

**AGENDA – REGULAR MEETING
PRESERVATION COMMISSION OF THE CITY OF REDONDO BEACH
WEDNESDAY, MAY 4, 2011 - 7:00 P.M.
REDONDO BEACH CITY COUNCIL CHAMBERS
415 DIAMOND STREET**

I. OPENING SESSION

1. Call Meeting to Order
2. Roll Call
3. Salute to the Flag

II. APPROVAL OF ORDER OF AGENDA

III. CONSENT CALENDAR

Business items, except those formally noticed for public hearing, or those pulled for discussion are assigned to the Consent Calendar. The Commission may request that any Consent Calendar item(s) be removed and, discussed, and acted upon separately. Items removed from the Consent Calendar will be taken up under the "Excluded Consent Calendar" section below. Those items remaining on the Consent Calendar will be approved in one motion following Oral Communications.

4. Approval of Affidavit of Posting for the Preservation Commission meeting of May 4, 2011.
5. Approval of the following Minutes: Regular Meeting of March 2, 2011.
6. Receive and file the Strategic Plan Update of April 5, 2011.
7. Receive and file written communications.

IV. ORAL COMMUNICATIONS

Anyone wishing to address the Preservation Commission on any Consent Calendar item on the agenda, which has not been pulled by the Preservation Commission may do so at this time. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.

V. EXCLUDED CONSENT CALENDAR

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

This section is intended to provide members of the public with the opportunity to comment on any subject that does not appear on this agenda for action. This section is limited to 30 minutes. Each speaker will be afforded three minutes to address the Commission. Each speaker will be permitted to speak only once. Written requests, if any, will be considered first under this section.

VII. EX-PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure or ex-parte communication about the following public hearings.

VIII. PUBLIC HEARINGS

8. A Public Hearing to consider a request for removal of the property from the Potential Historic Resource List and advisory review of conceptual development plans for the construction of a 2-unit residential condominium project.

APPLICANT:	JW Powers Construction
LOCATION:	105 S. Prospect Avenue
CASE NO.	2011-05-COA-001
RECOMMENDATION:	Staff recommends approval

IX. UNFINISHED BUSINESS

Items continued from previous agendas

X. NEW BUSINESS

XI. SUBCOMMITTEE REPORTS

- a. Education/Incentives
- b. Legislative
- c. Minor Alterations
- d. Historic Landscapes/ Redondo Stairway
- e. Survey Update
- f. Historic District Formation

XII. COMMISSION ITEMS AND REFERRALS TO STAFF

Referrals to staff are service requests that will be entered in the City's Customer Service Center for action.

XIII. ITEMS FROM STAFF

- a. Notification of Planning Commission projects – No new updates

XIV. ADJOURNMENT

The next meeting of the Preservation Commission of the City of Redondo Beach will be a regular meeting to be held at 7:00 p.m. on Wednesday, **July 6, 2011** in the Redondo Beach City Council Chambers, 415 Diamond Street, Redondo Beach, California

An agenda packet is available 24 hours a day at www.redondo.org under the City Clerk. Agenda packets are also available during City Hall hours at the Planning Department Public Counter and in the office of the City Clerk.

Any writings or documents provided to a majority of the Preservation Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 415 Diamond Street, Door C, Redondo Beach, California during normal business hours. In addition, such writings and documents will be posted, time permitting, on the City's website at www.redondo.org

APPEALS OF PRESERVATION COMMISSION DECISIONS:

Decisions of the Preservation Commission may be appealed to the City Council. Appeals must be filed, in writing, with the City Clerk's Office within ten (10) days following the date of action of the Preservation Commission. The appeal period commences on the day following the Commission's action and concludes on the tenth calendar day following that date. If the closing

date for appeals falls on a weekend or holiday, the closing date shall be the following business day. All appeals must be received by the City Clerk's Office by 5:00 p.m. on the closing date.

It is the intention of the City of Redondo Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 318-0656 at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

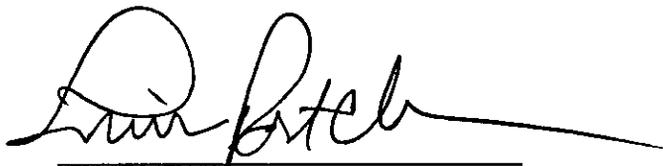
April 28, 2011

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF REDONDO BEACH)

AFFIDAVIT OF POSTING

Pursuant to the requirements of Government Code Section 54955, agendas for a Regular Preservation Commission meeting must be posted at least seventy-two (72) hours in advance and in a location that is freely accessible to members of the public. As Acting Planning Technician of the City of Redondo Beach, I declare, under penalty of perjury, that in compliance with the requirements of Government Code Section 54955, I caused to have posted the agenda for the May 4, 2011 Regular Meeting of the City of Redondo Beach Preservation Commission on April 28, 2011, in the following locations:

City Hall, Door "A", 415 Diamond Street, Redondo Beach
City Clerk's Counter, Door "C", 415 Diamond Street, Redondo Beach



Lina Portolese
Acting Planning Technician



I, Lina Portolese hereby declare, under penalty of perjury, that I am over the age of 18 years and am employed by the City of Redondo Beach, and that the following document: Preservation Commission Regular Meeting Agenda of May 4th, 2011
(agenda date)

was posted by me at the following locations on the date and hour noted below:

Posted on: 4/28/2011 at 3:00 PM
(date) (time)

Posted at: City Hall, Door "A", 415 Diamond Street, Redondo Beach

City Clerk's Counter, Door "C", 415 Diamond Street, Redondo Beach


Signature

5/4/11
Date:

**MINUTES OF THE
REDONDO BEACH PRESERVATION COMMISSION
REGULAR MEETING
MARCH 2, 2011**

CALL TO ORDER

A Regular Meeting of the Preservation Commission was called to order at 7:06 p.m. at City Hall, 415 Diamond Street, by Chairperson Gibson.

ROLL CALL

Commissioners Present: Day, Dejernett, Jackson, Miller-Hack, Richer, Smith,
Chairperson Gibson

Commissioners Absent: None

Officials Present: Alex Plascencia, Assistant Planner
Margareet Wood, Recording Secretary

SALUTE TO THE FLAG

Commissioner Day led the members in the salute to the flag.

APPROVAL OF THE ORDER OF AGENDA

Motion by Commissioner Miller-Hack, seconded by Commissioner Jackson, to approve the order of agenda. Motion carried unanimously.

CONSENT CALENDAR

- Approval of Affidavit of Posting for the March 2, 2011 Preservation Commission meeting agenda
- Approval of minutes of the meeting of January 5, 2011
- Receive and file Strategic Plan update
- Receive and file written communications

ORAL COMMUNICATIONS

None.

Motion by Commissioner Day, seconded by Commissioner Jackson, to approve the Consent Calendar. Motion carried unanimously.

EXCLUDED CONSENT CALENDAR

None.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

A Public Hearing to Consider a Request for Designation of the Building and Property at 764 Avenue B as a Historic Local Landmark

Planner Plascencia described the features, location, and background of the property. He recommended approval of the historic landmark designation for the property to be named the Greenstone House.

Motion by Commissioner Jackson, seconded by Commissioner Day, to open the public hearing. Motion carried unanimously.

At this time Donna McNeely, owner of the property, introduced herself.

Chairperson Gibson appreciated the appearance of the home with its many Spanish Colonial Revival details, and he pointed out the way it compliments the Smith House at 720 Avenue B.

Commissioner Dejernettt complimented the design of the wing-wall and gate.

Planner Plascencia pointed out the sunken living room and lower-level garage - elements that create an interesting sloping design.

Ms. McNeely clarified that the two small windows in the courtyard belong to back-to-back bathrooms. She also explained that interior design elements such as cove ceilings and tile reflect the Spanish style.

Motion by Commissioner Day, seconded by Commissioner Jackson, to close the public hearing. Motion carried unanimously.

Motion by Commissioner Jackson, seconded by Commissioner Miller-Hack, to adopt a resolution approving the designation of the property at 764 Avenue B as a local historic landmark subject to the conditions set forth. Motion carried unanimously.

Planner Plascencia answered that a Mills Act Contract will be processed as a standard procedure for historic landmark designations.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Discussion to Rename a Portion of a City Street to Ainsworth Court

Planner Plascencia displayed a map depicting the portion of George Freeth Way under discussion, which he said has been previously named Ainsworth Court and Harbor Drive. He also displayed an image of the nearby grounds of the former Hotel Redondo. He stated that John Ainsworth is important to the value and history of Redondo Beach.

Motion by Commissioner Miller-Hack, seconded by Commissioner Day, to receive and file historic information surrounding Ainsworth Court submitted by Commissioner Jackson. Motion carried unanimously.

Commissioner Jackson provided a brief history of the Ainsworth family home on Esplanade built by former Mayor Harry Ainsworth. She displayed a photo of a tree on the property, which she said may have been brought by the Ainsworth family from Oregon. She said it had been the intention of the Preservation Commission to rename the portion of street to Ainsworth Court rather than George Freeth Way.

Planner Plascencia did not believe than any structures carry an Ainsworth Court street address. He said the only financial impact of changing the street name would be the replacement of street signs but needs to be studied more. He also said the street is City-owned and not an easement.

Commissioner Jackson clarified that the portion of the street under discussion is the east-west section of George Freeth Way that curves up to Esplanade; and the north-south section parallel to the ocean would remain George Freeth Way.

Chairperson Gibson supported the name change, which he said would restore the street's original name. He said that Captain Ainsworth played a huge role in Redondo Beach history and that his family deserves having the honor restored.

Motion by Commissioner Jackson, seconded by Commissioner Day, to authorize the Preservation Chairperson to draft a letter to City Council on behalf of the Preservation Commission recommending that they adopt the name change discussed. Motion carried unanimously.

Chairperson Gibson said that he will draft the letter for review by Planner Plascencia and Commissioner Jackson prior to forwarding to City Council.

Commissioner Dejernet recommended installing an Ainsworth path of history marker.

SUBCOMMITTEE REPORTS

Ainsworth Court Stairway/Historic Landscapes

Commissioner Jackson reported that the Historical Society board members enthusiastically received Commissioner Dejernet's presentation on the restoration of the Ainsworth Court Stairway and made a suggestion to reach out to Sharefest for suggestions for a sponsor. She also said that Los Angeles County supports the project.

Chairperson Gibson explained the idea behind Sharefest whereby youth or church groups adopt a community project. He said the removal of ice plant and dirt on and around the Staircase would be appropriate for such a project. He said that it would be necessary to haul away the dirt and debris. Since the deadline for submitting Sharefest proposals has passed for the current year, he suggested the project could be submitted for next year. He recommended that the subcommittee meet again to create a project

outline to submit to staff. He said the project would build community involvement and a constituency to support preservation of the Staircase.

Commissioner Dejernet mentioned that various permits and insurance would be required; and he also recommended applying for a Getty Foundation grant.

Survey Update

Chairperson Gibson circulated a letter from the Preservation Commission to the Mayor and City Council containing input for the City budget process. He noted that the letter contains a request for funding for the historic survey update. He requested that the members sign the letter which he said will be submitted to staff.

Motion by Commissioner Day, seconded by Commissioner Jackson, to receive and file the letter and to approve its submission to City Council. Motion carried unanimously.

Historic District Formation

Planner Plascencia said there has been resident interest in establishing a Garnet Street historic district. He also said that the Knob Hill Community Center will not be available for neighborhood meetings after May since the City will vacate that space.

Chairperson Gibson requested staff to check on the availability of Tuesday, Wednesday, or Thursday evenings in April or May for a community historic district informational meeting. He suggested that current homeowners of historic homes in the proposed districts could be invited to sponsor and co-host the meeting. He also recommended setting up a historic district presentation for the residents of the 500-600 block of Garnet Street.

Commissioner Dejernet volunteered to assist with any future preparations for a historic district on Carnelian Street.

Commissioner Jackson suggested that the upcoming Historic Society annual meeting in April may be an opportunity to present historic district information.

COMMISSION ITEMS AND REFERRALS TO STAFF

Commissioner Jackson announced the Redondo Beach Historic Home Tour on June 11.

Chairperson Gibson announced that the Eagles building on Catalina Avenue has become available; therefore any plans to modify the building will come before the Preservation Commission. He noted the Streamline Moderne architectural style of the building which he said has plenty of use remaining. He commented that it would have been a good location for the Recreation and Community Services offices, which are being relocated from Knob Hill Avenue to Artesia Boulevard.

ITEMS FROM STAFF

Planner Plascencia stated that the Eagles Lodge property is unique and contains a lot of square footage. He said that a historic overlay zoning designation could be approved over the current R3 zoning and that staff hopes to find an owner who is interested in adaptive reuse. He explained that a historic overlay zone allows for a different type of use not previously permitted and functions like an entitlement that runs with the land. He said that the current residential zoning likely allows for three or four residential units.

Notification of Planning Commission Projects

Planner Plascencia reported no historically significant properties on the current list of projects submitted to the Planning Department.

Planner Plascencia announced the upcoming Preservation conference in Santa Monica; and he requested the members to notify him if they wish to attend.

ADJOURNMENT

Chairperson Gibson adjourned the meeting at 8:06 p.m. to the next regular meeting on May 4, 2011.

Respectfully submitted,

Alex Plascencia
Assistant Planner



Administrative Report

Action Date: April 5, 2011

To: MAYOR AND CITY COUNCIL
From: BIIL WORKMAN, CITY MANAGER
Subject: ADOPTION OF STRATEGIC PLAN

RECOMMENDATION

1) Adopt the 2010-2013 City of Redondo Beach Strategic Plan six-month objectives established at the Strategic Planning Workshop held on March 22, 2011; and 2) Set the date of September 14, 2011, for the next Strategic Planning Workshop.

EXECUTIVE SUMMARY

The attached contains the results of the March 22, 2011 Strategic Plan Workshop.

At the Workshop, the Council reviewed the five (5) three-year goals for 2010-2013 as follows (not in priority order):

- Improve financial viability and expand economic opportunities
- Improve public facilities and the infrastructure
- Increase organizational effectiveness and efficiency
- Maintain a high level of public safety
- Vitalize the Harbor and Pier areas

As part of the review process, the Council established six-month objectives related to the five (5) strategic goals set in September, 2010 for the 2010-2013 Strategic Plan. A date for the next Strategic Planning Workshop was tentatively scheduled for September 14, 2011.

BACKGROUND

On Tuesday, March 22, 2011, the City Council held a Strategic Planning Workshop at the Main Library. Facilitated by Marilyn Snider and Associates, and attended by the Mayor, Council Members and executive staff, the Workshop consisted of a review of the three year goals for 2010-2013; an analysis of strengths, weaknesses, opportunities and threats; and development of the new six-month objectives for each of the five goals.

Once the Council adopts the updated plan, staff will provide status reports on the six-month objectives on a monthly basis.

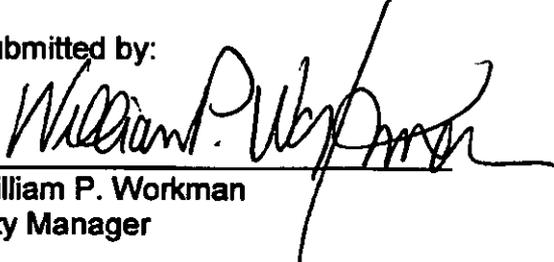
COORDINATION

Each department responsible for specific objectives within the plan has reviewed the document and provided support for this recommendation.

FISCAL IMPACT

Funds for activities related to Strategic Planning are budgeted in the Mayor and City Council portion of the Adopted FY 2010-11 Budget.

Submitted by:



William P. Workman
City Manager

Attachment:

- 2010-2013 Strategic Plan and Six Month Objectives

C I T Y O F R E D O N D O B E A C H

STRATEGIC PLANNING RETREAT

March 22, 2011 • Redondo Beach Library

Marilyn Snider, Facilitator – Snider and Associates (510) 531-2904
Gail Taubol, Graphic Recorder – Taubol Design (925) 378-0151

MISSION STATEMENT

The City of Redondo Beach is committed to providing the finest services to enhance the quality of life for those who live, work, visit and play in our community.

VISION STATEMENT

Redondo Beach will be the most livable, friendly and attractive California beach city.

CORE VALUES

not in priority order

The City of Redondo Beach values ...

- *Openness and honesty*
- *Integrity and ethics*
- *Accountability*
- ♦ *Outstanding customer service*
 - *Teamwork*
 - ♦ *Excellence*
- *Fiscal responsibility*

THREE YEAR GOALS

2010-2013 • not in priority order

- ▶ **Improve financial viability and expand economic opportunities**
- ▶ **Improve public facilities and the infrastructure**
- ▶ **Increase organizational effectiveness and efficiency**
- ▶ **Maintain a high level of public safety**
- ▶ **Vitalize the Harbor & Pier areas**

NEXT STEPS/FOLLOW-UP PROCESS

WHEN	WHO	WHAT
Wednesday, March 23	City Manager	Distribute the retreat record to those unable to attend.
Within 48 hours of receipt	All recipients	Read the retreat record.
March 30, 2011	City Manager, Management Team	Review the "Current Internal Weaknesses/Challenges" list for possible action items.
By April 11, 2011	City Manager	Distribute the Strategic Plan to all employees on the email system.
At the April 15, 2011 City Council Meeting	Mayor, City Council	Present the updated Strategic Plan, with the new Three-Year Goals, to the public.
By April 30, 2011	Department Heads	Present and discuss the updated Strategic Plan with staff.
Monthly	Mayor, City Council, City Manager	Monitor progress on the goals and objectives and revise objectives (add, amend and/or delete), as needed.
Monthly	City Manager	Prepare and distribute the updated Strategic Plan Objective Monitoring Matrix to the City Council, Management Team and Commissions.
September 14, 2011 (Wednesday) 8:00/8:30 - 3:30	Mayor, City Council, City Manager and Management Team	Strategic Planning Retreat to: <ul style="list-style-type: none"> - assess progress on the Strategic Plan - develop objectives for the next 6 months

CITY OF REDONDO BEACH STRATEGIC OBJECTIVES

March 22, 2011 to September 15, 2011

ACM=Asst. City Manager FS = Financial Services HBT=Harbor, Business and Transit PWR=Public Works RCS= Recreation and Community Services

THREE-YEAR GOAL: IMPROVE FINANCIAL VIABILITY AND EXPAND ECONOMIC OPPORTUNITIES

WHEN	WHO	WHAT	STATUS		COMMENTS
			DONE	ON TARGET REVERSED	
1. June 1, 2011	City Manager	Host a business development workshop with Chengdu, China in Redondo Beach.			
2. June 1, 2011	ACM	Present to the City Council for action a revised hotel lease, with financing, for the Marine Ave. site.			
3. June 30, 2011	ACM, working with the Mayor and City Council	Engage employee associations on PERS financial viability and identification of options for the future.			
4. August 1, 2011	FS Director	Make available employee electronic access to their pay stubs.			
5. Sept. 1, 2011	HBT Director	Complete and present to the City Council for action a multi-city, multi-year Beach Cities Transit (BCT) cost sharing agreement.			
6. Sept. 1, 2011	City Manager, working with the Artesia Blvd. Working Group	Complete and present to the City Council for action a Strategic Plan for Artesia Blvd.			
7. Sept. 1, 2011	City Manager, working with an interim	Complete the Customer/Visitor Study Phase II and present results to the City Council.			
8. Sept. 15, 2011	Planning Dir., working with the South Bay Council of Governments	Using grant funds, commence an Artesia Corridor Revitalization Study and report progress to the Planning Commission and the City Council.			
9. Sept. 15, 2011	ACM	Complete Phase I of the Galleria Opportunities Progress Report and present a report to the City Council.			

THREE-YEAR GOAL: IMPROVE PUBLIC FACILITIES AND INFRASTRUCTURE

WHEN	WHO	WHAT	STATUS		COMMENTS
			DONE	ON TARGET / REVISED	
By the April 19, 2011 City Council meeting	RCS Dir.	Present to the City Council for consideration the MOU for construction of the Veterans Park band shell replacement.			
On May 17, 2011	City Engineer	Host a ribbon cutting ceremony for the Esplanade Streetscape Project.			
At the May 17, 2011 Council meeting	City Engineer, working with the Public Works Dir. and Planning Dir.	Present to the City Council for consideration a design for streetscape improvements at Carnation and PCH, consistent with Vitality City Program Walkability and bikeability principles.			
June 1, 2011	City Engineer	Initiate construction of the new Harbor Patrol facility.			
June 1, 2011	Planning Dir. and RCS Dir.	Participate in the RHMA (Regional Housing Needs Assessment) allocation process and report the results to the City Council.			
On June 14, 2011	City Engineer, working with the Public Works Dir.	Provide a Wastewater/Stormwater Workshop for the City Council and obtain further direction from the City Council for funding.			
June 30, 2011	ACM	Present to the City Council for consideration recommendations for the commitment of Low and Moderate Income Housing Funds.			
June 30, 2011	RCS Dir.	Relocate the RCS Dept. to 1822 Artesia Blvd.			
Sept. 16, 2011	RCS Dir., working with the City Attorney	Present to the City Council for consideration agreements for the use of the Edison rights-of-way.			
Sept. 15, 2011	Fire Chief - lead, Public Works Dir., and RCS Dir.	Determine the feasibility of having a privately funded barbecue area in Andersen Park and present the results to the City Council for direction.			

THREE-YEAR GOAL: INCREASE ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY

WHEN	WHO	WHAT	STATUS		COMMENTS
			DONE	ON TARGET REVISED	
1. At the April 19, 2011 and July 19, 2011 City Council meetings & quarterly thereafter	City Manager, working with the Beach Cities Health District	Participate in the Varsity City Program and provide updates to the City Council.			
2. May 1, 2011	ACM	Develop an organization-wide Employee Training Plan and Calendar.			
3. June 1, 2011	I.T. Dir. and ACM	Develop and present to the City Council for action, as part of the 2011-2012 budget, a recommendation to improve the management and maintenance of the city's website.			
4. July 1, 2011	Planning Dir., working with the Police Chief	Recommend to the City Council for consideration a policy regarding the use of food trucks during special events and TUP (Temporary Use Permit) activities.			
5. Aug. 1, 2011	City Clerk - lead, I.T. Dir, City Engineer	Develop plans for Phase II of Council Chambers improvements, including automation of the agenda process.			
6. At the Sept. 6, 2011 City Council meeting	City Manager and ACM	Report the results to the City Council of an update of the Succession Plan.			
FUTURE OBJECTIVE	Executive Team (City Manager - lead), working with high-per-forming organizations (e.g., Disney, Apple, Citic of Anheim and Irvine)	Develop and present to the City Council an interagency best practices exchange program to consult with the city on organizational effectiveness and efficiency.			

THREE-YEAR GOAL: MAINTAIN A HIGH LEVEL OF PUBLIC SAFETY

WHEN	WHO	WHAT	STATUS		COMMENTS
			DONE	ON TARGET REVISED	
1. July 1, 2011	Fire Chief	Assist with the re-evaluation of the city's fire insurance rating that is performed by the U.S. Fire Administration Insurance Services Office Director and report the results to the City Council.			
2. At the Aug. 18, 2011 City Council meeting	Planning Dir., working with the Police Chief and City Attorney	Present to the City Council for action an ordinance modification for a message permit process, existing business license process and nuisance ordinance.			
3. Sept. 15, 2011	Planning Dir., working with the Police Chief and City Attorney	Present to the City Council for action an ordinance updating the city's property maintenance ordinances (e.g., relating to vacant lots, vacant business and abandoned buildings).			
4. Sept. 15, 2011	Police Chief - lead, Fire Chief, Library Dir., City Engineer	Coordinate the installation of an emergency generator at the Main Library for EOC (Emergency Operations Center) expansion.			
5. Sept. 15, 2011	Fire Chief	Design and implement a table top drill to re-familiarize city staff, the City Council and outside agencies with their roles and responsibilities during citywide emergencies.			
6. Sept. 15, 2011	Police Chief and Fire Chief	Develop and present to the City Council a Response and Recovery Plan for Critical incidents involving the threat of violence in a city facility.			

THREE-YEAR GOAL: VITALIZE THE HARBOR & PIER AREAS

WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVERSED	
1. June 30, 2011	HBT Dir. and Planning Dir.	Present the Shade Hotel applications to the Harbor Commission for approval.				
2. Aug. 15, 2011	HBT Dir. - lead, City Engineer, Planning Dir., RCS Dir.	Complete the Mole B/Moonstone Park Master Plan and present it to the City Council for action.				
3. Sept. 15, 2011	City Engineer - lead, RCS Dir.	Complete design and specs for a new Seaside Lagoon restroom.				
4. Sept. 15, 2011	City Engineer - lead, Planning Dir., HBT Dir., with input from the Bicycle Coalition and the Vitality City Program	Recommend amendments, if needed, to the Radondo Beach Bike Master Plan and present to the City Council for action.				
5. Sept. 15, 2011	HBT Dir.	Present to the City Council for action a plan for operational and financial improvements to Harbor and Pier parking.				

S.W.O.T. ANALYSIS

Strengths – Weaknesses – Opportunities – Threats

ACCOMPLISHMENTS OF THE CITY OF REDONDO BEACH SINCE THE SEPT. 28, 2010 STRATEGIC PLANNING RETREAT

Brainstormed List of Perceptions

- **Passage of Measure G**
- **Passage of Proposition 22**
- **Hired a new Assistant City Manager**
- **Hired a new Harbor, Business and Transit Director**
- **Signed a new lease with Shade Hotel**
- **Signed a lease for a new Park and Rec building**
- **Focused on pipeline safety**
- **Received a planning grant for Artesia Blvd.**
- **Received unqualified (no audit comments/findings) city and single (for federal grants) audits**
- **Awarded employee recognition bonuses**
- **Initiated participation in the Vitality City program**
- **Hired three police officers to fill vacancies**
- **Responded to the (Japan) tsunami's impacts**
- **Removed and recycled 175 tons of sardines that died in the harbor**
- **Signed a new trash contract**
- **Filled a sinkhole**
- **First all-mail ballot**
- **Started the Esplanade renovation**
- **Passed an oversized vehicle ordinance**
- **Approved Marine Ave. hotel development**
- **Kept the Lagoon open for another summer**
- **Massage moratorium**
- **Stabilized city finances**
- **Awarded the contract for the Harbor Patrol's replacement facility**
- **Completed and dedicated the Veterans' Park Memorial**
- **Implemented new Purchasing policies and procedures**
- **Installed a new sign on Palos Verde Blvd.**
- **Implemented GASB 54**
- **Rolled out Microsoft Outlook and new desktop computers**
- **Installed a new turf field at Aviation Park**
- **Kept Rocky Point open for fishing through the MLPA process**
- **Completed the Alta Vista Stormwater Recycling Project**
- **Coastal Commission certified our Local Coastal Plan**
- **Resurfaced Prospect Ave.**
- **We're in the middle of the Mole B planning process**
- **Adopted PERS (Public Employees Retirement System) reform platform**
- **Completed the emergency response to the fish die-off**
- **Purchased servers and software for the Enterprise Video Surveillance System**
- **Advised community groups regarding potential locations for community gardens**
- **Purchased replacements for remaining gasoline buses in the BCT fleet**
- **Completed the draft Citywide Sewer and Stormwater Master Plan**
- **Removed antiquated modular buildings from Andersen Park**

- **Approved and implemented the new, award-winning, city brand**
- **Completed the Homeless Census**
- **Approved the construction and installation of LED streetlights**
- **Initiated discussions to improve trash pick-up on challenging streets**
- **Amended city parking standards to promote business**
- **Coordinated over 700 volunteers with CERT for the fish clean-up**
- **Awarded the design contract for the Redondo Transit Center**
- **Dedicated new tennis courts at Alta Vista**
- **Commenced construction on South Bay Marketplace**
- **Dedicated new public art murals at Alta Vista**
- **Approved the band shell replacement**
- **Completed George Freeth Plaza**
- **Completed Sapphire storm drain**
- **Started the remodel of Dale Page and Dominguez Park restrooms**

THE CITY'S CURRENT INTERNAL WEAKNESSES/CHALLENGES

Brainstormed List of Perceptions

- **Lack of Code Enforcement staff**
- **City staff retirements**
- **Insufficient funds for maintenance and upgrading of the city's website**
- **Short staffing reduces flexibility as needs arise**
- **Insufficient funds to upgrade city facilities**
- **Ongoing need for labor concessions**
- **Funding PERS costs**
- **Lack of city-owned property**
- **Lack of depth in succession planning**
- **Workers Comp costs**
- **Public Safety facilities are obsolete**
- **Lack of infrastructure maintenance**
- **Escalating employer health care and related costs**
- **Lack of funding**
- **Lack of park open space**
- **Challenge of adequately preparing current and future employees for succession planning**
- **Loss of experienced staff through retirements**
- **Lack of AES repowering strategies**
- **Lack of funding to meet service and capital needs**
- **Insufficient human capital, especially clerical**
- **Public unable to navigate the city's phone system**
- **Thinly-stretched staff**
- **Lack of a bike path plan through the harbor**

EXTERNAL FACTORS/TRENDS THAT WILL/MIGHT HAVE A POSITIVE IMPACT ON THE CITY IN THE COMING YEAR

Brainstormed List of Perceptions

- **Corporate and individual generosity**
- **Opening stores in South Bay South**
- **Increased consumer confidence**
- **Asian interest in investing in Redondo Beach and South Bay**
- **Northrup Grumman expansion**
- **Improved quality of labor/candidates pool**
- **People showing up to help with emergencies and projects, e.g., fish clean-up, park improvements, Share Fest**

- **Vitality City Program infusion of money and programs**
- **Reinvestment in our Harbor by outside investors**
- **Positive press (e.g., fish crisis)**
- **Department of Fish and Game stated that the emergency response to the fish crisis was the best in 28 years**
- **Improving economy**
- **Potential for collecting online sales taxes**
- **Increase in tourism**
- **New political leadership**
- **Positive community interest in Redondo Beach – the greatest in years**
- **Cooperation among South Bay cities**
- **Additional public art donations**
- **South Bay Bicycle Coalition**
- **Reinvestment in South Bay Galleria**
- **MTA's accelerated public transit expansion**
- **Our Water Quality Task Force**
- **Japan's disaster (earthquake & tsunami) could teach us lessons**

EXTERNAL FACTORS/TRENDS THAT WILL/MIGHT HAVE A NEGATIVE IMPACT ON THE CITY IN THE COMING YEAR

Estimated List of Perceptions

- **Potential inflationary pressures caused by Mid East political changes (e.g., in Libya)**
- **High price of food**
- **Increased medical costs**
- **State take-aways**
- **Loss of Redevelopment Agency funds**
- **State and federal budget deficits**
- **Rising interest rates**
- **Potential loss of Workforce Investment Act funds**
- **State withholding of grant fund disbursements**
- **Take away of POST – police training funds**
- **Release of state prisoners**
- **Increased health care costs**
- **Rising PERS costs**
- **Relocation of businesses outside of California**
- **Expiration of QE2 (Quantitative Easing)**
- **Rising price of oil and gas**
- **Dysfunctional state legislature**
- **Aging of the population**
- **Earthquakes**
- **Japanese economic disaster and reconstruction**
- **Increased U.S. participation in global conflicts**
- **Potential loss of federal housing and CDBG funds**
- **New stormwater regulations**
- **Unfunded NPDES requirements**
- **Defunded mandates**
- **Increased monitoring elements for the Seaside Lagoon**
- **Lack of confidence due to the City of Bell**
- **Deferral of disbursements of state money to cities**
- **Red tides**
- **Another tsunami**

STRATEGIC PLANNING ELEMENTS

Marilyn Snider, Strategic Planning Facilitator • Snider and Associates (810) 631-2804

"SWOT" ANALYSIS

Assess the organization's:

- Internal Strengths - Internal Weaknesses
- External Opportunities - External Threats

MISSION/PURPOSE STATEMENT

States **WHY** the organization exists and **WHOM** it serves

VISION STATEMENT

A vivid, descriptive image of the future—what the organization will **BECOME**

CORE VALUES

What the organization values, recognizes and rewards—strongly held beliefs that are freely chosen, publicly affirmed, and acted upon with consistency and repetition

THREE YEAR GOALS

WHAT the organization needs to accomplish (consistent with the Mission and moving the organization towards its Vision) – usually limited to 4 or 5 key areas

KEY PERFORMANCE MEASURES

What success will look like upon achievement of the goal

SIX MONTH STRATEGIC OBJECTIVES

HOW the Goals will be addressed: By when, who is accountable to do what for each of the Goals

FOLLOW-UP PROCESS

Regular, timely monitoring of progress on the goals and objectives; includes setting new objectives every six months



Administrative Report

Preservation Commission Hearing Date: May 4, 2011

AGENDA ITEM: 8 (PUBLIC HEARING)
LOCATION: 105 SOUTH PROSPECT AVENUE
APPLICATION TYPE: REMOVAL FROM POTENTIAL HISTORIC RESOURCE LIST
CASE NUMBER: 2011-05-COA-001
APPLICANT'S NAME: J.W. POWERS CONSTRUCTION

APPLICANT'S REQUEST AS ADVERTISED:

Consideration of a request for removal of the property from the Potential Historic Resource List and advisory review of conceptual development plans for the construction of a 2 unit residential condominium project pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.

RECOMMENDATION

It is recommended that after considering all evidence and testimony the Preservation Commission:

- 1) Grant the removal of the subject property from the Potential Historic Resource List (Resolution No. 2011-05-PR-003)

EXECUTIVE SUMMARY

The applicant requests that the Preservation Commission grant a request for removal from the Potential Historic Resource List for the property located at 105 South Prospect Avenue. The applicant's property is listed as a "B" rated Craftsman style building in the historic resources inventory. The applicant has provided a Historic Resource Evaluation with related evidence in support of the request per the Historic Preservation ordinance.

The applicant intends to demolish the structure within the immediate future for construction of a detached 2-unit condominium project. A conceptual colored rendering of the front elevation has been prepared and submitted by the applicant for the commission's advisory review.

BACKGROUND

The City's Historic Preservation ordinance distinguishes different types of potential historic resources in the historic resources survey through a rating system. A potential historic resource is defined as any improvement, building, structure, landscape, sign, feature, site, place or area that is: (1) listed in the City's Historic Resources Inventory with a National Register rating of 1-5 or a local survey rating of A or B; and/or (2) listed in the National register of Historic Places or California Register; and/or (3) that has been evaluated pursuant to the California Environmental

Quality Act and determined by the Planning Director to meet the criteria listed in (1) or (2) above. The importance of this classification is that per the City's Preservation ordinance, any "A" or "B" rated structures require Preservation Commission approval for any exterior alterations and "C" or "D" rated structures do not require Commission approval.

The City's Historic Preservation ordinance was amended in 2004. The update included among other amendments a provision for property owners to request removal of their property from the list of Potential Historic Resources. This provision of the Preservation Ordinance reads as follows:

"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/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 the 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 herein."

The subject property is listed in the Historic Resources Survey as a "B" rated Craftsman style building built in 1923. The Resources Survey has established the rating system for all historic structures and defines the "B" rating as the following:

"B rated buildings are somewhat less unusual or distinctive in terms of age or architecture. In general, however, these are well designed buildings 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 and some of these buildings may also be candidates for the National Register, depending on results of research."

DESCRIPTION OF RESOURCE

The approximately 480 square foot one-story structure consists of two front facing roof gables with a porch. The structure has an asymmetrical front façade due to the off center porch location. The building has wide eave overhangs with exposed rafters. The building exterior is made up of clapboard wood siding with wood corner boards. There is a detached one-car garage to the rear along the northern side of the property.

The structure has limited exterior alterations, but also has visible deterioration to the building. Some of the exterior wood is clearly damaged. There is evident deterioration to the porch and porch foundation. There are also cracks in the building foundation. An environmental report has been prepared by an environmental consulting service which identifies significant moisture and mold within the building.

ANALYSIS

For the property to be removed from the list of Potential Historic Resources, the Commission must determine that the structure currently does not meet the criteria for designation as defined in the Historic Preservation Ordinance. The criteria includes the following:

- 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, method of construction, or is a valuable example of use of indigenous materials or craftsmanship; or
- d) It is representative of notable work of a builder, designer, or architect; or
- e) Its unique location or singular physical characteristics represent an established and familiar visual feature or landmark of a neighborhood, community, or the City.

The applicant has submitted documentation in the form of a Historic Resource Evaluation to support the request and as required by the Historic Preservation ordinance. The report was prepared by Kaplan Chen Kaplan in April 2011, a consultant who meets the Secretary of Interior's Standards for the preparation of such reports. The report concludes that the subject property and structure does not merit a "B" rating based on evidence provided in the report.

With respect to criteria a) and c), the report states that the property does not merit a "B" rating based on earlier constructed resources that are better executed examples of the Craftsman style that have lower ratings. The report cites nearby examples for comparison that are better designed buildings and that received Historic Resource ratings of between "C- to C+" in the survey.

The "B" rating is a classification intended for structures that are "well designed buildings which research may prove to have a relationship to important events or persons in history." While the structure does have some Craftsman influences, it is not a representative example of the Craftsman style. The "B" rating is meant for buildings that are not quite as distinctive and well executed as an "A" rated building, but that are "less unusual or distinctive in terms of age or architecture."

Properties in the "C" category include buildings that "reveal much of their original architectural style or design (not substantially altered) and are less likely to have historical importance. These buildings are fairly modest in architectural style or design and are less likely to have historical importance." This definition most closely resembles the resource since there are limited exterior alterations, the building is of modest design and since there are no important historical links or historical importance to the property and/or building.

With respect to Criteria c) and d), research of the City's Building Permits and Resident and Business directories has shown that the property is not identified with persons significant in local, state or national history. Nor is the structure associated with or a notable work of a builder, designer, or architect. Lastly, the building is not in a unique location or does it represent a singular physical characteristic representing an established and familiar visual feature or landmark of a neighborhood, community, or the City as listed in criteria e). The context for the neighborhood along Prospect has changed substantially from the time structure was built.

ADVISORY DESIGN REVIEW

With requests for removal of Potential Historic Resources from the Resources survey, plans are typically provided for the replacement project. The plans are submitted for the Commission's advisory review of the project design. The applicant has provided conceptual colored renderings

Administrative Report

May 4, 2011

105 S Prospect Ave - Removal From Potential Historic Resource List

Page 4

of the front elevation of the project. The structure has been designed to incorporate some Craftsman and Bungalow influences to the exterior of the building.

However, in the past the Commission has deemed that it would review the design of replacement projects associated with demolition of potential historic resources if the neighborhood context was made up of historic buildings. In this case, there are limited historic structures within the neighborhood. The majority of the buildings in this block are condominiums and post mid-century buildings. However, there are still a limited number of buildings in this neighborhood that were built during the 1920's or earlier.

SUMMARY AND CONCLUSION

The applicant has provided documentation to demonstrate that the subject property does not merit a "B" rating based on a comparison of other historic resources and independent evaluation of the structure. Based on this evidence, staff recommends that the Commission grant the removal of the subject property from the Potential Historic Resource List

COORDINATION

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

FISCAL IMPACT

None.

Submitted by:



Alex Plascencia
Assistant Planner

Attachments:

- a. Resolution No. 2011-05-PR-003
- b. Application and Rendering
- c. Moisture and Fungal Assessment, Ecologics Environmental Consulting
- d. Historic Resource Evaluation, Kaplan Chen Kaplan
- e. List of Historic Resource Ratings

RESOLUTION NO. 2011-05-PR-003

**A RESOLUTION OF THE PRESERVATION COMMISSION
OF THE CITY OF REDONDO BEACH APPROVING THE
REMOVAL OF PROPERTY LOCATED AT 105 SOUTH
PROSPECT AVENUE FROM THE LIST OF POTENTIAL
HISTORIC RESOURCES PURSUANT TO THE
REQUIREMENTS OF CHAPTER 4, TITLE 10 OF THE
REDONDO BEACH MUNICIPAL CODE**

WHEREAS, an application has been filed to remove the property located at 105 South Prospect Avenue from the List of Potential Historic Resources pursuant to Chapter 4, Title 10 of the Municipal Code; and

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

WHEREAS, on May 4th, 2011, the Preservation Commission of the City of Redondo Beach held a public hearing to consider this application, at which time all interested parties were given an opportunity to be heard and to present evidence.

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

SECTION 1. The building does not exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history.

SECTION 2. The building is not identified with persons or events that are significant in local, state or national history.

SECTION 3. The building does not embody distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

SECTION 4. The building is not representative as a notable work of a builder, designer, or architect.

SECTION 5. The property is not of unique location or of singular physical characteristic(s) which represent an established and familiar visual feature or landmark of a neighborhood, community or the City.

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

SECTION 1. Based on the findings contained herein, the Preservation Commission hereby approves the removal of the property located at 105 South Prospect Avenue from the List of Potential Historic Resources.

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

PASSED, APPROVED AND ADOPTED this 4th day of May, 2011.

Michael Gibson, Chairperson
Preservation Commission
City of Redondo Beach

The foregoing resolution was adopted on May 4th, 2011 by the following roll call vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

Cheryl Park
Assistant City Attorney

CITY OF REDONDO BEACH
 PRESERVATION COMMISSION
 415 DIAMOND STREET
 REDONDO BEACH, CA 90277
 (310) 318-0637

2011 06 57

RECEIVED BY: <i>AP</i>
DATE RECEIVED: <i>4/11/11</i>

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Application is hereby made to the Preservation Commission of the City of Redondo Beach, for a Certificate of Appropriateness pursuant to Section 10-4.401, Title 10, Chapter 4, of the Redondo Beach Municipal Code.

A	APPLICANT INFORMATION	
	STREET ADDRESS OF PROPERTY: 105 S. Prospect Avenue, Redondo Beach, CA 90277	
	EXACT LEGAL DESCRIPTION OF THE PROPERTY: LOT: 13 BLOCK: 49 TRACT: 7506	ZONING: R-3
	RECORDED OWNER'S NAME: J.W. Powers MAILING ADDRESS: P.O. Box 4133, RB, CA 90277 TELEPHONE: 310-466-8112 FAX: 310-372-7621	AUTHORIZED AGENT'S NAME: MAILING ADDRESS: TELEPHONE: FAX:
B	PROJECT DESCRIPTION: Give the following data for the project:	
	Description of proposed project. Please note if it is in a Historic District and if it is visible from the public right-of-way. Project intent is the removal of property from the Potential Historic Resource list, or the lowering of its current rating of 'B' to a 'C' or 'D'.	
	Existing use(s) of site: Residence, currently unoccupied.	
	Existing condition of structure: Existing condition of buildings is poor. Property requires extensive upgrades including utilities, foundations, mold remediation, wood studs in walls, siding, roofing entire porch etc. Mold is severe and documented. Property is uninhabitable.	
	Indicate how the proposed work is compatible with the original architectural style of the building. If in a Historic District, indicate how the work is compatible with the overall character of the District. N. A.	

OWNER'S AFFIDAVIT

Project address: 105 S. PROSPECT AVENUE, R.B., CA 90277

Project description: LIST REMOVAL

I (We) JAMES W. POWERS, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to be best of my (our) knowledge and belief.

Signature(s): *James W. Powers*

Address: P.O. Box 4133
REDONDO BEACH, CA 90277

Phone No. (Res.) (310) 466-8112 or (310) 372-5721
(Bus.) _____

Subscribed and sworn to before me this 4th day of APRIL, 2011

[Signature]
FILING CLERK OR NOTARY PUBLIC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

SHINGLES

DECORATIVE
GABLE VENT

WOOD COLUMN

GUARDRAIL

HORIZ. SIDING

STUCCO

WOOD
PILASTER

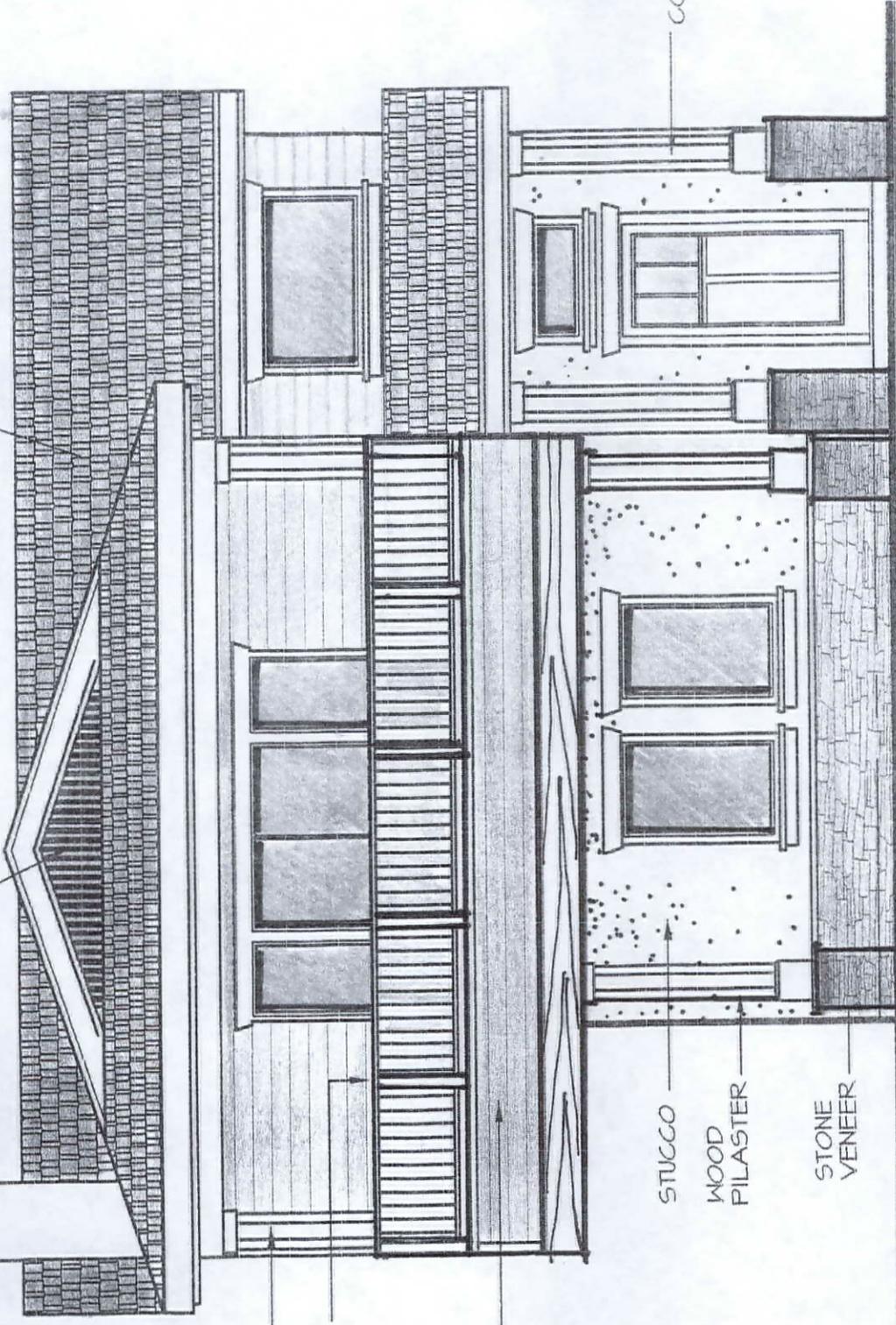
STONE
VENEER

COLUMN

EAST ELEVATION

1/4" = 1'-0"

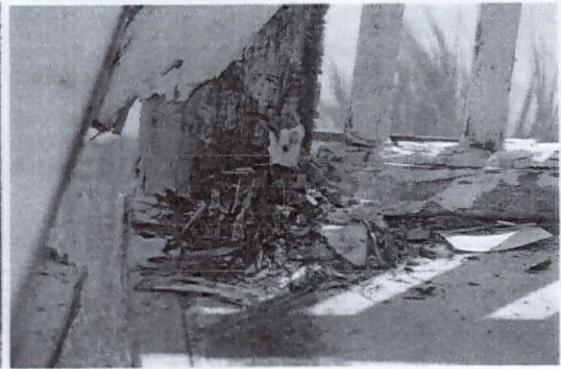
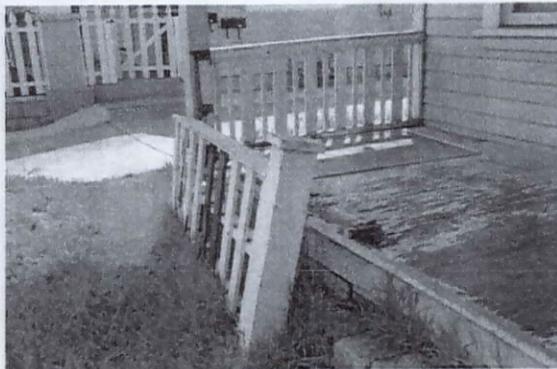
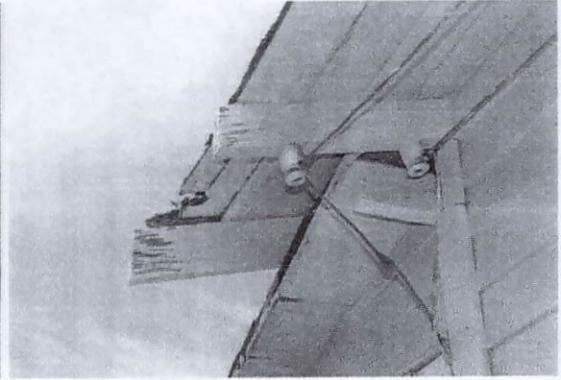
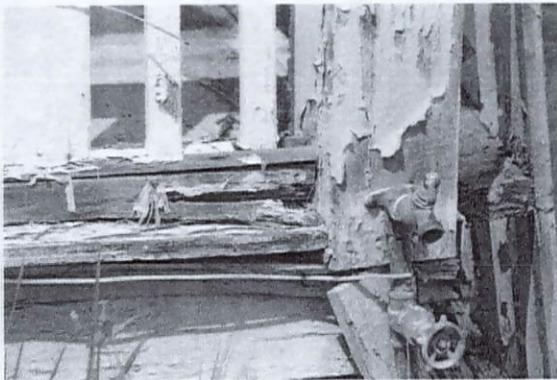
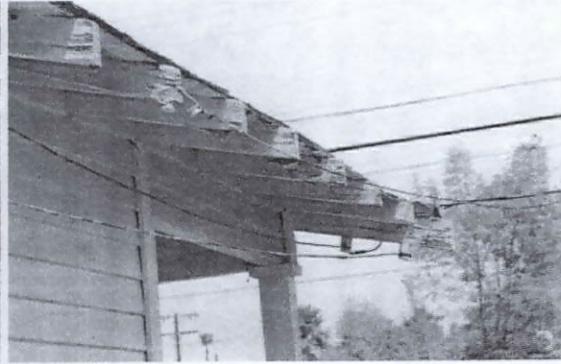
105 S. PROSPECT AVE.





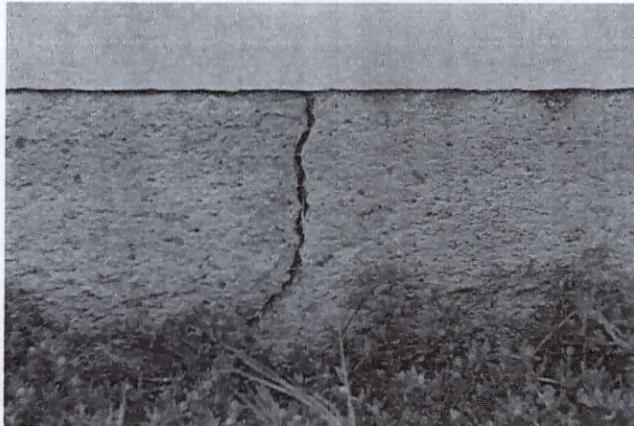
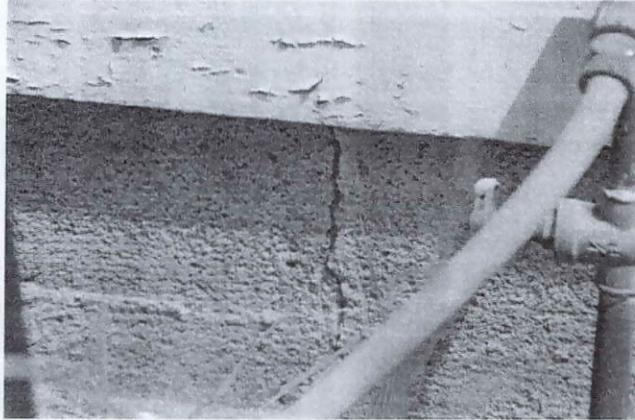
105 S. Prospect
Examples of Deterioration

Severe Wood Damage Throughout Exterior of Home



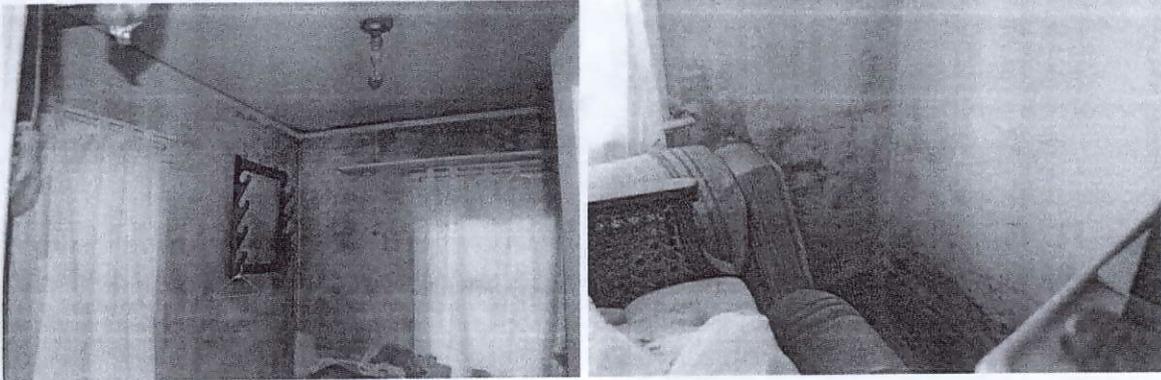
105 S. Prospect
Examples of Deterioration

Severe Foundation Damage Throughout Exterior of Home

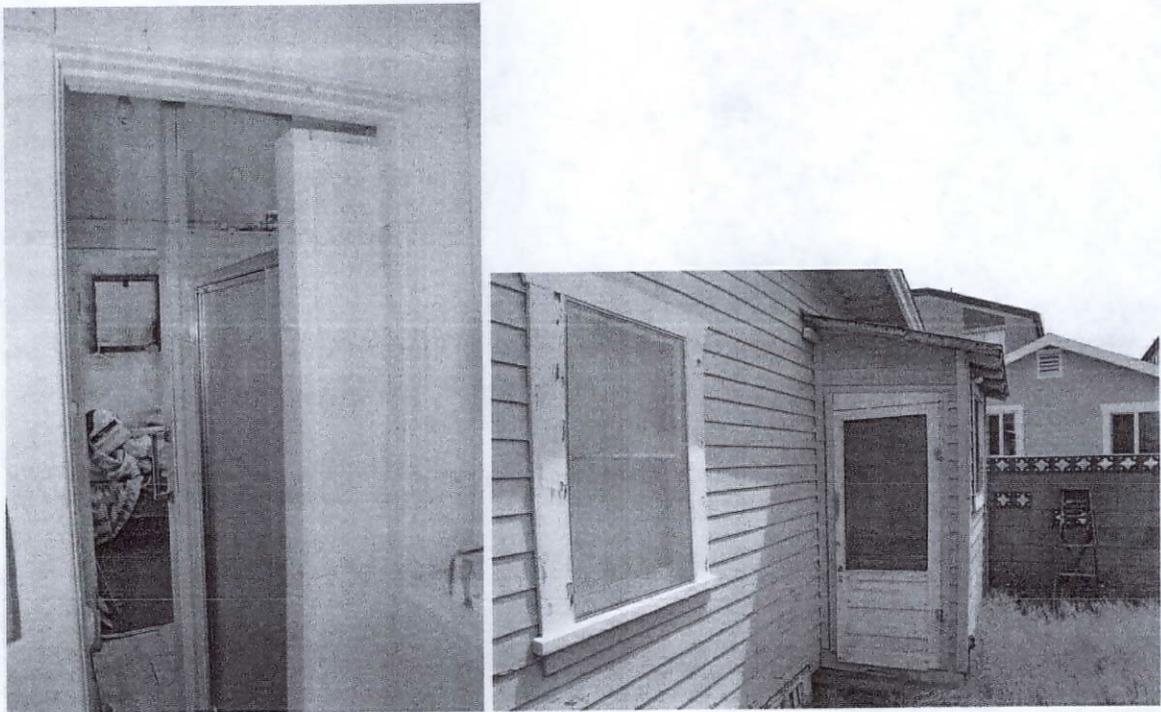


105 S. Prospect

Severe Mold Damage Throughout Entire Home
(See report from Ecologics Environmental Consulting Services, Inc.)



Non-permitted shower built into middle of hallway & structure added to rear of house.



*Ecologics Environmental Consulting
Services, Inc.*

3930 E. Miraloma Avenue, Unit G
Anaheim, CA 92806

04/06/2011

J.W. Powers Construction, Inc.
PO Box 4133
Redondo Beach, CA 90277
Attn: Jimmy Powers

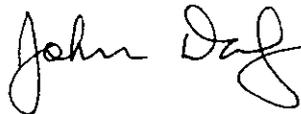
Re: ***Moisture and Fungal Assessment @ 105 S. Prospect, Redondo Beach, CA***

Dear Mr. Powers,

As requested, on April 6th, 2011, Ecologics performed an inspection for mold and for moisture at the above-referenced address. At the time of the inspection, the building was unoccupied and most doors and windows were closed.

Following are the results of that inspection.

Yours truly,



John Daly

1.0 Introduction:

Mr. Powers contacted Ecologics to inspect a single-family dwelling for potential moisture and mold problems located at 105 S. Prospect, Redondo Beach, CA.

4.0 Discussion/Recommendations:

Moisture counts throughout the building were high throughout in the materials tested. Sampling was unnecessary as significant mold growth was observed throughout the interior and some areas of the exterior of the building.

In addition, significant dry rot was observed on components of the interior and exterior of the building.

It is also likely, that, due to the long term and copious amounts of moisture intrusion into the building, that the building's structural framing is also compromised.

Included in this report are photographs representative of the conditions encountered at the time of this inspection.

Recommendations include:

- The building should not be occupied due to the significant mold growth
- Prior to reoccupation the interior walls and floors should be completely gutted
- Once the walls and floors have been removed the underlying framing and sheathing should be thoroughly inspected for structural degradation

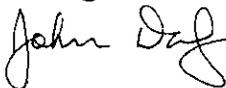
5.0 Disclaimer

This limited moisture assessment and fungal sampling meets the standard of care for the industry for these types of surveys at this time. The work was done in accordance with recommendations provided by the **American Conference of Governmental Industrial Hygienists, (ACGIH) *Bioaerosols, Assessment and Control*** and the **City of New York *Guidelines for Assessment and Remediation of Indoor Fungi***. Any remediation work conducted to reduce the mold problem should follow these guidelines as well.

Whether or not someone will have an adverse reaction to mold depends on many factors that include but are not limited to:

1) the types of mold present, 2) the amount of mold present, 3) the presence of a pathway from location of mold to breathing zone of inhabitant, 4) how long exposure has occurred and 5) the particular sensitivity of an individual.

Submitted by,
Ecologics



John Daly
Certified Mold Inspector #27614

04/07/2011

Date

Phone 714 480-0111
Fax 714 480-0222

email a8ducoing@yahoo.com
email mypyjd@gmail.com

105 S. PROSPECT

04/06/2011 13:27



SIGNIFICANT MOLD CONTAMINATION
105 S. PROSPECT



04/06/2011 13:33

PHYSICAL DAMAGE/MOLD CONTAMINATION

105 S. PROSPECT

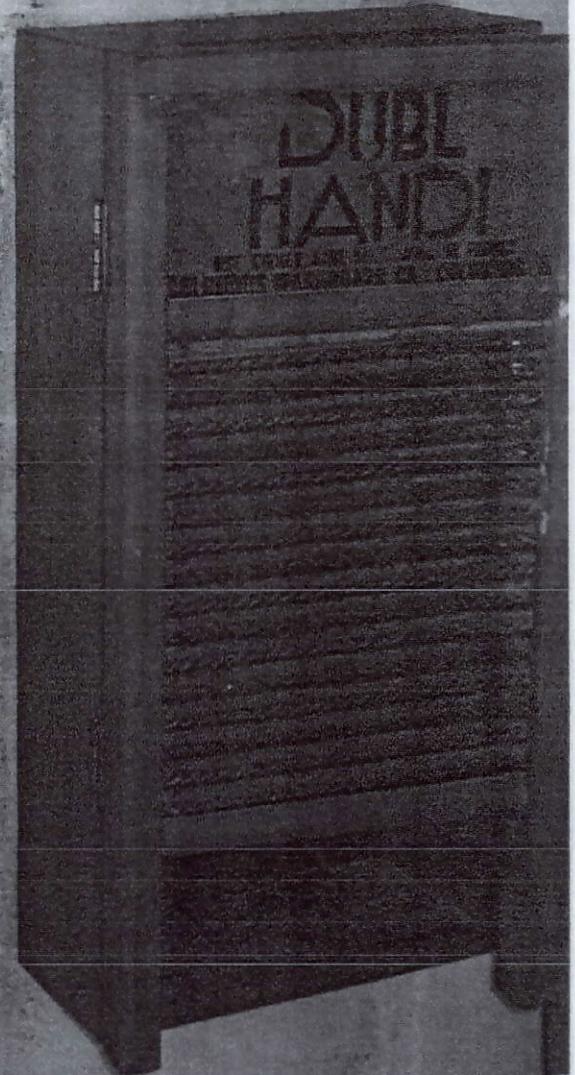
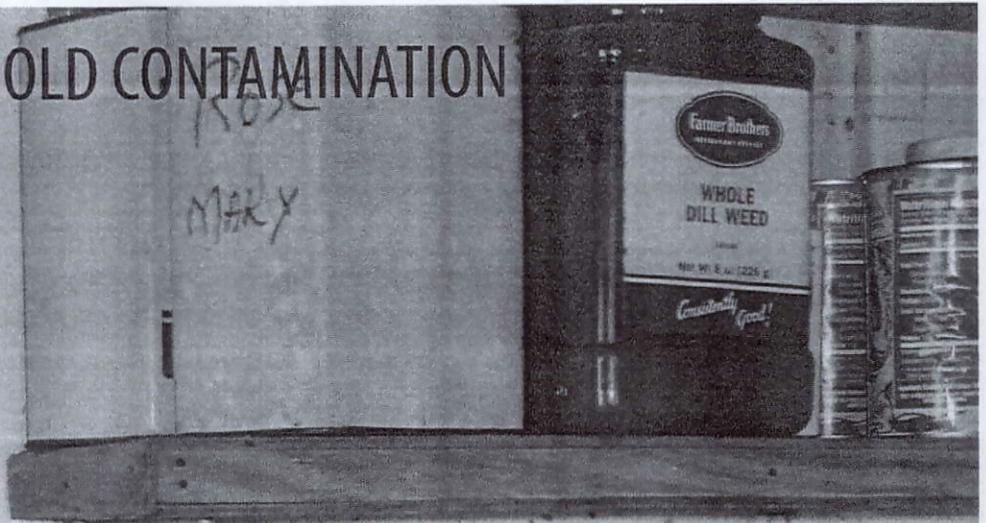


04/06/2011 13:33

MOLD CONTAMINATION
105 S. PROSPECT

04/06/2011 13:35

PHYSICAL DAMAGE/MOLD CONTAMINATION
105 S. PROSPECT



04/06/2011 13:34

**105 South Prospect Avenue
Redondo Beach, California**
Historic Resource Evaluation

April 4, 2011

Submitted by:

Kaplan Chen Kaplan
2526 Eighteenth Street
Santa Monica, CA 90405

David Kaplan, Historic Architect
Pam O'Connor, Architectural Historian

Executive Summary

Kaplan Chen Kaplan conducted an historic resource assessment of a residential building located at 105 S. Prospect Avenue in Redondo Beach, California. The small house was constructed in 1923. The house is a simple with Craftsman influences. Another small Craftsman-influenced house is located at 107 S. Prospect to the south. That parcel, and the other nearby parcels have been built out over the late 20th Century with large multi-family structures/.

The building at 105 S. Prospect was rated a "B" in the City's 1996 Historic Resources Reconnaissance Survey but based on further study and evaluation it appears that the house and setting do not possess the requisite features to merit a "B" rating. Also, the building does not meet the criteria for eligibility to the National Register of Historic Places or the California Register of Historical Places nor is it a potential contributor to a historic district

Residential Development in Redondo Beach

Utilized by the earliest human inhabitants, current day Redondo Beach became part of the Dominguez Rancho in 1854 when Manuel Dominguez received the patent for the Rancho San Pedro. Portions of the Rancho were sold off and some early attempts at industrialization occurred in the 1860s with the intermittent operation of the Pacific Salt Works at the Old Salt Lake site. With the dissolution of the Ranchos in the 1860s and the coming of the railroads in the 1870s, Southern California changed from open range to small farms and towns. In 1889 the Santa Fe Railroad reached Redondo Beach and the city also began developing as a port.

It was during this period that the Redondo Beach area began urbanization. The city of *Redondo Beach Context Statement* states: "The boom of the 1880s was largely an urban phenomenon. Although land was sold in farm size parcels as well as town lots and continued to be prized for farming and orchards, the emphasis had clearly shifted to town building." The early town was laid out under Charles Silent and partners including N. R. Vail and Dan McFarland. The village plan used "romantic street names evocative of the Spanish period and, cleverly included names of Dominguez family women" (i.e., Lucia, Juanita, Maria, Irena). "Pebbles from the beach front included a variety of precious and semi-precious stones, so the intersecting streets were given jewel names like Diamond, Emerald and Carnelian and Agate."

Early town developers envisioned a resort and commercial center. The development of piers, ship and pleasure boat landings as well as beach and beachfront amusements began to take place. The large Redondo Hotel with its park-like grounds was just to the south while railroad yards and industrial functions lay to the north. The evolution of rail transportation was important to the development of Redondo Beach. The Santa Fe Railroad, with its interstate connections, chose Redondo Beach as its terminus. It incorporated the Redondo Beach Railway (later consolidated with the Southern California Railway) to connect to Los Angeles. Several other rail lines including the Redondo Railway and the Los Angeles and Redondo Railway were developed in the late 19th century. Into the early 20th century these rail lines grew providing important passenger and freight connections to Redondo Beach. As the Context Statement notes,

"the years immediately following the electrification of the LA and Redondo Railway were prosperous ones for the city."

While previous real estate development groups established the physical character and development pattern, Henry E. Huntington spurred a significant period of development with his purchase of the Redondo Beach Improvement company and the Los Angeles and Redondo Railway in 1905. Buoyed by Huntington's confidence in the area, others followed. As the Context Statement observes: "within the original townsite, development also occurred as investors who had purchased lots prior to Huntington's investment subdivided and developed these sites, nearly completing the settlement of coastal Redondo Beach. The final result was that the region developed steadily, with a variety of areas to appeal to incoming residents."

Civic boosterism also contributed to the City's growth in the early 20th century with establishment of organizations such as the Chamber of Commerce. The Context Statement notes that "as a result of the community support, everyone who came to Redondo, left a booster with advertising buttons or brochures...efforts paid off. In 1900 the population had been 855; by 1910 it had grown to 2,935." And the population continued to grow with 4,913 residents in 1920 and almost doubling to 9,347 by 1930. Population growth pace slowed during the decade following the Great Depression growing to 13,092 in 1940 but picked up after World War II with 25,226 in 1950 and 46,984 by 1960.

Neighborhood Development and Building History

The parcel at 105 S. Prospect Avenue contains a one-story single-family house and a small garage. Prospect Avenue is the easternmost street in this section of Redondo Beach; the area across Prospect Avenue on its east side is in the City of Torrance. Prospect Avenue is a wide arterial street and carries two-lanes of traffic in east direction. The neighborhood is zoned R-3 with a General Plan designation of R3, low density multi-family residential.

Most parcels on the 100 South block of South Prospect Avenue have been developed as multi-family. Several parcels redeveloped with larger multi-family buildings some combining multiple lots; other parcels were redeveloped with the addition of more structures on a parcel. All of the buildings on the 100 S. Prospect Avenue block, except for the houses at 105 and 107 and the house on the southeast corner (built in 1912) were constructed after World War II. The house at 105 S. Prospect Avenue and the front house at 107 S. Prospect Avenue are set back farther from the street than buildings on the other lots on the block.

Aerial maps of the neighborhood illustrate these development patterns. The aerial for 1928 shows Redondo Beach as a fairly built-out city. Areas with undeveloped parcels were mostly the blocks on the eastern end of the city, farthest from the center of town. To the east of Prospect Avenue lays Torrance with undeveloped land in agricultural use. The 1938 aerial map shows a similar development pattern with little additional building occurring during the years of the Great Depression. During that period the track/stadium for the Redondo Union High School was built. The first post-World War II aerial from

1947 shows the similar pattern and also shows that the City of Torrance was developing westward

The aerial map from about a decade later, 1956, shows the major post-war development that occurred in the area including the development of the Parras Middle School just north of Emerald Street and the automobile amphitheater, the Torrance Drive-In. The South 100 block of Prospect was totally built out by 1956. Several parcels on the south end of the 100 S. Prospect Avenue block were constructed with residences. By 1965, some redevelopment was happening on the block but the greatest change in the neighborhood was the residential development on the former agricultural lands in the City of Torrance

By 1994, the aerial map shows that all former agricultural lands and the Torrance Drive-in had been redeveloped with residential structures. On the 100 block of South Prospect Avenue the setting of smaller single-family houses had changed with some demolitions and redevelopment and construction of larger multi-family buildings. The zoning standards for multifamily construction also resulted in the establishment of a shorter setback along the block compared to the setbacks for 105 and 107 S. Prospect Street. Aerial maps show little change occurred between 1994 and 2005.

Prospect Avenue was originally known as Maria Avenue. No Sanborn Maps were produced for the eastern end of Redondo Beach or the western border of Torrance. The City of Redondo Beach building permit record for 105 S. Prospect Avenue lists 1923 as its date of construction. The Los Angeles County Assessor records also date construction as 1923. The house at 107 S. Prospect Avenue was built two years earlier in 1921.

City Building Permit records list John Bowman as the owner of 105 S. Prospect Avenue in 1923. No architect or contractor was listed. City Directory research shows John A. Bowman living at 105 S. Maria Avenue in 1924. Bowman was listed with the occupation as an electrician for the Pacific Electric Railway. His wife, Mary B. Bowman was also listed. There were no references to John Bowman in earlier City Directories. The 1924 City Directory lists houses on the 100 Block of S. Maria Avenue as: 101, 103, 105, 107, 115 and 119. Bowman was also listed in the 1925 and 1927 City Directories and an additional two houses, at 109 and 111 S. Maria Avenue were listed.

In 1931, eight years after its construction, the residents of the house at 105 S. Maria Avenue were listed in that City Directory as Oliver J. and Elizabeth Allis as owners. The same eight addresses were listed for the 100 block of Maria Avenue. In 1936 the occupants of 105 S. Maria Avenue were Wilbur and Hilda Holtz. In 1947 the occupants were W. D. and Georgia James.

By 1952 the street had been renamed Prospect Avenue and Mrs. Nancy Jennison lived at 105 S. Prospect Avenue. In 1952 there were eight residences listed: 101, 103, 105, 107, 109, 111, 119 and 121/121a S. Prospect Avenue.

The City Directory research shows that the 100 block of S. Maria (Prospect) Avenue contained eight houses for the 30 year period from 1923, when the subject property was constructed, until 1952. The transition to a multi-family neighborhood took place over the last half of the 20th century and changed the 100 block of South Prospect Avenue

from one of small single-family residences to that of multi-family residential including large multi-story structures.

Building Description

The Craftsman style bungalow was inspired primarily by the work of Charles and Henry Greene of Pasadena who began building simple Craftsman style bungalows in Pasadena in 1903. While the Greene brothers went on to build more elaborate Craftsman style homes, the simple bungalow became a staple of California residential construction throughout Southern California during the boom years of growth in the first decades of the 20th Century. The buildings designed by the Greenes and similar residences were given extensive publicity in magazines of the period thus popularizing the building type and style in the pre-World War I period. While the style remained in use after World War I, it was overshadowed by the period revival styles that became popular after World War I and in the decade of the 1920s.

The house at 105 S. Prospect Avenue was built in 1923. It is a simple one-story frame building with some Craftsman influences. The roof is broadly pitched with front-facing gable and deep overhang with exposed rafter tails, which are influences from the Craftsman style. A projecting porch is located along the south 2/3 of the front façade. It also features a broad, front-gable roof. The porch is supported by posts and has a simple wooden picket balustrade. The entry door is slightly off center along the front façade. The fenestration is asymmetrical with the window to the south of the door closer to the door than the window to the north. The windows are defined by flat wood frames and surrounds. The house is of frame construction and is rectangular in plan. The building is clapboard clad with end corner boards. The windows on the building's sides and rear are also framed by flat wood surrounds. A small lean-to has been constructed on the south side of the rear elevation of the building.

The physical materials of the house have undergone deterioration. The foundation is cracked. The wood elements are in varying conditions. The porch elements and foundation are very deteriorated. The asphalt shingles of the roof are also deteriorated as are the supporting eaves.

A small frame garage is located near the rear of the house towards the north lot lint. It is simple and rectangular in plan. It is clapboard clad with a front-facing gable roof. A lean-to was constructed on the east (street facing) elevation. It is a lean-to with a shed roof.

The house and garage are the only buildings on the parcel. The setback of the house is deeper than the rest of the block except for adjacent 107 S. Prospect. While the deep front setback of 107 S. Prospect has been reconfigured to include a paved parking place in front, the setback of 105 S. Prospect Avenue is undeveloped. A narrow sidewalk with a few steps leads up the slight incline that the house is set upon. A partially paved driveway leading to the rear garage is located on the north side of the parcel. The north side of the parcel is framed by the two-story multi-family building on the adjacent lot.

The parcel to the south at 107 S. Prospect Avenue contains a front house, another Craftsman influenced house and a two-story multi-family building behind it. There is a

small front lawn defined by a picket fence in front of the house. Then there is a grade change in the parcel toward the front near the sidewalk. A portion of the setback between the sidewalk and the fence is used as a parking space as this house is setback farther from the street than most of the other properties on the block. The house is a one-story building with a front-facing gable and a projecting porch with front facing gable over a portion of the façade. A later addition to the house is oriented perpendicular to the original house. Most of the parcel, except for the small lawn area in front of the house, has been paved over. A large two-story multifamily building is located on the parcel to the south of 107 S. Prospect Avenue.

National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide "used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and indicate what properties should be afforded protection from destruction or impairment." (36 Code of Federal Regulations, Section 60.) Buildings, districts, sites and structures may be eligible for listing in the National Register if they possess significance at the national, state or local level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is measured against the following established criteria (National Register Bulletin 16):

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are 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.

In addition, a resource must retain enough integrity to "convey its significance" (*National Register Bulletin 15*). An analysis of integrity is based on: location, design, feeling, association, setting, workmanship and materials. Buildings may be eligible for inclusion on the National Register as an individual resource and/or as a contributor to a district. A resource which no longer reflects historic significance as a result of damage or alterations is not eligible for the National Register.

The National Register program provides technical assistance to aid local and state governments in applying criteria and analyzing integrity as well as guidelines for rehabilitation of historic properties, such as the "Secretary of the Interior's Standards for Rehabilitation."

National Register Bulletin 32, *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*, provides criteria to measure whether association with a person or persons meets the threshold for historic significance:

1. Specific individuals must have made contributions or played a role that can be justified as significant within a defined area of American history or prehistory.
2. For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.
3. Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field.

Bulletin 32 also states that "associations with one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property "

The California Register of Historical Resources

The State of California administers historic preservation programs through the Office of Historic Preservation in the Department of Parks and Recreation in the Resources Agency. State programs include the California Landmarks program that recognizes sites and structures of state-wide significance, and the Points of Historical Interest which recognize sites and structures of local or county-wide significance.

The California Register, adopted in 1992 (official regulations effective January 1, 1998), is the "authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and indicate which properties are to be protected, to the extent prudent and feasible, from substantial adverse change." (*California Code of Regulations, Title 14, State Historical Resources Commission, Regulations for the Nomination of Historical Resources to the California Register of Historical Resources.*) State and local agencies may also determine which resources are to be considered in order to comply with California Environmental Quality Act (CEQA) requirements.

The California Register criteria are based on National Register criteria. As noted in *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on California Code of Regulations, Title 14, Section 4852), "because the California Register was consciously designed on the model of the National Register, the two programs are extremely similar." It further states that "when trying to determine if a resource is eligible for the California Register, you may find it easier to first determine a resource's eligibility for the National Register. Then, if you find it ineligible for the National Register—and keeping in mind the differences between the two programs—move on to determine if it may in fact be eligible for the California Register as a result of these differences."

California properties (individual buildings and contributors to districts) that meet these criteria may be listed in the California Register. If the owner of a historical resource objects to the nomination, the property is not listed in the California Register, but the State Commission may formally designate the resource as eligible for listing. Listing in the California Register does not protect the resource from demolition or alteration, but it does require environmental review for proposed projects. Some resources are listed automatically (such as resources already on the National Register); others are be

nominated through an application and public hearing process administered by the California Office of Historic Preservation.

The California Register automatically includes California properties listed or formally determined eligible for the National Register of Historic Places. Other historic resources require action by the State Historical Resources Commission to be listed in the California Register. Some resources including State Landmarks with numbers preceding No. 770 and California Points of Historical Interest require review and action by the Commission prior to listing, but are not subject to formal nomination and application procedures.

All other resources require formal nomination must go through an application process to be listed or formally determined eligible for inclusion to the California Register; nominations may be made by individuals, organizations, or government agencies. Resources that require nomination include 1) an historical resource or historic district; 2) an historical resource contributing to the significance of a nominated historic district; 3) a group of historical resources identified in historic resource surveys, if the survey meets the criteria and standards of documentation listed in Title 14, Section 4852(e); 4) an historical resource, a group of historical resources, or historic districts designated or listed as city or county landmarks or historical resources or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been reviewed by the Office of Historic Preservation as meeting the California Register and approved by the Commission; or 5) an historical resource or a group of local historical resources designated under any municipal or county ordinance which has not been previously approved by the Office of Historic Preservation.

To be eligible for inclusion on the California Register, one of the following criteria must be met (as listed in CCR Title 14 Section 4852(b)(1)-(4)):

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
3. It embodies the distinctive characteristics of a type, period, region, or method or 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 to the prehistory or history of the local area, California, or the nation.

As noted in *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on California Code of Regulations, Title 14, Section 4852) "integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for

eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance ”

The National Park Service Bulletin, *How to Apply the National Register Criteria for Evaluation*, defines the seven “aspects of integrity” and provides technical information on their application. Integrity is defined as “the ability of a property to convey its significance ” To “retain historic integrity a property will always possess several, and usually most, of the aspects.” For a historic district to retain integrity as a whole, “the majority of the components that make up the district’s historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district’s components must be substantially unchanged since the period of significance. When evaluating the impact of intrusions upon the district’s integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.”

According to *California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison* (based on California Code of Regulations, Title 14): “It is possible that historical resources 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. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.”

City of Redondo Beach Historic Resource Preservation

The City of Redondo Beach designates historic resources such as “buildings, structures, sites, places and districts within the City that reflect special elements of the City’s architectural, artistic, cultural, historical, political, and social heritage.” (Zoning Code Section 10-4, 102)

An historic resource may be designated a landmark, and an area may be designated an historic district if it meets one or more of the following criteria:

- a. It exemplifies or reflects special elements of the City’s cultural, social, 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.

The ordinance also specifies that “nominations of an historic resource as a landmark shall be made only by application of the property owner or property owners representing

a majority or controlling interest in the property on which the resource is located.” (Section 2, Ord. 2554)

City of Redondo Beach Historic Resource Surveys

The City of Redondo Beach conducted a citywide reconnaissance-level historic resources survey in two phases. The first phase was conducted in 1985 and surveyed most of the original townsite area and two adjacent areas to the south: Clifton-by-the-Sea and Clifton Heights. According to the city's 1998 Preservation Plan “the survey results documented 1,400 individual buildings constructed on or before 1946—126 of these were determined individually significant while 712 were considered potentially significant as contributors to historic districts. The buildings reflect a variety of architectural styles and date primarily from the period of early settlement to pre-World War II.”

A second phase of the survey was conducted in 1996 and included buildings which were 45 years of age or older and was focused on the North Redondo Beach area. This second survey phase “recorded 1,402 buildings. Sixty-four of the resources were determined potentially eligible for the National Register or for local designation. The majority of the buildings date from the post-World War II period of expansion.”

The 1986 survey developed a rating system unique to Redondo Beach. In describing the rating system the 1986 survey stated that the consultant staff “drove through the entire study area on a street-by-street basis” and based on “this initial review, each structure (or group of structures) was assigned to one of four categories (A through D). This rating system was also used in the 1996 survey.

This rating system defined “A” resources as those “buildings which are obvious examples of historically significant or notable structures indicated by distinctive architectural characteristics or age. Occasionally, the structure's relationship to patterns of local history is evident (such as an early church) and would be included. Many of these buildings are potential candidates for individual listing on the National Register of Historic Places and research is likely to reveal a connection with important persons or events.”

The “B” category includes “buildings which are somewhat less unusual or distinctive in terms of age or architecture. In general, however, these are well designed buildings 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 and some of these buildings may also be candidates for the National Register, depending on the results of research.”

The “C” category includes “pre-1946 buildings which reveal much of their original architectural style (not substantially altered). These buildings are fairly modest in architectural style or design and are less likely to have historical importance. Most of these buildings are good candidates as contributing structures in an historic district.”

And the “D” category includes pre-1946 buildings which are clearly not significant in terms of architectural style or have been substantially altered from the original style.

While information from other general research could indicate a line between some of these buildings and important persons or events in local history, the modest nature of the building makes this connection fairly unlikely. Buildings in this category which are not altered or can be restored may contribute to a historic district.

The 1986 survey also identified and described common architectural styles including "Craftsman" stating "these homes feature informal plans and simple box-like shapes. Typical of this style is a heavy use of wood and an emphasis on structural members, including exposed beam ends often with brackets. The roofs are generally wide low gables. The wooden windows are either wide double-hung or casement windows, often placed in groups of three and often accented by wide wood surrounds. Exterior wall surfaces are commonly wood-shingled, stucco or clapboard siding with river rock or clinker brick sometimes used for foundations, chimneys and porch piers."

Evaluation of 105 S. Prospect Avenue As A Potential Historic Resource

The house at 105 S Prospect Avenue was identified in the 1996 survey as a "B" level structure as was 107 S. Prospect Avenue. The property at 100 N. Prospect, just kitty-corner across the nearby intersection of Prospect and Emerald Avenues was listed in the 1986 survey and rated as a "C" level Craftsman Bungalow.

Based on further research and analysis, it does not appear that the resource at 105 S. Prospect Avenue merits a rating of "B" for a number of reasons.

One compelling argument as to why the building at 105 S. Prospect Avenue is not a "B" level resource is that it is not comparable to other resources "B" level resources identified in the surveys. Earlier constructed and better executed Craftsman style houses include 233 South Francisca and 513 Garnet Street, both rated a "C+" and 511 Garnet a "C" in the 1986 survey. The house at 612 Beryl Street, rated a "C", built about the same time as the subject property, is also a simple design but features more Craftsman elements including the gable vent. The house at 209 Avenue C was rated a "C-"; also a later example of Craftsman, it features projecting beams along the gable front.

The house at 105 S. Prospect Avenue is most similar to the 1921 era building located at 104 Helberta Street (see photo) which was rated a "D" in the 1986 survey. The "D" rating includes "pre-1946 buildings which are clearly not significant in terms of architectural style." Both the house 104 Helberta and 105 S. Prospect are simple structures and not significant examples of the Craftsman architectural style.

The building at 105 S. Prospect Avenue cannot meet the criteria for inclusion on the National Register or the California Register as it is not a significant example of an architectural style or an important example of an early vernacular style, as it was built at the end of the Craftsman era.

The "C" category includes "buildings that are fairly modest in architectural style or design" and are "buildings which are somewhat less unusual or distinctive in terms of age or architecture." The house at 105 S. Prospect Avenue is modest and less distinctive in terms of its design. Regarding the designation of Craftsman style to the building, it was built late in the period of the style's popularity and the house is a simple

bungalow with Craftsman influences such as the deep overhang of the roof. It would not be used to exemplify a Craftsman style house. The building's condition today is only fair in terms of the deterioration of its materials (i.e., siding, roofing). Another major change is that the setting of the house has been significantly altered due to the redevelopment of the block. As a result of this redevelopment there is no potential for a Prospect Avenue historic district in this area and thus 105 S. Prospect Avenue does not have the potential to contribute to such an historic district.

In terms of association with historic persons or events, "B" buildings are "those buildings likely to have local significance and some of these buildings may also be candidates for the National Register, depending on the results of research." In contrast, for "C" buildings they are "less likely to have historical importance." And for "D" buildings the standard is that "information from other general research could indicate a link between some of these buildings and important persons or events in local history, the modest nature of the building makes this connection fairly unlikely." Research has proven that people of modest means built and lived in the building and their association with the building was transitory. The original builder and occupant of the house, John Bowman, did not live in Redondo Beach in the years before the house was constructed according to City Directory records. Bowman and his wife lived in the house for about eight years and were not listed in later Redondo Beach City Directories. The pattern of the subsequent occupation of the house was for shorter periods of time (typically less than 10 years). None of the occupants were connected to significant events in Redondo Beach or the area. The house at 105 S. Prospect Avenue does not meet the threshold for historic significance in terms of association or events.

Other buildings that are rated a "D" include those "which are not altered or can be restored may contribute to an historic district." The building at 105 S. Prospect Avenue cannot contribute to a historic district as there is no potential for such a district along this segment of Prospect Avenue. While deteriorated elements of building could be restored, the setting of the parcel has been compromised by the redevelopment of the block and the parcel to the south. Although there is a building similar in design adjacent at 107 S. Prospect Avenue, there is no potential for an historic district along this stretch of Prospect Avenue since most of the buildings were constructed in the second half of the 20th century. Thus, the house at 105 S. Prospect Avenue does not have potential to be a contributing building to a local historic district.

This further analysis shows that 105 S. Prospect Avenue does not merit a "B" rating since other, better resources received lower grades, and resources comparable to the subject property were given a "D" rating.

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EDR, Aerial Photographs 1928, 1938, 1947, 1956, 1965, 1994, 2005

EDR, Topographic Map 1934

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Historical Topographic Map



N ↑	TARGET QUAD	SITE NAME: 105 S. Prospect Avenue	CLIENT: Kaplan Chen Kaplan
	NAME: TORRANCE	ADDRESS: 105 S. Prospect Avenue	CONTACT: David Kaplan
	MAP YEAR: 1934	Redondo Beach, CA 90277	INQUIRY#: 2510538.4
	SERIES: 6	LAT/LONG: 33.8425 / 118.376	RESEARCH DATE: 06/04/2009
	SCALE: 1:24000		

USGS Topographic Map, 1934

Aerial Photographs



Aerial Photograph, 2009



INQUIRY #: 2510538.5
YEAR: 1928
| = 500'

Aerial Photograph, 1928



Aerial Photograph, 1938



INQUIRY #: 2510538.5

YEAR: 1947

| = 666'



Aerial Photograph, 1947



Aerial Photograph, 1956



INQUIRY #: 2510538.5
YEAR: 1965
| = 666'



Aerial Photograph, 1965



INQUIRY #: 2510538.5
YEAR: 1994
| = 666'

Aerial Photograph, 1994



Aerial Photograph, 2005



Aerial Photograph, 2011

Photographs



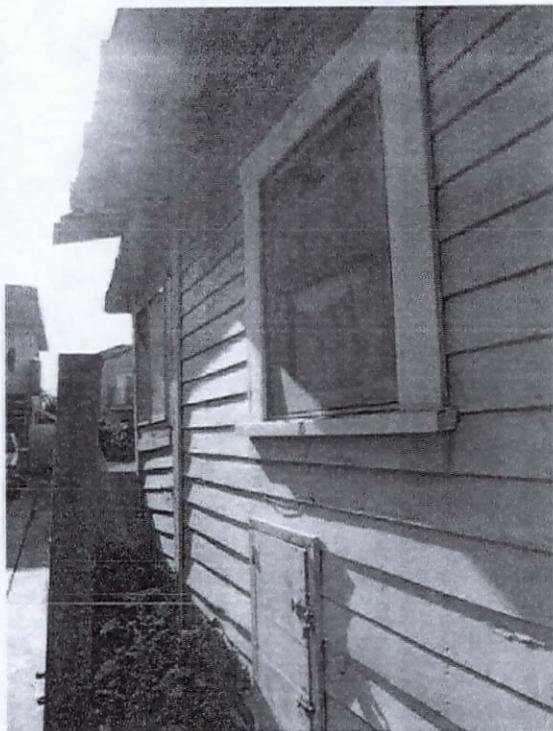
1. 105 S. Prospect Avenue. South and east elevations.



2. 105 S. Prospect Avenue. East and north elevations.



3. 105 S. Prospect Avenue. South elevation.



4. 105 S. Prospect Avenue. Rear of south elevation.



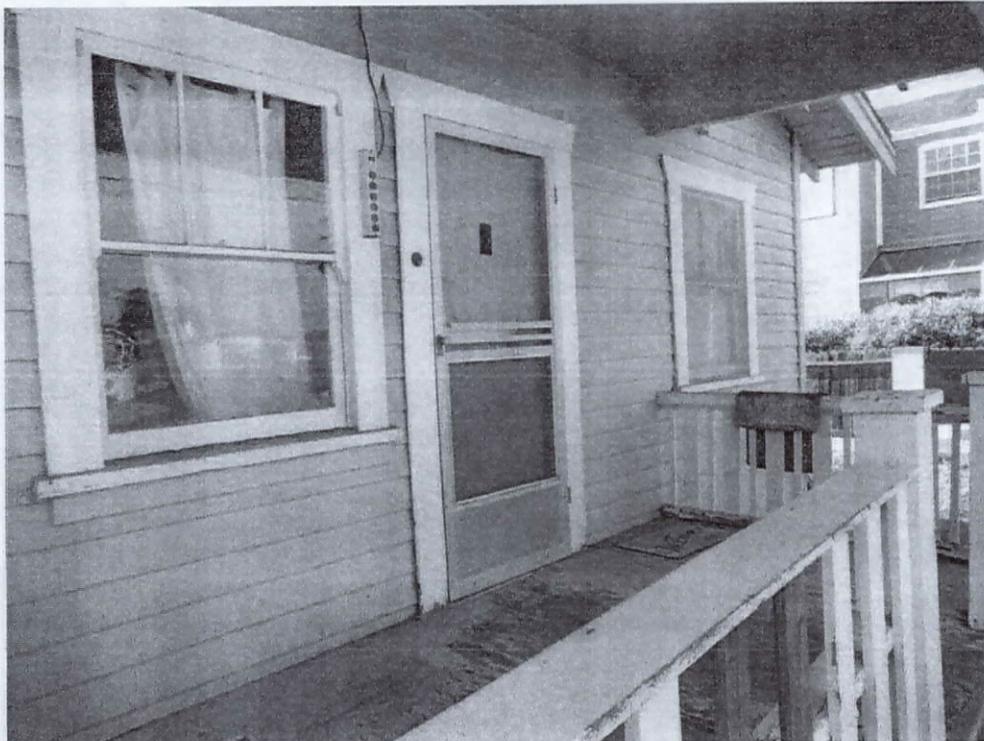
5. 105 S. Prospect Avenue. East elevation.



6. 105 S. Prospect Avenue. Porch and roof.



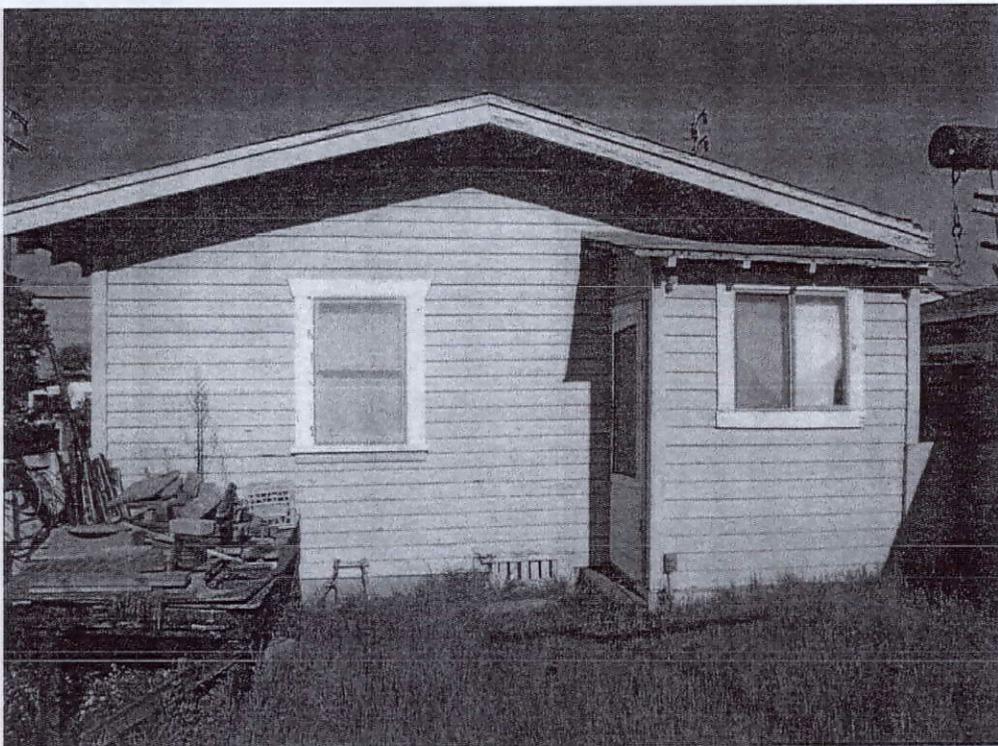
7. 105 S. Prospect Avenue. Porch.



8. 105 S. Prospect Avenue. East elevation under porch.



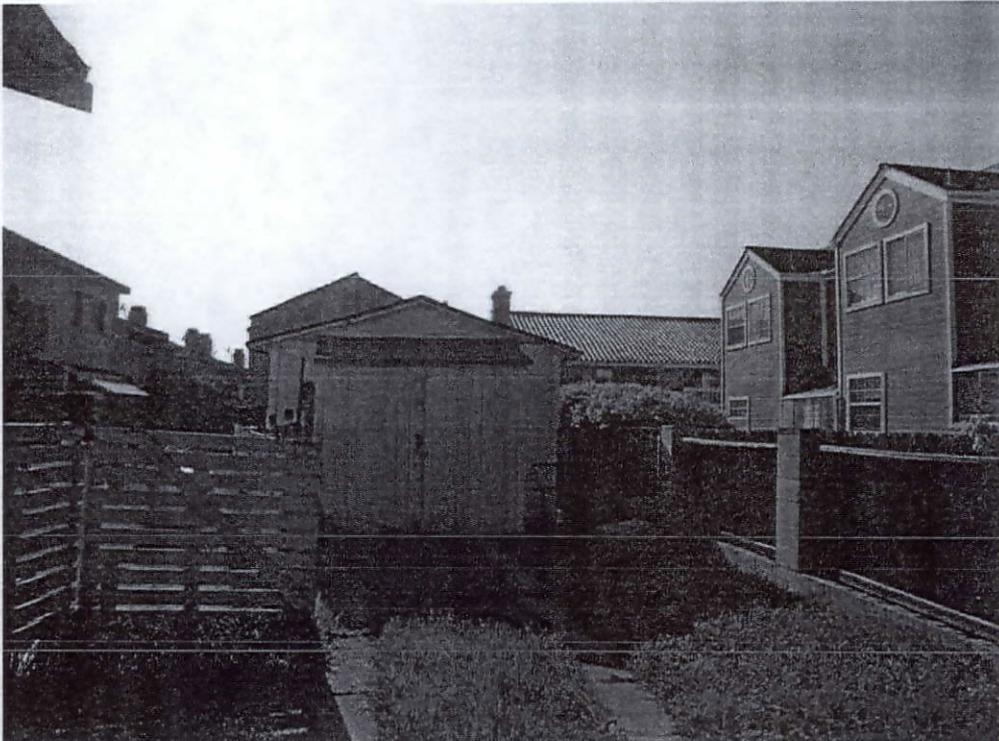
9. 105 S. Prospect Avenue. North and west elevations.



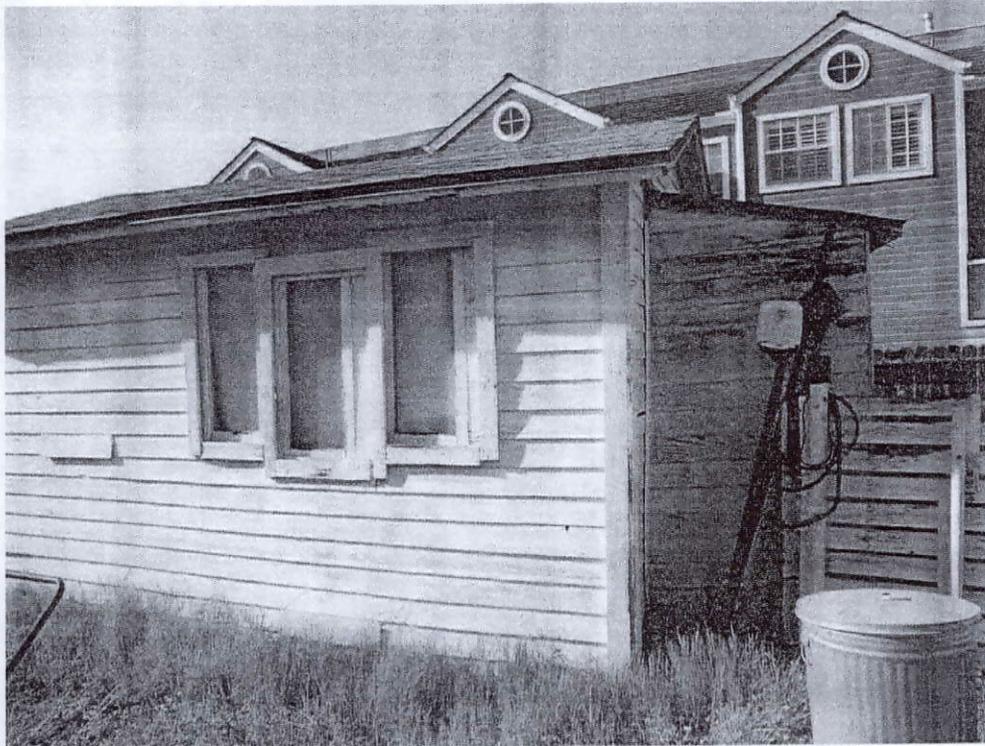
10. 105 S. Prospect Avenue. West elevation.



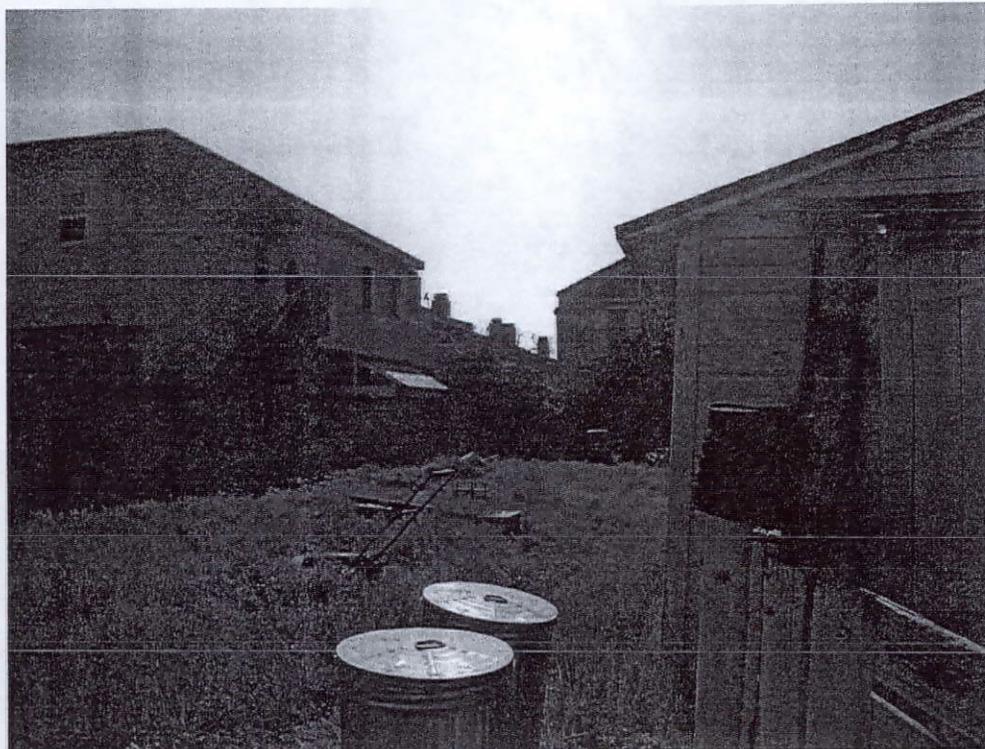
11. 105 S. Prospect Avenue. North side yard.



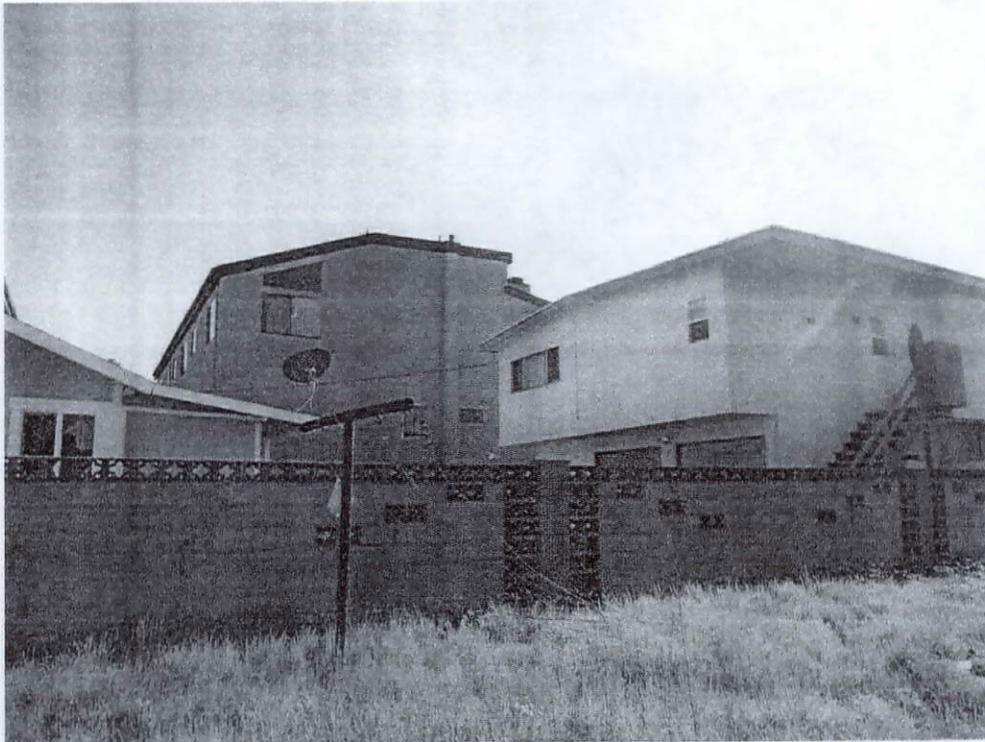
12. 105 S. Prospect Avenue. Garage, east elevation.



13. 105 S. Prospect Avenue. Garage, south elevation.



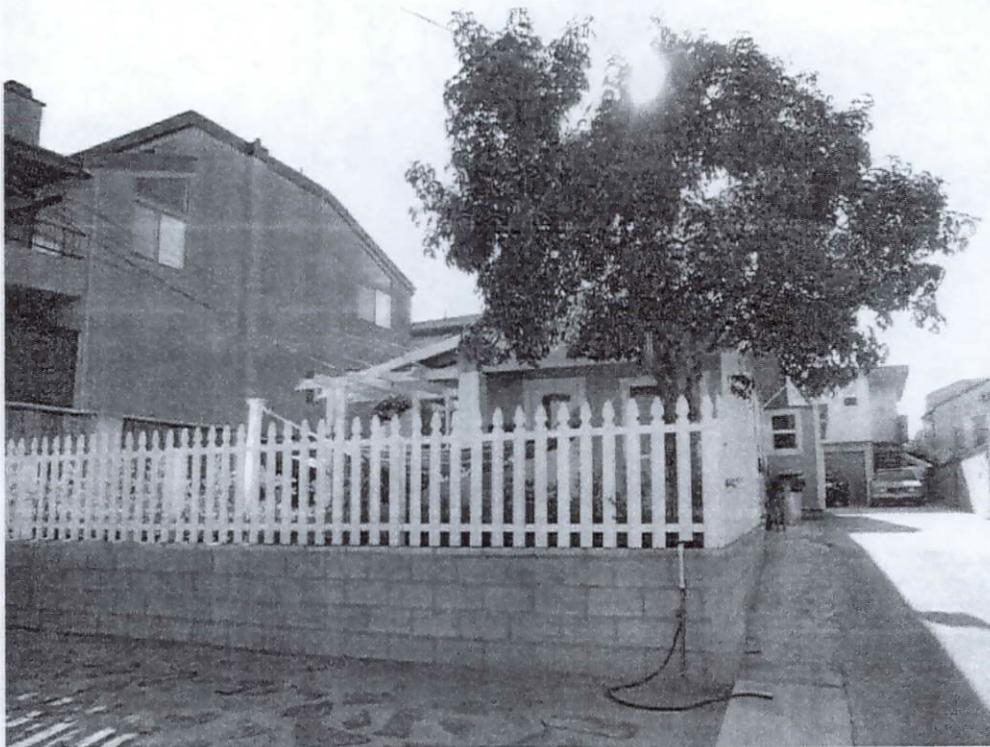
14. 105 S. Prospect Avenue. Back yard.



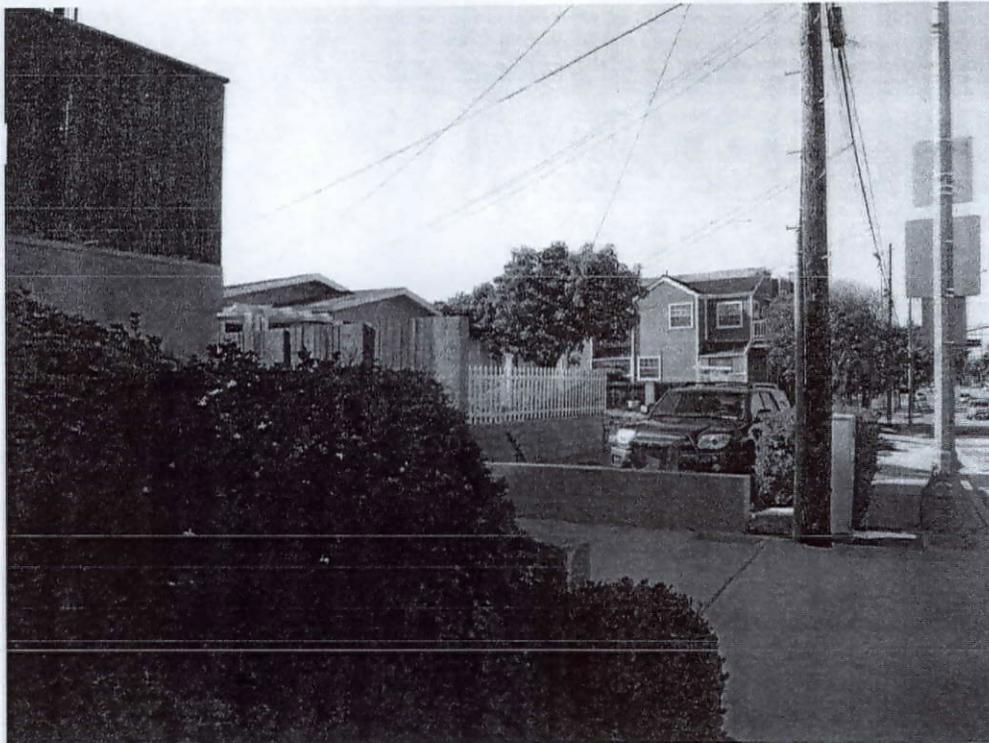
15. 105 S. Prospect Avenue. Back yard, looking south.



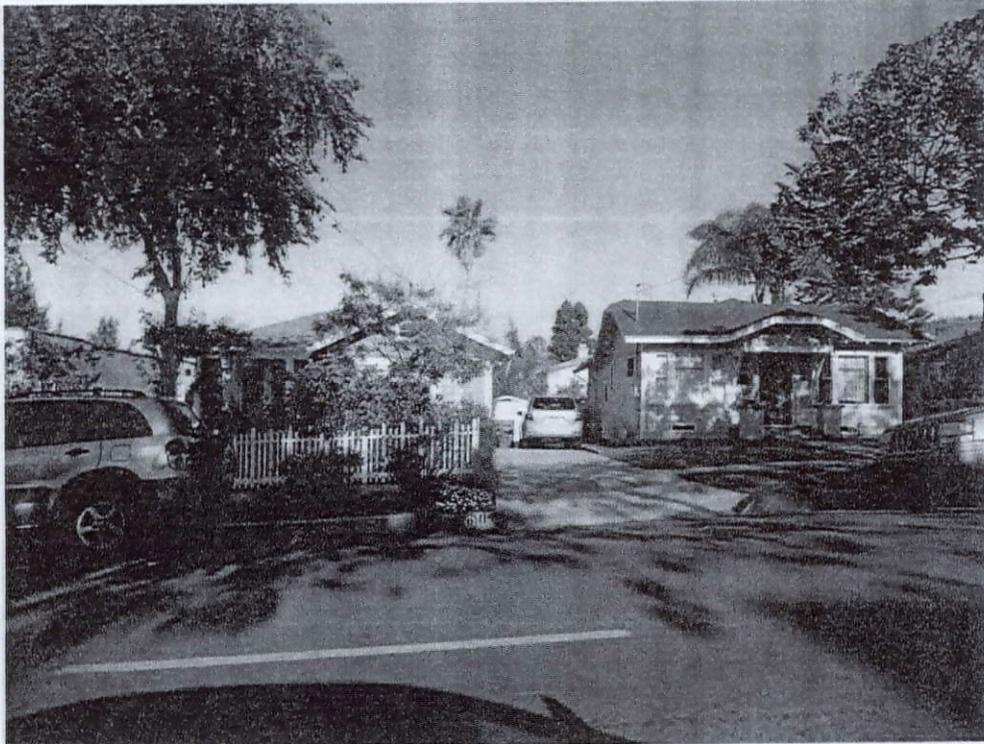
16. Streetscape, south of 105 S. Prospect Avenue.



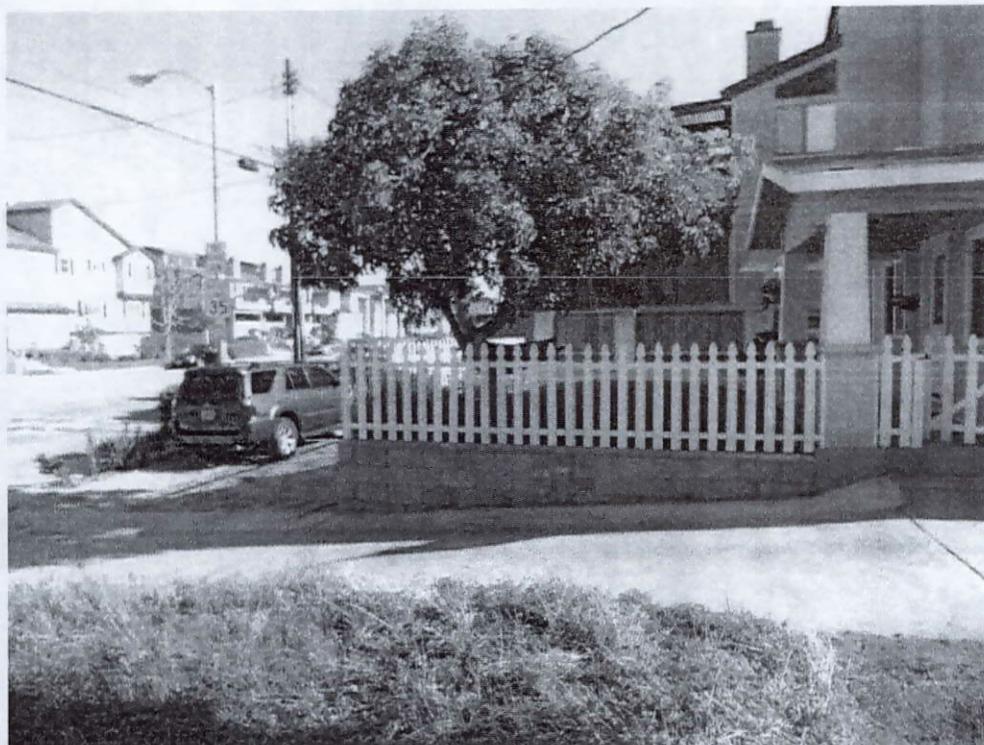
17. 109 S. Prospect Avenue.



18. Looking north from 109 Prospect Avenue.



19. 109 and 107 S. Prospect Avenue.



20. Looking south toward 107 and 109 S Prospect.



21. 105, 107 and 109 S. Prospect Avenue, looking south.



22. Area between 105 and 107 S. Prospect Avenue.



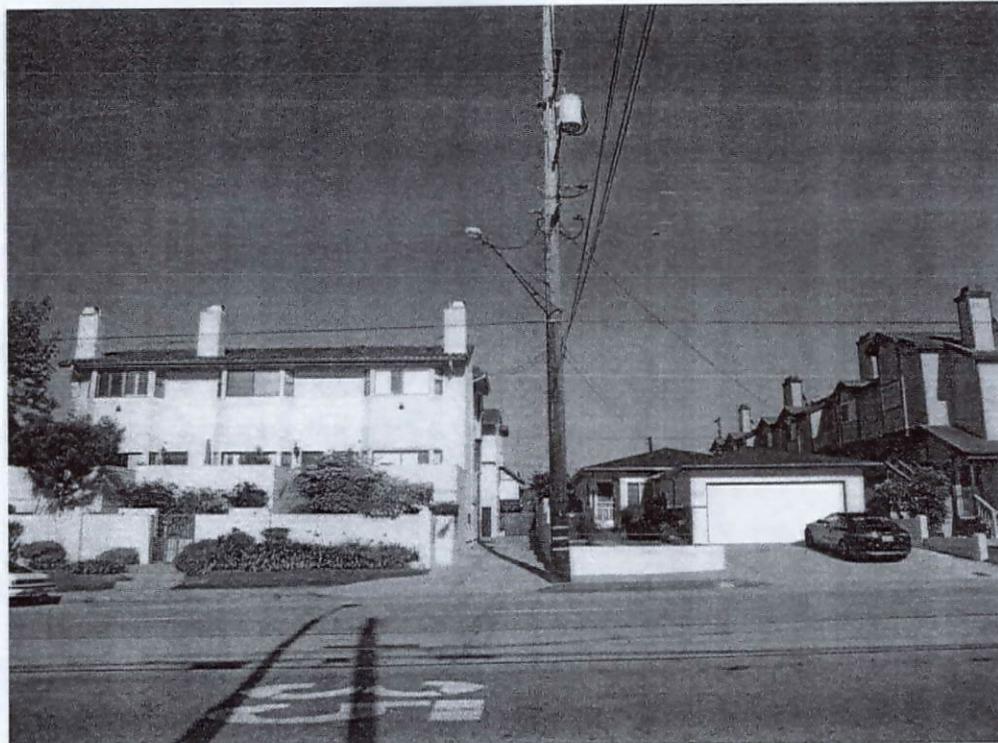
23. 105 S. Prospect Avenue and 1106 Emerald (corner of Prospect and Emerald).



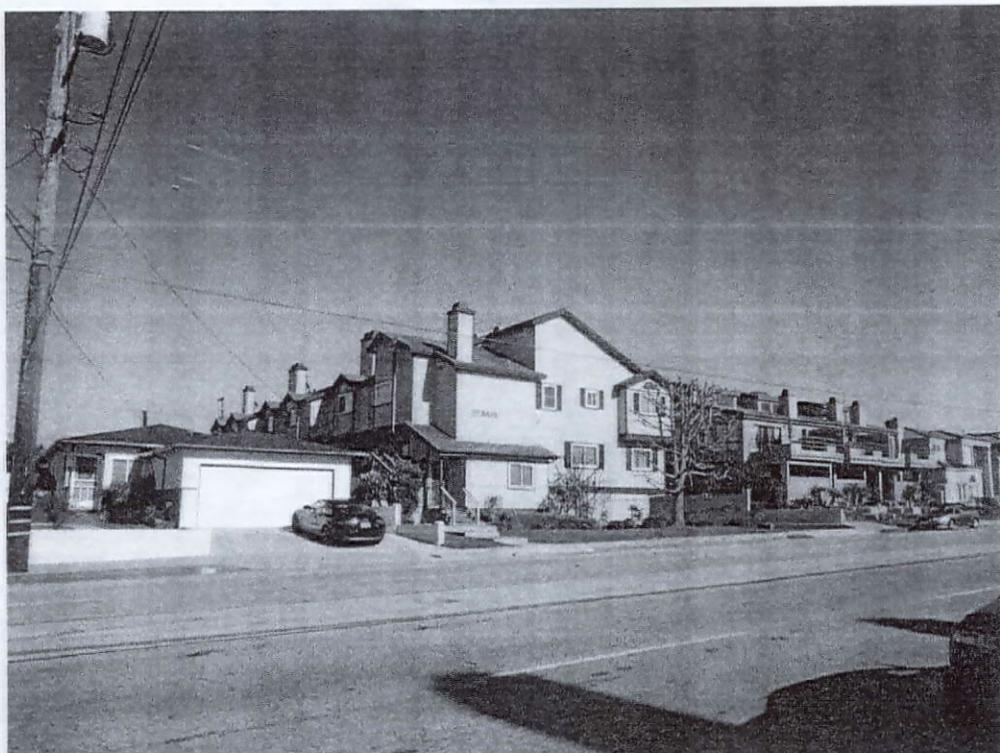
24. 1106 Emerald Street.



25. Across Prospect Avenue from 105 S. Prospect Avenue.



26. Across Prospect Avenue from 105 S. Prospect Avenue.



27. Streetscape to south across Prospect Avenue.



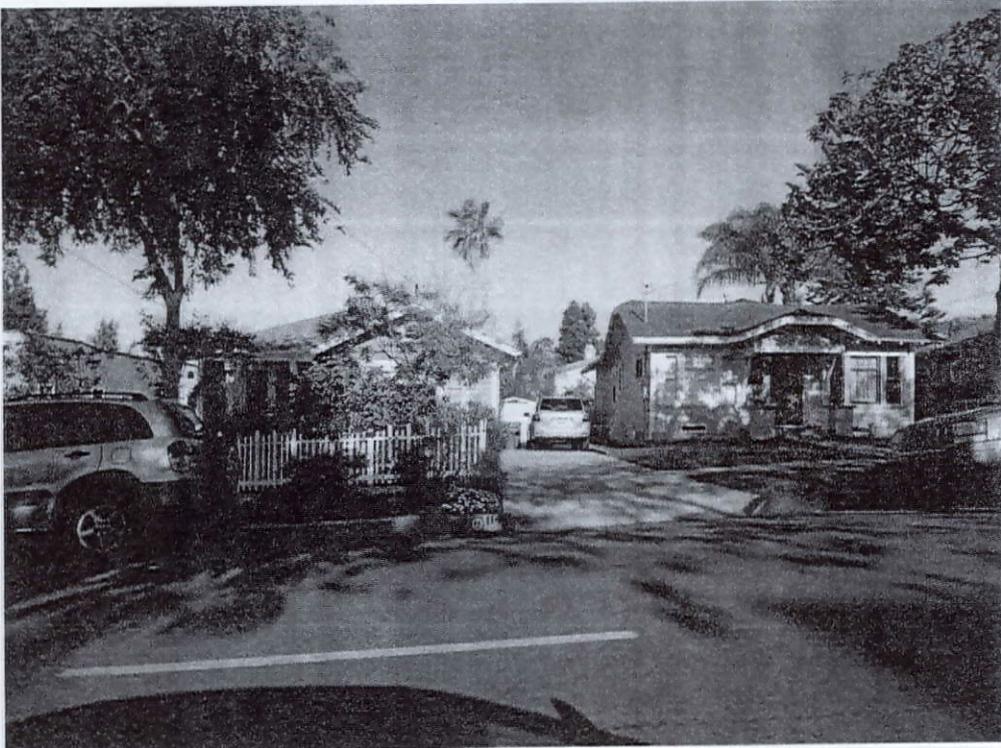
28. 104 Helberta Street. West elevation.



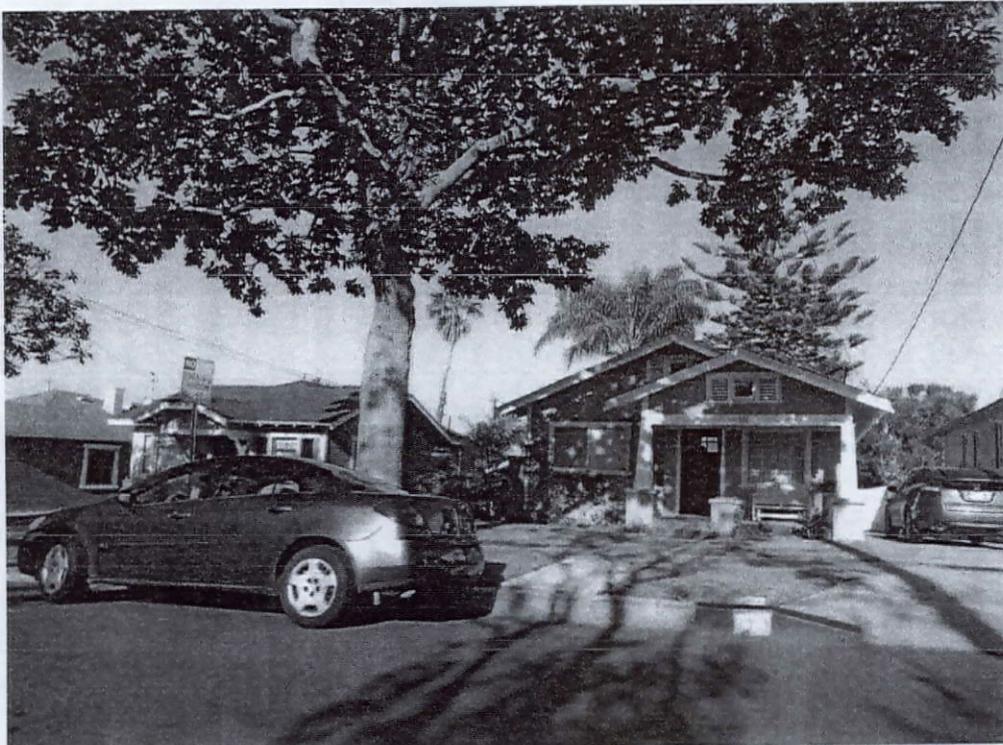
29. 104 Helberta Street. West elevation.



30. 100 block of Herberta Street.



31. 100 block of Helberta Street.



32. 100 block of Helberta Street.

B. Description of the Rating System Used

In conducting the windshield survey the consultant staff drove through the entire study area on a street-by-street basis. Using an address list and construction date (from City permits) provided by the City, specific notes were made on the architectural styles, and ages of buildings which were observed. Additional buildings thought to be constructed prior to 1946 were added to the list, where found. Based on this initial review, each structure (or group of related structures) was assigned to one of four categories (A through D), as described below:

- "A" Buildings - This category includes buildings which are obvious examples of historically significant or notable structures indicated by distinctive architectural characteristics or age. Occasionally, the structure's relationship to patterns of local history is evident (such as an early church) and would be included. Many of these buildings are potential candidates for individual listing on the National Register of Historic Places and research is likely to reveal a connection with important local persons or events.
- "B" Buildings - This category includes buildings which are somewhat less unusual or distinctive in terms of age or architecture. In general, however, these are well designed buildings which research may prove to have a relationship to important events or person in history. Many of these buildings are likely to have local significance and some of these buildings may also be candidates for the National Register, depending on the results of research.
- "C" Building - This category includes pre-1946 buildings which reveal much of their original architectural style (not substantially altered). These buildings are fairly modest in architectural style or design and are less likely to have historical importance. Most of these buildings are good candidates as contributing structures in an historic district.
- "D" Buildings - This category includes pre-1946 buildings which are clearly not significant in terms of architectural style or have been substantially altered from the original style. While information from other general research could indicate a link between some of these buildings and important persons or events in local history, the modest nature of the building makes this connection fairly unlikely. Buildings in this category which are not altered or can be restored may contribute to an historic district.

Figures 2 through 5 illustrate the differences between these ratings using photographs of actual buildings in the City. All four figures show Craftsmen style houses to illustrate that the rating is not necessarily related to architectural style.

A copy of the complete windshield survey which is attached as Appendix C shows all buildings identified through this process and the initial rating given. These ratings reflect an initial windshield review of nearly 1,400 structures