



*Historic Resources
Survey*

*City of Redondo Beach
July, 1986*

HISTORIC RESOURCES SURVEY

FIRST PHASE REPORT
CITY OF REDONDO BEACH

July 1986

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C. Potential Historic Districts

In addition to individual structures, collections of buildings are important from a historic preservation standpoint where these collections:

"represent a significant and distinguishable entity whose components may lack individual distinction" (National Register Criteria, U.S. Government Printing Office 1983-418-331)

Such collections of buildings should maintain the feeling and association of the past and are generally termed an historic district. The State Office of Historic Preservation requires that to be eligible as an historic district, an area must have an internal coherence - and be relatively free of new developments or altered structures which change the appearance of the area in its historic period.

In Redondo Beach, eight geographic areas have were originally defined by the survey consultants as being "distinguishable entities" with the "internal coherence" to be considered as potential historic districts. Additionally one thematic district was identified. A thematic district is a group of structures or sites which are geographically separated, but which are linked by a common theme in terms of architectural style or historic use. These eight areas and the thematic district were examined by the Evaluation Committee. The seven areas the Committee recommended as potential districts are described below and are illustrated on Figure 15.

Two areas were defined as priority districts and have been included in the detailed survey work. These areas include structures which would be eligible for individual as well as district listing.

1. 400 block of Emerald Street (#411, 413, 415, 417): These four transitional houses, built in the early 1910's, have elements of the Craftsman, Colonial Revival and Victorian styles. Long recognized as the premier group of historic structures in the City, any one of these structures would also be eligible for individual listing on the National Register.

2. 400 block of Miramar Drive (#413, 415, 417, 419): These four houses were built in 1928 by the same owner and are based on a single Spanish Revival design. The view of the sea from this hilltop setting reflects the "miramar" name. Although more modest than the houses in Group #1, the consistency of design and the location of these houses provide a strong support for their listing as a district.

Five other larger areas are also considered potential historic districts. Collectively, these districts include some of the most significant structures (approximately) in the City and an additional 200 structures which are not individually notable but which contribute to the character of the district. These include:

3. 300 block of North Gertruda Avenue (#302-328, 303-329), 600 block of Carnelian Street (#609-611, 610-614): This area, comprising approximately 32 houses, constitutes the largest remaining single concentration of houses built during the early settlement period of the City (particularly the 1910's). Research indicates that this district housed both a judge and a doctor, who were prominent citizens in early Redondo history. Within this area #312, 323 and 326 were noted by the Evaluation Committee as non-contributing structures due to age or alterations.

4. Avenue A through Avenue F from PCB to Catalina): This large area originally known as Clifton-by-the-Sea was annexed to the City in 1913. The area includes approximately 150 houses, representing most of the major housing types built in the City from the 1910's to the early 1930's. The area retains its integrity, representing the type of neighborhood of small beach-oriented permanent homes that attracted residents to the expanding City in the 1920's. Further work will be needed to identify contributing and non-contributing structures.

5. 500 block of South Catalina Avenue (#514-528, 517-523): This partial block consisting of nine houses includes some of the larger Craftsman style houses built in the City in the 1920's. Number 522 is a non-contributing structure, according to the Evaluation Committee review.

6. 400 block of South Broadway (east side) (#400-428): This group of thirteen buildings is anchored by the Women's Club, which is listed on the National Register, and also includes Christ Church Episcopal, the earliest remaining church and only example of Gothic Revival architecture in the City. Three buildings (#416, 422, and 426) are non-contributing due to age or alterations.

7. 500 block of Garnet Street (#510-528, 501-523): This block includes ten houses, mostly Craftsman and Colonial Revival styles, built in the early 1910's and 1920's. Additional houses within the block may be non-contributing.

A thematic district incorporates common elements which may not be geographically concentrated. Following Pasadena's lead, Redondo may wish to consider all of the bungalow courts in the City as a thematic district. This unusual housing type was especially suited to a beach community where many visitors maintained summer homes. These tiny cottages, or bungalows, continue to serve a need today by providing low and moderate income housing, with more privacy and open space than is available in most apartments. Many of these courts are threatened by new development since they generally occupy lots zoned for higher densities, where condos would be permitted. Of the nine courts reviewed by the Evaluation Committee, three were determined to be too altered for inclusion in the district and two others need some restoration work. The remaining bungalow courts which should be considered for this district are found at the following addresses: