

are subordinate to, and do not detract from, the original cultural resource extends the life of the property. The criteria for approval of Certificate of Appropriateness requests (10-4.403) are as follows:

1. Conforms to the prescriptive standards adopted by the Commission; and
2. Will not detrimentally alter, destroy or adversely affect any exterior improvement or exterior architectural feature; and
3. Will retain the essential elements that make the resource significant.

As stated in the previous section of this report, the "prescriptive standards" refer to the Secretary of Interior's Standards for Rehabilitation. Thus, the SISR are a critical component of the criteria for COA approval.

Very minor revisions, such as window changes, are presented to the Minor Alterations Subcommittee. The subcommittee is comprised of two commissioners. Larger projects that include additional square footage and/or changes to the character-defining features of the cultural resource, require Commission review. Staff is able to administratively review general maintenance activities, such as roof repairs and like-for-like replacement of exterior materials.

The COA application process also allows for requests to demolish a historic resource (10-4.404). If the property is found to be eligible for designation and/or it is already designated as a historic landmark, the request for removal is reviewed by the Commission. The application submittal must include "specific written and verifiable documentation refuting that the property meets the criteria for designation as a landmark..." (10-4.311).

In addition to the criteria noted above, the city also created design guidelines in 1991 (see attached). The guidelines serve as an additional coaching document for the evaluation of COA applications. This document is particularly useful because it highlights the prevalent architectural styles in the city and details the various character-defining features for each.

Certified Local Government

The City of Redondo Beach is a Certified Local Government (CLG), which is a program that was established in 1980 through amendments to the National Historic Preservation Act of 1966. Being a CLG City means that Redondo Beach has adopted a local preservation ordinance, has established a commission, has an inventory of potentially historic properties, allows for public participation in the preservation program, and the city enforces State and Local laws in relation to the designation and protection of cultural resources. To maintain the status as a CLG, the City of Redondo Beach must have at least four public hearings a year, there must be at least two commissioners with qualifying technical background in historic preservation, the Commission must engage in annual training, and all preservation activities must be reported to the State Office of Historic Preservation on an annual basis. The main body of the CLG Annual Report is attached for reference. The final report and all the required attachments may be viewed online at: City of Redondo Beach - File #: PC24-0756 (legistar.com) <

<https://redondo.legistar.com/LegislationDetail.aspx?ID=6648345&GUID=59DCF694-3BEC-406C-B8A7-0980D6DB2AF0&Options=&Search=>> For the previous reporting period from October 2022 to September 2023, the following actions took place:

- Four public hearings
- Four Minor Alterations Subcommittee meetings
- Three Local Historic Landmarks designated
- Four Certificate of Appropriateness applications reviewed
- Staff attended the California Preservation Conference (CPF)
- Staff completed the SISR Bootcamp educational series by CPF
- Staff provided two educational presentations to the Commission
- Staff performed various maintenance reviews, site research, and inspections

Being a CLG City not only reflects the City's dedication to historic preservation, but also adds credibility to the determinations made by Staff and the Commission. CLG cities have access to technical assistance from the State, access to competitive grant funding, and access to educational programs. Beyond the practical benefits, protecting the City's cultural resources provides a unique sense of place, enhances existing neighborhoods, and gives the community a meaningful identity. Lastly, honoring the City's heritage is also an opportunity to learn from those early development patterns. Understanding the past often helps us better plan for the future.

ATTACHMENTS

Preservation Ordinance Title 10, Chapter 4
Historic Resources Survey
Historic Context Statement
Design Guidelines
CLG Annual Report 2022-2023
Overview of Preservation Presentation

HIGHLIGHTS OF PRESENTATION

Redondo Beach Preservation Commission

Historic District Information Night

January 28, 2010

I. A Look at Redondo's Historic Districts

A. Existing Neighborhood Districts

1. 300 block of North Gertruda Avenue (listed on both local and national registers) and 500 block of North Guadalupe Avenue
2. 200 block of North Catalina Avenue

B. Potential Neighborhood Districts

1. 500 block of Garnet Street (1986 Survey)
2. 500 block of South Catalina Avenue (1986 Survey)
3. 400 block of Emerald Street (1986 Survey)
4. 400 block of Miramar Drive (1986 Survey)
5. 600 block of Carnelian Street (1986 Survey)
6. 400 block of South Broadway (1986 Survey)
7. 600 block of Emerald Street
8. 300 block of North Francisca Avenue

Commissioner Lang asked what constitutes a historic district.

Community Development Director Wiener stated it is defined in the code and gave more explanation.

Commissioner Maroko stated in December the Commission voted to agendize a discussion to recommend to the City Wilderness Park to be designated a historic landmark, noted it is a City owned property, and asked when the item would be placed on the Commission agenda for discussion.

Community Development Director Wiener stated that staff have not received direction from the City Council to pursue that for City property; noted that the Commissions do not create assignments, projects, or send staff in certain policy direction and that the Commission could make a recommendation to the Council through the liaison who forwards those to the Council.

Discussion followed regarding the recommendation to the Council that Wilderness Park to be designated a historic landmark and that this recommendation could be revisited in Member Items for Staff.

Commissioner Maroko presented Director Wiener with a copy of the book The Little House by Virginia Lee Burton-a great book on preservation.

Commissioner Galassi stated the City has an ordinance that must be followed and there is a plan with tasks for the Preservation Commission and the City and asked how the plan is defined.

Community Development Director Wiener reported the ordinance is a local law passed by a legislative body; explained the plan is a guide in addition to the ordinance and is meant to cover gaps that are not covered by the ordinance; noted there is flexibility in how it is applied, and amendments can be made.

Commissioner Galassi stated she had read the plan three and a half years ago and recently reread it; noted that some of the questions Commissioner Maroko posed are answered in the plan; as an example, pointed out that communication with the community is addressed in the plan; referenced and read from Section 2.1.2 of the plan; commended Commissioner Maroko for his work researching and potentially identifying historic people; mentioned the upcoming 2028 Olympics and asked how will Redondo Beach position itself and provide information about the community and history; felt the City's website could do more in promoting and providing information regarding preservation; opined not enough is being done in that respect and asked whether the Commission can work in developing a plan or help or if that is something that the City must do.

Planning Department

Find Out About Historical Surveys

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What is a historical survey?

A Historical Survey is an inventory of properties that are at least 45 years old and retain reasonable architectural integrity. Historical Surveys are often used as planning tools as part of redevelopment activities or community plan updates. Although often conducted by volunteers, they are best prepared by, or under the guidance of, individuals meeting professional standards set forth by the National Parks Service. There are two types of survey: Reconnaissance Level and Intensive Level.

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What is a Reconnaissance Survey?

A Reconnaissance Level survey is a broad-brush look at a study area to indicate what is potentially historical, what is not historical, and what needs additional study to make a determination of historical significance. Typically, properties are mapped, photographed and documented on standardized state forms (http://www.ohp.parks.ca.gov/default.asp?page_id=1069).

Documentation includes information available through public records, like building or water permits. This includes original owner, architect, builder and date of construction, if known. The building's condition is noted, including obvious exterior improvements and alterations, with dates, if known. A short description records the architectural style, materials and method of construction. Finally, the property is evaluated for potential historical significance, based upon its condition and architectural merit.

A Reconnaissance Level Survey is a sorting tool. It separates properties with no potential for historical significance from those that merit closer scrutiny. It also provides baseline data for further research. It does not necessarily reveal information about significant persons or historical events associated with documented properties. They are most useful for quickly analyzing opportunities and constraints for future development as part of a larger planning effort.

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What is an Intensive Survey?

An Intensive Level Survey starts with the information provided in a Reconnaissance Level survey, and adds more property-specific historical data. The property's Chain of Title indicates if significant persons lived or worked at the site during their productive years. Further research also identifies the architect, contractor or builder as significant practitioners and assesses how their body of work is represented by the subject property. Historical records can associate a property with significant historical events, or patterns of events in San Diego's history, as indicated in a Context Statement.



How is potential historical significance determined?

Potential historical significance is determined by a comparative analysis of similar properties within a related context. Historical contexts are developed through professionally prepared Context Statements that accompany the survey and provide the framework for decision-making.



What is a Context Statement?

A Context Statement provides the history of the survey area, organized into significant themes and related property types. Themes may include topics like: Early San Diego Settlement; Health Seekers and the Medical Community; the Pan American Exhibition; Business and Commerce; Auto-Related Development; Influence of the Navy; and Modernism.

Property types are identified and analyzed for expected frequency, location and integrity. For example, Spanish-era adobes maybe extremely rare in the survey area, while post-war tract houses are common. Commercial buildings would be expected along old rail corridors, while naval facilities would be found in the port area. Adobes would most likely be somewhat deteriorated, since they are made of easily perishable materials, while more recent masonry structures would be in good condition because of the durability of their construction material.

In this way, common, ever-present and representative property types can be identified, and interesting, rare or exceptional examples are likewise noted. Rare properties in poor condition could attain exceptional status, in contrast to common properties in poor condition that would not be considered significant.



What does it mean if my property is included in a historical survey?

It most likely means that your property is 45 years old or older and has good architectural integrity. Depending upon the evaluator's rating, it could indicate that your property is: 1) potentially eligible for individual designation; 2) is a contributor to a potential historical district; or, 3) is not historically significant. An "individually significant" rating in a Reconnaissance Survey would indicate a good probability of meeting local designation criteria.

In cases where your property is identified as potentially historical, further research would need to be done to determine whether your property meets Historical Resource Board criteria for designation. This would only be necessary if you want to designate your property, or want to remodel or demolish your property. If you want to remodel or demolish your property, you would be asked to provide a historical study prior to getting your permit. The requirements for historical studies are located in the [Land Development Manual \(/development-services/industry/landdevcode/landdevmanual\)](#) Historical Resources Regulations.

[View historical surveys \(/planning/programs/historical/faq/surveydocs\)](#)