

# 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

APN	LAND MARK	NUM DIR	STREET NAME	NAME OR USE	STYLE	RATING	NATIONAL REGISTER	BUILT
4157001003		2518	ARTESIA BLVD		CRAFTSMAN COTTAGE	B	---	1928
4157001002		2520	ARTESIA BLVD		CRAFTSMAN COTTAGE	B	---	1924
7509011002		554	AVENUE A		CRAFTSMAN	B	3	1924
7509012031 LM		559	AVENUE A	MONSTAD HOUSE LM#36 5/2	PERIOD REVIVAL	B	4b	1929
7509004001		104	AVENUE A/901 S. CATALINA		SPANISH COLONIAL	B/C+	5/6	1930
7509003036		205	AVENUE B		CRAFTSMAN	B	4b	1906
7509007037 LM		208	AVENUE B	SARAH FORBES HOUSE LM#	CRAFTSMAN	B	4b	1910
7509011017 LM		501	AVENUE B	DAVIS HOUSE LM#25 10/95	SPANISH COLONIAL	---	---	1930
7509007022		207	AVENUE C		CRAFTSMAN	B	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		209	AVENUE E		PERIOD REVIVAL	B	3	1926
7511003023 CR		211	AVENUE E	LISTED ON CAL REGISTER	SPANISH COLONIAL	B	3S/2	1930
7511003027		219	AVENUE E		SPANISH COLONIAL	B	5	1935
7511003032 LM		229	AVENUE E					1927
7511003034		233	AVENUE E		MISSION REVIVAL	B	3	1923
7511004024		207	AVENUE F		CRAFTSMAN	B	4b	1914
7511005013		210	AVENUE F		SPANISH COLONIAL	B	4b	1925
7511004029		217	AVENUE F		SPANISH COLONIAL	B	3	1937
7511005005		226	AVENUE F		PERIOD REVIVAL	B	5	1929
4155028018		2100	AVIATION WAY		VICTORIAN	B	---	1910
4159009004		2222	BELMONT LANE		VERNACULAR	A	---	1926
7503015018		106 E.	BERYL STREET		CRAFTSMAN	B	---	1924
7503015017 LM		108 E.	BERYL STREET	A.S. DAY HOUSE LM#32 2/99	CRAFTSMAN	B	---	1920
7503016017		216 E.	BERYL STREET		COL. REV. W/CRAFTSM.	B	---	1924
7503010001 LMNR		417 E.	BERYL STREET	SWEETSER HOUSE LM#2 9/1	PER. REV.-COLONIAL	A	1S	1921
7503006001		523 E.	BERYL STREET		CRAFTSMAN/VICTORIAN	B	4b	1910
7503020003 LM		612 E.	BERYL STREET	HUFFMAN HOUSE LM#47 20	CRAFTSMAN	B	---	1920
7503020002		614 E.	BERYL STREET		CRAFTSMAN	B	---	1920
7503005027		615 E.	BERYL STREET		CRAFTSMAN	B	---	1920
7502003003		809 E.	BERYL STREET		CRAFSTMAN COTTAGE	B	---	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





TRACTS & SUBDIVISIONS

TRACT NO.	13	REC IN M. B.	12	PAGE	138	SUB. OF BLOCK	148
	119		13		109		165
	243		14		79		116
	407						
	435						





Hotel Redondo, 1890-1925



# 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

321 Diamond Street  
(Google Image)





417 Beryl Street  
(Google Image)







517 – 523 S. Catalina Avenue  
(Google Image)



2604 Fisk Lane  
(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





124 S. Guadalupe Avenue  
(Google Image)

# 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