

RE: 2501 Curtis Ave
(case number and name) 2501 Curtis

Address/Location of Subject Property 2501 Curtis Ave Redondo Beach, Ca 90278
(if applicable)

Decision-making body that made the decision which is the subject of the appeal:

- ☐ Planning Commission
- ☐ Harbor Commission
- ☒ Preservation Commission
- ☐ Planning Director
- ☐ Board of Appeals/Uniform Code

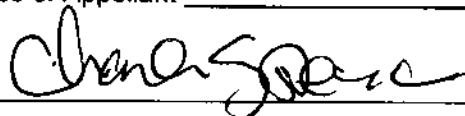
Date of decision: 07/06/2022 Appealing: ☐ Approval ☒ Denial

Name of Appellant Charles Spence
(type or print)

Address of Appellant 1940 Magnolia Ave Long Beach, Ca 90806

Telephone Number of Appellant (562) 713-2891

Email Address of Appellant charles_spence@yahoo.com

Signature 

For office use only:		
Appeal Fee Paid \$ _____	Date _____	Received by _____
Notice to: City Council _____ City Manager _____ City Attorney _____ Planning Department _____		
Harbor Department _____		
Other _____		

RETURN TO:
Office of the City Clerk
415 Diamond Street
Redondo Beach, CA 90277
(310) 318-0656

This appeal is made pursuant to the following Redondo Beach Municipal Code Section(s) (see page 3 for a partial listing of City's municipal code appeal provisions):

RBMC § 10-4.601 Certificate of Appropriateness by the Preservation Commission

Ground(s) for Appeal:

Please specify the grounds for this appeal. Where an approval /denial involves multiple entitlements/actions, please specify which entitlements/actions are contested in this appeal (e.g. Conditional Use Permit) and the specific grounds for contesting each entitlement/action.

Appellant is responsible for reviewing and complying with the relevant appeal procedures contained in the City's municipal code or state law, which may contain additional substantive and/or procedural requirements depending upon the nature of the appeal. It may be necessary for appellant to supplement this form with additional pages/information to fulfill these requirements. Issues not raised here will not be considered by City Council.

See Attached 4 pages which specify the grounds for this appeal

Also included GPA Historical Resource Evaluation Report 25 pages plus appendix

The following list provides a brief overview of some of the City's Municipal Code Appeals (to City Council) by topic area. This is not intended to be an exhaustive list. Potential appellants are advised to review the Municipal Code Sections to determine applicability of these sections and for additional appeal procedures and appeal content requirements.

For example, California Environmental Quality Act (CEQA) Appeal Procedures are contained within Redondo Beach Municipal Code, Title 10, Chapter 3, Section 10-3.901. CEQA Appeals (1) must be filed within ten [10] days of the decision-making body's action and contain specific information described in 10-3.901, (2) require the appellant to notify the project applicant of the appeal within ten [10] days of the City's action by certified mail (and provide the City a copy of the mail receipt), (3) require appellants to file any additional documentation (such as presentations) with the City Clerk no later than seven [7] days before the public hearing, and (4) require appellant to mail a copy of any additional documentation (such as presentations) to the applicant no later than seven [7] days before the public hearing by certified mail (and provide the City a copy of the mail receipt at the public hearing).

Redondo Beach Municipal Code Section	General Topic Area for Appeal
RBMC § 3-14.04	Encroachment permits
RBMC § 3-7.1906	Temporary Street Closure
RBMC § 4-11.146	Oil Wells-Notices to Comply
RBMC § 4-15.07	Registration of Canvassers, Solicitors, itinerant Merchants, Salesmen, and Peddlers
RBMC § 4-17.12	Amusement and Entertainment Permits
RBMC § 4-18.11	Removal of Abandoned, Wrecked, Dismantled, or Inoperative Vehicles from Private or Public Property
RBMC § 4-26.09	Bingo Games for Charitable purposes-Appeals of revocations to the Council
RBMC § 5-2.206	Weeds, Rubbish, and Stagnant Water
RBMC § 8-2.10	Uniform Transient Occupancy Tax
RBMC § 10-1.506	Subdivisions
RBMC §§ 10-1.906(a), 10-1.1011	Subdivisions
RBMC § 10-2.2500(g)	Administrative Design Review
RBMC § 10-2.2502(g)	Planning Commission Design Review
RBMC § 10-2.2504(f)	Zoning Amendments
RBMC § 10-2.2505(f)	General Plan and Specific Plan amendments
RBMC § 10-2.2506(g)	Conditional Use Permits
RBMC § 10-2.2507(f)	Administrative Use Permits
RBMC § 10-2.2508(l)	Modifications
RBMC § 10-2.2510(g)	Variances
RBMC § 10-2.2514(i)	Planned Development Review
RBMC § 10-2.2520(f)	Temporary Use Permits
RBMC § 10-3.901	California Environmental Quality Act
RBMC § 10-4.601	Certificate of Appropriateness by the Preservation Commission
RBMC § 10-5.2500(g)	Administrative Design Review [Coastal Zone]
RBMC § 10-5.2502(g)	Planning Commission Design Review [Coastal Zone]
RBMC § 10-5.2504(f)	Zoning Amendments [Coastal Zone]
RBMC § 10-5.2505(f)	General Plan and Specific Plan amendments [Coastal Zone]
RBMC § 10-5.2506(g)	Conditional Use Permits [Coastal Zone]
RBMC § 10-5.2507(f)	Administrative Use Permits [Coastal Zone]
RBMC § 10-5.2508(l)	Modifications [Coastal Zone]
RBMC § 10-5.2510(g)	Variances [Coastal Zone]
RBMC § 10-5.2514(i)	Planned Development Review [Coastal Zone]
RBMC § 10-5.2520(f)	Temporary Use Permits [Coastal Zone]
RBMC § 10-5.2222	Coastal Development Permit
RBMC § 11-2.10(d)	Public Utilities
RBMC § 11-3.608(b)	Cable TV-Liquidated damages
RBMC § 1-4.01	General Appeal Procedures* only applicable if there are no specific appeal procedures provided for the challenged action.
RBMC § 2-9.712	General Appeal Procedures [Harbor Commission]* only applicable if there are no specific appeal procedures provided for the challenged action.

Ground(s) for Appeal:

The following is the City of RB Historic ordinance section 10-4.201 , 10-4.404.and 10-4.311. will be referenced in the following reasons we are requesting an appeal.

Chapter 4 Historic Resources Preservation

10-4.201 Designation criteria.

For the purposes of this chapter, an historic resource may be designated a landmark and an area may be designated an historic district pursuant to Article 3 of this chapter, if it meets one or more of the following criteria:

- (a) It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- (b) It is identified with persons or events significant in local, state or national history; or
- (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; or
- (d) It is representative of the notable work of a builder, designer, or architect; or

10-4.404 Certificate of appropriateness for removal or demolition.

b. The denial of the proposed work will impose an immediate and substantial hardship on the applicant because of condition peculiar to the particular improvement; and

c. The property cannot be put to a reasonable use or the owner cannot obtain a reasonable economic return therefrom without approval of the proposed work.

10-4.311 Removal of a property from the potential historic resource list.

The property owner of a property identified by the City as a potential historic resource may request that the property be removed from the list if he or she provides specific written and verifiable documentation refuting that the property meets the criteria for designation as a landmark as described herein. An example would be that documentation is discovered that an unknown architect designed a property that was thought to have been designed by a famous architect, or the structure has been altered to an extent that the historic integrity has been lost. The Commission shall review the request for removal following the same procedures identified in Sections 10-4.306, 10-4.308 and 10-4.309 here in

I was told I would need to hire a Historical Preservationist to perform a Historical Resource Evaluation to file Certificate of Appropriateness for removal of 2501 Curtis house from Redondo Beach potential historic list. I was provided a list of preservationist consultants by Stacey Kinsella Associate Planner. I chose GPA Consulting from that list.

GPA did a comprehensive analysis to determine if the house meets the standard of historical significant resource. And as directed, GPA consultant was available to answer the commission questions. However, the historical commission asked no questions pertaining to GPA's report. One can only conclude that GPA's findings were not considered and the requirement of hiring a Historical Preservationist is just procedural.

The commission used the vague language of the ordinance to fulfill their personal views and personal objectives. They completely ignored GPA's research, This became undeniable when Stacey interjected *that we are not experts they GPS are experts that they are architect historians and that they probably look at big projects like the Lummis House or the Gabriel's House, but we are here to serve Redondo Beach and do what is best for Redondo Beach and its interesting people.* This caused Commissioner Caldwell to respond *that's a good point we need that community thought.* After these two comments, roll call was called and the vote finished the meeting. Stacey's comment clearly prejudiced the vote and rendered GPA's credentials irrelevant and findings worthless.

GPA Consulting findings clearly explain in detail why none of the required criteria (10-4.201) have been met to allow designating the house as a historical resource and that no historical significant persons are associated with the house. However the commission relies solely on Stacey Kinsella findings and their own feelings and personal interpenetration and agenda to make their decision. The commission completely disregard City of RB Historic ordinance 10-4.201 to come to their conclusion without discussing GPA's findings.

Pertaining to section 10-4.404

(a) It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history; or

Pertaining to section 10-4.404

(b) It is identified with persons or events significant in local, state or national history; or

The commission did not directly mention **section (a)** However, GPA's has detailed why (a) 2501 Curtis does not exemplify or reflect these special elements.

Section (b) was brought up multiple times by the commission

Commissioner Matsumo interpretation seems to contradict any reasonable persons interpretation when he says that *the owner builder of the house was referenced in the Los Angeles Times at least twice and that this implies the person is historical significant*. Matsumo tried to present the article but was not able to locate the newspaper article that he referenced, but this did not deter him. Also Stacey in her assessment *says an early occupant had church meetings at the house and used this to claim that this person is historical significant*. GPS's report clearly explains why these church meetings do not rise to the level of significance. Stacey also states that another early occupant was one of the first female engineers in the area. None of these people referenced can be shown to be significant. GPA's analysis explains why these residents are not significant. Perhaps interesting but interesting does not rise to the level of historical significant.

Pertaining to section 10-4.404 Certificate of appropriateness for removal or demolition.

Substantial hardship related to the house physical condition and house location was basically deemed irrelevant. Commissioner Matsumu stated, "It's not our business to go into financial situation" and Commissioner McNearbey Stated "sell as is."

These statements are indirect contradiction to section 10-4-404

Reasonable economic return is not possible due to condition related to age (asset depletion) and location on lot unfortunately the house sits center of two lots.

Pertaining to section 10-4.311 Removal of a property from the potential historic resource list

GPA's report as required thoroughly explains and provides specific written and verifiable documentation refuting that the property meets the criteria for designation as a landmark. GPA's finds the house lacks the most defining characteristics of a Craftsman home. Craftsman homes are known for open porches and a low-pitched gable roof this house lacks these features. This house was built in 1933 outside the dates accepted as Craftsman Arts and Crafts period 1900-1920. Again, the commission chose to ignore GPA's findings. Stacey claims the house represents a good early example of a Craftsman House. Commissioner Matsumu says the house has a certain method of construction but failed to be specific. Instead he just takes his wording directly from the ordinance. Commissioner Jackson says "I want to save all these houses." Then he placed his focus on alternatives to demolishing. He suggested moving the house where it would not be in the center of the lot or placing accessory dwelling units on the lot. None of these suggesting's are viable options are cost prohibitive and have nothing to do with section 10-4.311 requesting removal from the potential historical resource list.

The house has been listed for sale with no offers or serious interest. The house is obsolete uneconomic to rent has unfinished stone siding. The location of house is problematic sitings on center of two lots. This house is a blighted impediment to redevelopment and is a severe economic hardship.

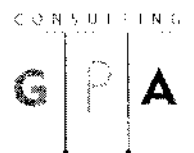
For all the reasons listed and all the reasons detailed in GPA's report which meet the criteria for not listing the house as a historical resource we are appealing the historical board decision and request the house be removed from the historical resource list.

**2501 Curtis Avenue
Redondo Beach, California**



Historical Resource Evaluation Report

Prepared by:



April 4, 2022

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Appendix A – Résumés

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EXECUTIVE SUMMARY

This report presents the results of a historical resource evaluation of the property located at 2501 Curtis Avenue in the City of Redondo Beach (City). The property is located on the southwest corner of Phelan Lane and Curtis Avenue. It consists of one legal parcel which corresponds with Assessor's Parcel Number (APN) 4153-015-010. The property is improved with a one-and-half-story single-family residence constructed in 1933.

GPA Consulting (GPA) was retained to complete this evaluation to determine whether the property is a historical resource as defined by the California Environmental Quality Act (CEQA). The property is not currently designated under any national, state or local landmark or historic district programs; however, it was identified in the 1996 *City of Redondo Beach Historic Resources Survey* as an unaltered Craftsman style building and given a "B"-rating; identified as individually eligible for local landmark designation.

After careful inspection, investigation, and evaluation, GPA concluded that, in our professional opinion, the property would not be eligible for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register), or eligible for designation as a Redondo Beach Landmark due to a lack of significance and physical integrity. The recommended status code is 6Z, ineligible for national, state, and local designation through survey evaluation. Therefore, it is our professional opinion that the building on the property is not a historical resource as defined by CEQA.

1. INTRODUCTION

1.1 Purpose

The purpose of this report is to analyze whether the subject property in the City of Redondo Beach is considered to be a historical resource as defined by the California Environmental Quality Act (CEQA). The property at 2501 Curtis Avenue is located on the corner of Curtis Avenue and Phelan Lane in the North Redondo neighborhood of the City of Redondo Beach (see Figure 1). It encompasses one legal parcel associated with Los Angeles County Assessor Parcel Number (APN) 4153-015-010 and features a one-and-a-half story, single-family residence constructed in 1933.



Figure 1: Location of property.

1.2 Methodology

In preparing this report, GPA performed the following tasks:

1. Consulted the Built Environment Resources Directory (BERD) to determine whether or not the property is currently listed as a landmark or part of a historic district under national or state programs and whether or not the property has been previously identified or evaluated as a historical resource. The BERD, maintained by the State Office of Historic Preservation, includes information on cultural and historical resources reviewed for eligibility to the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. It replaces the California Historic Resources Inventory System (CHRIS). While the BERD may not include all mapped data on historical or cultural resources filed with the South Central Coastal Information Center (SCCIC), it includes information on previously evaluated properties. The review of the BERD revealed no prior evaluations of the property.

2. Consulted the findings of the 1986 and 1996 citywide historic resources surveys of Redondo Beach to determine if the building was identified as a potential historical resource. Structures on the Historic Resources Survey are classified into four categories of historical significance:

"A"- buildings which are obvious examples of historically significant or notable structures indicated by distinctive architectural characteristics or age; "B"- buildings which are somewhat less unusual or distinctive in terms of age or architecture; however these are well designed buildings which research may prove to have a relationship to important events or persons in history; "C"- buildings which reveal much of their original architectural style (not substantially altered) and are fairly modest in architectural style and are less likely to have historical significance. Most of these buildings are good candidates as contributing structures in historic district; "D"- buildings which are clearly not significant in terms of architectural style or have been substantially altered from the original style.¹

This research revealed that the property was given a "B"- rating and identified as individually eligible for local landmark designation as an example of an unaltered Craftsman style building (see **Appendix B**).

3. Conducted an intensive field inspection of the Property on December 29, 2021, during which GPA assessed the general condition and physical integrity of the building on the property. Digital photographs of the exterior of the building were taken during the field inspection.
4. Conducted research into the history of the property. Sources referenced included building permit records, city directories, historic aerial photographs, prior survey data, newspaper archives, and the *Redondo Reflex* newspaper archives, available through the City Redondo Beach website.
5. Consulted the *City of Redondo Beach Historic Context Statement* to identify the appropriate contexts and themes under which to evaluate the property.
6. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to national, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the building as a potential historical resource.

1.3 Qualifications of Preparers

Emma Haggerty and Audrey von Ahrens, Associate Architectural Historians at GPA Consulting, were responsible for the preparation of this report and fulfill the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are included in **Appendix A**.

¹Thirteen Street Architects, Inc., *City of Redondo Beach Historic Context Statement* (Redondo Beach, CA: City of Redondo Beach, 1996). C.

2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain statutory criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.² A lead agency may also treat a resource as historic if it meets statutory requirements and substantial evidence supports the conclusion. The National Register, California Register, and City of Redondo Beach local designation programs are discussed below.

2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."³

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:⁴

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. "National Register Bulletin 15" states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is

¹ Public Resources Code §5024.1 and 14 California Code of Regulations §4504.1 & §15004.5(a)(2).

² Title 36 Code of Federal Regulations Part 60.0.

³ Title 36 Code of Federal Regulations Part 60.4.

made clear.”⁵ A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in “National Register Bulletin 15” as “the ability of a property to convey its significance.”⁶ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.⁷

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.⁸

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or

⁵ “National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation,” U.S. Department of the Interior, National Park Service, Cultural Resources, eds. Patrick Andrus and Rebecca Shingleton, accessed August 21, 2019, <https://www.dps.gov/subject/national-archives/national-register/bulletin-15-words36.pdf>, 7-8.

⁶ “National Register Bulletin 15,” 44-45.

⁷ Public Resources Code §5024.1 (a).

⁸ Public Resources Code §5024.1 (d).



3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. It is possible that properties may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. An altered property may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.⁹

A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance.¹⁰

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:¹¹

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP in its *Instructions for Recording Historical Resources* provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.

⁹ Title 14 California Code of Regulations §4802 (c).

¹⁰ Title 14 California Code of Regulations §4802 (c) (2).

¹¹ Public Resources Code §5024.1.

3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The specific Status Code referred to in this report is as follows:

- 6Z** Found ineligible for National Register, California Register, or local designation through survey evaluation.

2.3 Redondo Beach Historic Preservation Ordinance¹²

The City of Redondo Beach adopted its Historic Preservation Ordinance in 1989. The Ordinance (Title 10, Redondo Beach Municipal Code §2, Ord. 2554) outlines the purpose and intent of the City's Preservation Program, the responsibilities and qualifications of the Preservation Commission, and criteria and procedures for designation of landmarks and districts. Local landmarks are individual buildings or districts that are at least fifty (50) years of age¹³ and must reflect a special element of the city's history, be identified with special persons or events, represent the work of a noted architect or builder, embody a unique architectural character, or represent established and familiar landmarks within the community.

A property must meet one or more of five criteria for designation established in Chapter 4, Article 2, Section 10-4.201 of the City of Redondo Beach Municipal Code. The five criteria are as follows:

- (a) It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- (b) It is identified with persons or events significant in local, state or national history; or
- (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; or
- (d) It is representative of the notable work of a builder, designer, or architect; or
- (e) Its unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City.¹⁴

¹² Redondo Beach Municipal Code, Title 10, Chapter 4, Article 2 – "Landmark and Historic District Designation Criteria."

¹³ A historic resource of at least thirty (30) years of age may be eligible if the preservation Commission determines that the resource is very exceptional, or that it is threatened by demolition, removal, relocation, or inappropriate alteration.

¹⁴ Redondo Beach Municipal Code, Title 10, Chapter 4, Article 2, Section 10-4.201.

3. ENVIRONMENTAL SETTING

2501 Curtis Avenue is in the North Redondo neighborhood of the City of Redondo Beach, located northeast of the intersection of Curtis Avenue and Phelan Lane (see **Figure 2**). These streets are two-lane residential streets with two-way traffic traveling north-south. The surrounding parcels are developed single- and multi-family residential buildings constructed between the 1930s and 2020s. Immediately east of the property is publicly owned land occupied by a steel transmission tower, part of the La Fresa Transmission Line, and the North Redondo Beach bike path (see **Figure 3**).

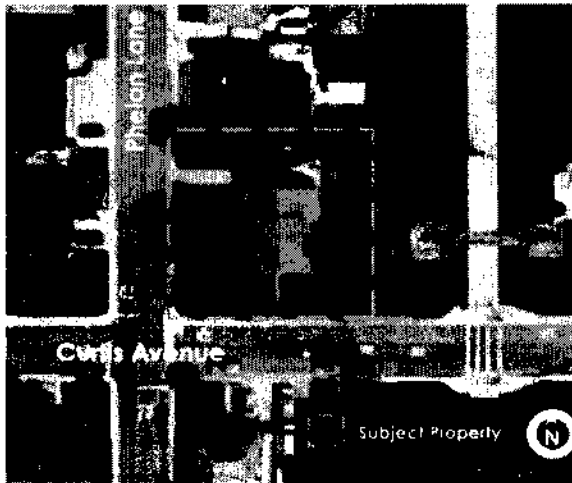


Figure 2: Location of Property.



Figure 3: View looking northeast, January 2022. Source: GPA.

3.1 Description and History of the Property

2501 Curtis Avenue comprises a rectangular-shaped parcel on a corner lot. The property is improved with a single-family residence. The residence is situated near the central of the parcel and is oriented to the south, overlooking Curtis Avenue (see **Figure 4**). Surrounding the residence are front, rear, and side yards, each similar in size. The rear (north) yard is improved with a scored concrete driveway that runs east-west in length and is accessed from Phelan Lane (see **Figure 5**). Pedestrian access is from Curtis Avenue via a narrow, concrete walkway in the front (south) yard. A metal chain-link fence surrounds the perimeter of the property.



Figure 4: South and east elevations, view looking northwest, January 2022. Source: GPA.

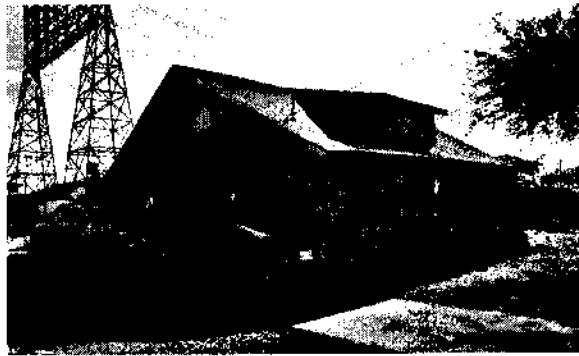


Figure 5: North and west elevations, view looking southeast, January 2022. Source: GPA.

Architectural Description

The single-family residence is one-and-a-half-stories in height and rectangular in plan. It has a front-gabled roof with shed roof extension on the northeast dormers on the east and west roof planes. The roof is clad in composition shingles and has open, overhanging eaves with exposed wood rafter tails and simple wood bargeboards. The exterior is clad in a combination of wood shingles, board-and-batten, and stone veneer. Fenestration on the south and west elevations is symmetrically arranged and evenly spaced while fenestration on the north and east elevations is asymmetrically arranged.

The south (primary) elevation faces Curtis Avenue (see **Figure 6**). The first story is clad in applied stone veneer and the upper story within the gable has wood shingles. The stone veneer consists of a combination of arroyo stones, fieldstone and various other larger stone types applied in no apparent pattern. The main entrance is centered on the elevation. A battened wood door and metal security screen are accessed by four stone and concrete steps with metal pipe railing. The entrance is flanked by large vinyl windows with simulated divided lights. Simple wood brackets are located at each end of the elevation beneath the roof eaves.

The west elevation faces Phelan Lane and is clad in stone veneer with visible differences in the type, shape, size, and color stone, similar to that of the south elevation (see **Figure 7**). Six recessed window openings are evenly spaced across the elevation, each with single-light wood casement sash with eight-light transoms behind aluminum screens. Centered on the west roof plane above is a shed dormer clad in board-and-batten siding with a tripartite window with wood, single-light casement sash.



Figure 6: South elevation, view looking north, January 2022. Source: GPA.



Figure 7: West elevation, view looking east, January 2022. Source: GPA.



Figure 8: North elevation, view looking south, January 2022. Source: GPA.

The north elevation overlooks the rear driveway and is primarily clad in wood shingles with a small portion on the west clad in stone veneer (see **Figure 8**). The stone veneer consists of arroyo stones and fieldstones applied in an irregular pattern. A rear entrance is located on the one-story, shed roof addition at the east end of the elevation. The wood paneled door is partially glazed with a one-over-one metal window. West of the entrance on the original portion of the residence, the elevation consists of evenly spaced window openings of various sizes and

window types. There are three windows on the ground floor including (from east to west): a wood picture window with single-light, a metal sliding sash window with single lights, and a wood single-light casement sash with eight-light transom. On the upper story is a tripartite window beneath the gable peak with center fixed single-light and single-light side casements. Each of the windows on this elevation have a simple wood surround.

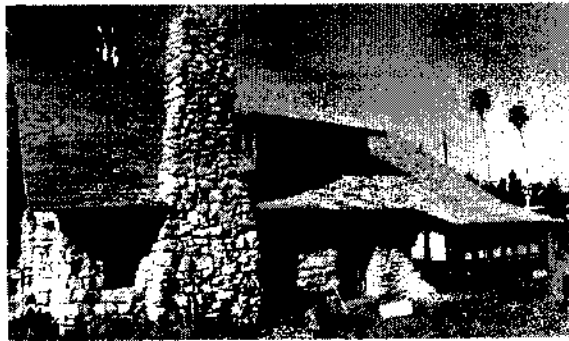


Figure 9: East elevation, view looking west, January 2022. Source: GPA.

The east elevation overlooks the rear yard and is asymmetrically arranged (see **Figure 9**). It is predominately clad in stone veneer like that of the south and west elevations. Near the center of the elevation is an entrance opening with paired, multi-light, wood French doors. An exterior chimney is located on the south end of the elevation, clad in stone. The chimney stack tapers above the roofline and has a rounded arch cap made of stone. Flanking the chimney are recessed window openings. The southernmost window is a single-light casement with eight-light transom. The northernmost

consists of a jalousie window with eight-light transom obscured behind metal security bars. On the north end of the elevation is the one-story projection volume of an enclosed porch addition with shed roof. It is clad in wood shingles and has a grouping of wood windows with single-light casement sash. Above the ground floor, the east roof plane has a shed dormer the same as that of the west elevation.

Construction History

The property was first developed in 1933 by owner Claude C. Campbell, who constructed the existing single-family residence with a detached garage (demolished). No building permit records were available from the City of Redondo Beach. However, visual observations made during the site visit conducted by GPA in December 2021 provide evidence of alterations that have occurred since initial construction, listed below. Due to the lack of building permit records, the exact dates of these alterations are unknown. Estimate dates based on photographic and/or physical evidence are provided when possible.

G A

- Application of stone veneer cladding to all exterior elevations, covering the original wood shingle by 1945.¹⁵
- Demolition of original detached garage in north yard between 1960 and 1969.¹⁶
- Addition of a metal security door on the main entrance prior to 2012.
- Replacement of two original windows on the primary (south) elevation with incompatible, simulated divided light vinyl windows within original openings, c. 2014-2017.
- Modification of concrete steps at primary entrance with addition of stone and a metal pipe handrail at an unknown date.
- Replacement of all original multi-light windows on the north, east and west elevations with single-light windows and one jalousie window at an unknown date.
- Original window replaced with single-light square window in easternmost corner of first floor, north elevation at an unknown date.
- Addition of one-story volume with shed roof or enclosure of a porch on the north end of the east elevation at an unknown date.
- Addition of aluminum framed screens on most window openings at unknown dates.
- Replacement of original roof shingles with incompatible composition shingle roof at an unknown date.
- Addition of chain-link metal fence around perimeter of property at an unknown date.
- Alteration of roof eaves with plywood soffit at north and east elevations at an unknown date.

Ownership and Tenant History

The original owner was Claude C. Campbell, who resided at the property with his wife, Mae Campbell, from 1933 until 1942.¹⁷ Claude worked as a machinist for the Southern Pacific Railroad.¹⁸ Mae was a pastor and was ordained as a minister in 1937, after which she utilized the property as a meeting space for the Temple of the Holy Cross until the Campbell's sold the property in 1942.¹⁹ The second owners, Martin O. Landers and Lucille L. Landers, resided at the property from 1942 until at least 1960.²⁰ They both worked for Northrop, an aerospace and defense technology company based out of Redondo Beach.²¹ Martin was a machinist and Lucille was an engineer.²² No information regarding the names of the property owners between 1960 and 1971 was found. In 1971, Gloria Spence purchased the property and resided there until 2021.²³

¹⁵ "Starts Factory in Redondo," *Redondo Reflex*, May 25, 1945.

¹⁶ City of Redondo Beach Planning Commission Meeting Minutes, 1969.

¹⁷ City Directory, Redondo Beach, 1944.

¹⁸ "Starts Factory in Redondo."

¹⁹ "As We Heard It," *Redondo Reflex*, September 10, 1937, 5.

²⁰ Lucille Landers, *South Coast Press*, September 26, 1966, 2.

²¹ *Ibid.*

²² *Ibid.*, City Directory, Redondo Beach, 1944-1960 and notification from client.

²³ Los Angeles County Recorder's Office, February 27/13.

4. HISTORIC CONTEXTS

The significance of a property must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. The most applicable contexts for evaluating the property at 2501 Curtis Avenue are the history of Redondo Beach and early residential development in North Redondo. Because previous surveys of the property identified the building as significant within the Craftsman style and as a stone building, the following contexts are included for clarification: the Arts & Crafts Movement including the Craftsman style and Craftsman bungalows, as well as Arroyo stone buildings.

4.1 Brief History of Redondo Beach²⁴

Redondo Beach lies on the western edge of the Peninsular Mountain Range which runs northwest and southeast along the coast of Southern California. It is approximately 17 miles from the City of Los Angeles, situated on the southern end of modern Santa Monica Bay. The incorporated city rests on portions of three historic ranchos: San Pedro, Los Palos Verdes, and Sausal Redondo. Several distinct sections make up the modern city of 6.35 square miles. The original city was established in 1887. The area of this original site covered 1,214.08 acres or approximately 2 square miles. A second section to the northeast, the Redondo Villa Tracts [of which 2501 Curtis Avenue is apart], was first subdivided in 1906 and became part of the city in 1927. This annexation brought an additional 2,252.6 acres (approximately 4 square miles) of rural territory to the original townsite and created a city structure reminiscent of two rectangles set side-by-side, one set slightly above the other, which overlap at one corner. Today, the area included in the 1927 annexation is generally referred to as "North Redondo." Clifton-by-the-Sea, adjoining the original city on the south, began in 1906. A portion of it annexed to the city in 1913, and other tracts within the area have annexed at different times since then. The final section, Hollywood Riviera, lies south of Clifton-by-the-Sea and is divided between Redondo Beach and Torrance. These latter areas, although originally distinct, today blend into the resort and residential ambiance of the original city. The original community of about 1,214 acres was planned in 1887 on a natural amphitheater above the beach. Because of the limited acreage, the land was devoted to residential resort living and wharf related industry. Only a few yards out to sea, the amphitheater continues into a deep-water canyon. Early promoters of the town pointed to the flat surface of the water and commented that oil deposits seeping up from the canyon helped to keep the water calm. Experience, however, has shown otherwise. The bay, while partially sheltered, is subject to severe storm action. The storms, and the first breakwater designed to protect the beach front changed the configuration of the shoreline even before construction of the present Southern California Edison plant in 1946 and King Harbor marina in the 1960s. In recent decades, Redondo Beach has undergone many changes, especially along the waterfront where the marina, King Harbor, has replaced most of the early industrial area and the associated small dwellings.

²⁴ The following, unless otherwise noted, is excerpted from Historical Resources Management and Assessment, Milkovich and Associates, *City of Redondo Beach Historic Context Statement* (Redondo Beach: City of Redondo Beach Community Development Department – Planning Division), 3-5 and 22-28.

Modern condominium developments, which now stand in place of the original downtown business district, have further altered the character of the area. Only one pre-1945 wharf, the Monstad Pier, remains to recall an earlier stage in the City's development. The northern section of the community, composed of approximately 3,000 acres and first known as the Redondo Villa Tracts, is entirely different. Here the land is gently rolling and dry. The soil, however, is productive. Over the years, many small farms and dairy-type operations prospered here. During the late 1920s, oil was discovered in this section, as well as in nearby Torrance, forming the Redondo-Torrance oil field. North Redondo, which was originally subdivided as an agricultural area in 1906 and later experienced further subdivision during the Depression and post-war era, is today defined by its dense population and a broad range of architectural styles. Because of the salt lake, transportation linkages between Redondo, San Pedro and Los Angeles formed very early. When the Santa Fe railroad entered the basin, it made Redondo Beach a terminus for shipping. Two electric railways followed, which served the tourists who flocked to the pleasant beach in good weather. Evidence of these early railway lines remains today and can be seen in street curvature, the location of major intersections and the location of the City's principal commercial centers.

4.2 Residential Development of North Redondo²⁵

Expansion of Commercial and Residential Development

One year after its failed attempt to annex to the city of Hermosa Beach, the Villa Tract Chamber of Commerce joined forces with several leading organizations in Redondo Beach and organized yet another annexation drive. Behind this new effort lay the threat of a million-dollar street paving program proposed by Los Angeles interests who owned 37 per cent of the area's property. Chamber representatives argued that the proposed program was a blatant attempt to recoup lost profits from unproductive oil land, rather than a genuine attempt to modernize the community. This argument succeeded, and on September 20, 1927, voters approved the annexation of the Redondo Villa Tracts to the City of Redondo Beach by a slim margin of thirteen votes.

More than 90% of the eligible voters cast their ballots. At the time of its annexation, the north Redondo area served as home for more than two thousand residents. "It is by far the greatest thing that has ever happened to this city," declared Henry Froude, president of the Redondo Beach Chamber of Commerce. Not all considered the annexation in such a positive light, however. In 1928, several Los Angeles commercial interests filed suit seeking a reversal of the annexation decision. These suits were followed by yet another in 1930. Finally in 1931, the last legal obstacle to the complete and definite annexation of the Villa Tract had been removed.

²⁵ Ibid.

Residential Development

Although the sub-division forces which were apparent during the early 1920s subsided somewhat during the Depression era, residential tract development continued in north Redondo. Most notable was the Shore Acres sub-division created by the Home Extension Association. Located near the junction of Mathews Avenue and Phelan Lane, this housing project attempted to strike a balance between the original rural identity associated with the Redondo Villa Tract and the more recent identity of residential sub-division. Included as a part of this housing project plan was a co-operative market site where residents of Shore Acres sold produce raised on their property. Each Saturday residents sold flowers, fresh vegetables, fruits, eggs chickens and even canaries to the surrounding communities from the community's market house. A parking area adjacent to the market house was also provided by the Home Extension Association in an effort to attract customers from the surrounding communities of Torrance, Manhattan Beach, Inglewood and Hermosa Beach.²⁶

In 1937, the Redondo Beach City Council formally recognized the increasing residential nature of north Redondo in its acceptance of a Planning Commission recommendation that the area known as Villa Tract No. 2 be rezoned from unlimited industrial to suburban uses.²⁷ Since its subdivision as rural farmland in 1905, north Redondo had experienced several shifts in its economic identity. The first shift occurred in the early 1920s when the land originally subdivided by Carlson for rural development suddenly became popular for its oil producing potential.

The annexation of the area in 1927 and its identification as the city's future industrial site, resulted in yet another shift. Following annexation, almost the entire eastern section of the original Villa Tracts was zoned for industrial purposes. The construction of the Golden State Fireworks Manufacturing Company on property adjacent to Villa Tract No. 2 in 1928 appeared to confirm this industrial trend.

By the early 1930s, however, dreams of unlimited oil production had faded and speculators who had purchased land during the oil boom were seeking opportunities to subdivide their property into residential sites. This move marked the third shift in the area's economy and set into motion a struggle between those seeking residential development and those who sought to perpetuate an industrial economy.

4.3 The Arts & Crafts Movement

The *City of Redondo Beach Historic Context Statement* as well as the City's 1986 and 1996 *Historic Resources Surveys* provide limited information on the Craftsman style, other than that the style was popular in Redondo Beach between 1900 and 1920. For a more in-depth analysis, the *SurveyLA Citywide Historic Context Statement* on the Craftsman style was applied. The most relevant portions were excerpted and adapted for the purposes of this report, below.

²⁶Ibid.

²⁷Today, this tract is defined by Inglewood, Vail, Robinson and Artesia avenues.

Craftsman Style²⁸

Craftsman architecture reflected the Arts and Crafts Movement's (from 1895 to 1930) conscious search for the supposed simplicity of a pre-industrial time when objects revealed the skill and craftsmanship of the laborer and, further, a rejection of the highly ornamented Victorian aesthetic. The Craftsman style applied to more than the building envelope; architects designed everything in harmony, from the furniture and fixtures to the landscape. The "ultimate bungalows" of the Craftsman style were usually two stories in height and custom designed by architects working closely with local artisans. Later (in the 1900s through the 1920s), the aesthetics of the Craftsman style would be adapted to single-story, mass-produced bungalows grouped in neighborhoods for the middle class.

Craftsman Bungalows²⁹

Although the term "bungalow" has been closely associated with the Arts and Crafts movement and the Craftsman style of architecture, it refers to a type of house rather than a style of architecture. As Craftsman style architecture reached the masses in the form of small homes described in catalogues as bungalows, the term became inextricably linked with the style.

The bungalow appeared in California during the first decade of the twentieth century. It was a house type ready made for the mild climate and profound demand brought about by the rapidly expanding population. While some bungalows were custom-designed by architects, most were selected from plan books or catalogues and were constructed by contractors or assembled from prefabricated pieces. The average price was \$3,000.

The Craftsman bungalow dates from the early 1900s through the 1920s. The bungalow's simplicity of form, informal character, direct response to site, and extensive use of natural materials – particularly wood – was a regional interpretation of the socio-economic and aesthetic reforms espoused by the Arts and Crafts Movement's founder, William Morris. Craftsman bungalows generally have rectangular or complex plans and are one to one-and-a-half stories tall. They have wood clapboard or shingle exteriors and are defined by their horizontality with broad front porches, often composed with stone, clinker brick, or stuccoed porch piers. Other character-defining features include low-pitched front-facing gabled roofs, and overhanging eaves with exposed rafter tails.

The *City of Redondo Beach Historic Context Statement* nor the City's 1986 or 1996 *Historic Resources Surveys* provide information on stone buildings. For a more in-depth analysis, the *SurveyLA Citywide Historic Context Statement* on Arroyo stone buildings style was applied. The most relevant portions were excerpted and adapted for the purposes of this report, below.

²⁸ GFA Consulting, "Architecture and Engineering: Arts and Crafts Movement (1895-1930): Housing the Masses (1880-1980), Arts and Crafts Neighborhoods (1890-1900)" *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, June 2016), 8-15.

²⁹ *Ibid.*

Arroyo Stone Buildings, 1892-1930³⁰

The Arroyo stone building type is distinguished by elevations clad entirely in arroyo stone. Small groups of arroyo stone buildings can be found in the foothill neighborhoods of Northeast Los Angeles, near the Arroyo Seco, and Sunland-Tujunga in the Crescenta Valley, where arroyo stones (also known as river rocks) could be collected from washes and streams. In most cases, Arroyo stone buildings were constructed by skilled stonemasons or artistic types who were building for themselves or others without the assistance of an architect. Charles Lummis, a champion of Arroyo Culture and the Arts and Crafts Movement, constructed his own home, El Alisal, from stones he collected from the Arroyo Seco in 1898. The stone elements of El Alisal exemplify the Arts and Crafts ideal of using native materials to create handcrafted buildings. A small number of individuals continued the tradition of using locally sourced Arroyo stones for cladding an entire building (as opposed to using the stone as an accent material on chimneys, walls, and foundations as is commonly found in Craftsman style buildings). The buildings they created often took a long period of time to construct and their design inspiration frequently came from the architectural styles of the Arts and Crafts movement as well as the forms and shapes of the Mission Revival style, featuring raised parapets, bell towers, and irregular, rambling plans enclosing courtyards and patios.

Character defining/associative features of Arroyo stone buildings include:

- One or two stories in height
- Elevations clad fully with Arroyo stone
- Hipped or gabled roofs with overhanging eaves
- Small, recessed window openings

³⁰ Ibid.

5. EVALUATION OF ELIGIBILITY

The property at 2501 Curtis Avenue was evaluated for listing in the National Register, the California Register, as well as for designation as City of Redondo Beach Landmark using established criteria and aspects of integrity.

5.1 National Register of Historic Places

Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history.

The property is in the Villa Tract 2 of the North Redondo neighborhood. The tract was originally subdivided between 1905 and the early 1920s, however it remained largely undeveloped (see **Figure 10** and **Figure 11**).³¹ The surrounding parcels were sold for residential development between the 1920s through the 1930s and was a densely populated residential area by the 1960s (see **Figure 12** and **Figure 13**).



Figure 10: 1936 historic aerial photo. Source: UCSB.



Figure 11: 1941 historic aerial photo. Source: UCSB.



Figure 12: 1947 historic aerial photo. Source: UCSB.

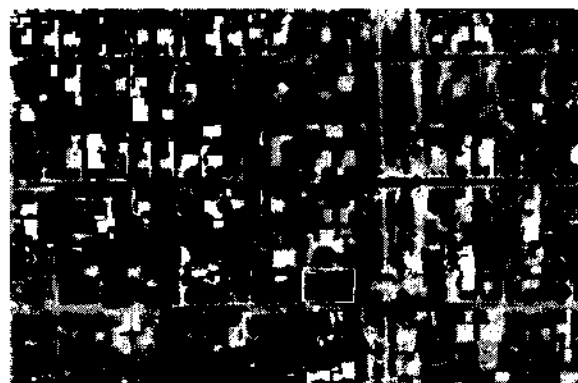


Figure 13: 1960 historic aerial photo. Source: UCSB.

³¹ Historical Resources Management and Joseph J. Mikovich and Associates, *City of Redondo Beach Historic Context Statement* (City of Redondo Beach Community Development Department), 28.



The property at 2501 Curtis Avenue was initially developed in the 1930s during the period when the North Redondo neighborhood transitioned from primarily agriculture to residential neighborhoods as the land was subdivided. However, the property does not have an important association with the development of North Redondo as the area was already established as a developing residential community twenty-five years before the subject property was built. Properties like 2604 Fisk Lane, constructed in the Craftsman style in 1905 in the North Redondo area better reflect the early development of the neighborhood. Parcels in Villa Tract and Villa Tract 2 were advertised for sale and this industrial and agricultural area quickly changed to a residential community.³² "National Register Bulletin 15" states that mere association with a historic trend is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well.³³ The North Redondo neighborhood was subdivided between 1905 and the 1920s, with residential farmsteads, businesses and tract developments being constructed before 2501 Curtis Street was built. The property alone does not display the broad pattern of residential development as this trend began prior to the property's construction and continued until the 1960s when the community was a densely populated, residential neighborhood (see **Figure 13**).

Furthermore, the residence has been so substantially altered over the years such that it no longer conveys its appearance as originally constructed in the 1930s and thus would not be considered a good or representative example of early residential development in the area. A more detailed analysis of integrity is discussed later in this report.

Claude C. Campbell was the owner-builder of 2501 Curtis Avenue. His construction of the property was not an early development trend, nor did the construction of the property cause a direct influence in the area. As an owner-builder he did not have any influence over the development of the neighboring parcels within North Redondo Beach or the Villa Tract 2, the specific tract where the residence is located; rather individual owner-builders were just part of a continuing trend at this time.

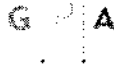
From 1937 until 1942, the subject property was used as a meeting space for the Temple of the Holy Cross, with owner Mae Campbell as pastor. "National Register Bulletin 15" states that historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents.³⁴ Research did not provide evidence to suggest the Temple of the Holy Cross was a significant congregation to the early development of North Redondo Beach. There were already established churches throughout Redondo Beach and North Redondo Beach such as the Grant Church in North Redondo that was established in 1922 (demolished).³⁵ Therefore, it was not one of the first. Additionally, this meeting space appears to be the only association with the Temple of the Holy Cross which did not have any additional advertisements in the local paper once the Campbells moved out of the property in 1942; thus it does not appear to have been particularly influential to the community. Between 1937 through 1942, no meetings or events important to religious history occurred at the subject property. Research into the history of the

³² "Classified Advertising," *Redondo Reflex*, 1/23-1940.

³³ "National Register Bulletin 15," 12.

³⁴ *Ibid.*, 26.

³⁵ Historical Resources Management, *City of Redondo Beach Historic Context Statement* (Redondo Beach: City of Redondo, Beach Community Development Department - Planning Division), 24.



congregation did not provide any information that would indicate the church made significant contributions to the North Redondo community or City of Redondo Beach as a whole.

Therefore, it is GPA's professional opinion that the property is not significant under National Register Criterion A.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past.

The earliest residents of the property at 2501 Curtis Avenue were husband and wife, Claude C. and Mae Campbell. They resided at the property from 1933 to until 1942. Claude worked as a machinist for the Southern Pacific Railroad until 1936.³⁶ Mae was a pastor for the Temple of the Holy Cross and held meetings for the congregation at their residence between 1937 until 1942.³⁷ As stated in Nation Register Bulletin 15, "Properties eligible under Criterion B are those associated with a person's productive life, reflecting the time period when he or she achieved significance. In some instances, this may be the person's home; in other cases, a person's business, office, laboratory, or studio may best represent his or her contribution. Properties that pre- or post-date an individual's significant accomplishments are not eligible."³⁸ Additional research into the Campbell's history throughout their time in the residence did not indicate they were significant individuals in our past.

The second owners, Martin O. and Lucille L. Landers, purchased the property in 1942 and resided there until at least 1960 and both worked for Northrop, an aerospace and defense technology company based out of Redondo Beach.³⁹ Martin worked as a machinist and Lucille was an engineer.⁴⁰ Research into both Martin and Lucille did not provide any evidence to suggest that either individual achieved prominence or made substantial contributions within their respective fields. Although it is noteworthy that Lucille worked as an engineer during a time when the profession was male dominated and her career was certainly a personal achievement, Lucille would not be considered an important individual in history on this fact alone. She was not the first female engineer in history, nor did she make any particularly significant contributions in her field such that she would rise to a level of significance.

Research did not reveal the names of individuals that resided at the property between 1960 and 1971. The most recent owner, Gloria Spence, resided at the property from 1971 until 2021. No additional information other than her name could be found. Research revealed no indication that she would be a considered significant individual in our past.

The property is not associated with the lives of any significant individuals in history and therefore is not eligible under Criterion B.

Criterion C

³⁶ City Directory, Redondo Beach.

³⁷ Temple of the Holy Cross advertisement, *Redondo Rebel*, 1937-1941.

³⁸ National Register Bulletin 15, 21.

³⁹ City Directories, Redondo Beach, 1941 and Lucille Landers, *South County Press*, September 28, 2006, 2.

⁴⁰ *Ibid*.

G A

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. This property was evaluated as an example of a bungalow type in the Craftsman style as well as an Arroyo stone building.

The residence at 2501 Curtis Avenue does not reflect a particular architectural style, nor does it embody the distinctive characteristics of a type, period, or method of construction. The building is a simple vernacular bungalow that was constructed by an owner-builder. It was common for owner-builders to borrow elements from styles that were employed prior to its construction, or that were popular at the time. As such, the residence has elements that can be attributed to various styles but does not exemplify one particular style as a wholistic design. For example, the one-and-a-half story massing, roof profile with open eaves and exposed rafter tails, wood shingle and board and batten cladding, as well as the wood casement windows with multi-light wood transoms are reminiscent of the Craftsman style. However, the building lacks some of the most important character-defining features of the style, most notably a broad front porch, that would have been composed with stone, clinker brick, or stuccoed porch piers. Thus, while the residence may exhibit some characteristics of the Craftsman style, they would not be considered distinctive. "National Register Bulletin 15" states, "to be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction."⁴¹ Exhibiting some features of a style is not sufficient in and of itself to rise to a level of significance.

Furthermore, the building was constructed outside of the period of significance for the Craftsman style in Southern California, which is considered to be from the mid-1900s to 1930s. As explained in **Section 4.3**, above, the Craftsman style was widely employed throughout the 1900s to 1910s when the style hit its peak but by World War I, the Craftsman style declined in popularity. Although Craftsman bungalows remained prolific during the 1920s, the Craftsman style was outpaced by Period Revival styles by 1930. For all of these reasons, the residence would not be considered a significant example of the Craftsman style as applied to bungalows; therefore, the property is not eligible for the National Register under this aspect of Criterion C.

Portions of the residence are clad in stone veneer with different types of stone, applied in irregular patterns varying from elevation to elevation. Stone buildings, most commonly referred to as Arroyo stone buildings due to the most abundant source of stone being the Arroyo Seco, were constructed throughout Southern California between 1895-1930. In most cases, Arroyo stone buildings were constructed by skilled stonemasons or artistic types who were building for themselves or others without the assistance of an architect. A small number of individuals continued the tradition of using locally sourced Arroyo stones for cladding an entire building (as opposed to using the stone as an accent material on chimneys, walls, and foundations as is commonly found in Craftsman style buildings). The buildings they created often took a long period of time to construct and their design inspiration frequently came from the architectural styles of the Arts and Crafts movement as well as the forms and shapes of the Mission Revival style, featuring raised parapets, bell towers, and irregular, rambling plans enclosing courtyards and patios.

⁴¹ "National Register Bulletin 15," 18.

The property is not an example of an Arroyo stone building since it was originally entirely clad in wooden shingles with stone applied after its construction. Additionally, the property was constructed outside the Arroyo stone building period of significance which lasted from 1895 until 1930. Arroyo stone buildings are typically one or two stories in height, have hipped or gabled roofs with overhanging eaves with elevations clad fully with Arroyo stone, and small, recessed window openings. While the residence has applied stone veneer on some exterior walls, it would not be considered an example of the type or style as it was not purpose-built or designed as a stone building. Rather, the stone was applied later as an alteration. Furthermore, it was built outside the period of significance for Arroyo stone buildings. As such, the residence is not an example of an Arroyo stone building.

Claude C. Campbell was the original owner-builder of the property. Claude worked as a machinist and was not associated with the construction of any other properties in Redondo Beach. National Register Bulletin 15 states, "A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality." The construction of this property would not elevate him to the master eligibility status. Additionally, even if Campbell was a master builder, the property is not a notable example of any architectural type or style and does not retain integrity to its original date of construction to portray its original design, materials, or workmanship.

The last aspect of Criterion C, representing a significant and distinguishable entity whose components lack individual distinction, refers to historic districts. The surrounding area does not possess a distinct sense of time and place due to the range of architectural styles and property types ranging from construction in the 1930s to present day and is not eligible to qualify as a historic district.

Therefore, the property would not be eligible under National Register Criterion C.

Criterion: D

To be eligible for listing under Criterion D, a property's physical material must have yielded, or may be likely to yield, information important to history or prehistory.

This criterion generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the property at 2501 Curtis Avenue. Therefore, it would not be eligible to be significant under National Register Criterion D.

Conclusion

There is no evidence that the property located at 2501 Curtis Avenue possesses historical or architectural significance. Therefore, it is not eligible for the National Register under any criteria.

5.2 California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, the property is ineligible for listing on the California Register for the same reasons outlined above.

5.3 Redondo Beach Historic Preservation Ordinance

The property at 2501 Curtis Avenue was evaluated against the criteria for eligibility for listing in the City of Redondo Beach Historic Register.

Criterion (a)

Properties eligible for listing under Criterion (a) must exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As explained in the evaluation under National Register Criterion A, above, research revealed no evidence to suggest that the property exemplifies or reflects special elements of the City's cultural, social, economic, political, history. As explained in the evaluation under National Register Criterion C, above, research revealed no evidence to suggest that the property exemplifies or reflects special elements of the City's aesthetic, engineering, or architectural history.

Therefore, the property would not be eligible for listing as a Landmark under Criterion (a).

Criterion (b)

Properties eligible for listing under Criterion (b) are those that are identified with persons or events significant in local, state or national history.

As explained in the evaluation under National Register Criterion B, above, research revealed no evidence to suggest that the property is identified with any persons significant in local, state or national history. Additionally, as explained in the evaluation under National Register Criterion A, above, there is no evidence to suggest that the property is identified with any events significant in local, state or national history.

Therefore, the property would not be eligible for listing as a City Landmark under Criterion (b).

Criterion (c)

Properties eligible for listing under Criterion (c) embody distinctive characteristics of a style, type, period, or method of construction, or are a valuable example of the use of indigenous materials or craftsmanship.

The property located at 2501 Curtis Avenue is a vernacular bungalow with Craftsman influences that has undergone substantial exterior alterations including changes to fenestration, cladding, and a later addition since its date of construction. The property is not a notable example of the bungalow type or the Craftsman style. While the residence has applied stone veneer on some exterior walls, it would not be considered an example of the type or style as it was not purpose-built as a stone building. Rather, the stone was applied later as an alteration. Furthermore, it was built outside the period of significance for Arroyo stone buildings and lacks most of the character defining features of the type since the stone is a later modification placed over the original wood shingles.

Therefore, the property would not be eligible for listing as a City Landmark under Criterion (c).



Criterion (d)

Properties eligible for listing under Criterion (d) are representative of the notable work of a builder, designer, or architect

Claude C. Campbell, owner and builder of the property located at 2501 Curtis Avenue is not a notable architect in the City of Redondo Beach. This is the only known building he constructed within the City and since its 1933 date of construction, has been modified to no longer reflect its design or materials.

Therefore, the property would not be eligible for listing as a City Landmark under Criterion (d).

Criterion (e)

Properties eligible for listing under Criterion (e) have a unique location or singular physical characteristic(s) that represents an established and familiar visual feature or landmark of a neighborhood, community, or the City

The property located at 2501 Curtis Avenue is located in the Villa Tract 2 area of the North Redondo neighborhood of Redondo Beach. The property is surrounded by single and multi-family residential properties ranging from one to two stories in height. The property does not retain physical characteristics that represent an established and familiar visual feature or landmark due to the cumulative modifications to fenestration, cladding, and a rear addition since its date of construction. The subject property is a modified single-family residence and although part of the North Redondo neighborhood, it is not an established and familiar visual feature of the neighborhood or City.

Therefore, the property would not be eligible for listing as a City Landmark under Criterion (e).

Conclusion

There is no evidence that the property located at 2501 Curtis Avenue possesses historical or architectural significance. Therefore, it would not be eligible for listing under any Redondo Beach historic designation criteria.

5.4 Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations.

Location: The place where the historic property was constructed or the place where the historic event occurred.

The property retains integrity of location. The building on the property has not been moved since it was constructed in 1933.

Design: The combination of elements that create the form, plan, space, structure, and style of the property.

The property does not retain integrity of design. Existing characteristics of the building, including its non-original fenestration and stone cladding, and rear addition have led to cumulative impacts that no longer allow the property to reflect its original design.

Setting: The physical environment of a historic property.

The integrity of setting has been diminished by cumulative alterations and new construction along Phelan Lane and Curtis Avenue. Visual observation indicate that the property's immediate setting has also been altered by the removal of a rear garage, post 1960 and the construction of steel transmission towers and a bike path on the east abutting parcel in the late 1940s.⁴²

Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The integrity of materials has been diminished through replacement windows and doors, and applied stone cladding which no longer allow the property to reflect a 1930s bungalow type or Craftsman style building.

Workmanship: The physical evidence or the crafts of a particular culture or people during any given period in history or prehistory.

The property does not retain integrity of workmanship due to cumulative modifications the property has undergone since its date of construction.

Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.

The property does not retain integrity of feeling since original cladding and fenestration from its date of construction have been removed and replaced with contemporary, incompatible replacements.

Association: The direct link between an important historic event or person and a historic property.

The integrity of association is not relevant, as the property is not associated with a historic event or individual.

⁴² David Rosenfeld, "Power Lines Along 190th Street in Redondo Beach Could Come down in as Few as Three Years," *The Daily Breeze*, September 4, 2019, <https://www.dailybreeze.com/2019/09/04/power-lines-along-190th-street-in-redondo-beach-could-come-down-in-as-few-as-three-years/>.

6. CONCLUSIONS

GPA was retained to complete this evaluation to determine whether the property is a historical resource as defined by CEQA. The property at 2501 Curtis Avenue is not currently listed under national, state, or local landmark or historic district programs. The property was identified as a "B"-rated building in the City of Redondo Beach 1996 *Historic Resources Survey*, meaning it was identified as appearing eligible for individual listing as a City of Redondo Beach historical resource. However, after careful inspection, research and evaluation, GPA concludes that the property is not eligible for listing in the National Register, California Register, or listing under the City of Redondo Beach's local historic register. The recommended Status Code is 6Z, "Found ineligible for National Register, California Register or Local designation through survey evaluation."

7. REFERENCES

- California Code of Regulations. California Office of Administrative Law, State of California Government.
- California State Office of Historic Preservation, Department of Parks & Recreation. "Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory." Accessed November 2019. <http://ohp.parks.ca.gov/pages/1069/files/tab8.pdf>.
- City of Redondo Beach Municipal Code, Title 10, Chapter 4, Article 2.
- City Directories. Redondo Beach. Various Dates.
- Code of Federal Regulations, Title 36: Parks, Forests, and Public Property. Office of the Federal Register, National Archives and Records Administration, United States Government.
- GPA Consulting, "Architecture and Engineering, Arts and Crafts Movement (1895-1930), Housing the Masses (1880—1980), Arts and Crafts Neighborhoods (1890-1930)" *Los Angeles Citywide Historic Context Statement*. City of Los Angeles Office of Historic Resources, June 2016.
- Historical Resources Management and Joseph J. Milkovich and Associates, *City of Redondo Beach Historic Context Statement*. Redondo Beach: City of Redondo Beach Community Development Department – Planning Division.
- Landers, Lucille. *South Idaho Press*. September 28, 2005.
- "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." National Park Service, Cultural Resources. Edited by Patrick Andrus and Rebecca Shrimpton. Accessed August 2019. <https://www.nps.gov/nr/publications/bulletins/nrb15/>.
- "National Register Bulletin 16: How to Complete the National Register Registration Form." National Park Service, Cultural Resources. Lucille McClelland, Carol D. Shull, James Charleston, et al. Accessed August 2019. <https://www.nps.gov/nr/publications/bulletins/nrb16a/>.
- Redondo Reflex*. Various Dates.
- Rosenfeld, David. "Power Lines along 190th Street in Redondo Beach Could Come down in as Few as Three Years." *The Daily Breeze*, September 4, 2019. <https://www.dailybreeze.com/2019/09/04/power-lines-along-190th-street-in-redondo-beach-could-come-down-in-as-few-as-three-years/>.
- Snyder, Gloria. This is a substantial collection of newspaper clippings and documents regarding various aspects of the history of Redondo Beach. Various dates.
- Thirtieth Street Architects, Inc. *City of Redondo Beach Historic Context Statement*. Redondo Beach, CA: City of Redondo Beach, 1986.

Appendix A – Résumés



EMMA HAGGERTY

Emma Haggerty is an Associate Architectural Historian at GPA and has been involved in the field of historic preservation since 2016. Emma graduated from the University of Vermont with a Master of Science in Historic Preservation. She has since worked in the public sector in both New Jersey and California on a variety of projects. Emma joined GPA in 2021 and her experience has included review of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA); design review for consistency with the Secretary of the Interior's Standards (SOIS); and municipal code compliance. Additionally, Emma has experience reviewing Mills Act Applications, preparing Mills Act Contracts, and performing site inspections for properties under and interested in the Mills Act.

Educational Background:

- M.S., Historic Preservation, University of Vermont, 2018
- B.A., Planning and Public Policy, Rutgers University, 2016

Professional Experience:

- GPA Consulting, Associate Architectural Historian, 2021-Present
- City of San Diego, Historical Resources Senior Planner & Mills Act Coordinator, 2018-2021
- New Jersey Historic Preservation Office, Program Associate, 2018
- National Trust for Historic Preservation – Lyndhurst Mansion, Historic Preservation Intern, 2017

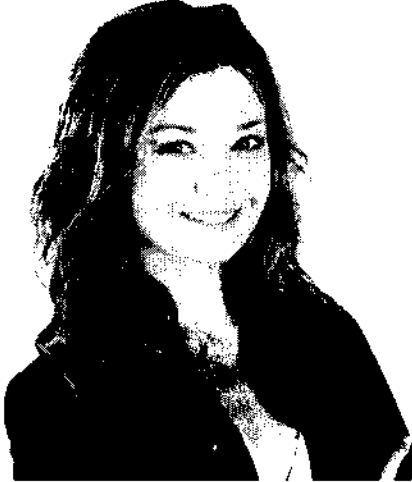
Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.
- National Preservation Institute, Section 106: An Introduction

Selected Projects:

- Mills Act Application Review, Mills Act Coordinator, City of San Diego, February 2020-November 2021
- Mills Act Research and Contract Preparation, Mills Act Coordinator, City of San Diego, February 2020-November 2021
- Mills Act Inspection and Contract Recordation, Mills Act Coordinator, City of San Diego, February 2020-November 2021
- Quieter Homes Program – Section 106 Compliance Review, Planner, City of San Diego, January 2019-January 2020
- Preliminary Design Assistance for Historic District Design Guideline Compliance, Senior Planner, City of San Diego, December 2020-November 2021
- CEQA Significance Report Evaluation, Planner, City of San Diego, July 2018- November 2021
- Prepared and presented formal presentations for over 50 different properties at Historical Resources Board Meetings and City Council, City of San Diego, July 2018-November 2021

AUDREY VON AHRENS



Audrey von Ahrens is an Associate Architectural Historian at GPA. She has been involved in the field of historic preservation since 2013. Audrey graduated from the University of Pennsylvania with a Master of Science in Historic Preservation and City Planning where she focused on preservation planning and community economic development. She has since worked in private historic preservation consulting in California. Audrey joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; historic context statements; Secretary of the Interior's Standards analysis; large-scale historic resources surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. Audrey is also experienced in coordinating with property owners and local governments in the preparation and review of Mills Act Property Contract applications and the inspection and reporting of properties applying for or with existing contracts.

Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, 2016
- Master of City Planning, University of Pennsylvania, 2016
- B.A., Architectural Studies and B.A., Urban Studies University of Pittsburgh, 2013

Professional Experience:

- GPA Consulting, Associate Architectural Historian, 2017-Present
- Heritage Consulting, Inc., Intern, 2015-2016
- Tacony Community Development Corp., Intern, 2014
- Pittsburgh History & Landmarks Foundation, Intern, 2013
- University of Pittsburgh, Teaching Assistant, 2012-2013
- Pittsburgh Planning Department, Intern, 2012
- Pittsburgh Downtown Partnership, Intern, 2011

Qualifications:

- Meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities:

- Downtown Los Angeles Neighborhood Council, Planning and Land Use Committee, 2018-present

Selected Projects:

- 328 N. Oakhurst Drive, Beverly Hills, CEQA Historical Resources Report, 2020
- 818 Grant Street, Santa Monica, Landmark Application, 2020-2021
- 1360 Vine Street, City of Los Angeles, CEQA Historical Resources Technical Report, 2020-2021
- 1475 E. El Segundo Boulevard, El Segundo, CEQA Historical Resources Report, 2020
- 4080 Lafayette Place, Culver City, CEQA Historical Resources Technical Report, 2020
- Architecture & Engineering Context, Los Angeles Citywide Historic Context Statement, 2019
- Broadway Federal Midtown Branch, Los Angeles, Character-Defining Features Analysis and CEQA Historical Resource Report, 2018
- CF Braun & Company Plant, Alhambra, CEQA Historical Resource Report, 2018
- Hooper Center, Webb Schools, Claremont, Secretary of the Interior's Standards Compliance, 2018
- Los Angeles Mills Act Program, Pre-contract Services and Periodic Inspections, 2017-2020
- Laguna Beach Mills Act Program, Application Reports, 2017-2020
- North Beach Historic District, San Clemente, National Register Nomination, 2021
- WM Keck Science Center, Scripps College, Claremont, Secretary of the Interior's Standards Compliance, 2018-2020
- West Covina Historic Resources Survey and Context Statement Update, 2018-2019



Appendix B – DPR Forms

G P I A

McEwen et al.
HAWAII REGION

Agency No. _____
ESI No. _____
City/County _____
FIRM Status Code _____

Page ____ of ____

Other Listing _____
Series Code _____ Worksheet _____ Date _____

21. Resource Identifier: Single Family Residential Property

22. Location: a. County (Los Angeles) _____ and (Address and/or UTM Coordinates. Attach Location Map as required.)
b. Address: 2501 CURTIS AVENUE
City: Redondo Beach, California
c. UTM: USGS Quad _____ (7.5'/15') Date: 1987 Zone: 11
d. Other Locational Data (e.g. parcel no., topo description, directions to resource, section, UTM, etc. when appropriate.)

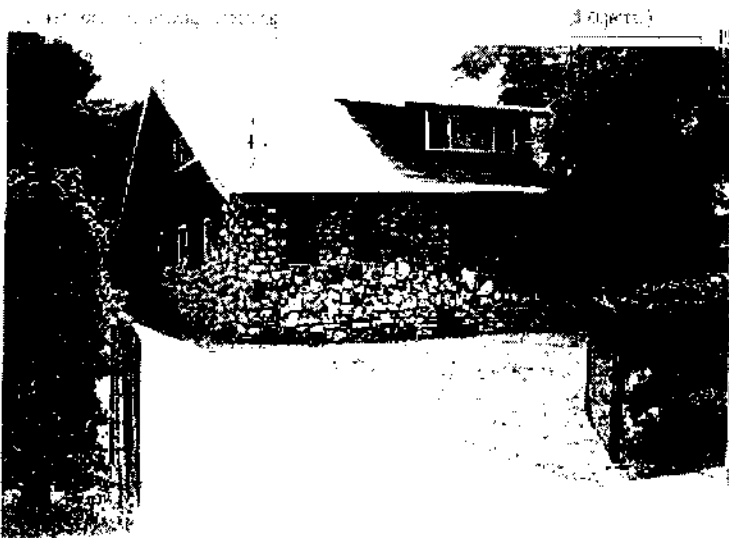
23. - USE ONLY

24. Description (Describes resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Single-story, rectangular building, in Craftsman style, with gabled roof, and wood and stone siding. Windows include fixed, casement, and covered slyes, and replacement windows with aluminum frame sliders. Building is in excellent condition, with no alterations.

This building is a likely candidate for local designation.

4. Resource Present: ☒ Building Structures ☐ Object ☐ Tree ☐ District ☐ Element of District



10. Date Constructed/Altered:
Historic ☒ Historic ☐ Both
1934

Owner and Address:
City of Redondo Beach, Planning Dept.
411 Baywood Street
Redondo Beach, California 90278

Recorded by: (Name, Affiliation and Address)
McEwen, Paul J., Research, S. Oakland
Volcano, et al.
2014 Friends Avenue
Whittier, California 90601
(714) 696-3352 or (714) 693-0055 FAX

Date Recorded: March/July 1996

11. Type of Survey: ☐ Intensive ☐ Reconnaissance
☒ Other

12. Survey: Historic Resources Survey - Arch. Cultural

13. Report Citation (Provide full citation or enter "None"). McEwen, Jeanette L., et al. - Historic Resources Survey for the City of Redondo Beach, Los Angeles County, California. 400 714 693-0055, Information Center.

Attachments: ☒ RPR ☐ Map Sheet ☐ Contribution Form ☐ Building, Structure, Object Record ☐ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Back and Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):