

RESOLUTION NO. 2025-04-PA-02

A RESOLUTION OF THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 102, 104, 106 NORTH BROADWAY, AND 401, 403, 405 EMERALD STREET (APN 7505-007-023) PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE

WHEREAS, an application has been filed to designate a historic landmark pursuant to Chapter 4, Title 10 of the Municipal Code for property located at 102, 104, 106 North Broadway, and 401, 403, 405 Emerald Street (APN 7505-007-023); and

WHEREAS, notice of the time and place of the public hearing was given according to the requirements of law; and

WHEREAS, on April 9, 2025, the Public Amenities Commission of the City of Redondo Beach held a public hearing to consider this application, at which time all interested parties were given an opportunity to be heard and to present evidence.

NOW, THEREFORE, THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY FIND AS FOLLOWS:

SECTION 1. The property meets the minimum eligibility requirement for landmark designation by being at least 50 years old in that factual evidence from the Los Angeles County Assessor records indicates that the original house was constructed in 1925 and is currently 100 years old.

SECTION 2. The property embodies distinctive characteristics of a style, type, period, or method of construction, and is a valuable example of the use of indigenous materials or craftsmanship in that the building is a representative example of the bungalow court architectural typology and the Spanish Colonial Revival style of architecture, a prominent architectural style in the City during the 1920's.

SECTION 3. The property is identified with persons or events significant in local, state or national history. The property is identified with Charles H. Wortham, who was a political figure in Redondo Beach from 1932 through the 1950's, serving as a Councilmember from 1941 to 1947 and as Mayor of Redondo Beach from 1947 to 1952, and was instrumental in the building the City's water and sewage systems. Mr. Wortham maintained an office in the unit at 405 Emerald Street during the 1940s, two blocks from the original city hall, during the time he served as mayor. He also resided in the unit at 106 N. Broadway around the same time.

The property is also identified with Floyd Ingram, who served as the City's first paid fire captain, and was with the Redondo Beach Fire Department from 1924 to 1934. He resided in the unit at 102 N. Broadway around the same time.

SECTION 4. The property reflects special elements of the City's cultural, social, and economic history. When the bungalow court was built in 1925 the city was a thriving resort city and was building higher quality permanent housing for families and employees of nearby industries. This property provided a mid-range type of housing that was more desirable than small apartments or long-term hotel units in the area for mostly individuals or couples that provided an environment closer to a house than an apartment. It provided a small community to its residents and had residents of all ages throughout its history. While the property was the home of Floyd Ingram, the City's first paid fire captain (around 1930), and Charles H. Wortham, a former mayor of the city (and a resident around 1940), it has predominately been the home to mostly working and middle-class individuals and couples. This property is representative of the early period of growth and development in Redondo Beach.

SECTION 5. In accordance with Chapter 3, Title 10, Section 10-3.301(a) of the Redondo Beach Municipal Code, the above-referenced project is Categorically Exempt from the preparation of environmental review documents pursuant to Section 15331 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), which states, in part, that projects involving the maintenance, rehabilitation, restoration, preservation, or reconstruction of historical resources are Categorically Exempt, provided that the activity is consistent with the Secretary of Interior's Standards for the Historic Treatment of Historic Properties.

NOW, THEREFORE, THE PUBLIC AMENITIES COMMISSION OF THE CITY OF REDONDO BEACH DOES HEREBY RESOLVE AS FOLLOWS:

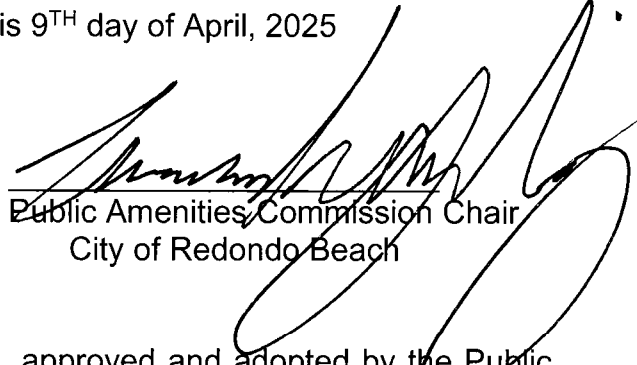
SECTION 1. Based on the findings contained herein, the Public Amenities Commission hereby approves the designation of the property at 102, 104, 106 North Broadway, and 401, 403, 405 Emerald Street (APN 7505-007-023) as a local historic landmark.

SECTION 2. As a local historic landmark, the property is subject to the Secretary of Interior's Standards for Rehabilitation and is now considered a cultural resource per the California Environmental Quality Act.

SECTION 3. This historic landmark designation makes the property eligible for a Mills Act Contract which will be subsequently prepared and forwarded to the City Council for review and approval.

FINALLY RESOLVED, that the Public Amenities Commission forward a copy of this resolution to the City Council and all appropriate City departments and any other interested governmental and civic agencies.

PASSED, APPROVED AND ADOPTED this 9TH day of April, 2025



Public Amenities Commission Chair
City of Redondo Beach

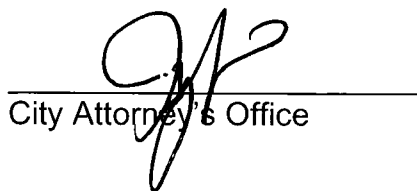
The foregoing resolution was duly passed, approved and adopted by the Public Amenities Commission of the City of Redondo Beach at a regular meeting held on April 9, 2025 by the following vote:

AYES: Galassi, Lang, Maroko, Rowe, Yousufzai

NOES: None

ABSENT: Caldwell, McCauley

APPROVED AS TO FORM:



City Attorney's Office