

Attachment 6:
501 Garnet Landmark Report



Administrative Report

Preservation Commission Hearing Date:

November 7, 2012

AGENDA ITEM: 9 (PUBLIC HEARING)
LOCATION: 501 GARNET STREET
APPLICATION TYPE: LANDMARK DESIGNATION
CASE NUMBER: 2012-11-LM-005
APPLICANT'S NAME: TESSA BODEY

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for designation of the building and property at 501 Garnet Street as a local historic landmark, pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

RECOMMENDATION

It is recommended that the Preservation Commission:

- 1) Adopt a resolution by title only, waiving further reading approving the designation of the property at 501 Garnet Street (legal description on file) as a local historic landmark subject to the conditions set forth therein.(Resolution No. 2012-11-PR-007)

EXECUTIVE SUMMARY

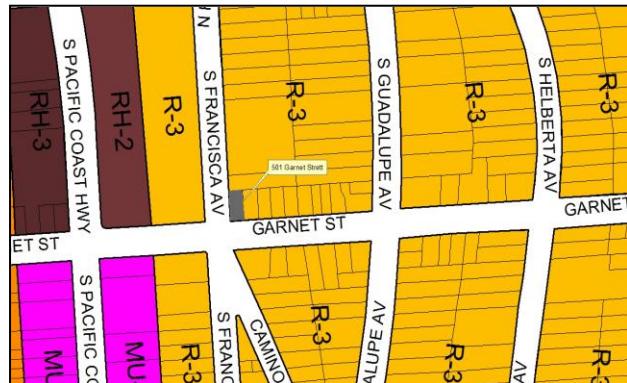
The applicants are requesting that the Preservation Commission grant local landmark designation for the property at 501 Garnet Street.

BACKGROUND

Local Landmark Designation and Criteria

In order to be eligible for designation, a structure must be at least fifty years of age and meet one or more of the following criteria, as stated in Section 10-4.201 of the Preservation Ordinance:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.
- B. It is identified with persons or events



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significant in local, state or national history.

- 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.
- D. It is representative of the notable work of a builder, designer or architect.
- E. Its unique location or singular physical characteristic(s) represents an established or familiar visual feature or landmark of a neighborhood, community or the City.

The information provided in the sections below will illustrate that the nominated building is eligible for designation.

Description of Nominated Property

The nominated property consists of a single-family residence of approximately 988 square feet. The 1986 Historic Resources Survey identifies the architectural style of the building as Craftsman.

The property is located on the north side of Garnet Street between North Francisca Avenue and North Guadalupe Avenue. The corner lot is 38 feet in width and 80 feet in depth. The zoning of the property is Low-Density Multiple-Family Residential (R-3).

The existing dwelling is rectangular in shape and has two front facing gables. The building exterior is clad in wood siding wood sash windows. There is a detached car garage located in the rear yard.

LANDMARK ANALYSIS

Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of the Craftsman architectural style, and was classified as a "C+" rated structure. According to the survey this category includes building 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. In addition, "B" rated buildings are somewhat less unusual or distinctive in terms of age or architecture. These are well designed buildings which research may prove to have a relationship to important events or person 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.

Construction History

Permit no. 1000 was issued in 1919 for the construction of the new building. This permit indicated H.V. Panton was the contractor while the owner was identified as L.J. Cholvin (Cholvin House 509 Garnet). A second permit was granted to Mr. Panton in 1919 for the construction of a 1-car garage. Five other permits were granted for work on the property from 1988 -1993. The scope of work ranged from electrical re-wiring, termite damage repair in the garage, re-roofing

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the garage, and reinforcing the foundation of the house and a building permit to re-roof the house.

Design and Architecture

The nominated structure is an example of Craftsman architectural style. The Craftsman details were popular in the United States from 1905 until the early 1920's. Craftsman houses feature functional, informal floor plans and simple box-like shapes. These buildings generally harmonize with their surroundings, with low, broad proportions and little ornamentation. Typical of this style is the heavy use of wood including exposed beam-ends, often with brackets, and wood clapboard or shingle exteriors.

The residential structure at 501 Garnet Street reflects the traditional Craftsman style with its porch, low proportions, exposed beam end, and wide overhanging roof eaves. The structure's two front gables, a primary building roof and porch roof, help define the building's classic Craftsman form. The front porch is characterized by three porch pedestals (two supporting and decorative), and fourth pedestal supporting a trellis. The porch was enclosed over time, but the west facing window maybe original to the building or added shortly after its construction. The building has an ornamental floating fascia under the porch gable and simple vertical slat venting over the main gable.

The building exterior has a clapboard wood siding with vertical wood trims at the building corners. Most original wood sash windows are still intact, mostly in a double hung style with the exception of three hopper style windows. Many of the windows still feature the old wavy glass. A bay window located along the center of the Francisca Avenue elevation is prominently featured with three double hung windows.

Only some minor building modifications were noted. Some of the original wood frame windows were replaced over time with vinyl replacement windows. Otherwise, the building is well preserved both inside and outside the building. Many built-in shelves are still preserved inside the building along with original three-panel doors.

Historical Background

The earliest resident listing at this property was identified in the 1925 Resident and Business directory which show Elmer E. and Gertrude E. Lowe as residents of the property. Mr. Elmer Lowe was part owner of "Lowe Bros" Cigars & Tobacco, Billiards and Pool, and Confectionary. The business was located in the downtown area at 106 S. Pacific Avenue. By 1925, Mr. Lowe had relocated next door to 505 Garnet Street (Lowe House 505 Garnet Street). The 1936 directory identifies the property as being vacant. Between 1947 and 1960, Willis E. and Bernice E. Brett resided at the property. Mr. Brett was identified as a machinist for Hufford Machine Works in El Segundo, and Mrs. Brett was employed at Busy Bee Café.

MILLS ACT CONTRACT

The applicant has made the application for designation as a landmark contingent upon City approval of a Mills Act Agreement. If the Commission were to approve the designation, a Mills Act Agreement would subsequently be considered by the City Council.

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SUMMARY AND CONCLUSION

This report has documented that the residential structure at 501 Garnet Street is an example of the Craftsman style of architecture. This style of architecture was common in California from 1905 to the 1920s. This property also reflects special elements of the City's cultural, social and economic history. The structure is representative of the early period of growth and development in Redondo Beach.

If approved, this landmark will be referred to as the "Brett House" (Landmark No. 92).

COORDINATION

The proposed project has been coordinated with the City's Building Department and City Clerk's Office.

FISCAL IMPACT

None.

Submitted by:

Alex Plascencia
Assistant Planner

Attachments:

Landmark Designation Application
Draft Resolution
1919 Building Permits
Photographs
Lowe Bros. Advertisement 1925

Attachment 6:
505 Garnet Landmark Report



Administrative Report

Commission Action Date: December 1, 2004

To: PRESERVATION COMMISSION
From: AARON JONES, ASSOCIATE PLANNER
Subject: LANDMARK APPLICATION NO. 04-2, CERTIFICATE OF APPROPRIATENESS, 505 GARNET STREET

RECOMMENDATION

It is recommended that the Preservation Commission:

- 1) Adopt a resolution by title only, waiving further reading approving the designation of property at 505 Garnet Street (legal description on file) as a landmark subject to the conditions set forth therein.
- 2) Adopt a resolution by title only, waiving further reading approving a Certificate of Appropriateness and Exemption Declaration to alter a landmark property located at 505 Garnet Street with addition of floor area and restoration work, subject to the conditions set forth therein.

EXECUTIVE SUMMARY

The applicants are requesting that the Preservation Commission grant landmark designation and approve a certificate of appropriateness to allow an addition to the existing two-story residence and restoration work to eliminate inappropriate alterations to the structure which have occurred over time. Approval of these actions is contingent upon the granting of a Mills Act contract by the City Council. This report will first discuss eligibility for designation and then describe the requested alterations under consideration.

BACKGROUND

Landmark Designation and Criteria

In order to be eligible for designation, a structure must be at least fifty years of age and meet one or more of the following criteria, as stated in Section 10-4.201 of the Preservation Ordinance:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.
- B. It is identified with persons or events significant in local, state or national history.

- 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.
- D. It is representative of the notable work of a builder, designer or architect.
- E. Its unique location or singular physical characteristic(s) represents an established or familiar visual feature or landmark of a neighborhood, community or the City.

The information provided in the sections below will illustrate that the nominated building is eligible for designation.

Description of Nominated Property

The nominated property consists of a two-story, single-family residence. The architectural style of the building is Craftsman. The residential structure was constructed in 1920, according to County Assessor records records. A garage straddles the property line on the northwest portion of the lot, and is shared with the adjacent neighbor. Although there are no permits for this garage structure, the construction date is also estimated as 1920's.

The property is located on the north side of Garnet, between South Francisca and Guadalupe Avenues. The rectangular-shaped parcel has a front property line dimension of 40 feet and side dimensions of 80 feet, for a total lot size of 3,200 square feet. The zoning of the property is Low Density Multi-Family Residential (R-3). Several properties on the street are landmarks including 509, 510, 511, 512 and 513 Garnet. The area is also considered eligible for district formation.

The two-story structure features low-pitched gabled rooflines with wide unenclosed eave overhangs and some exposed rafter tails. Exterior siding materials are a mixture horizontal clapboard and vertical board and batten. Asbestos siding is noted in the primary record. However, the Commission will observe that the asbestos siding has been removed.

ANALYSIS

Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of the Craftsman architectural style and a potential contributing structure to a historic district. Although no rating was assigned, analysis of the structure indicates that the structure would be eligible for a possible "C" rating. According to the Survey Report, "C" buildings reveal much of their original architectural style (not substantially altered), but are fairly modest in style or design. While these buildings are less likely to have historical importance, most are good candidates as contributing structures in an historic district.

Construction History

No building permit records other than an electric service change in 1988 have been located for the property. County Assessor records establish that the structure was built in 1920. A physical

inspection of the property shows that significant exterior alterations over time have included enclosure of the front porch, placement of asbestos siding, and infilling of one window opening on the west elevation.

The history of the garage is not documented with permits or historical record, but is thought to be constructed in the 1920's.

Design and Architecture

The nominated structure is a simple example of the Craftsman style of architecture. This style of architecture was popular in the United States from 1905 until the early '20s. It is also the historic architectural style that is most prevalent in Redondo Beach.

Craftsman homes feature functional, informal floor plans and simple box-like shapes. Bungalows generally harmonize with surroundings, with low, broad proportions and little ornamentation. Typical of this style is the heavy use of wood including exposed beam-ends, often with brackets, and wood clapboard or shingle exteriors.

The two-story residential structure at 505 Garnet Street features two front gables on the first story and a cross gable roof design on the second floor. The residence reflects modest Craftsman architecture. The roof details include wide unenclosed eave overhangs, and some exposed wood rafter tails. Fascia boards are present of the out-looking gable ends. Chamfer cut beam ends are exposed at the corners of the north elevation near the area of the enclosed porch. The front porch, which extends along the western portion of the front elevation, has a front-facing gable roof extending from the front facade. A centered, multi-pane, window has been used for the enclosure. An aluminum awning projects forward over this window and a screen door, roof gutter and downspout has been installed on the east side of the enclosure.

The front façade also features a grouping of three double hung windows with wide wood surrounds. Windows throughout the structure with the exception of the front porch area are the original wood-frame, double hung windows.

The structure's footprint and floor plan are rectangular, with a front door opening directly into the living room. The first floor rooms consist of one bedroom, one bath, a kitchen, and living room with dining area. The existing 15.5 foot by 18 foot second story provides two bedrooms. The interior of the structure is in good condition and the owners have taken care to preserve and restore moldings and other features rather than replace them where possible. The kitchen cabinetry was replaced prior to the current owner.

The house is on a raised foundation, with concrete stairs leading to the front porch and entry.

A driveway runs along the west side of the property to a detached, two-car garage behind the house, which is shared with the adjacent property. The rear garage's clapboard wood siding matches the house. The low-pitched garage roof has a front-facing gable, asphalt shingles, and wide exposed eaves and rafters. The garage doors may be original or may have been replaced. This is a preserved example of an accessory garage in the neighborhood. This structure is also recommended for recognition in the designation of the property as an historic landmark.

The structures at 505 Garnet Street embody distinctive characteristics of a style, type, period or method of construction, and are valuable examples of the use of indigenous materials or craftsmanship.

Historical Background

The 1923 and 1925 City Directories list A. G. McFadden, an oil worker as the owner. Thereafter, Elmer and Gertrude Low, clerk by occupation, are listed in the 1927-1936 directories. From 1947 through 1952 Everett L. Prowse and his wife Ella M. were owners. The Prowse's also owned a local business, Modern Mattress and Upholstering.

This property reflects special elements of the City's cultural, social, and economic history. In the early 1900's, houses on Garnet were close to downtown and near industrial jobs to the west, which made this a convenient area for living. The Redondo Pier and harbor area is five blocks away, and in the early 1900's was a thriving resort with a Pavilion, large indoor Plunge and amusement area. While a resort, Redondo Beach was also a growing residential community for working men and their families. This small bungalow served as the home for working class families who served in the community. This property, a simple residence, is representative of the early period of growth and development in Redondo Beach.

Certificate of Appropriateness-Description of Proposal

The applicant proposes a first and second story addition to the rear of the existing residence and various preservation and restoration actions. The 540 square foot second story addition would be located to the rear of the residence and have dimensions of 20 feet by 27 feet. Two new bedrooms and one bathroom are proposed. On the first floor, the addition extends the rear wall of the residence 7 feet. These proposed changes in floor plan allow for the addition of a guest bathroom, and enlarged master bathroom and closet.

Staff has worked extensively with the applicant to design the addition in conformance with the Secretary of Interior Standards. Toward this goal, the addition is designed to be compatible in form with the existing structure, yet to be easily differentiated.

As shown on the plans and described in the attached itemized list of alterations, the project will repair and if necessary (as a last resort) replace many period features of the building.

The most notable exterior alterations include:

- Removal of all asbestos siding materials
- Restoration of the front entry porch
- Replacement of all missing corner boards and trim
- Removal of a window infill on the east elevation and replacement with a salvaged window
- Relocation of the water heater to the garage
- Relocation of the electric panel to permit the porch restoration

The building would receive a new shadow gray color composition roof and feature atrium white trim with American green color siding. To further differentiate the addition, the applicant proposes to reverse the color scheme on the addition and utilize hardyshake, straight edge, notched panel shingles on the exterior.

Standards

To review the proposed changes, the Commission must consider the adopted Design Guidelines for Landmarks and Historic Districts. The City standards rely on and include the Secretary of Interior Standards for Rehabilitation (SISR), broad guidelines published by the National Park Service and designed for the purpose of preservation. There are ten standards that must be followed, and are part of a contractual requirement under Mills Act Agreements. The Secretary of Interior Standards that most closely relate to the proposed changes include:

- #2 *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- #5 *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- # 6 *Deteriorated historic features shall be repaired rather than replaced.*
- # 9 *New additions, exterior alterations, or related new construction shall not destroy the historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*
- #10 *New additions, and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

In addition to the Secretary of the Interior's Standards, the Preservation Ordinance, pursuant to Section 10-4.403, states that the Commission shall issue a Certificate of Appropriateness only when it determines the following conditions to exist:

"In the case of a landmark, the proposed work:

- 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."*

The Commission must consider these criteria and make the findings of fact in the resolution in order to approve any Certificate of Appropriateness.

Analysis of Proposed Alterations

The property owner is proposing additions to the rear portion of the historic structure. Overall, the project presents design elements that are compatible with the historic character of the property. The proposed additions to the structure are generally consistent with the Craftsman architectural style.

The first floor addition would occur at the rear of the house, which is not visible from the street. The second-story addition would be located behind the existing second-story and would be setback approximately 23 feet from the front building wall. The addition would only be minimally visible as it is slightly wider than the existing second story. The proposed scale, massing, size and architectural features are compatible with the existing structure and the height of the structure is a modest 25 feet.

In terms of architecture and materials, the proposed design is compatible with existing structures. The shingle exterior and roof will coordinate with the existing improvements. The design details for the additions are complementary to the existing architecture with a low-pitched gable roof. Building massing is appropriate, but differentiated from the original with materials changes and color contrast. This addition would be compatible with other properties in the district.

As proposed, the character-defining features of the main house are maintained and enhanced.

MILLS ACT CONTRACT

The applicant has made the application for designation as a landmark contingent upon City approval of a Mills Act Agreement. If the Commission were to approve the designation, a Mills Act Agreement would subsequently be considered by the City Council.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CEQA guidelines state that historic rehabilitation projects are exempt from environmental review if the changes to historic buildings are consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties (Section 15331). If the Commission decides to approve changes that are not in keeping with the Secretary of the Interior's Standards, further CEQA analysis may be necessary.

SUMMARY AND CONCLUSION

This report has documented that the residential structure at 505 Garnet Street is an example of the Craftsman style of architecture. This style of architecture was common in California from 1905 to the 1920s. The detached garage is a good example of early accessory buildings. This property also reflects special elements of the City's cultural, social and economic history. The structures serve to make the property a valuable historical resource to the community; the

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Mills Act Agreement for 505 N. Garnet Ave.
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property merits designation as a landmark. The proposed restoration and improvement work is eligible for issuance of a Certificate of Appropriateness.

If approved, this landmark will be referred to as the "McFadden House" after the first known residents.

COORDINATION**FISCAL IMPACT**

None.

Submitted by:

Aaron Jones
Associate Planner

Attachments:

- Draft Resolutions
- Summary of Redondo Beach City Directory Records
- Primary Record
- Applications
- Itemized list of improvements/alterations
- Plans- existing and proposed
- Photographs
- Building Permit Card

Attachment 6:
509 Garnet Landmark Report

City of Redondo Beach
September 28, 1995

TO: Preservation Commission

FROM: Anita Kroeger, Associate Planner

SUBJECT: Landmark Application No. 95-5: 509 Garnet Street (District #2)

RECOMMENDATION:

It is recommended that the Preservation Commission adopt a resolution by title only, waiving further reading, approving the designation of the buildings and property at 509 Garnet Street (legal description on file) as a landmark, subject to the conditions set forth therein.

SUMMARY:

Description of Nominated Building

The nominated building is a one story single-family residence of a simple bungalow design with some elements of the Craftsman style of architecture. Based on building permit information the house was constructed in 1913, while the garage was constructed in 1920. The buildings appear to be well maintained and preserved, and it does not appear that any major alterations have been made. The house is situated on a 2,960-square foot (37' x 80') lot in an R-3, Low Density Multi-Family Residential zone.

Historic Resources Survey Rating

The subject property was not included in the 1986 survey for reasons that are not known since most of the other properties on the block, which are of similar age and style, were included in the survey.

Design and Architecture

The nominated structure is a California bungalow which exhibits certain elements of the Craftsman style of design, a residential building style that was the dominant in the United States between 1905 and 1920. It is also the style that is among the most prevalent historic architecture in the City of Redondo Beach.

The building features a low-pitched, front-gabled roof, which is common to about one-third of all Craftsman houses. Typical of the Craftsman style, the building has a wide, unenclosed eave overhang; exposed roof rafters which extend past the eave; false beams under the gables; and a porch with a roof supported by square upper columns. A simple design of wood trim surrounds the top of the front porch area.

There are two fixed picture windows that consist of a large window pane topped by a narrow rectangular window pane. The remainder of the windows in the house are double hung wood frame windows, many of which have had aluminum screens installed in them. The interior front door is a wooden door which has four symmetrically placed square windows. Although the style of the door suggests that it is the original door, the condition of the wood suggests that it may not be. The owners have installed a new screen door in front of the original front entrance to allow for better ventilation. This new screen door blends in relatively well due to the fact that it is has a wooden frame that has been painted white to match the other trim.

The exterior of the house is currently finished with asbestos siding which is covering the original wood clapboard. It is not known with certainty when this was installed, however, it was probably done some time during the 1940's or 1950's. It is recommended that the exterior finish be restored to its original condition if and when the current or future owners decide to rehabilitate the exterior of the building.

A single car garage is located at the rear of the property which is accessible by a driveway that runs along the western property line. It does not appear to have been altered from its original design.

Historical Background

According to the 1915/16 City directory the house was built and first occupied by Lewis J. Cholvin who was listed as a billiard hall proprietor. According to City directories and building permit information, Mr. Cholvin built and then occupied the house at 501 Garnet Street in 1919. Although there is no factual evidence to support this theory, it is possible that Cholvin also built the residence at 505 Garnet Street. As is indicated on the attached directory listing, 509 Garnet Street was occupied by a wide variety of individuals during the period from 1920 to 1960.

Additional Background Information

It should be noted that the subject property was among nine properties, including those located at 501, 505, 509, 511, 512, 513, 514, 516, and 517 Garnet Street that were deemed as eligible to qualify as an historic district by the Preservation Commission in December of 1989. The historic district was however, never officially designated because of concerns of the property owners regarding the criteria for future alterations which had not yet been developed. Since that time two of the properties from the proposed district, 510 and 513 Garnet Street, have been designated as historic landmarks.

Mills Act Contract

The applicant has made application for designation as a landmark contingent upon City approval of a Mills Act agreement. If the Commission were to approve this designation, a Mills Act agreement will subsequently be considered by the City Council.

Summary and Conclusion

This report has documented that the house at 509 Garnet Street is a representative example of a simple California bungalow with some elements of the Craftsman style of architecture, which was a prevalent style during the early development of Redondo Beach. This, combined with the fact that the house has been well maintained and preserved, and that the house is located within an area that was deemed as eligible to qualify as an historic district, serves to make the property a valuable historical resource to the community and merits its designation as a landmark.

It is, however, recommended that the owners of the property restore the exterior of the house to its original finish, which was wood clapboard and exists under the asbestos siding, if and when such exterior modifications are undertaken.

If approved, this landmark will be referred to as the Cholvin House in honor of the first owner and occupant of the residence.

Prepared by:

Anita G. Kroeger

Associate Planner

preserv\rptlm\gar509

Attachments:

Draft Resolution

Directory listings (prepared by Commissioner Snyder)

Application

Attachment 6:
511 Garnet Landmark Report



Preservation Commission Staff Report

DATE: April 4, 2001

SUBJECT: Landmark Application No. 01-1, 511 Garnet Street

RECOMMENDATION

It is recommended that the Preservation Commission adopt a resolution by title only, waiving further reading, approving the designation of the property at 511 Garnet Street (legal description on file) as a landmark, subject to the conditions set forth therein.

BACKGROUND

Designation Criteria

An application has been filed to designate 511 Garnet Street as an historic landmark. In order to be eligible for consideration, it must be at least fifty years of age and meet one or more of the following criteria for designation, as stated in Section 10-4.201 of the Preservation Ordinance:

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

The information provided in the sections below will illustrate that the nominated building is at least 50 years of age and meets the aforementioned criteria.

Description of Nominated Property

The nominated property consists of a one-story, single-family residence. The architectural style of the building is Craftsman. The residential structure was constructed in 1913, according to building permit records. A garage straddles the property line on the northeast portion of the lot, and is shared with the adjacent neighbor. Although there are no permits for this garage structure, the construction date is estimated as 1920's.

The property is located on the north side of Garnet, between South Francisca and Guadalupe Avenues. The rectangular-shaped parcel has a front property line dimension of 37 feet and side dimensions of 80 feet, for a total lot size of 2,960 square feet. The zoning of the property is Low Density Multi-Family Residential (R-3). Several properties on the street are landmarks including 513, 509, 512 and 510 Garnet.

ANALYSIS

Historic Resources Survey Rating

The property was identified in the 1986 Historic Resources Survey as an example of the Craftsman architectural style, and was given a "C" rating. According to the Survey Report, "C" buildings reveal much of their original architectural style (not substantially altered), but are fairly modest in style or design. While these buildings are less likely to have historical importance, most are good candidates as contributing structures in an historic district.

Construction History

Building permits indicate that construction for the one-story house occurred in 1913, through permit #654. The estimated cost of the house construction as listed on the permit was \$1,000.

The history of the garage is not documented with permits or historical record, but is thought to be constructed in the 1920's.

Design and Architecture

The nominated structure is a simple example of the Craftsman style of architecture. This style of architecture was popular in the United States from 1905 until the early '20s. It is also the historic architectural style that is most prevalent in Redondo Beach.

Craftsman homes feature functional, informal floor plans and simple box-like shapes. Bungalows generally harmonize with surroundings, with low, broad proportions and little ornamentation. Typical of this style is the heavy use of wood including exposed beam-ends, often with brackets, and wood clapboard or shingle exteriors.

The one-story residential structure at 511 Garnet Street features a moderate, front-gabled roof with asphalt shingles. The roof is hipped on the rear portion of the house. The roof details include wide unenclosed eave overhangs, exposed wood rafter tails, and decorative braces under the gables. The front porch, which extends along the west half of the house, has a front-facing gable roof extending from the front facade. Tapered square columns support the roof at the corners of the porch atop a solid balustrade. A centered, multi-pane, false window punctures the front porch gable.

The front façade has matching double-hung windows on either side of the front door. The front door has six glass lights on the upper quarter and three solid vertical panels below. The structure's footprint is a simple rectangle and floor plan, with a front door opening directly into the living room. The rooms consist of one bedroom, one bath, a kitchen, and living room. The interior has been remodeled and is not worthy of preservation.

All of the exterior walls are finished with a siding of wide redwood clapboard and corner boards.

There are a variety of windows throughout the structure, including original wood-framed, double-hung windows. French doors open onto the back yard. The window and door trim includes simple wood sills and wide wood surrounds.

The house is on a raised foundation, with concrete stairs leading to the front porch and entry. A wood deck has been added to the rear of the house.

A driveway runs along the east side of the property to a detached, two-car garage behind the house, that is shared with the adjacent property. The rear garage's clapboard wood siding and corner boards match the house. The low-pitched garage roof has a front-facing gable, asphalt shingles, and wide exposed eaves and rafters. The garage doors do not appear to be original. This is a preserved example of an accessory garage in the neighborhood. This structure is also recommended for recognition in the designation of the property as an historic landmark.

The structures at 511 Garnet Street embody distinctive characteristics of a style, type, period or method of construction, and are valuable examples of the use of indigenous materials or craftsmanship.

Historical Background

When the building permit was issued in 1913, the property was owned by T. J. Hoyt, a local merchant. Thomas J. Hoyt was listed in City directories as a salesman of general merchandise at a location on Pacific Avenue, and later as a grocer on S. Elena. The house at 511 Garnet did not serve as the residence of Mr. Hoyt; the house construction appears to have been a speculative venture.

The first known residents of the house were Amelia and Richard Wolfsberg, a power salesman for Southern California Edison. They were listed as residents in the 1915-16 City directory. Other early residents of the home included a druggist, a pipefitter for Standard Oil Co., an aircraft worker, and a supervisor at Metlox Manufacturing in Manhattan Beach.

This property reflects special elements of the City's cultural, social, and economic history. In the early 1900's, houses on Garnet were close to downtown and near industrial jobs to the west, which made this a convenient area for living. The Redondo Pier and harbor area is five blocks away, and in the early 1900's was a thriving resort with a Pavilion, large indoor Plunge and amusement area. While a resort, Redondo Beach was also a growing residential community for working men and their families. This small bungalow served as the home for working class families who served in the community. This property, a simple residence, is representative of the early period of growth and development in Redondo Beach.

MILLS ACT CONTRACT

The applicant has made the application for designation as a landmark contingent upon City approval of a Mills Act Agreement. If the Commission were to approve the designation, a Mills Act Agreement would subsequently be considered by the City Council.

SUMMARY AND CONCLUSION

This report has documented that the residential structure at 511 Garnet Street is an example of the Craftsman style of architecture. This style of architecture was common in California from 1905 to the 1920s. The detached garage is a good example of early accessory buildings. This property also reflects special elements of the City's cultural, social and economic history. The structures serve to make the property a valuable historical resource to the community; the property merits designation as a landmark.

If approved, this landmark will be referred to as the "Wolfsberg House" after the first known residents of the residence.

Prepared by:

Teresa Gianos
Associate Planner

Attachments:

Draft Resolution
Summary of Archival Building Permits and Redondo Beach City Directory Records
Property Location Map
Application
Building Permit Card
Descriptions of Bungalow and Craftsman architectural styles