# OVERVIEW OF PRESERVATION

2024

#### Preservation in Redondo Beach

- 1986 Windshield survey in South Redondo
- 1989 Preservation Ordinance adopted (Title 10, Chapter 4)
- 1995 Historic Context Statement
  - Overview of the City's history
  - Significant time periods and markers of development
- 1996 Windshield survey in North Redondo
- 2000s Primary Records for each site
- Funds allocated for a new citywide survey

## 1986 Historic Resources Survey

- "Watch List" for potentially historic properties
- Ratings A, B, C, D
- National Register rating
- Age (50+) and architectural style
- Survey is only a guide
- No information regarding events/persons
- After designation, ratings no longer apply





#### HISTORIC WATCH LIST OF HISTORIC RESOURCES AND POTENTIAL HISTORIC RESOURCES

		LAND						NATIONAL	
	APN	MARK	NUM DIR	STREET NAME	NAME OR USE	STYLE	RATING	REGISTER	BUILT
	4157001003		2518	ARTESIA BLVD		CRAFTSMAN COTTAGE	В		1928
	4157001002	:	2520 .	ARTESIA BLVD		CRAFTSMAN COTTAGE	В		1924
	7509011002		554	AVENUE A		CRAFTSMAN	В	3	1924
	7509012031	LM	559	AVENUE A	MONSTAD HOUSE LM#36 5/2	PERIOD REVIVAL	В	4b	1929
	, 7509004001	_	104	AVENUE A/901 S. CATA	ALINA .	SPANISH COLONIAL	B/C+	5/6	1930
	7509003036			AVENUE B		CRAFTSMAN '	В 1	4b	1906
	7509007037	LM	208	AVENUE B	SARAH FORBES HOUSE LMI	CRAFTSMAN	В	4b	1910
	7509011017	LM	501	AVENUE B	DAVIS HOUSE LM#25 10/95	SPANISH COLONIAL			1930
	7509007022	!	207	AVENUE C		CRAFTSMAN	В	3	1914
	7509007023	LM	209	AVENUE C	HUMER HOUSE LM#23 3/95	CALIFORNIA BUNGALOW	C-		1921
	7509007025	LM	213	AVENUE C	ALLINGHAM HOUSE LM#9 9/	PERIOD REVIVAL	C+		1932
	7509008010	LM	216	AVENUE C	HARVEY HOUSE LM#31 10/9	CRAFTSMAN	C+		1923
	7509007032	LM	227	AVENUE C	GRIFFEY HOUSE LM#7 4/93	SPANISH RANCH	C-		1930
	7509019019	LM	709	AVENUE C	CARTER HOUSE LM# 51 8/20	SPANISH COLONIAL	C		1925
	7509008033	CR	225	AVENUE D	LISTED ON CAL REGISTER	CRAFTSMAN	C	2D2	1920
	7511003022	2	209	AVENUE E		PERIOD REVIVAL	В	3	1926
	7511003023	CR	211	AVENUE E	LISTED ON CAL REGISTER	SPANISH COLONIAL	В	3S/2	1930
	7511003027	,	219	AVENUE E		SPANISH COLONIAL	В	5	1935
	7511003032	LM	229	AVENUE E					1927
	7511003034	ļ	233	AVENUE E		MISSION REVIVAL	В	3	1923
	7511004024	ļ	207	AVENUE F		CRAFTSMAN	В	4b	1914
	7511005013	3	210	AVENUE F		SPANISH COLONIAL	В	4b	1925
	7511004029	)	217	AVENUE F		SPANISH COLONIAL	В	3	1937
	7511005005	i	226	AVENUE F	•	PERIOD REVIVAL	В	5	1929
	4155028018	3	2100	AVIATION_WAY		VICTORIAN	В		J910
	4159009004	1	2222	BELMONT LANE		VERNACULAR	Α		1926
	7503015018	3	106 E.	BERYL STREET		CRAFTSMAN	B·		1924
	7503015017	LM	108 E.	BERYL STREET	A.S. DAY HOUSE LM#32 2/99	CRAFTSMAN	В		1920
٠	7503016017	7	216 E.	BERYL STREET		COL. REV. W/CRAFTSM.	В		1924
	7503010001	LM/NR	417 E.	BERYL STREET	SWEETSER HOUSE LM#2 9/9	PER. REVCOLONIAL	Α	18	1921
	7503006001	l	523 E.	BERYL STREET		CRAFTSMAN/VICTORIAN V	В	4b	1910
	7503020003	3 LM	612 E.	BERYL STREET	HUFFMAN HOUSE I.M#47 20	CRAFTSMAN	В		1920
	7503020002	2	614 E.	BERYL STREET		CRAFTSMAN	В		1920
	7503005027	7	615 E.	BERYL STREET		CRAFTSMAN	В		1920
	7502003003	3	809 E.	BERYL STREET		CRAFSTMAN COTTAGE	В		1926

#### South Redondo

- Primarily ranching life in the early to mid-1800s (Statehood in 1850)
- Southern Pacific Railroad around 1887
- First wharf in 1889 Eventually three wharves, lumber from Oregon
- City incorporated in 1892
- American investors focus on development near coastline
- Shipping Industry / Hotel Redondo
- Most of the oldest buildings in the City are in South Redondo
- Craftsman Most prominent style, beach cottages / boarding houses

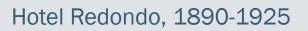
#### South Redondo

- Shipping and Industrial activities along the coastline fell out of favor
- Storms wreaked havoc along the coastline
- Hotel Redondo closed in 1925 Library built in 1930
- Great Depression / Gambling on "The Rex" / Downtown becoming less desirable
- Shift focus to resort and water activities (surf culture)
- Much later in the 1960s King Harbor constructed, Riviera Village, Wilderness Park
- The downtown area becomes The Village apartments
- New City Hall from Emerald Street to Diamond









#### North Redondo

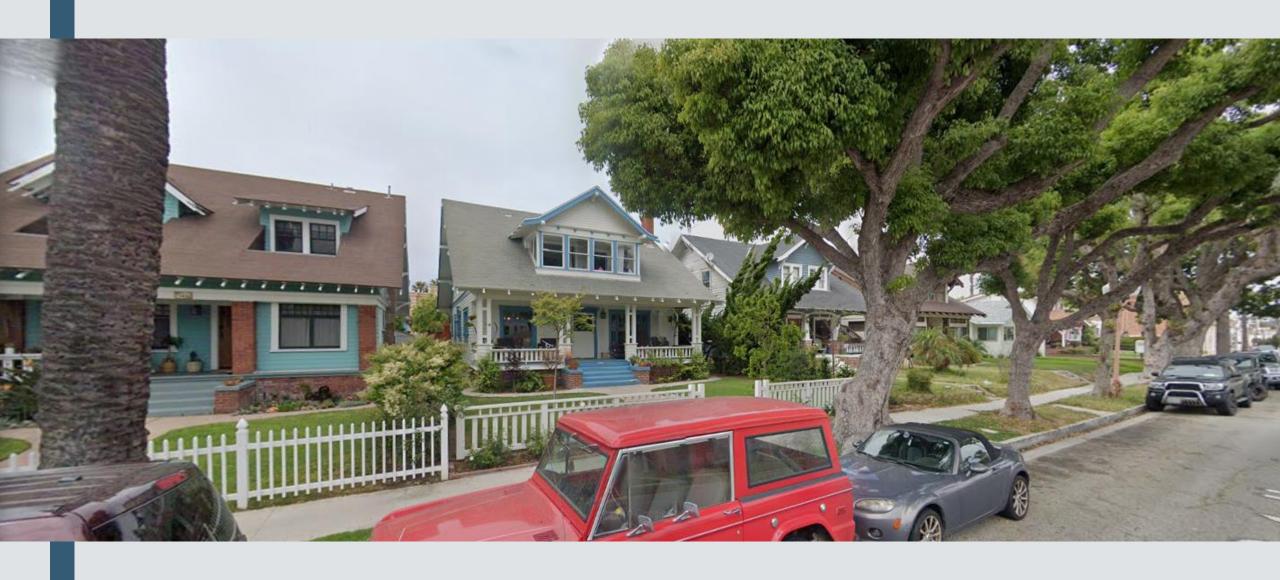
- Annexed in 1927
- Primarily agricultural land Specialty crops such as the Spineless Cactus
- Prior to annexation, the farmers formed a cooperative to help serve this area
- Naming streets after wealthy investors to attract financial support (Vanderbilt)
- 1940s/1950s Defense industry and housing for employees/families
- Commercial boom along Aviation and Artesia Boulevards
- Farming no longer permitted
- In general, not as many cultural resources in North Redondo

#### Landmark Designation

- Property is significant due to person, event, or style of architecture
- Does not have to be a building, can also be a park or a tree
- Staff research City Planning/Building/Library records
- Incentive Mills Act Agreement, tax break for maintaining a cultural resource
- Designation is voluntary, however, the significance criteria determine historic status
- Multiple significant properties in a contiguous geographic area can form a Historic District – Gertruda Avenue Historic District







517 – 523 S. Catalina Avenue (Google Image)



### Certificate of Appropriateness

- Required to request exterior alterations Landmark or an eligible site
- Minor alterations (windows/doors) Minor Alterations Subcommittee
- Major alterations (additions) Preservation Commission public hearing
- The alterations need to be compatible to the original structure
- Additions need to be subordinate to original structure, but differentiated
- Avoid creating false historic elements, but be historically accurate
- The Secretary of Interior's Standards for Rehabilitation 10 key standards



#### Certified Local Government

- Program established as part of National Historic Preservation Act
- City adopted an ordinance, created an inventory, established a commission, allow for public participation, and enforce State/Local laws
- At least four public hearings
- Two commissioners with qualified technical background
- Annual training for commission and staff
- Report preservation activities to the State Office of Historic Preservation (OHP)
- Access to technical assistance, grant funding, and educational programs

#### Preservation, In General

- Every application has two layers Zoning Code and the Preservation Code
- Legal, non-conforming properties Substandard setbacks, enclosed porches, tiny garage, etc.
- Historic Resource Evaluation Formal report by Preservation Consultant
- Preservation Plan Detailed explanation of rehab by Preservation Consultant
- The term "Historic" Not every old building is significant
- Interesting buildings may not meet significance criteria
- Significant buildings are not necessarily the most attractive buildings
- Owners of historic properties have undertaken a true labor of love
- Preservation Not meant to obstruct development, but does guide alterations and scale