

March 27, 2023

Shad and Jazmin Peck  
Email: [shad.peck@hajoca.com](mailto:shad.peck@hajoca.com)

**RE: Historic Resources Report for the 435 8<sup>th</sup> Street Project, City of Hermosa Beach, California**

Dear Mr. and Mrs. Peck:

South Environmental was retained by Shad and Jazmin Peck to prepare an historic resources report for the 435 8<sup>th</sup> Street Project (project) in the City of Hermosa Beach, California. The purpose of this report is to determine if the proposed project will result in impacts to historic built environment resources located within the project site. This report was prepared in conformance of the requirements of the California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources and the City of Hermosa Beach Historic Resources Preservation Ordinance (Municipal Code Chapter 17.53).

The project site comprises one parcel (APN 4187-014-011) containing a single-family residence that was constructed over 45 years ago (1923). In accordance with the requirements of CEQA Guidelines §15064.5 for historical resources, the property was recorded and evaluated for historical significance and integrity on the appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms, Attachment A).

This significance evaluation was prepared by Architectural Historian Laura Carías, MA and Principal Architectural Historian Sarah Corder, MFA who meet the Secretary of the Interior's Professional Qualification Standards for architectural history and history. Resumes for Ms. Carías and Ms. Corder are provided in Attachment B.

## Introduction

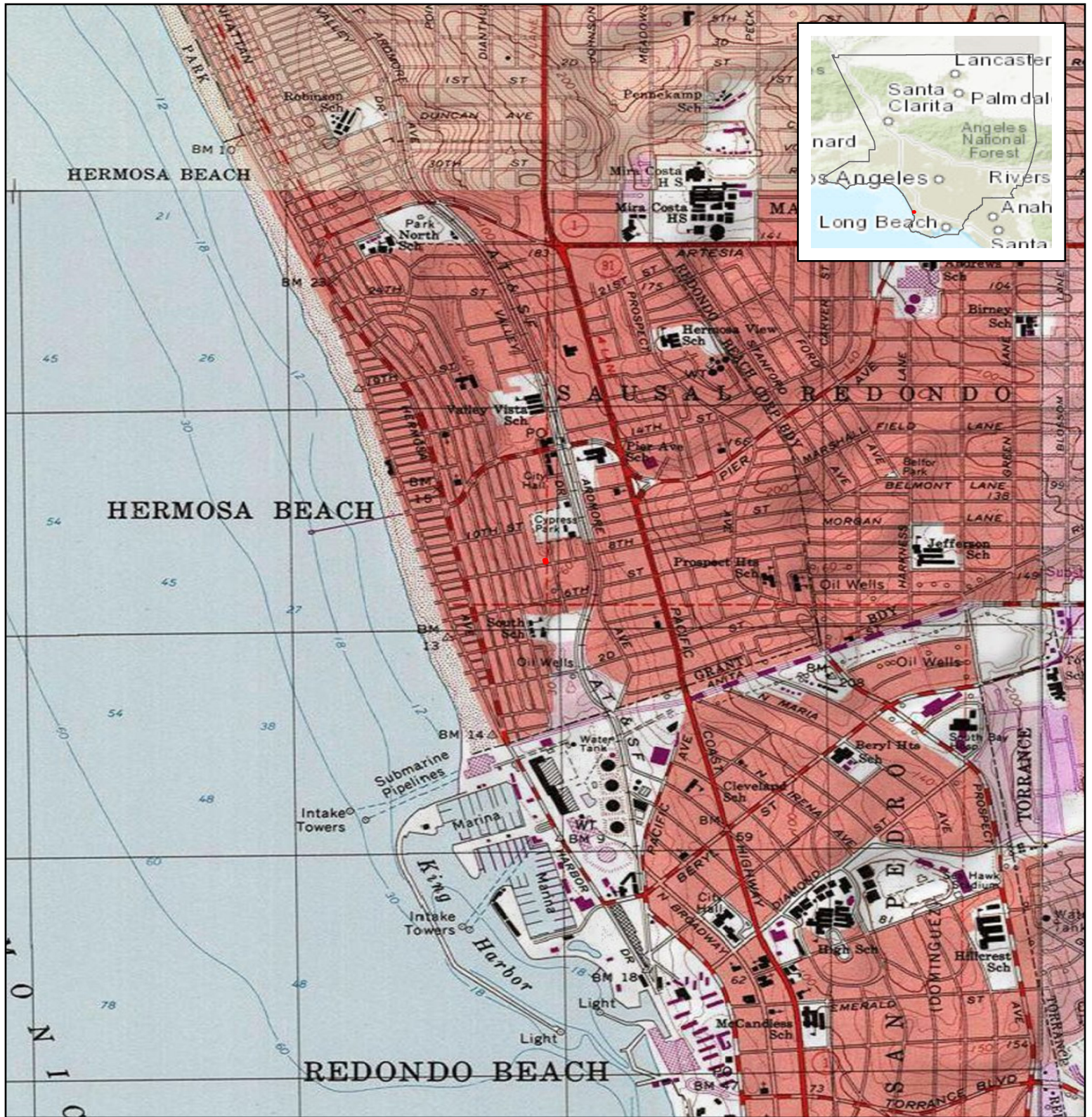
### Project Description

The approximately 1,002 square foot lot is currently occupied by a 480 square foot single family residence located within a mixed-use neighborhood in the City of Hermosa Beach. The property owner proposes to demolish the existing residence to construct a new three-story single-family residence over a basement. The new residence will be 975 square feet with a 260 square foot roof deck plus a 430 square foot accessory dwelling unit. The new building will include an attached two-car garage and one enclosed guest parking spot.

## Project Location

The project site is located on a 1,002 square foot lot on the north side of 8<sup>th</sup> Street between Cypress Avenue and Loma Drive, in the City of Hermosa Beach, in Los Angeles County, California (Figure 1). The project site consists of a single-family residence and is identified as 435 8<sup>th</sup> Street (APN 4187-014-011) (Figure 2).





Source: ESRI USA Topo Maps and World Topo Map 2024

435 8th Street

## Figure 1. Project Location Map

Project Site

Project Site is within City of Hermosa Beach, California, in Los Angeles County on the USGS Redondo Beach 7.5-minute quadrangle map in Section 36 of Township 03 South and Range 15 West

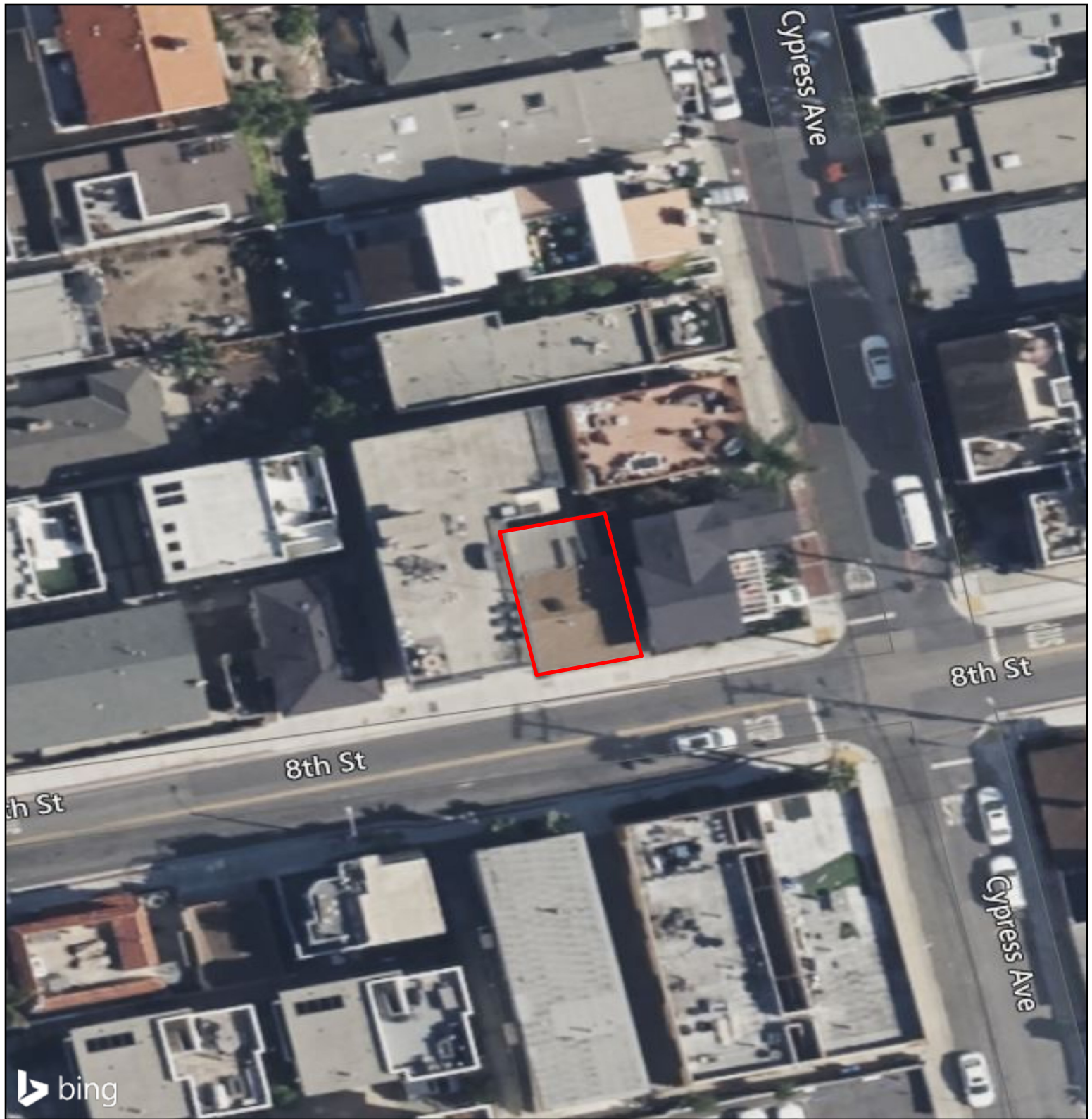
Center Coordinate (Decimal Degrees):  
Latitude: 33.8599653N Longitude: -118.3959558W



0 1,000 2,000 Feet  
Scale: 1: 24,000





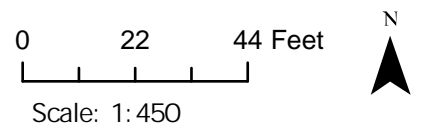


Source: Bing Aerial Imagery 2024

435 8th Street

Figure 2. Project Site Detail

 Project Site



## Regulatory Setting

### California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR (enumerated below) were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP). According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

### California Environmental Quality Act

CEQA requires a lead agency determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC], Section 21084.1). A historical resource is a resource listed in,

or determined to be eligible for listing, in the CRHR, a resource included in a local register of historical resources or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (State CEQA Guidelines, Section 15064.5[a][1-3]).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b)). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change

in the significance of a historical resource such that the resource's historical significance is materially impaired.

### **City of Hermosa Beach Historic Resources Preservation Ordinance (Municipal Code Chapter 17.53)**

#### HBMC Section 17.53.060 Landmark Designation Criteria

An historic resource may be designated a landmark, pursuant to Sections 17.53.070 through 17.53.120 of the Hermosa Beach Municipal Code, if it meets one more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- B. It is identified with persons or events significant in local, state, or national history; or
- C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- D. It is representative of the notable work of a builder, designer, or architect; or
- E. Its unique location or singular physical characteristic(s) represents an established and familiar visual feature of landmark of a neighborhood, community of the City.

### **City of Hermosa Beach PLAN Hermosa (Adopted 2017)**

#### Goal 10. A strong sense of cultural and architectural heritage.

##### *Policies*

10.1 Historic landmarks and districts. Encourage the voluntary designation of potentially historic resources as landmarks or historic districts.

10.2 Protect designated landmarks. Continue to use the Certificate of Appropriateness process for reviewing applications to demolish or alter designated landmarks.

10.3 Public and institutional facilities. Consider the designation of potentially historic public or institutional resources under threat of demolition or deterioration.

10.4 Historic resources as cultural tourism. Promote historic places and cultural tourism as an economic development strategy.

10.5 Adaptive reuse and sustainable development. Promote historic preservation as sustainable development and encourage adaptive reuse of historic or older properties.

10.6 History and cultural heritage. Support and encourage efforts to document and share the cultural heritage and history of Hermosa Beach.

10.7 Culturally inclusive planning. Ensure that historic preservation planning is culturally inclusive and reflective of the unique background and diversity of neighborhoods in the city.

10.8 Incentives and technical assistance. Provide expert technical assistance to owners of potentially eligible and designated historic properties with tools and incentives to maintain historic resources.

10.9 Salvage architectural features or materials. Encourage the preservation or reuse of historic architectural features on site or within the community.

10.10 Archaeological and paleontological resources. Recognize the prehistory and history of the city and strive to identify, protect, and preserve archaeological and paleontological resources.

## Methods

### Background Research

Background research was conducted on the project site to establish a thorough and accurate historic context, and to confirm the development history of the property (see DPR form set in Attachment A). This included a review of all available building permits on file with the City of Hermosa Beach; historical newspapers covering the City of Hermosa Beach and Los Angeles County via newspapers.com; historic aerial photographs of the project site via National Environmental Title Reference (NETR) and the University of Santa Barbara FrameFinder Maps; and applicable primary and secondary sources on file with local libraries.

### Survey

South Environmental completed an intensive-level pedestrian survey of the project site on February 29, 2024. The built environment survey entailed walking the site and documenting the exterior of the existing building and property features with notes and photographs.

## Findings

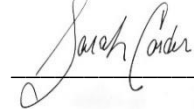
One built environment resource over 45 years old was identified within the project site: 435 8<sup>th</sup> Street. The property was recorded and evaluated for historical significance on the appropriate set of DPR Forms in consideration of CRHR and City designation criteria and integrity requirements (Attachment A). The property was found not eligible under all state and local designation criteria due to a lack of significant historical associations and architectural merit.

No historical resources were identified within the project site as a result of this study. Therefore, with respect to built environment resources, the proposed project will have a less than significant impact on historical resources under CEQA.



Should you have any questions regarding this report or its findings, please do not hesitate to contact us at [scorder@southenvironmental.com](mailto:scorder@southenvironmental.com) or (760) 334-3355.

Sincerely,



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Sarah Corder, MFA  
Principal Architectural Historian

## Attachments

- A. DPR Form Set for 435 8<sup>th</sup> Street
- B. Resumes

**ATTACHMENT A.**

**DPR Form Set for 435 8<sup>th</sup> Street**

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 16 \*Resource Name or #: (Assigned by recorder) 435 8<sup>th</sup> Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Redondo Beach Date 2024 T 03 N; R 15 W; ☐ of ☐ of Sec 36; MD B.M.

c. Address 435 8<sup>th</sup> Street City Hermosa Beach Zip 90254

d. UTM: Zone 11S, 370870.96 mE/ 3747502.95 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 4187-014-011. The subject property is located on the north side of 8<sup>th</sup> Avenue with single- and multi-family residences to the west, north, east, and south.

**\*P3a. Description:**

The subject property is a one-story single-family residence with a rectangular floor plan on a raised foundation. It has a side gabled roof clad with composition shingles and the exterior walls are clad with narrow, horizontal wood siding. The south facing primary elevation is symmetrical with three sets of French doors. A raised wooden porch spans the width of the primary elevation and features a metal balustrade (Exhibit 1) (see Continuation Sheet).

**\*P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) Primary south elevation, view to north (South Environmental 2024)

**\*P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both  
1923 (City of Hermosa Beach)

**\*P7. Owner and Address:**  
Shad and Jazmin Peck  
435 8<sup>th</sup> Street  
Hermosa Beach, CA 90254

**\*P8. Recorded by:**  
Laura Carías  
South Environmental  
2061 N. Los Robles Ave.  
Ste. 205  
Pasadena, CA 91104

**\*P9. Date Recorded:** 2/29/2024

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:**

Historic Resources Report for 435 8<sup>th</sup> Street, City of Hermosa Beach, Los Angeles County, California (South Environmental 2024)

**\*Attachments:** ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

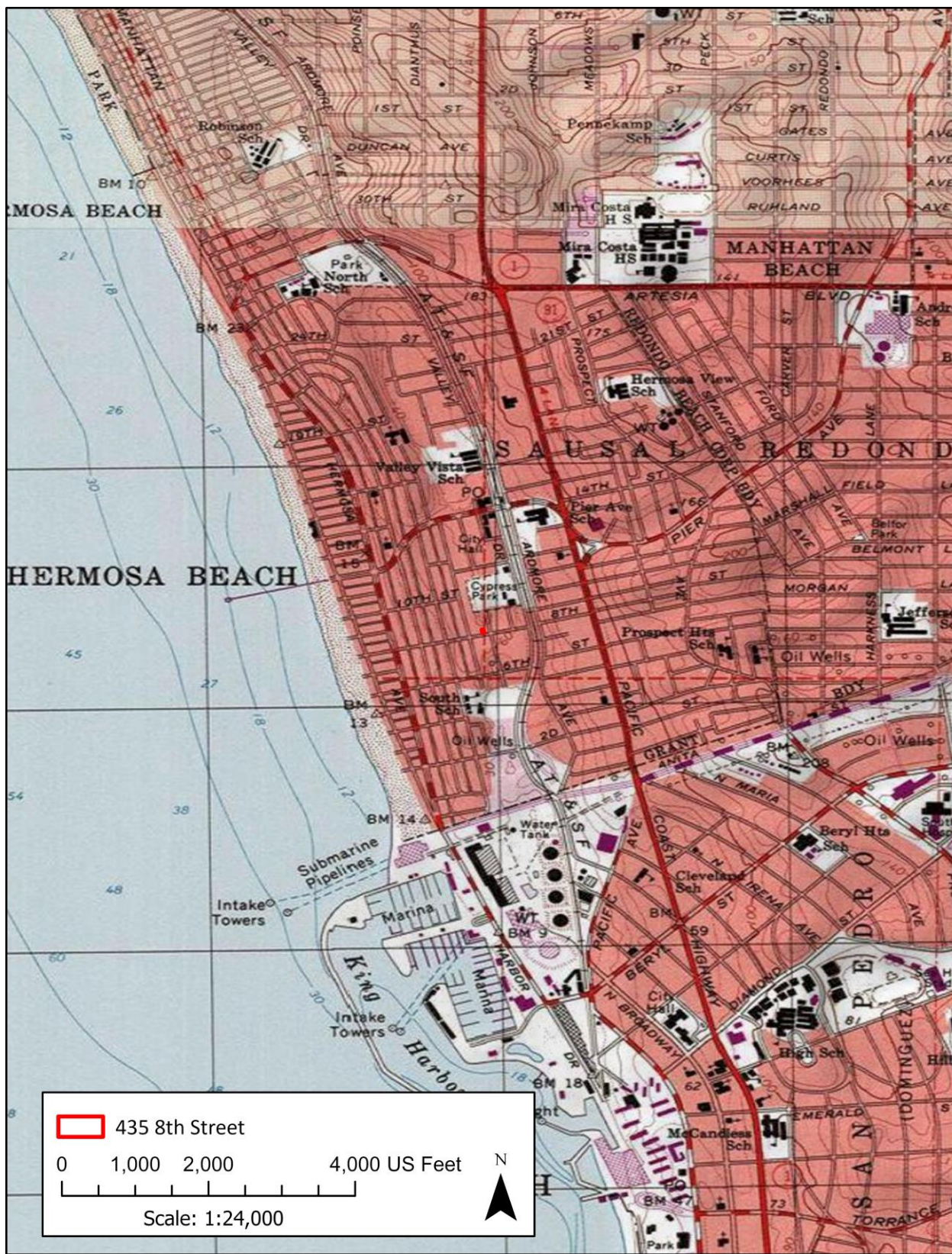
☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_



State of California Natural Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary #  
HRI#  
Trinomial

Page 2 of 16 \*Resource Name or # (Assigned by recorder) 435 8th Street  
\*Map Name: Redondo Beach, California \*Scale: 1:24,000 \*Date of map: 2024



## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 435 8<sup>th</sup> Street \*NRHP Status Code 6Z  
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B1. Historic Name: n/a

B2. Common Name: n/a

B3. Original Use: single-family residence B4. Present Use: single-family residence

\*B5. Architectural Style: Vernacular with Craftsman features

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1923 (City of Hermosa Beach Permit No. 910). The roof was replaced in 2011 (City of Hermosa Beach Permit No. B11-00342). A wood porch was added in 1979 (City of Hermosa Beach Permit No. 17986). The fenestration on the building's main façade does not appear to be original, but there are no available permits for alterations (visual observation 2024).

\*B7. Moved? ☒No ☐Yes ☐Unknown Date: n/a Original Location: n/a

\*B8. Related Features:

B9a. Architect: n/a b. Builder: n/a

\*B10. Significance: Theme n/a Area n/a Period of Significance n/a Property Type n/a Applicable Criteria n/a

The subject property is not eligible under all local and CRHR designation criteria due to a lack of important historical associations and architectural merit.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Laura Carías, South Environmental

\*Date of Evaluation: 3/01/2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





## CONTINUATION SHEET

Property Name: 435 8<sup>th</sup> Street

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### \*P3a. Description (Continued):

The west and east elevations follow the property line (Exhibits 2 and 3). Windows on the secondary elevations consist of jalousie windows and wood sash casement windows (Exhibits 4 and 5). A pair of triangular windows are located on the east elevation beneath the roof gable (Exhibit 6) and a covered patio is located at the north elevation bordered by a wood plank fence (Exhibits 7, 8, and 9).



Exhibit 1. West elevation, view northeast



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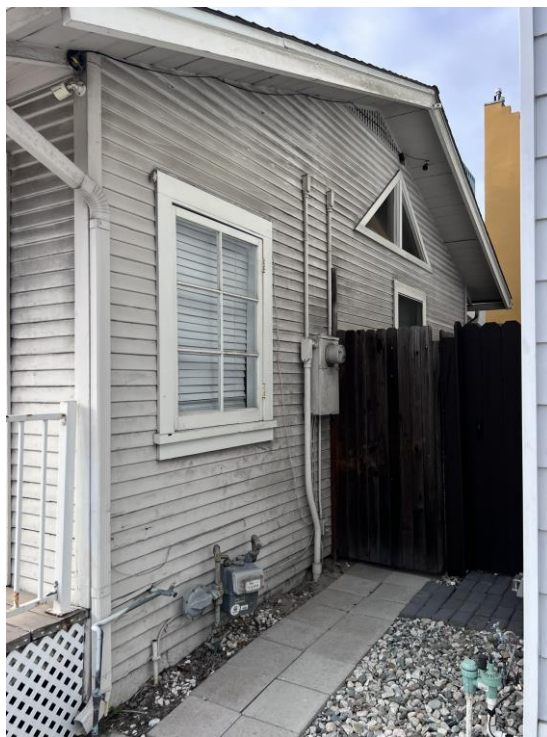


Exhibit 2. East elevation, view northwest



Exhibit 3. Jalousie window

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Property Name: 435 8<sup>th</sup> Street

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Exhibit 4. Wood sash casement window



Exhibit 5. Triangular window beneath east roof gable

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Exhibit 6. Wood fence bordering parcel at north (left) and west elevation (right), view southeast.

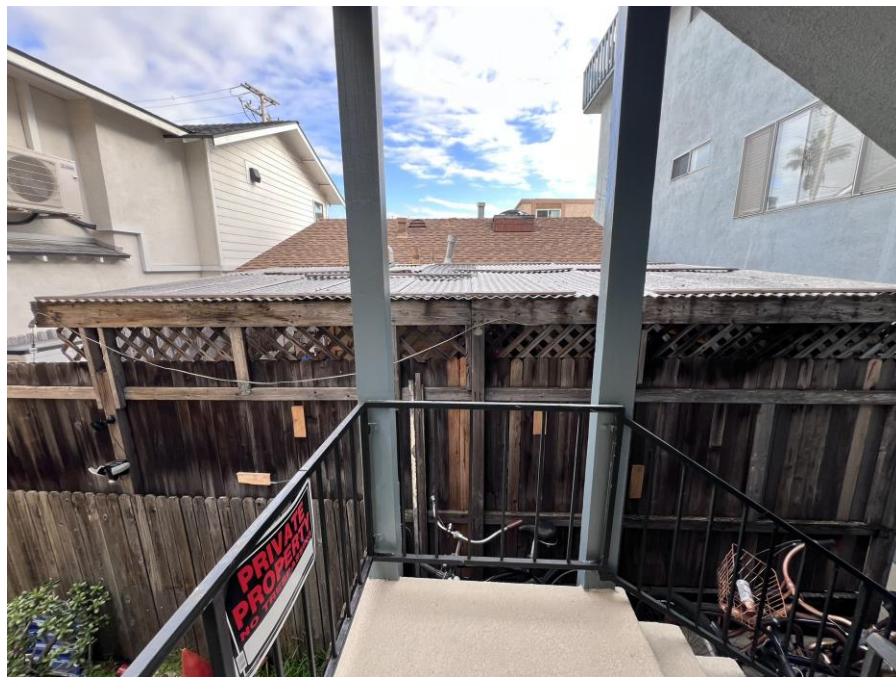


Exhibit 7. Wood fence and covered patio at north elevation, view south.



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Exhibit 8. North elevation, view southwest

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### \*B10. Significance (Continued):

#### Historical Overview of the City of Hermosa Beach

The City of Hermosa Beach was once part of the Mexican land grant Rancho Sausal Redondo. The Rancho was granted to Antonio Ygnacio Avila in 1837 by the Governor of Alta California, Juan Alvarado. Rancho Sausal Redondo encompasses land from present day Playa del Rey to the north, Inglewood to the east, and Redondo Beach to the south, with Hermosa Beach located within the 10-mile ocean frontage of the Rancho (PCAD 2024). Avila had to fight to keep his Rancho after California joined the Union in 1850. It took years for Avila to get his land back. The rancho was subsequently sold by his heirs in 1858 upon his death (Miller 2005).

The former Rancho lands continued to change hands many times. By the late 1880s, Canadian-born Daniel Freeman owned much of the Rancho where he grew barley and other grains. He also raised sheep, horses, and cattle on the land (Miller 2005). In 1900, purchasing agents A.L. Burbank and E.V. Baker acquired 1,500 acres of land from A. E. Pomeroy for \$35 an acre. Burbank and Baker were agents for Moses Hazeltine Sherman and Eli P. Clark, who created the Hermosa Beach Land and Water Company, with the expectation that a resort town would manifest along the coastline (Miller 2005).

When the Hermosa Beach Land and Water Company began developing the area, Manhattan Beach was not yet established, and Redondo Beach was a busy seaport (Los Angeles County Beaches & Harbors 2021). The beaches of Hermosa Beach were made up of sand dunes and fierce winds, making it slightly unbearable for the first residents. In 1901, 500,000 feet of Oregon pine was used to create a boardwalk on the Strand, however high tides kept washing away the planks and they were finally replaced with a cement walkway in 1914 (Los Angeles County Beaches & Harbors 2021). The first pier was constructed of wood in 1904 by the Hermosa Beach Land and Water Company and extended 500 feet into the ocean (Rhein 2023). The pier was destroyed in a heavy storm in 1913 and was replaced with a concrete pier topped with asphalt that was double the length of the first one (Miller 2005). The pier suffered damage due to storms over the years and was replaced several times.

The Santa Fe Railway was the only transportation system providing service through Hermosa Beach and it ran parallel to Valley Drive and Ardmore Avenue. The railway did not have a depot until 1926 when the Santa Fe Company built one on the north side of Pier Avenue. Seven blocks of Santa Fe Avenue (now Pier Avenue) was paved from the beach up to the railway depot located on today's Valley Drive (Miller 2005). The Old Santa Fe Depot installed Western Union telegraph service within it (Rhein 2023).

In 1904, Sherman and Clark brought the Los Angeles Pacific Railway (LAPR) to Hermosa Beach. The line became the first electric transportation in the City and ran along Hermosa Avenue (Rhein 2023). The Pacific Electric Railroad took over the LAPR in 1911 and built a freight office and passenger station on the northeast corner of Pier and Hermosa Avenues and was later torn down in 1914 (Rhein 2023).

Hermosa Beach incorporated on January 14, 1907. That same year, Hermosa Beach acquired ownership of a two-mile stretch of beach from the Hermosa Beach Land and Water Company, with the exception of 250 feet on either side of the pier. The deed stated that "it was to be held in perpetuity as a beach playground, free from commerce, and for the benefit of not only the residents of Hermosa but also for the sea lovers of Hermosa Beach." (Rhein 2023).

Hermosa Beach was, for the most part, a resort town until the 1920s. Most visitors came to visit during the warm summer months with no desire to establish permanent roots in the

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Property Name: 435 8<sup>th</sup> Street

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area. The few permanent residents the City did have were older and retired. There were approximately 3,000 residents in Hermosa Beach in 1930. The Great Depression hit many residents hard as approximately 1,000 lots were taken back through tax default. Many residents fished off the pier to feed themselves and their families (Los Angeles County Beaches & Harbors 2021). In the 1940s, many wartime industries enticed workers to the area, and Hermosa Beach's population increased to 7,000. By the 1950s, the population increased to approximately 11,800 residents (Gazin 1991). The population continued to increase over time with an estimated population of over 18,000 by 1990 (Grazin 1991).

Today, Hermosa Beach is one of the most popular beach communities in Los Angeles County because of its beaches, shopping, swimming areas, and volleyball nets along the beach (Los Angeles County Beaches & Harbors 2021).

### Property History

The subject property was constructed in 1923 (City of Hermosa Beach Permit No. 910). The first historic aerial photograph of the area is dated 1928, but the subject property is not clearly visible as a result of poor image quality. At that time, the surrounding area was partially developed with many empty parcels (UCSB 2024).

The subject property is visible in the 1932 aerial photograph and is located two blocks west of the Santa Fe Railroad with single-property residences to the east and west (UCSB 2024). The 1932, 1938, and 1940 historic aerials show further development taking over empty parcels (Exhibit 10) (UCSB 2024).



**Exhibit 9. 1940 historic aerial photograph, red arrow pointing to subject residence (UCSB 1940)**

In 1943, property owner G.V. Cooper pulled a permit to repair a retaining wall (City of Hermosa Beach Permit No. 3021). Private Ray O. Hurt, a member of the United States Army, is listed as a resident at the subject property in April 1945 when the *Los Angeles Times*



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listed him as injured while on duty in Europe (Los Angeles Times 1945). The Sanborn Map from 1946 demonstrates that the residence retains the same footprint as it does today with a note that states the residence does not have a chimney (Exhibit 11) (Sanborn Map 2024).

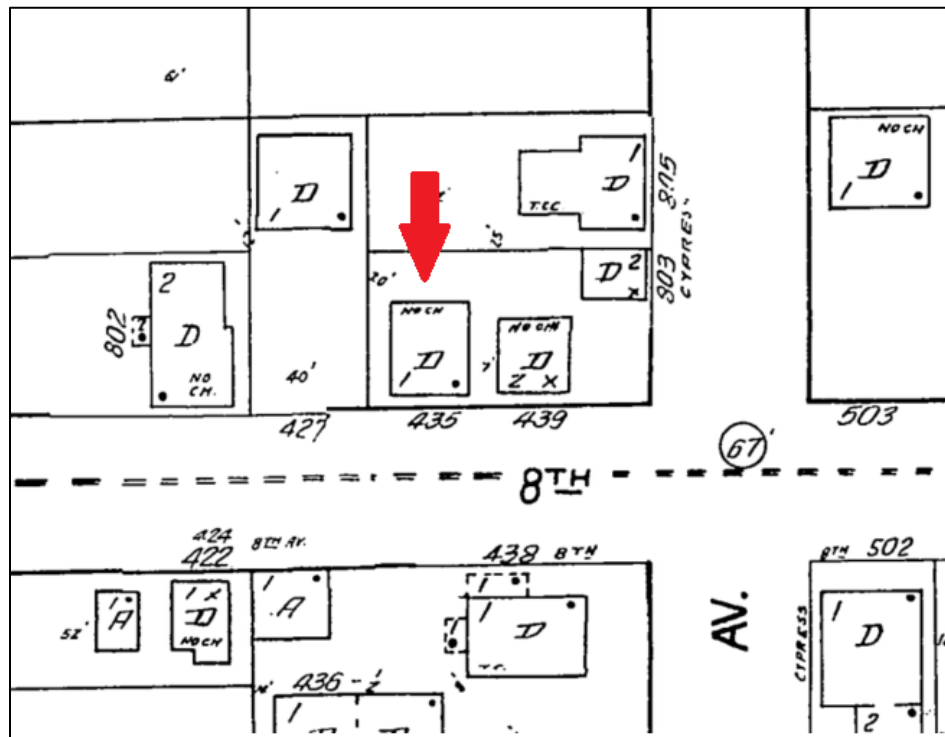


Exhibit 10. 1946 Sanborn Map, red arrow pointing to subject property

The 1960 aerial photograph reveals that approximately 90 percent of the surrounding parcels that were once empty were developed (NETR 2024). In 1975, subject property owner Jerry Fevaag (listed as a Colorado resident) was cited by the City for an electrical infraction (City of Hermosa Beach 1975). David R. Miller and Judith A. Obear were cited in 1978 by the City for illegally constructing a wooden porch at the primary elevation (City of Hermosa Beach 1978.) Joseph Roman pulled an "after the fact" permit to legalize the porch in 1979 (City of Hermosa Beach Permit No. 17896).

Google Street View imagery for this area dates back to October 2008. In this imagery, the residence east of the subject property appears to also date to the 1920s. A large tree sits between both properties and there is no sidewalk, with the street asphalt coming up to meet the front porch of both properties (Google 2024). Street View imagery from July 2011 shows contractors installing a new roof, which matches a permit pulled by then owners, Thomas J. and Teresa M. Smith (Google 2024; City of Hermosa Beach B11-00342). The next big change to the property comes in 2019 when the house to the east is under major reconstruction and by 2021, the large tree between the properties has been removed and a new city sidewalk installed, presumably all as a result from the 2019 construction (Exhibits 12 and 13). No other changes to the property are noted in the imagery.

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Exhibit 12. Google Street View from 2018 showing tree and non-existent sidewalk  
(Google Street View 2018)



Exhibit 13. Google Street View from 2020 showing new sidewalk and removal of tree  
(Google Street View 2021)

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### Ownership and Occupancy History

City Directories, historic newspapers, building permits, and other online sources were reviewed to develop the following ownership and occupancy history:

- 1931, Paul C. English, salesman (City Directory 1931)
- 1943, G.V. Cooper (City of Hermosa Beach Building Permit 1943)
- 1947, Lillian Clark, widow (City Directory 1947)
- 1945, Ray O. Hurt (Los Angeles Times 1945)
- 1952, Ernest C. and Edith Miller, Ernest is listed as a Douglas aircraft worker (City Directory 1952)
- 1957, Barney Doran, sergeant-at-arms for the Douglas Club (Redondo Beach Reflex 1957)
- 1976, Jerry and Margaret Fevaag (City of Hermosa Beach Building Permit 1976)
- 1978, David R. Miller and Judith Obear (City of Hermosa Beach citation 1978)
- 1979, Joseph Roman (City of Hermosa Beach Building Permit 1979)
- 1987, Richard Coleman (City of Hermosa Beach Building Permit 1987)
- 2000, Thomas J. and Teresa Smith (City of Hermosa Beach Building Permit 2000)
- 2015, Juan and Roxanne Moreno ((City of Hermosa Beach Building Permit 2015)

No further information was found on any of the occupants or owners of the property through the course of archival research.

### Significance Evaluation

The following presents an evaluation of the subject property in consideration of CRHR and City designation criteria. Due to the similarities between state and local designation criteria, discussions have been combined where possible to avoid duplicative text.

#### **CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.**

The subject property was constructed in 1923 and served as a single-family residence. The residence was constructed at a time when Hermosa Beach was mostly a resort town with few permanent residents. Based on historic aerial photographs, the residence was one of several residences in the area in the 1920s and 1930s. Archival research failed to find information indicating that the property was associated with events that have made significant contributions to the history of California or Hermosa Beach. Further, alterations to the residence and surrounding setting prevent it from conveying this early period of development in Hermosa Beach. Therefore, the subject property does not appear eligible under CRHR Criterion 1.

#### **CRHR Criterion 2. Is associated with the lives of persons important in our past.**

#### **City Criterion B. It is identified with persons or events significant in local, state, or national history;**

The subject property is associated with several residents: Paul C. English, G.V. Cooper, Lillian Clark, Ray O. Hurt, Ernest C. and Edith Miller, Barney Doran, Jerry and Margaret Fevaag, David. R. Miller and Judith Obear, Joseph Roman, Richard Coleman, Thomas J. and Teresa M. Smith and Juan and Roxanne Moreno. No further information was found regarding any of the residents and no other significant persons associated with the subject property

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were identified through the course of archival research. Therefore, the subject property does not appear eligible under CRHR Criterion 2 or City Criterion B.

**CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.**

**City Criterion 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.**

**City Criterion D. It is representative of the notable work of a builder, designer, or architect**

The subject property is a vernacular with no identifiable architectural style. While it is vernacular in appearance, the property does feature narrow, horizontal wood siding and wide window surrounds, which appear to be slightly inspired by the Craftsman aesthetic. The residence also features three French doors at the primary elevation and an open, full-width porch that was added in 1978, which further diminish the original style. Fenestration throughout the subject property is a mix of styles and window types including wood casement windows, glazed French doors, jalousie windows, and replacement vinyl sliding windows. The subject property was also constructed with common and mass-produced materials and does not serve as a valuable example of use of indigenous materials or craftsmanship. Further, there is no known builder or architect. For these reasons, the subject property does not appear eligible under CRHR Criterion 3, or City Criterion C or D.

**CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.**

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials, or technologies. the subject property does not appear eligible under CRHR Criterion 4.

**City Criterion A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, or architectural history.**

The subject property is single-family residence constructed in what was once a beach resort community, but does not exemplify a special element of the City's social, economic, political, aesthetic, engineering, or architectural history. Further, alterations to the residence and surrounding setting prevent it from conveying this early period of development in Hermosa Beach.

**City Criterion E. Its unique location or singular physical characteristic(s) represents an established and familiar visual feature of landmark of a neighborhood, community of the City.**

There is no evidence that the subject property represents an established and familiar visual feature or landmark in the community. The residence is located in between properties much larger in scale, making it difficult to see from further up or down 8<sup>th</sup> Street.

### Integrity

**Location:** The subject property retains integrity of location as it remains in its original



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location in its original orientation.

**Design:** The subject property lacks integrity of design as it appears that the primary elevation has been altered with the addition of French doors and a porch.

**Setting:** The subject property lacks integrity of setting. The surrounding buildings have all been replaced or heavily altered throughout the years and no longer resemble the beachside community with small buildings from the early 20<sup>th</sup> century.

**Materials:** The subject property has diminished integrity of materials. Several windows have been replaced as well as the addition of French doors on the primary elevation.

**Workmanship:** The subject property lacks integrity of workmanship. The removal of original windows and addition of features, such as metal balustrade and covered patio at the north elevation, have diminished the original workmanship.

**Feeling:** The subject property lacks integrity of feeling. The building to the west has encroached on the north elevation of the property. The addition of multiple-story buildings to the north has altered the feeling and sightline around the subject property.

**Association:** The subject property lacks integrity of association as no significant associations were identified through archival research.

The subject property does not appear eligible for listing in the CRHR, or as a City of Hermosa Beach Landmark due to a lack of important historical associations, a lack of architectural merit, and compromised integrity.

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## CONTINUATION SHEET

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Redondo Beach Reflex. "Local Men Elected to Douglas Club." March 8, 1957, pg. 1. Accessed online: <https://www.newspapers.com/article/the-redondo-reflex-19570308redondo-refl/142311603/>

Rhein, Fern. (2023). "The History of Hermosa Beach." Hermosa Beach Museum. Accessed online: <https://www.hermosabeachhistoricalsociety.org/early-hermosa>

UCSB (University of California, Santa Barbara). 2024. Historic aerial photographs of Hermosa Beach, California dating from 1928, 1932, 1938, 1940, 1952, 1960, 1965, and 1979. Map & Imagery Laboratory (MIL) UCSB Library. Accessed online via [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/)

**ATTACHMENT B.**

**Resumes**

## EDUCATION

M.F.A., Historic Preservation,  
Savannah College of Art and  
Design, Savannah, Georgia,  
2004

B.A., History, Bridgewater  
College, Bridgewater,  
Virginia, 2002

## PROFESSIONAL

### AFFILIATIONS

California Preservation  
Foundation

Los Angeles Conservancy

Society of Architectural  
Historians

National Trust for Historic  
Preservation

## PROFESSIONAL

### EXPERIENCE

South Environmental (2022-  
present), Principal  
Architectural Historian

Dudek (2017-2022),  
Historic Built Environment  
Lead

SWCA Environmental  
Consultants (2009-2014),  
Architectural  
Historian/Project  
Coordination Lead

Sabe Preservation Consulting  
(2004-2009), Historic  
Preservation Specialist

# Sarah Corder, MFA

## PRINCIPAL ARCHITECTURAL HISTORIAN

Sarah Corder is the Principal Architectural Historian at South Environmental with 20 years' experience in all elements of cultural resources management, including project management, historic preservation planning, rehabilitation of historic buildings, community engagement, intensive-level field investigations, citywide surveys, architectural history studies, and historical significance evaluations in consideration of the NRHP, CRHR, and local-level evaluation criteria. Sarah has conducted thousands of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, military, industrial, educational, recreational, civic, and agricultural properties. Sarah has also worked closely with design teams, property owners, and agencies on numerous projects that required conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) and local design guidelines.

Sarah exceeds the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has extensive experience preparing environmental compliance documentation in support of projects that fall under the CEQA/NEPA, and Sections 106 and 110 of the National Historic Preservation Act. Sarah also has extensive experience consulting with lead agencies and managing large scale projects for municipalities like the City of Coronado, the City of San Diego, and the County of Los Angeles.

## EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties.
- Large scale historic resources survey management and execution.
- Large scale historic context statement development.
- Community engagement.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.



## SELECT PROJECT EXPERIENCE

**Historic Structures/Sites Report (HSSR) for 3237 State Street, City of Santa Barbara, California (2022-2023).** South Environmental was retained to prepare a Section 106 compliant HSSR for the Fremont Hall United States Army Reserve Center. Ms. Corder serves as the principal architectural historian, project manager, and primary author. This project included an intensive-level, pedestrian survey of the project site by a qualified architectural historian, building development and archival research; and recordation and evaluation of one military property for historical consideration in consideration of NRHP, CRHR, and City of Santa Barbara designation criteria. As part of this study, a Phase 1 HSSR was prepared for the property that included a historic context statement and significance evaluation and a Phase 2 HSSR that provided a detailed impacts analysis and Secretary of the Interior's Standards conformance review. As a result of this property significance evaluation, the property was found eligible for designation at the national, state and local level. In addition to the evaluation and conformance reports, Ms. Corder also prepared and facilitated the execution of a Memorandum of Agreement for the transfer of the property out of federal ownership.

**Historical Resources Avoidance and Protection Plan for Upper and Lower Arroyo Trail Improvements, City of Pasadena, California (2023).** South Environmental was retained to prepare a Historical Resources Avoidance and Protection Plan for the One Arroyo Trail Demonstration Project located in the City of Pasadena, California. The project proposes to make improvements to existing trails, walls, bridges, and related elements that fall within the NRHP Pasadena Arroyo Parks and Recreation District, which includes the Lower Arroyo and Central Arroyo as well as numerous contributing elements comprising buildings, sites, landscape elements, and structures throughout. This project included a review of all proposed plans for SOIS conformance and conformance with the Arroyo Seco Design Guidelines and development of an Avoidance and Protection Plan to mitigate any significant impacts to the historic district. Ms. Corder serves as the principal architectural historian for the project.

**Historic Resources Technical Report for 510 East Ojai Avenue, City of Ojai, California (2023).** South Environmental was retained to complete a Historic Resources Technical Report for the 510-512 East Ojai Avenue Project located in the City of Ojai, Ventura County, California. This report includes the results of an intensive-level pedestrian survey of all built environment resources over 45 years old within the project site; building development and archival research; and recordation and evaluation of a commercial property for historical significance in consideration of federal, state, and local designation criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible for local and CRHR designation. Ms. Corder served as the principal architectural historian and project manager for the project, performed archival research and field work, co-authored the technical report, and provided QA/QC on all project deliverables.

**Historic Built Environment Assessment for Fullerton Airport Administration and Terminal Building Expansion Project, City of Fullerton, California (2023).** South Environmental was retained to prepare a historic built environment assessment report in support of the Fullerton Administration and Terminal Building Expansion Project located in the City of Fullerton at the Fullerton Municipal Airport. The purpose of the project was to determine if the proposed project would result in adverse effects to historic properties located within the project's Area of Potential Effects (APE). This report was prepared in conformance with the requirements of Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation Title 36 Code of Federal Regulations (CFR) Part 800. The report included an intensive-level pedestrian survey, development and archival research, development of an appropriate historic context, and recordation and evaluation of one built environment resource within the project APE over 50 years old that had not been previously evaluated for historical significance. As a result of this

study, the property was found not eligible for the NRHP. Ms. Corder served as the principal architectural historian for the project, performed archival research, and co-authored the report.

**Historical Significance Evaluation for the 12217 Rosecrans Avenue Project, City of Norwalk, California (2023).** South Environmental was retained to prepare a historical significance evaluation for a residential property that was constructed in 1928. The evaluation included the results of an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of NRHP and CRHR criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible for designation. Ms. Corder served as the principal architectural historian for the project and provided QA/QC on all project deliverables.

**Historic Built Environment Assessment for the 727 South East Street Project, City of Anaheim, California (2023).** South Environmental was retained to prepare a historic built environment assessment for the 727 South East Street Project within the City of Anaheim. The analysis included the results of an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of CRHR and City of Anaheim criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible for local and CRHR designation. Ms. Corder served as the principal architectural historian for the project and provided QA/QC on all project deliverables.

**Historic Built Environment Assessment for the 1170 Pedro Street Project, City of San José, California (2023).** South Environmental was retained to prepare a historic built environment assessment for the San José Swim and Racquet Club that was constructed in 1957 within the City of San José. The assessment included the results of an intensive-level, pedestrian survey of the project site; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of CRHR and City of San José criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible for local and CRHR designation. Ms. Corder served as the principal architectural historian for the project and provided QA/QC on all project deliverables.

**Historic Built Environment Assessment for the 710-818 East Katella Avenue Project, City of Anaheim, California (2023).** South Environmental was retained to prepare a historic built environment assessment for a commercial building that was constructed in 1965 within the City of Anaheim. The assessment included the results of an intensive-level, pedestrian survey of the project site; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of CRHR and City of Anaheim criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible for local and CRHR designation. Ms. Corder served as the principal architectural historian for the project, co-authored the report, and provided QA/QC on all project deliverables.

**Historic Structures and Sites Report for 17-21 West Montecito Street Project, City of Santa Barbara, California (2023).** South Environmental was retained by a private property owner to evaluate two properties identified as 17 and 21 West Montecito Street within the City of Santa Barbara. This project included an intensive-level, pedestrian survey of the project site by a qualified architectural historian, building development and archival research; coordination with the City; and recordation of two commercial properties. As a result of this study, it was uncovered that the properties served as historical motorcycle and automobile shops for many years. As a result of the compromised integrity of the properties, they were found not eligible for designation at the local level.

## EDUCATION

M.A., Public History,  
California State University,  
Sacramento, 2006

B.A., History and Chicano  
Studies, California State  
University, Dominguez Hills,  
2003

## PROFESSIONAL

### AFFILIATIONS

California Preservation  
Foundation

Society of Architectural  
Historians

National Trust for Historic  
Preservation

# Laura G. Carías, MA

## SENIOR ARCHITECTURAL HISTORIAN

Laura Carías has over 17 years of experience in the field of historic and cultural resources evaluation, identification, documentation, and preservation. Ms. Carías specialized in historic resources assessments including historic significance evaluation in consideration of the California Register of Historical Resources (CRHR), and the National Register of Historic Places (NRHP), and local-level evaluation criteria. She also has experience in intensive-level field surveys, historic structure reports, design consultation, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Historic American Buildings Survey and Historic American Engineering Record documentation, local Mills Act contracts, and local, state, and nation landmark designations.

Ms. Carías meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA/National Environmental Quality Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA).

## EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties
- Historic resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria
- Project design review for conformance with the Secretary of the Interior's Standards
- Preparation of archival documentation for HABS/HAER/HALS
- Historic Structure Reports
- Historic Preservation Certification Part 1 and 2 Tax Credit Applications

## RECENT PROJECT EXPERIENCE

### **Historical Significance Evaluation Report for 54 East Stanley Avenue, Ventura, California (2023).**

South Environmental was retained to complete a Historical Significance Evaluation Report for the residence located at 54 East Stanley Avenue in the City of Ventura, Ventura County, California. The subject residence at 54 East Stanley Avenue was recorded and evaluated for historical significance on the appropriate set of State of California Department of Parks and Recreation Series 523 forms (DPR Forms) in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Ventura Historic Landmarks & Districts designation criteria and integrity requirements. As a result of the field survey, archival research, and historical significance evaluation, subject property was found not eligible under all NRHP, CRHR, and local designation criteria due to a lack of significant historical associations, a lack of architectural merit, and poor integrity. Based on this finding, no historical resources, as defined by CEQA, were identified. Ms. Carías served as the senior architectural historian, primary report author and completed field work and archival research for the property.

### **Historical Significance Evaluations for the Orange-San Antonio Multi-family Residential Project, City of Long Beach, California (2023).**

South Environmental was retained to prepare two historical significance evaluations in support of the Orange-San Antonio Multi-family Residential Project (project) in the City of Long Beach, California. The purpose of the evaluations is to determine if the two historic-age commercial buildings located within the proposed project site are considered "historical resources" as defined in California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources. Two commercial buildings over 45 years old were identified within the project site: 1140-1154 East San Antonio Drive and 4501-4515 Orange Avenue. Both buildings were found not eligible under all state and local designation criteria due to a lack of significant historical associations and architectural merit. Therefore, neither building is a "historical resource" as defined by CEQA. Ms. Carías served as senior architectural historian and author for the report.

### **Historic Built Environment Evaluation Report for 1442 North Dale Avenue Project, Anaheim, Orange County, California (2022).**

South Environmental was retained to prepare a historic built environment assessment report for the City of Burlingame in support of the 1442 North Dale Avenue Project. One resource, a single-family resource and associated ancillary buildings, were identified within the proposed project area. The entire property was recorded and evaluated for historical significance in consideration of CRHR and the City of Anaheim's Mills Act Program Guidelines. The property was found not eligible under all designation criteria due to a lack of significant historical associations and integrity. The proposed project was found to have a less than significant impact on historical resources under CEQA.

### **Historical Resources Evaluation Report for the I-5 Improvement Project (San Diego County Line to Avenida Pico), City of San Clemente, Orange County, California (2022).**

South Environmental was retained to prepare a Historical Resource Evaluation Report in support of the I-5 Improvement Project in the City of San Clemente. South Environmental carried out a survey of the I-5 corridor from the San Diego County line to Avenida Pico in the City of San Clemente and identified six built environment resources over 45 years old. The resources were evaluated for historical significance in consideration of NRHP, CRHR and City designation criteria and integrity requirements and were found not eligible under all designation criteria and integrity requirements. The proposed project was found to have a less than significant impact on historical resources under CEQA. Ms. Carías served as the architectural historian for the project, performed field work, and co-authored all deliverables.