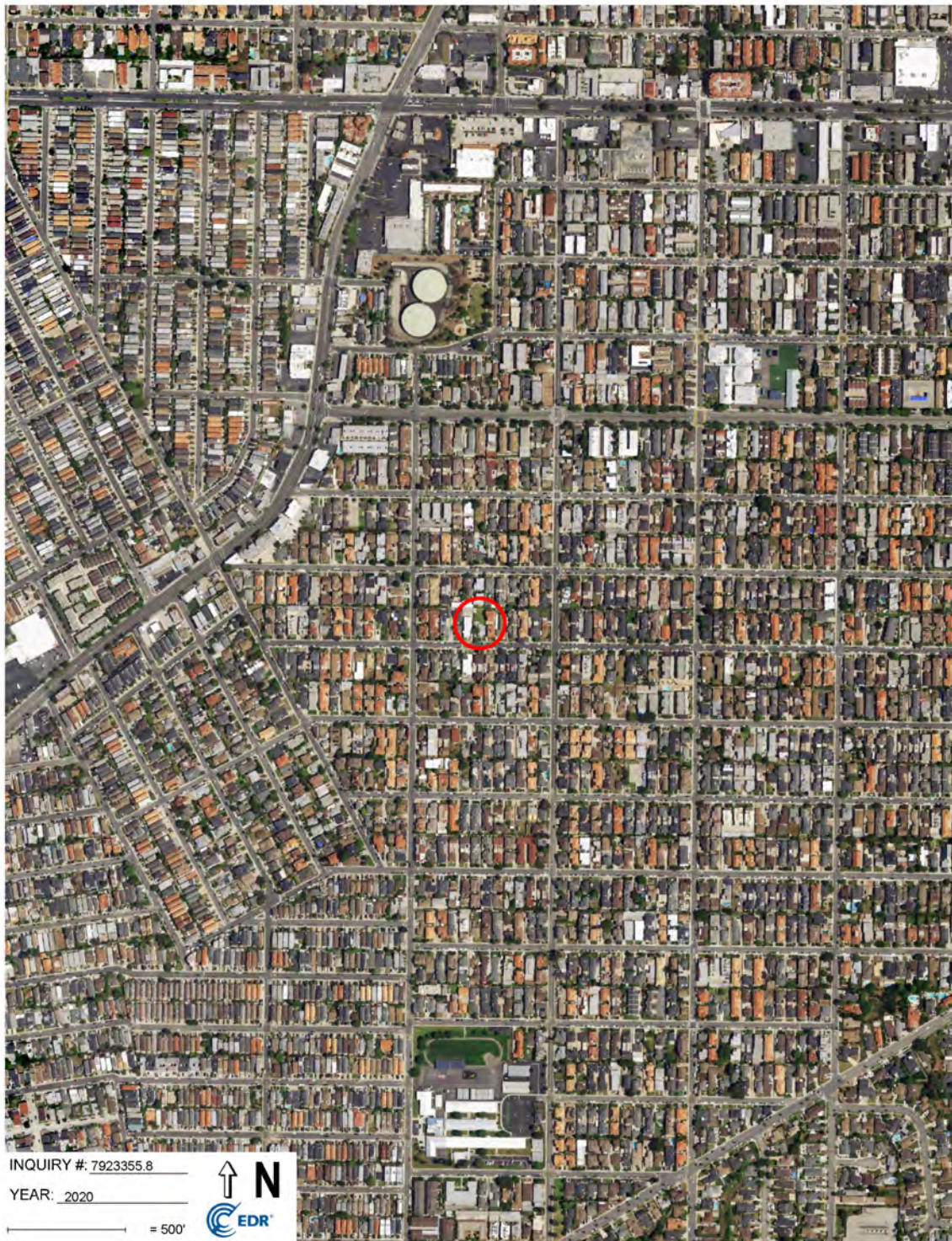
Aerial Photo 2009



Aerial Photo 2012

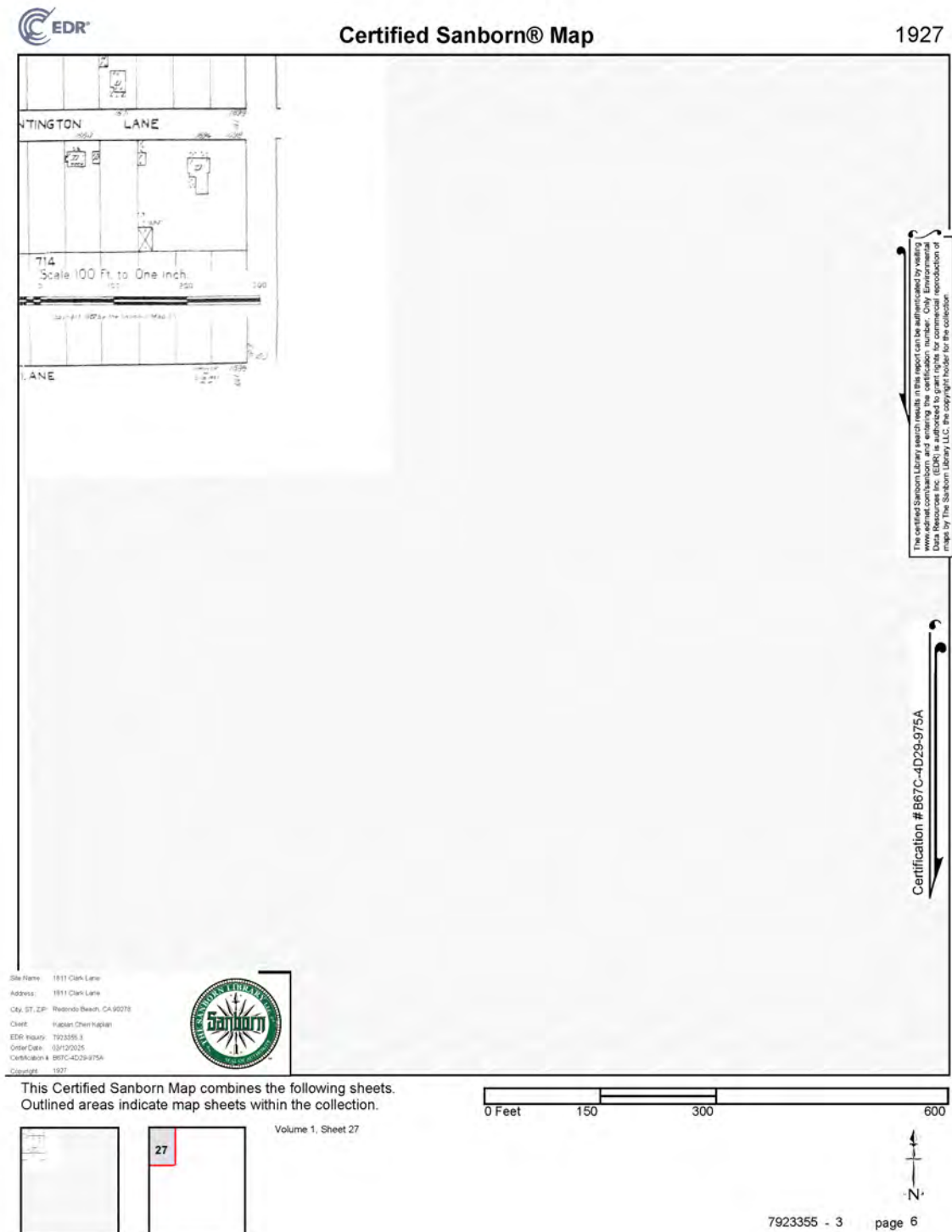


Aerial Photo 2016

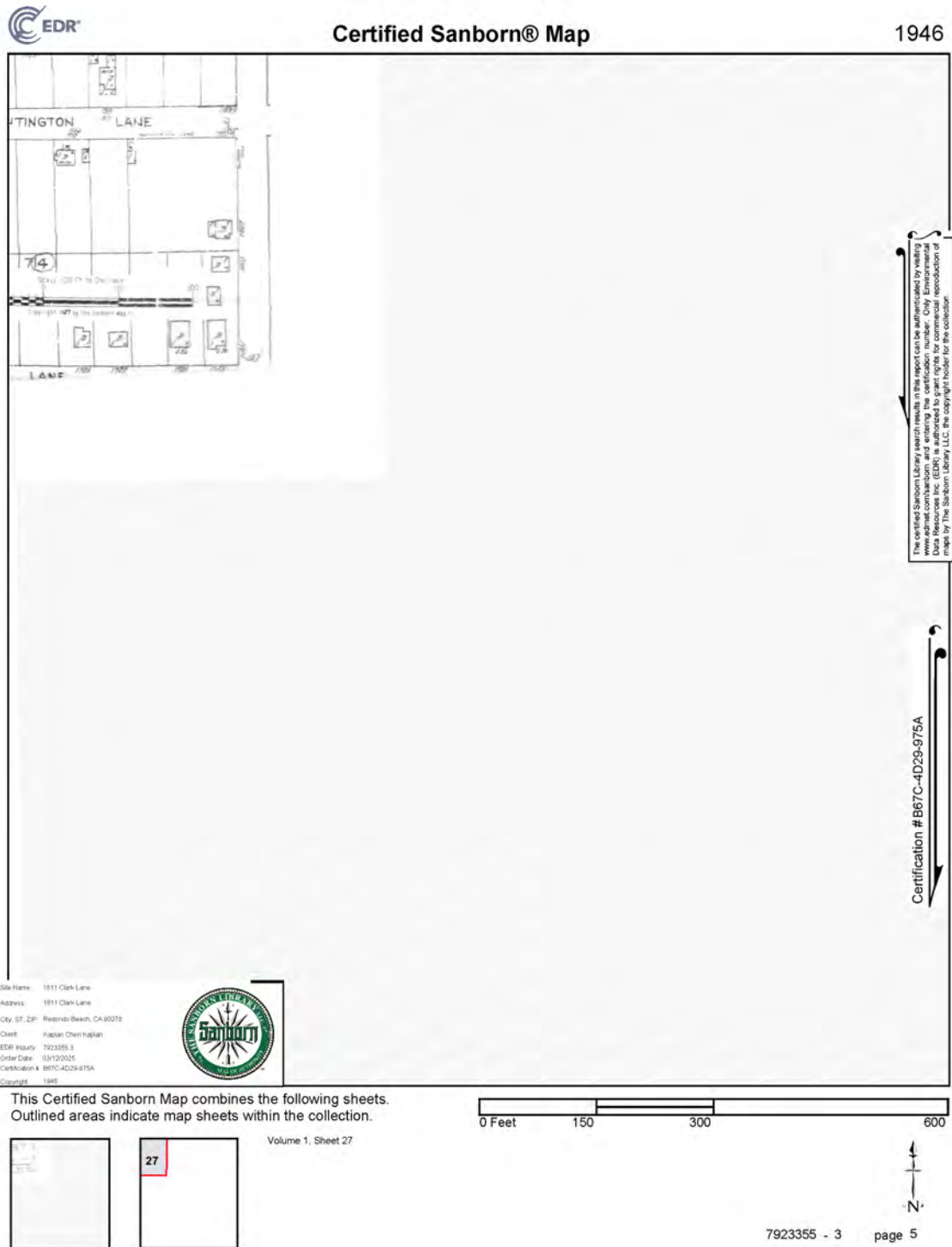


Aerial Photo 2020

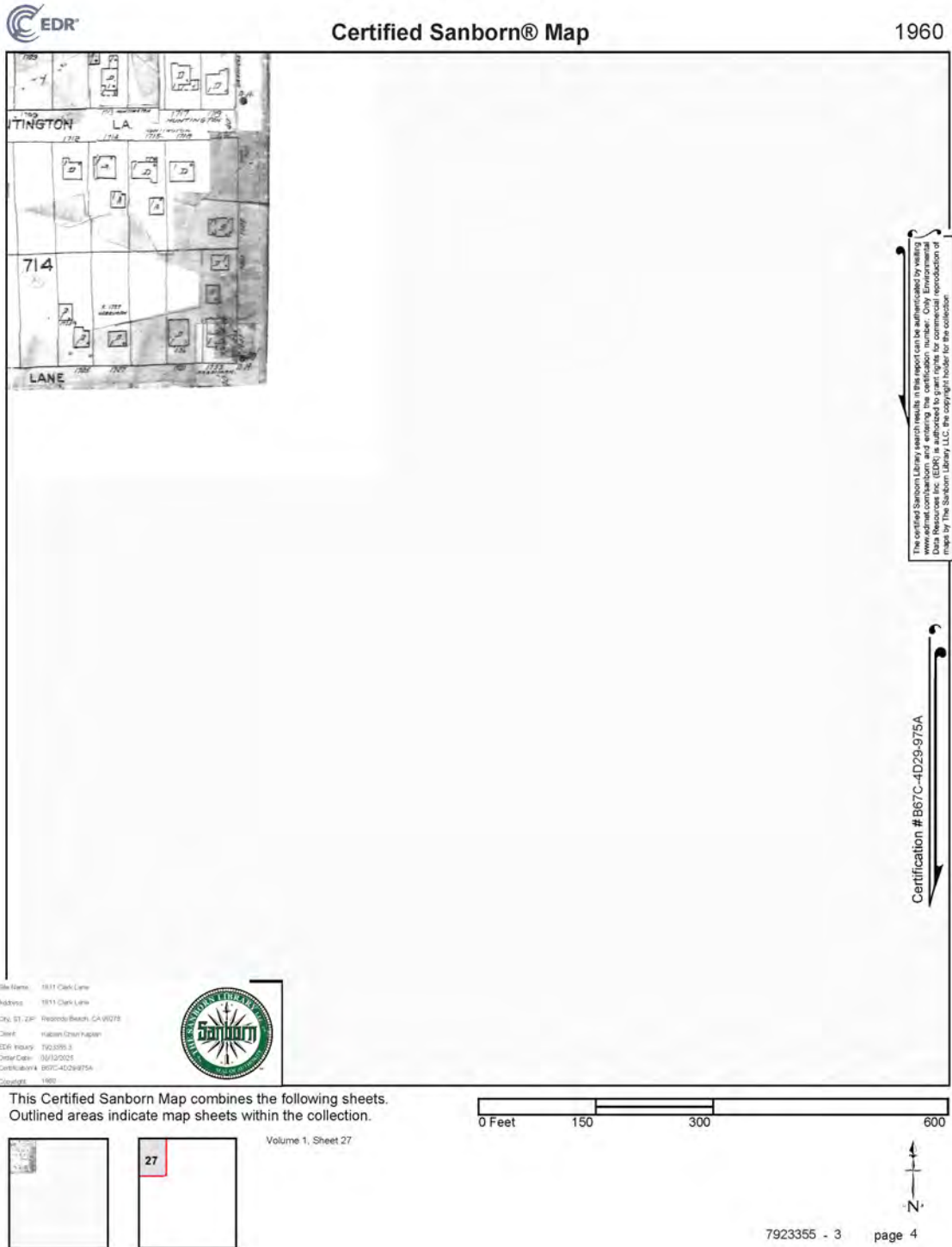
Sanborn Insurance Maps



1927 Sanborn map (Not mapped)



1946 Sanborn map (Not Mapped)



1960 Sanborn map (Not Mapped)

ATTACHMENT E: DPR Record (1996)

Primary No. _____
HRI No. _____
Trinomial _____
NRHP Status Code _____

Page 1 of 1

Other Listing _____
Review Code _____ Reviewer _____ Date _____

P1. Resource Identifier Single Family Residential Property

P2. Location: a. County Los Angeles and (Address and/or UTM Coordinates. Attach Location Map as required.)

b. Address 1811 Clark Lane

City Redondo Beach, California

Zip 90278

c. UTM: USGS Quad Inglewood

(7.5'/15') Date 1981

Zone 11

NE

nn

d. Other Locational Data (e.g. parcel no., legal description, directions to resource, additional UTMs, etc. when appropriate.)

A.P.N. - 4161001017

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Single-story, rectangular building, in a Craftsman cottage style, with gabled roof and wood siding. Original windows have been replaced with aluminum-frame sliding windows. Building is in good condition.

Alterations are minor, consisting of a rear addition on the building's northern elevation.

Property includes a car barn.

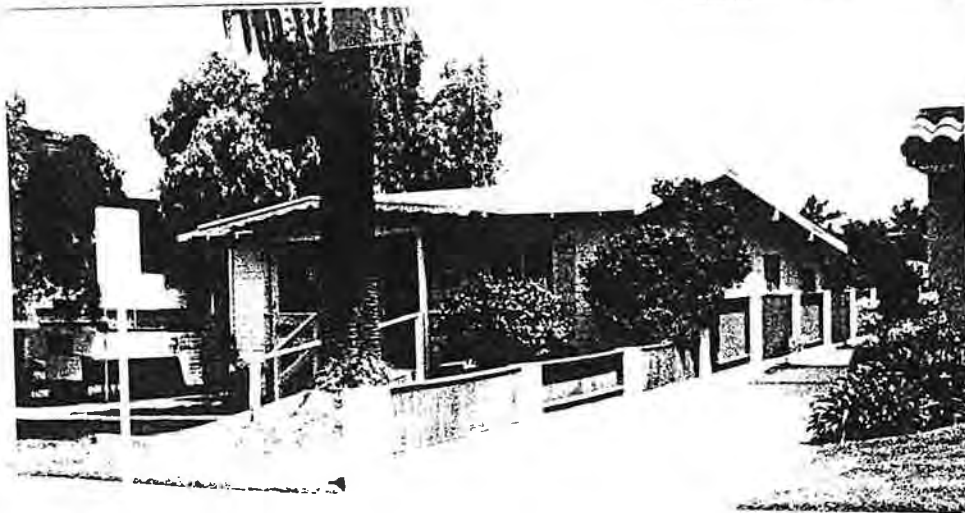
Structure likely eligible for local designation.

4. Resources Present: XX Building Structure Object Site District Element of District

Drawing (Photo

res, and Objects.)

Date Constructed/Age:
Prehistoric XX Historic Both
1929



Owner and Address:
c/o City of Redondo Beach, Planning Dept.
415 Diamond Street
Redondo Beach, California 90278

Recorded by: (Name, Affiliation and Address)
McKenna, J.A., K. Bennett, S. Schacht
McKenna et al.
6008 Friends Avenue
Whittier, California 90601
(310) 696-3852 or (310) 693-4059 FAX

Date Recorded: March-July 1996

Type of Survey: XX Intensive XX Reconnaissance
XX Other

cribe: Historic Resources Survey - Architectural

P11. Report Citation (Provide full citation or enter "none".): McKenna, Jeanette A., et al. - Historic Resources Survey for the City of Redondo Beach, Los Angeles County, California. (on file, UCLA Regional Information Center).

Attachments: XX NONE Map Sheet Continuation Sheet Building, Structure, Object Record Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):