



Administrative Report

J.1., File # PREZ23-5488

Meeting Date: 2/1/2023

To: PRESERVATION COMMISSION
From: Stacey Kinsella, Associate Planner

TITLE

A PUBLIC HEARING FOR CONSIDERATION OF DESIGNATION OF THE BUILDING AS A LOCAL HISTORIC LANDMARK PURSUANT TO CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE FOR THE PROPERTY LOCATED AT 209 AVENUE E

RECOMMENDATION:

1. Open the public hearing, administer oath, take testimony from staff, the applicant, and any other interested parties, and deliberate;
2. Close the public hearing;
3. Adopt a Resolution by title only waiving further reading subject to the findings contained therein:

A RESOLUTION OF THE PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH, CALIFORNIA, APPROVING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 209 AVENUE E PURSUANT TO THE REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE REDONDO BEACH MUNICIPAL CODE

EXECUTIVE SUMMARY

The applicant is requesting that the Preservation Commission grant local landmark designation for the property at 209 Avenue E. This property is listed in the City Historic Resources Survey as a B-rated Period Revival residence built in 1925. The property to the east at 211 Avenue E is a locally designated landmark. Further east, both 228 and 229 Avenue E are also designated properties. Lastly, the lower Avenues comprise the original Clifton-by-the-sea neighborhood created by Henry Huntington as an upscale residential community. This property and the adjacent properties still appear to maintain the original historic context of this neighborhood.

BACKGROUND

Local Landmark Designation and Criteria

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

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

- C. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
- D. It is representative of the notable work of a builder, designer or architect.
- E. Its unique location or singular physical characteristic(s) represents an established or familiar visual feature or landmark of a neighborhood, community or the City.

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

Description of Nominated Property

The nominated property consists of a one-story three-bedroom single-family residence with a detached single-car garage at the rear of the property. The property is located on the northern side of Avenue E, just east of South Catalina Avenue. The rectangular-shaped parcel is 6,021 square feet in size and the house is approximately 2,010 square feet. The property is zoned R-1, Single-Family Residential.

LANDMARK ANALYSIS

Historic Resources Survey Rating

As noted, the property was identified in the City's Historic Resources Survey as an example of the Period Revival architectural style. The property was given a "B" rating and these types of buildings tend to be fairly distinctive in terms of age or architecture. In general, these are well-designed buildings in which research may prove to have a relationship to important events or persons in history. Many of these buildings are likely to have local significance.

Construction History

Building permit records show that the residence and garage were built in 1925. Additions to the residence were built in 1956 (one bedroom and one bath) and a storage shed was constructed in 1965. Re-roofing was completed in 2002 and the electrical service was upgraded in 2010. City permit records also reflect that the previous owners started the plan check process for a new 500 square foot detached garage. However, that project was never completed and the original single-car garage is still at the site today.

Design and Architecture

The house has an asymmetrical façade with a steeply pitched roof. The front elevation has two front-facing gables as well as a front-facing shed roof. The dominant front-facing gable has a centrally placed, narrow attic vent. The façade is accented with decorative wood framing and four, multiple pane windows with the patterned stonework bulkhead. A chimney is placed to the side of the gable. The secondary gable serves to emphasize the arched door entryway with decorative brick tab accents. The shed roof is placed over a set of four secondary wood framed windows comprised of multiple diagonal panes. The exterior is clad in hand-troweled stucco.

Staff walked the site with the owners in January 2023. The building is in excellent shape with most of the original openings intact and operable. The main living room has a beautiful tapered fireplace with coved ceilings and built-in cabinets. As noted previously in the report, the original detached single-car garage is still at the site and is located off of the alley to the north. Some of the shelving inside of the garage has been said to be old bookcases from the school.

Historical Background

Ferd O. Payton, the original property owner, operated a retail meat business and passed away at the age of 43. Wife, Florence Payton, lived at the site until 1931. Reverend Raymond Marshall lived in the house in 1936. City directories indicate that Harry P. McCandless and wife, Carol, lived at the house since at least 1947. Mr. McCandless was supervising principal and superintendent of the Redondo Beach City School District from 1935 to 1964. After retirement, Mr. McCandless served on the Centinela Valley School Board. Carol McCandless was appointed to the head of the local Red Cross in 1941 and was shown to be very active in the community through various articles in the Redondo Reflex. Years later, it appears that their son, Harrison C. McCandless, and his wife, Barbara, owned the property. Harrison graduated from Redondo Union High School, served in the U.S. Navy during World War II, and then attended Stanford Medical School. He was a family physician for approximately 43 years and served on various medical boards and service groups in Southern California. He and Barbara were long time members of the First United Methodist Church of Redondo Beach. Harrison passed away in 2002 and Barbara recently passed in early 2020.

MILLS ACT CONTRACT

If the Preservation Commission decides to approve the requested designation, a Mills Act Agreement will be prepared and later considered by the City Council. The Mills Act contract offers a property tax break to homeowners that maintain and carefully restore local historic landmarks.

SUMMARY AND CONCLUSION

This report has documented that the residence at 209 Avenue E is a good example of Period Revival architecture. The potential historic context remains largely intact as properties in the immediate vicinity remain in place and are generally well maintained. The property is also associated with a family of local prominence. As an example of Period-Revival architecture and a contributor to the potential historic district, this property is eligible for local landmark designation. If approved for designation, Staff suggest that this property be known as the "McCandless House".

ATTACHMENTS

- Draft Resolution
- Exemption Declaration
- Landmark Application
- Historic Research
- Site Photos

