

70 IOTH STREET HISTORIC RESOURCE TECHNIAL REPORT

HERMOSA BEACH, CALIFORNIA
[16098]
Prepared for
CITY OF HERMOSA BEACH

Page & Turnbull

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I. INTRODUCTION

This Historic Resource Evaluation has been prepared at the request of the City of Hermosa Beach (City) for 70 10th Street (APN 4187-010-017) in Hermosa Beach, California (Figure 1). The property owner, B&J Capital Group Investments, is proposing to retain the Craftsman-style single-family bungalow at 70 10th Street and constructing a new, three-story commercial building at the rear of the C-2 zoned lot. The bungalow was identified in the City's 2014 windshield survey as part of a grouping of beach cottages that is a potential historic district. Because the proposed project requires a discretionary permit and may impact a potential historic resource, the City requires a historic assessment for the purpose of the California Environmental Quality Act (CEQA) review.



Figure 1. 70 10th Street, outlined in orange. Source: Los Angeles County Assessor, edited by Page & Turnbull, 2016.

METHODOLOGY

This report provides an examination of the current historic status for 70 10th Street as well as a building description, historic context, and site history. The report also includes an evaluation of the property's eligibility for individual listing in the National Register of Historic Place (National Register), California Register of Historical Resources (California Register), and as a Hermosa Beach Landmark, and as a contributor to an existing or potential historic district.

Page & Turnbull prepared this report using research collected at various local repositories, including the Los Angeles County Assessor's Office, Hermosa Beach Historical Society archives, Redondo Beach Public Library, and the Los Angeles Public Library, as well as various online sources such as Proquest Historic Newspaper, Newspaperarchive.com, Ancestry.com and digitized issues of *Southwest Builder and Contractor* from 1910 to 1912. The City provided building permit history on file and the Department of Parks and Recreation Primary Record form

(DPR 523A form) from the 2014 windshield survey for the subject property. The City also provided the summary list of survey results and DPR 523A forms for all properties identified as potentially historic in the 2014 windshield survey.

Page & Turnbull conducted a site visit on May 20, 2016. The building was undergoing permitted interior and exterior alterations at the time, most notably re-roofing and replacement of some windows. Based on discussions with the City of Hermosa Beach planning staff, this evaluation is based on the condition of the building at the time of the site visit. All photographs in the report were taken by Page & Turnbull at the site visit unless otherwise noted.

SUMMARY OF FINDINGS

Constructed ca. 1911 as a Craftsman-style beach bungalow, the building at 70 10th Street does not meet any criteria for individual listing in the National Register, California Register, or as a Hermosa Beach Landmark. It is not individually significant in the development of Hermosa Beach or associated with other significant events or important persons. Though it is a relatively large bungalow, it is a modest example of the Craftsman style and is not individually distinctive for its architecture. No original architect or builder was found, or source for the original design.

However, 70 10th Street appears to be a contributor to a grouping of beach bungalows from Hermosa Beach's early development as a beach community that is eligible for listing in the National Register and California Register, as well as at the local level, as a historic district. The eligible 10th Street Beach Bungalow Historic District consists of five vernacular dwellings dating from 1907 to 1923. The district reflects the growth of Hermosa Beach following its incorporation in 1907 and the arrival of the Pacific Electric rail line in 1910 that brought more visitors to its beach resort and attracted potential residents to simple, affordable summer or weekend homes. The district is a rare, intact grouping of early 20th century beach dwellings, one of a few remaining in the city and is the only one within close proximity to the beach. The district appears eligible for the National Register and California Register at the local level under Criterion A for its association with the early development of Hermosa Beach as a Southern California beach town and under Criterion C as embodying the distinctive characteristics of the beach bungalow property type. As such, the eligible district is considered a historic resource, with 70 10th Street as a contributor, for the purposes of CEQA.

The proposed project is to retain the ca. 1911 bungalow and construct a new, three-story commercial building to the rear (south) of the building. Although the new building is not compatible with the bungalow or the eligible historic district in scale or massing, it does not impact the integrity of the eligible 10th Street Beach Bungalow Historic District to the extent that the district would no longer be eligible for historic listing. It also does not affect the integrity of 70 10th Street to the extent that it would no longer be a contributor to the eligible historic district. As such, the proposed project will not have a significant adverse effect on historic resources under CEQA.

II. REGULATORY SETTING

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.), which provides for the development and maintenance of a high quality environment for the present-day and future through the identification of significant environmental effects. CEQA applies to "projects" proposed to be undertaken or requiring approval from state or local government agencies. In accordance with CEQA Guidelines Section 15378, a "Project" is defined as "...the whole of an action, which has the potential for resulting in either a direct change in the environment, or a reasonably foreseeable indirect physical change in the environment" and which involves an activity directly undertaken by a public agency, an activity that requires public agency assistance or entitlement, or an activity that requires discretionary approval by a public agency. Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA.

A building may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a), which are defined as:

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register) (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
- 2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
- 4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical

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¹ State of California, California Environmental Quality Act, http://resources.ca.gov/ceqa/guidelines/ accessed June 10, 2015.

² Ibid.

resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.3

Properties listed or formally determined eligible for listing in the National Register of Historic Place (National Register) are listed automatically in the California Register. ⁴ As such, they are considered historic resources under CEQA.

CEQA stipulates that a project with an effect that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment. CEQA further states that a project that conforms to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the *Standards*) may be considered to have less than significant impacts with regard to historic resources.

HISTORIC DESIGNATIONS

Under CEQA, a property that is listed in the national, state or local historic register is considered a historic resource. Although similar, each register has its own criteria for listing. Age alone is not sufficient for listing in any of the registers; a property must be historically or architecturally significant and meet at least one or more criteria in order to be listed. Below is a discussion of the national, state, and local listings relevant for the Building at 6100 N. Topanga Canyon Blvd. in Los Angeles, California, which currently is not listed under any program.

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes districts, sites, buildings, structures and objects significant in American history, architecture, archeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the Nation at the national, state, or local level. Typically, properties over 50 years of age may be eligible for listing in the National Register if they meet any one of the four significance criteria and if they retain sufficient historic integrity to convey that significance. Properties under fifty years of age may be determined eligible if it can be demonstrated that they are of "exceptional importance." Other criteria considerations apply to cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed buildings, and properties primarily commemorative in nature. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*.

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³ Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

⁴ California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001) 11.

Historic Significance

The National Register has four basic criteria under which a property may be considered eligible for listing. It can be found significant under one or more of the following criteria:

- <u>Criterion A (Event)</u>: Properties associated with events that have made a significant contribution to the broad patterns of our history;
- <u>Criterion B (Person)</u>: Properties associated with the lives of persons significant in our past;
- <u>Criterion C (Design/Construction):</u> Properties that 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 distinguishable entity whose components lack individual distinction; and
- <u>Criterion D (Information Potential):</u> Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A property may be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture.

Integrity

In addition to qualifying for listing under at least one of the National Register criteria, a property must be shown to have sufficient historic integrity in order to be considered eligible for listing in the National Register. The concept of integrity is essential to identifying the important physical characteristics of historic resources and hence, in evaluating adverse changes to them. Integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance." For historic districts to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.⁵

According to the *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*, these seven aspects are generally defined as follows:

- <u>Location</u> is the place where the historic property was constructed.
- <u>Design</u> is the combination of elements that create the form, plans, space, structure and style of the property.

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⁵ National Park Service, *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*, (Washington D.C.: National Park Service), 46.

- <u>Setting</u> addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- <u>Materials</u> refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
- <u>Feeling</u> is the property's expression of the aesthetic or historic sense of a particular period of time.
- <u>Association</u> is the direct link between an important historic event or person and a historic property.

Integrity is a "yes" or "no" determination. A historic property either has adequate integrity, or it does not. To retain historic integrity, a property will often possess several, if not all of the aforementioned aspects. Specific aspects of integrity may also be more important, depending on the criteria for which it is significant.

It is important to note that historic integrity is not synonymous with condition. A building or structure can possess all or many of the seven aspects of integrity, even if the condition of the materials has degraded. Condition comes into consideration when there is a substantial loss of historic material or other character-defining features.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is "an authoritative guide in California 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." A property may be eligible for listing in the California Register if it meets one or more of the following criteria:

- <u>Criterion 1</u>: Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- <u>Criterion 2</u>: Associated with the lives of persons important in our past;
- <u>Criterion 3</u>: 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; or
- <u>Criterion 4</u>: Has yielded, or may be likely to yield, information important in prehistory or history.

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⁶ Pub. Res. Code Section 5024.1(a).

These criteria are based upon National Register of Historic Places criteria; however, the California Register does not impose as specific requirements for integrity and age as the National Register. Properties eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and to convey the reasons for their significance. While the National Register guidelines for integrity can be applied for California Register eligibility, it is possible that resources, which may not retain sufficient integrity for listing in the National Register, may still be eligible for the California Register. Moved or reconstructed buildings, structures, or objects may also be considered for listing in the California Register under specific circumstances. In addition, properties that were constructed less than fifty years ago or which achieved significance less than fifty years ago may be eligible for inclusion in the California Register provided that sufficient time has passed to understand their significance within a historic context.

Properties may be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Additionally, properties formally determined eligible for listing in the National Register are automatically listed in the California Register. Properties may also be nominated to the California Register by local governments, private organizations, or citizens.

The California Register of Historical Resources follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically (1 through 4) instead of alphabetically (A through D). With the exception of some properties with additional criteria consideration (50 years or less, moved buildings, etc.), properties that meet the National Register criteria typically also meet the California Register criteria and vice versa and are often evaluated together.

Hermosa Beach Landmarks

The City of Hermosa Beach adopted a Historical Resources Preservation Ordinance in 1998 (Municipal Code Chapter 17.53). The ordinance is intended to identify and ensure the long-term protection and use of historic resources that reflect special elements of the City's architectural, artistic, cultural, historical, political and social heritage. A historic resource must be at least 50 years old, or at least 30 years old if the City Council determines it is exceptional or threatened by demolition, removal, relocation or inappropriate alteration. Nomination of a historic resource as a landmark is made by the City or by application of the property owners.

The ordinance has a Certificate of Appropriateness process for alterations, restorations, demolitions, removal, or relocation of any interior or exterior features for landmark or potential landmark properties. Potential landmark properties are those on a list of historic resources established by City Council being considered for landmark status. Designated landmarks can benefit from certain incentives, such as the Mills Act program, and the State Historic Building Code.

Currently, four buildings receive protection and review under the ordinance:

- The Bijou Theater, a 1923 theater at 1229-1235 Hermosa Avenue, as a local landmark;
- The Hermosa Beach Community Center, a 1939 Art Deco complex at 710 Pier Avenue originally built as a school, as a local landmark; and
- Bank of America building at 90 Pier Avenue and Hermosa Hotel at 20-26 Pier Avenue, as potential landmarks per Planning Commission Resolution No. 98-65.

HISTORIC SURVEYS AND EVALUATIONS

California Historical Resource Status Code

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

Only three properties in Hermosa Beach are in the CHRIS database:

- 200 Pier Avenue; evaluated in 2000 and given a 6Y status code as not eligible for the National Register but not evaluated for California Register or local listing.
- 710 Pier Avenue, now Hermosa Beach Community Center (Hermosa Beach Landmark);
 evaluated in 2003 and given a 2S2 status code as eligible for the National Register
 through a Section 106 process and listed in the California Register.
- 861 Valley Drive, the Clark Building; evaluated in 1994 and given a 2S2 status code as eligible for the National Register through a Section 106 process and listed in the California Register.

1994 General Plan Land Use Element

Prior to establishing its Historic Resources Preservation Ordinance, the Historic Preservation section of Hermosa Beach's 1994 General Plan Land Use Element identified 28 potential candidates for historic resource designation and two possible historic districts. The possible historic districts are the residential neighborhood bounded by 16th Street, The Strand, 20th Street, and Hermosa Avenue, and the Strand houses north of 26th Street.

The list was compiled through discussions with representatives of the Hermosa Beach Historical Society and other interested individuals. It was also based on Patricia A. Gazin's 1977 publication, *Castles on the Sand*, which documented some of City's older houses and buildings at

the time. The list was not meant to be exhaustive or complete, and some of the buildings have since been demolished or significantly altered.

Hermosa Beach Citywide Windshield Survey

In 2013-2014, PCR Services Corporation conducted a windshield survey of approximately 3,600 properties that were over 45 years old (2014 survey). Based solely on their architecture, the survey identified about 220 potential historic and cultural resources, including residential and commercial buildings, public facilities, and landscape features such as parks and walk streets closed to vehicular traffic. Among the resources were two groupings of single-family residences that appear eligible as beach cottage districts. All of the resources were found to be potentially eligible for local listing and given status codes of 5S3 for individual or 5D3 for district resources. Each potentially eligible resource was documented with a Department of Parks and Recreation (DPR) Primary Record 523A form.

The 2014 Survey did not conduct historic research on the identified properties. As such, the surveyed properties will require additional research and evaluation for federal, state, and local eligibility as historic resources. The survey did not conduct additional research or specifically reevaluate the list of potentially locally significant properties and districts in the 1994 General Plan Land Use Element, though the survey identified some resources again based on their architecture.

HISTORIC STATUS OF THE BUILDING

The building at 70 10th Street is <u>not</u> currently listed in the National Register of Historic Places. It is also <u>not</u> listed in the California Register of Historical Resources, and it is <u>not</u> listed as a City of Hermosa Beach Landmarks or Potential Landmark.

As of 2011, the 70 10th Street is <u>not</u> listed in the California Historic Resources Information System (CHRIS) database with any status code. This means the property had not been formally evaluated using California Historical Resource Status Codes or that the surveys had not been submitted to the California Office of Historic Preservation.

70 10th Street is not among the 28 properties listed in Hermosa Beach's 1994 General Plan Land Use Element nor is it located in either of the potential historic districts identified in the element.

The 2014 Hermosa Beach Citywide Survey identified 70 10th Street as part of a grouping of five beach bungalows on 10th Street (50, 54, 58, 64, and 70) that is potentially eligible for listing as a distinctive example of one-story beach bungalows in Hermosa Beach with good integrity. The 2014 survey assigned the eligible district a status code of 5D3, meaning the district is eligible for local listing.

III. PROPERTY DESCRIPTION

70 10th Street is located in downtown Hermosa Beach at the southwest corner of 10th Street and Hermosa Avenue (**Figure 2**). It is one block west of the Pacific Ocean and The Strand, the concrete pedestrian and bike path that runs along the beach. Pier Avenue, a main east-west thoroughfare in the City that terminates in the Hermosa Beach Pier, is two blocks north of the property. Hermosa Avenue is a main commercial street in the downtown with mostly one- and two-story retail buildings between 8th Street and 15th Street.



Figure 2. Outlined in orange is 70 10th Street. Source: Google Earth, 2016. Edited by Page & Turnbull.

The subject property is a corner parcel on the south side of 10th Street and west side of Hermosa Avenue with an alley called 10th Court at the rear (south) of the property; the main building faces 10th Street. The lot is 42.4 feet wide on 10th Street and 95 feet long on Hermosa Avenue, and is wider than the typical 30-foot wide lots on the block. As of the site visit, the main house is the only building on the lot, which is generally flat.



Figure 3. Aerial image of 70 10th Street with the main residence shaded and the lot in dashed outline. Source: Google Map, 2016, edited by Page & Turnbull.

EXTERIOR

The building at 70 10th Street is a one and a half story, Craftsman-style bungalow with a side gable roof that flares up at the north end (**Figure 4**). It is wood framed and set on a raised foundation. The building has an irregular plan with projecting sections at the east and rear (south) façades. A porch runs along the north (front) façade. The roof has exposed rafters but the rafter tail ends are concealed behind fascia boards. The roof is clad in composite shingles at the north side while the south side was undergoing re-roofing at the time of the site visit. A dormer is on the roof's north side.

The building is clad with horizontal clapboard siding, except at the projecting section of the rear façade. The windows are a mix of fixed and operable sashes and of varying materials. They typically have decorative wood surrounds with angled corners at the top.



Figure 4. The front (north) façade of 70 10th Street, looking southeast.

Primary (North) Facade

The primary (north) façade of 70 10th Street faces north onto 10th Street. The symmetical façade is set behind a porch that runs along most of the façade (**Figure 5**). The front door is centered on the façade and accessed by three brick steps and a concrete path bisecting the small brick-paved front yard; a metal plate covers part of the solid door. Flanking the door are tripartiate windows with non-original fixed wood-framed glazing (**Figure 6**).

A shed dormer is centered in the roof on the front façade. It is also clad in clapboard siding and has exposed roof beams at the east and west sides with the decorative flat-top pyramid ends. A replacement double sliding vinyl window is in the dormer with the typical wood window surruound with angled top corners.



Figure 5. Front (north) façade of 70 10th Street with the flared eave and decorative ends to exposed roof beams. View looking southwest.

The main house's roof extends over the porch and flares upwards. Roof beams extend at the east and west side of the porch and also have the decorative pyramid ends. The porch is clad with wood clapboard siding to the ground. Clapboard siding is also on the interior face of the low porch walls, which are topped with a wood cap. Paired wood posts support the roof and frame the opening from the steps to the porch; the corner supports have a third post. The posts and wood cap show evidence of screens that enclosed the porch until recently. The porch ceiling is finished wood board as is the flooring (**Figure 7**). A non-original light fixture is in the porch ceiling.



Figure 6: Tripartite window on each side of the main door with typical wood window surrounds that flare at the top.



Figure 7: Front porch with wood posts. The front door with a metal plate is also visible. View looking east.

East facade

The east façade is along Hermosa Avenue, which is a main north-south commercial street in the downtown area (**Figure 8**). The façade is asymmetrical with a one-story projecting bay at the north end. The bay has a shed roof and does not extend all the way to the ground except at the center, where there is a brick base (**Figure 9**). The brick appears to be the remnants of a

chimney that once extended through the house's roof. Above the brick, the center portion of the projecting bay is framed by wood trim and clad in wood siding. On each side of the center portion is a square window opening with fixed glazing that has plywood infill on the interior. To the south of the projecting bay on the first floor is a rectangular, vinyl window that was being installed at the time of the site visit.



Figure 8: East façade of 70 10th Street along Hermosa Avenue. View facing west.



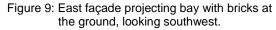




Figure 10: East façade, looking northwest.

At the attic level, a large hopper picture window is centered below the gable and a square window with no glazing at the time of the site visit is south of the picture window (**Figure 10**). At the apex of the gable is a triangular wood board with wood trim. Two beams with decorative pyramid ends extend as roof supports.

All of the windows at the east façade have the decorative window surrounds, with the exception of the vinyl window replacement. A vent is at the foundation, just south of the projecting bay; a vent with wood lattice and the decorative window surrounds is at the porch's foundation. Brick pavers and edging wrap around from the front steps along the east property line.

South Façade

The south façade is the rear of the building and faces the rear yard (**Figure 11**). The façade is asymmetrical and divided into three sections. The left (west) section has no openings but has surface-mounted utilities such as a water heater, electrical breaker box, and meters (**Figure 12**). The center section projects into the rear yard and has an attached wood deck. It has a shed roof that extends from the main roof; both were in the process of re-roofing at the time of the site visit and were not clad. Wood clapboard siding is on the east and west ends of the central section, as well as below the shed roof, but the east façade mostly has a non-original wood board siding. A wood-paneled door is centered in this section flanked by a wide, fixed, picture window on the west side and a projecting box window with fixed glazing on the east side.



Figure 11: South (rear) façade with projecting section at the middle. View facing north.



Figure 12: West side of the south (rear) façade, looking northeast.



Figure 13: East side of the south (rear) façade, looking northwest.

The east section is farther back than the west section and is defined by a large opening for patio doors (**Figure 13**). At the time of the site visit, replacement doors were being installed in the opening; it is not known whether they replaced original or other replacement patio doors.

West Facade

The west façade is asymmetrical and faces a narrow side yard that is enclosed by a wood fence and gate (**Figure 14**). The two of the first-floor windows were being replaced with new windows at the time of the site visit; both had sections of their decorative window surrounds removed. The window toward the north (front) end is a smaller window while the one toward the center of the building is wider and has a tripartite replacement window. The south end of the first floor has a square fixed window with frosted glazing that corresponds to a shower stall in the rear projecting section; the square window has its original decorative surround (**Figure 15**).



Figure 14: West façade of 70 10th Street. View facing southeast.

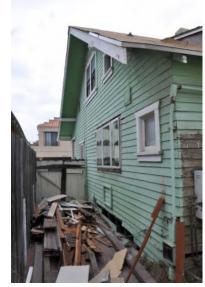


Figure 15: West façade with the tripartite replacement window. View facing northeast.

On the second floor are two square windows flanking a central window opening. The central windows are two non-original aluminum double-hung windows. The square window to the west appears to be an original wood-framed casement window but has no window surround. The square window to the east has its decorative window surround and is a fixed window. A wood lattice vent is at the gable apex. Two beams with decorative ends extend as roof supports. The clapboard siding at the south end has lost some boards and the raised foundation is visible.

SITE

The lot has shallow front and side yards with a large rear yard (**Figure 16**). The front yard has non-original brick paving bisected by a concrete path that leads to the porch steps. (**Figure 5**). A raised brick border extends east from the steps and wraps around to the east façade; a small strip of landscaping is between the border and the porch. The rear yard appeared to have been mostly paved with brick. A driveway is at the property's southwest corner while a ramped and flat section at the southeast corner was used for parking. At the time of the site visit, the rear yard landscaping was mostly removed and piled with dirt; only posts for the backyard fencing remained.



Figure 16: Large rear yard, looking north.



Figure 17: Rear yard parking pads, looking south.

SURROUNDING NEIGHBORHOOD

The neighborhood surrounding 70 10th Street is a mix of property types and uses. The block along 10th Street is currently residential with mostly 1910s and 1920s one-story beach bungalows interspersed with a few larger-scale, two-story apartment buildings from the 1940s through the 1970s (**Figure 18** and **Figure 21**). An altered 1920s Spanish Colonial Revival apartment building is on the block closer to the beach. Directly across from the subject property are larger-scale multi-family buildings and a two-story commercial building at the northwest corner of 10th Street and Hermosa Avenue (**Figure 20**).

The beach bungalows on 10th Street typically have a second building at the rear of the property along the alleys. The four beach bungalows west of the subject property were identified as part of a potential historic district that included 70 10th Street as well. Two of the beach bungalows on the north side of 10th Street, 39 and 47 10th Street, and a beach bungalow at 28 10th Court were also identified as potentially historic in the 2014 survey.

On the block to the west, along The Strand, is a three-story, 1970s apartment building and the Sea Sprite Hotel, a 1950s-era motel identified in the City's 1994 General Plan Land Use Element (Historic Preservation) as potentially locally significant.



Figure 18: South side of 10th Street with the subject property at left. View looking southwest.



Figure 19: South side of 10th Street. View looking southeast.



Figure 20: North side of 10th Street across from the subject property. View looking northeast.



Figure 21: North side of 10th Street. View looking northeast. Source: Google Maps, 2015.

Hermosa Avenue to the east of the subject property is a Main Street-type commercial thoroughfare that was once a streetcar route (**Figure 22**). Along Hermosa Avenue are primarily one- and two-story commercial buildings mostly from the mid- to late 20th century (**Figure 23** and **Figure 25**). A few 1920s-era commercial buildings remain on Hermosa Avenue, including a former automobile sales building one block south of 70 10th Street, identified as potentially historic in the 2014 survey (**Figure 24**). Also nearby around Pier Avenue and Hermosa Avenue are three of the four buildings receiving protection under the City's Historic Resources Preservation Ordinance: the former Bijou Theatre that is now a Chase bank and other retail store, the Bank of America Building and Hermosa Hotel.



Figure 22: 70 10th Street (right) on Hermosa Avenue, a former streetcar route, looking south.



Figure 23: Late 20th century commercial building at the corner of Hermosa Avenue and 10th Street, across from the subject property (left), looking northwest.



Figure 24: A 1920s era commercial building on Hermosa Avenue south of the subject property (right), looking west.



Figure 25: Typical commercial buildings along Hermosa Avenue, looking northeast.

IV. HISTORIC CONTEXT

HERMOSA BEACH HISTORY7

Hermosa Beach is one of a string of beach cities in the southwest corner of Los Angeles County. Prior to the founding of Hermosa Beach, the area was part of Rancho Sausal Redondo. Granted to Antonio Ignacio Avila in 1822 during the Mexican era, Rancho Sausal Redondo encompassed over 22,000 acres. It extended along the coast from present-day Marina del Rey south to Redondo Beach and east to Inglewood and Lawndale. Avila's ownership of the land was upheld in the transition to United States rule after the Mexican-American War ended in 1848, but his heirs sold the rancho lands after Avila's death in 1858. A Scottish baron, Robert Burnett, purchased Rancho Sausal Redondo and the adjacent Rancho Aguaje de la Centinela in the 1860s.8 In the 1870's, Canadian Daniel Freeman and his wife Catherine leased both ranchos where they grew barley and grazed sheep; the Freemans purchased the land in 1885.9 Freeman started to sell parts of the rancho and in 1900, the Hermosa Land and Water Company purchased 1,500 acres of the former rancho.

Railway barons Moses Sherman and Eli Clark started the Hermosa Land and Water Company in anticipation of a resort settlement at the coast and growth from the City of Los Angeles. The land was surveyed in 1901 starting with Santa Fe Avenue (now Pier Avenue) running from the Santa Fe Railroad (at today's Valley Drive) to the beach. The survey also laid out a boardwalk along the beach (now The Strand), while Hermosa Avenue, the second thoroughfare, ran parallel to the beach. In 1901, the original Hermosa Beach tract was subdivided between the boardwalk and Hermosa Avenue. Number streets started with 1st Street at the south and extended north; Santa Fe Avenue corresponded to 12th Street. The "First Addition to Hermosa Beach" was surveyed later in 1901, extending north to 26th Street and east to Loma Drive. The "Second Addition" was surveyed in 1902 and extended east from Loma Drive to the eastern border just beyond present day Prospect Avenue.

The rapid pace of surveying and subdividing meant that residential development was sporadic in the first few decades. As a beach resort, Hermosa Beach was initially a seasonal community with a small permanent population but attracted many visitors on the weekends and in the summer. ¹⁰ In 1904, the first Hermosa Beach Pier was constructed of wood. By 1906, Hermosa Beach had a population of around 300 people and only a few public buildings existed: a post office, school house, grocery, general store and a few boarding houses (**Figure 26**). ¹¹ In January 1907, Hermosa Beach incorporated as the 19th city in Los Angeles County.

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⁷ This section is summarized from the PCR Services, "7.0 Historic Resources." Hermosa Beach General Plan Updated, 2014 and Chris Miller and Jerry Roberts with the Hermosa Beach Historical Society, *Images of America: Hermosa Beach* (Charleston, SC: Arcadia Publishing, 2005), unless otherwise cited.

⁸ Lorietta Louise Scheerer, "The History of the Sausal Redondo Rancho" (MA thesis, University of Southern California, 1938), 20.

⁹ Scheerer, 22-3.

¹⁰ Patricia A. Gazin, *Footnotes on the Sand* (Hermosa Beach: Myron Gazin, 1991), 10.

¹¹ Scheerer, 28.



Figure 26: Late 1910s photograph of the corner of Santa Fe (now Pier) Avenue and Hermosa Avenue, looking northwest. Source: Roger Creighton in *Images of America: Hermosa Beach*

Greater growth would come with the arrival of the Pacific Electric rail line. By 1910, Hermosa Beach was a stop on the Pacific Electric's "Balloon Route Excursion" that ran along Hermosa Avenue. The train brought more tourists and potential new residents to the beach community. The Berth family built the first hotel at 10th Street and the Strand in 1907. The new city spent thousands of dollars on street and lighting improvements to attract new residents. Much of the early residences were summer homes for those in Los Angeles and Pasadena. Most of the housing stock was the vernacular beach cottage or bungalow that could be built for a modest amount. Development was denser near the coast and toward the southern end of the city, though even in the 1920s, many blocks had several undeveloped lots. In the hills inland, Greek and Japanese farmers grew carnations, chrysanthemums, and other flowers (**Figure 27**). 13



Figure 27: Map of Hermosa Beach in 1915 with concentrated development neared the coast and scattered elsewhere. 70 10th Street is marked with the red dot. Source: Hermosa Beach Historical Society in *Images of America: Hermosa Beach*.

In 1913, the City approved plans to replace its wood boardwalk with a concrete Strand. Strong winter storms that same year mostly washed away the wooden pier so it too was replaced with a concrete pier. At the entrance of the new pier was a Mission Revival-style building with an

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¹² Gazin, 17, 26.

¹³ Gazin, 16-17.

archway that had an upper level viewing deck (**Figure 28**).¹⁴ In 1917, the Hermosa Beach Bathhouse Company announced plans for a bathhouse at The Strand just south of the pier. The Spanish Colonial Revival-style building provided a private place for beach visitors to change and store their belongings.



Figure 28: Mission Revival-style building at entrance to the Hermosa Beach Pier, seen in the 1940s. It was demolished in the 1960s. Source: Hermosa Beach Historical Society in *Images of America: Hermosa Beach*.

With the economic boom of the 1920s, Hermosa Beach saw greater residential and commercial development serving tourists. In 1923, the Surf and Sand Club announced plans for a clubhouse on The Strand located north of the pier between 14th and 15th Streets. Designed by prominent Southern California architect Myron Hunt, the four-story building had a ballroom, indoor swimming pool, and 124 rooms with private bathrooms. The building became the Hermosa Biltmore Hotel in the 1930s. Also constructed in the 1920s was the Metropolitan (later Bijou) Theatre.

More residential development also occurred in the 1920s. While modest beach bungalows continued to be developed, larger two-story residences serving year-round residents and those with more means were constructed as well and often with views of the ocean. The Strand, Hermosa Avenue, Manhattan Avenue, and Circle Avenue have some of the grander homes from the 1910s to 1930s designed in the Arts and Crafts, Shingle, and Craftsman styles. Spanish Colonial Revival and Mediterranean Revival styles became more popular into the 1920s, with their red tile roofs and stucco walls contrasting with the wood siding and overhanging eaves of the Craftsman and Arts and Craft styles from the 1910s and early 1920s. While most of Hermosa Beach's housing stock is single-family residential, some multi-family housing from the first decades of the 20th century remain in various Period Revival styles. By 1930, Hermosa Beach

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¹⁴ "Handsome Archway: Hermosa Beach Is Adding Decorative Additions to Its Pleasure Pier, Rest Rooms Provided," *Los Angeles Times*, January 4, 1914.

had a permanent population just under 5,000, up from 2,300 in 1920 and just under 700 in 1910.¹⁵

Development was modest during the Great Depression and World War II. Like much of Southern California, Hermosa Beach boomed in the post-World War II years. The lots near the ocean that had not been built on finally infilled, while previously industrial and argicultural lands further inland were subdivided for housing. A new civic center with a Modern city hall, police station, fire station, and library opened in 1962. Many of Hermosa Beach's earliest notable features were demolished in the 1960s, including the arch and pavililon buildings at the pier entrance, the former Surf and Sand Club (Hermosa Biltmore Hotel), and the Pacific Eletric rail line.

BEACH COTTAGE OR BUNGALOW

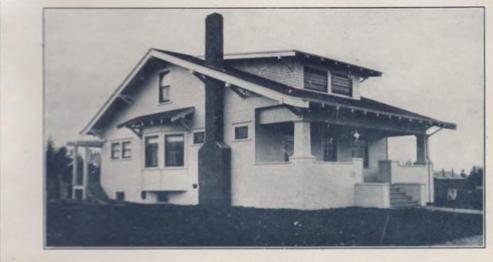
The beach cottage or bungalow in Southern California is a subtype of the vernacular housing that dominated in the early 20th century. Though stylistically different, both refer to small-scale, wood-framed housing that could be constructed easily and affordably. They were often available as kit houses or plans in pattern books during the 1890s through 1910s with neighborhoods of these houses developing into the 1920s as streetcar suburbs (**Figure 29**). The buildings had with minimal architectural detailing simplified from various popular styles. The earlier cottages derive more from English country housing types but the California bungalow with its Craftsman style detailing became more common in the mid-1900s and 1910s. By the 1920s, Spanish Colonial Revival and other Period Revival styles elements dominated.

The beach variation from the 1900s through the early 1930s tended to be even simpler, as they were seen as seasonal housing rather than as a main residence. Found in the Southern California beach communities that were still relatively isolated from the urban centers, the beach cottage was often a second, weekend, or rental home with fewer amenities and simpler architectural design. Constructed on a budget, they were built quickly and were added onto in multiple stages over time. Typically one or one and a half stories, they featured open floor plans to best use the limited space. They emphasized simple architectural focal points, such as decorative shingling, board-and-batten siding, gabled or hipped roofs, bay windows, porches, and windows and doors. The buildings often took advantage of the local climate for outdoor living and easy access to the ocean with porches, and their small scale allowed for maximum use of yard space, patio and courtyards.

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¹⁵ Los Angeles Directory Co's Redondo Beach City Directory 1931, including Hermosa Beach, Manhattan Beach, (Los Angeles: Los Angeles Directory Co., Publishers, 1931), 190.

¹⁶ PCR Services, "7.0 Historic Resources," 7-22.



DESIGN NO. 123.

A house covering a good deal of ground, and having attractive long, sloping lines.

One of our most modern designs. The dormer window, with one room projecting, and covered with a square bracketed roof, gives much style to the building, which is enhanced by the low windows on either side of the chimney.

A porch of wide expanse, with view unobstructed by pillars, gives a clear-cut and homelike appearance. At the top of the steps are jardinier rests, and the broad railing allows for additional flower jars and plants.

Exposed rafter-ends, overhanging roof and well-balanced brackets help in the attractiveness of the scheme. The second floor affords opportunity for three extra rooms, if you wish to put them in.

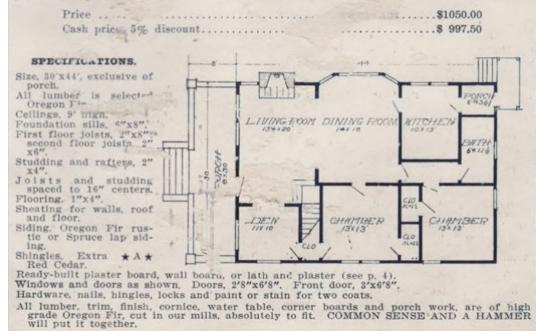


Figure 29: Example of a pattern book plan available from Ready Built House Company of Portland, Oregon, 1915. Source: Bungalow Home Style, http://www.bungalowhomestyle.com/plans/ready-built-fenner-123.htm.

CRAFTSMAN STYLE

The Craftsmen style evolved from the English Arts and Crafts Movement and later, the work of innovative American architects working in the Midwest and California, in particular Frank Lloyd Wright and Greene & Greene. The Craftsman style was utilized predominantly in residential properties and was dominant from the 1900s to the 1930s. The *Craftsman* magazine, published in America from 1901 to 1917, helped to disseminate the ideas associated with the style in North America, such as anti-industrialism and emphasis on handcrafted products. The Craftsman style took off in California during the first decade of the twentieth century in response to the work of Greene & Greene in Southern California. Additional influences included Japanese architecture, Swiss chalets, and the indoor/outdoor traditions of the Spanish and Mexican homes of the region.

Elaborate one-off homes of the wealthy in Pasadena and West Adams represent high style examples while rows of more modest bungalows blanket various neighborhoods of Los Angeles and throughout Southern California (**Figure 30** and **Figure 31**). The Craftsman dwellings are typically characterized by low-pitched gabled roofs with wide, unenclosed eave overhangs; decorative beams or braces; exposed rafter tails; tapered square columns or pedestals; and extending porch elements.



Figure 30: The Gamble House designed by Greene & Greene as a high-style example of the Craftsman style. Source: Page & Turnbull, 2011.



Figure 31: Typical Craftsman-style bungalow in a 1910s-era neighborhood. Source: Page & Turnbull, 2014.

V. SITE HISTORY

70 10th Street is located within the original Hermosa Beach tract that was surveyed and subdivided in 1901. First owned by the Hermosa Beach Land and Water Company, John M. Glass purchased the empty lot in 1908. John M. Glass was the Chief of Police in Los Angeles from 1889 to 1899 but his occupation at the time of purchasing the property is not known.

According to historic Los Angeles County Assessor map books, the first improvement on the property occurred around 1911. No building permit or architect has been found. The 1912 Sanborn Fire Insurance Map shows a one-and-a-half story dwelling with the same footprint as the current building, including a porch along the north (front) façade and a projecting section at the rear (south) (**Figure 32**). Only the house next door at 64 10th Street had been constructed on that side of the street by that time.

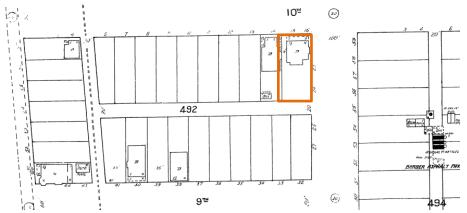


Figure 32: The 1912 Sanborn Map showing 70 10th Street with the same footprint as today. Source: Redondo Beach Sanborn Map, edited by Page & Turnbull.

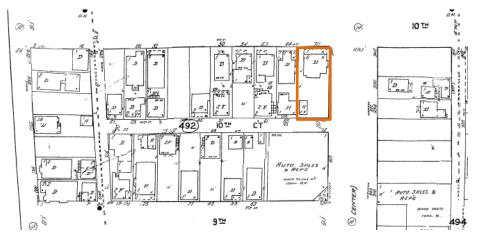


Figure 33: The 1927 Sanborn Map showing 70 10th Street had a garage at the southwest corner of the property. Source: Hermosa Beach Sanborn Map, edited by Page & Turnbull.

The property transferred to Nora E. Glass, wife of John M. Glass, in 1912 and later transferred to their son, Albert G. Glass in 1922. The few available city directories listed a John N. and Nora E.,

with their son Albert and daughter Myrtle Robertson living at 70 10th Street from 1923 to 1925.¹⁷ By 1927, much more of the surrounding area had developed, and a garage had been added to the rear of the property (**Figure 33**).

In 1936, the assessor map books noted that the lot was sold for taxes. The next owner listed is Anna X. Nimes in 1942, who owned the property for two years; no information about Nimes was found. Floyd L. and Daisy B. Compher then owned and lived at the property from 1944 to 1946, when the property was again sold for taxes. Little was found about the Comphers, who appear to have lived in Bakersfield prior to Hermosa Beach.

In 1947, Samuel Jr. and Sophia K. Carpenter purchased the property and owned it until 1960. It does not appear the property was their primary residence, as they had also purchased the adjacent lot at 64 10th Street in 1946. The 1947 city directory listed the Carpenters' address at 64 20th Court and Samuel's profession as underwriter. The 1952 Polk's Redondo Beach City Directory listed the Carpenters' address at 113 29th Street in Manhattan Beach.

The property was briefly owned by Jean Hough in 1960 before it transferred to Joseph (Josef) and Denise Lanz later that year. The Lanzs owned 70 10th Street until 1965 but it is not known if they resided at the address. Involved in the fashion industry, they started the locally known fabric business The Cotton Shop on Hermosa Avenue not far from 70 10th Street in the early 1960's.



Figure 34: 70 10th Street in a 1965 South Bay Board of Realtors records photograph. Note the tripartite front windows and the chimney at the east façade. Source: Hermosa Beach Historical Society.

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¹⁷ Redondo, Hermosa and Manhattan Beaches City Directory 1923-24 (Redondo Beach: Kassen Directory Co., 1923) and Redondo Home Telephone Co., Hermosa Beach, Manhattan Beach, Redondo Beach Directory No. 43, May 1925, (Redondo Beach: Redondo Home Telephone Co., 1925).

Construction Chronology

The City of Hermosa Beach provided building permit records on file with the City, which mostly reflected interior alterations or site improvements, such as fences. The permits are listed below.

Date	Scope of Work	Permit	Owner	
1943-01-03	Wooden fence	#3123	Owner/bldr: Floyd Compher	
1944-12-08	Bedroom	#3363	Owner/bldr: Floyd Compher	
1946-10-29	Res. Alterations	#4146	Owner/bldr: Floyd Compher	
1960-12-19	Bath remodel	#11064	Owner: Joseph Lanz	
			Electrician: Tom Christmas	
1962-06-19	6' grape stake fence	#11686	Owner: Lanz, owner/builder	
1968-11-22	House to house inspection	no corrections	Owner: Mrs. Ellen Goetz	
1970-09-24	Fence	#14900	Owner: Mrs. Ellen Goetz	
1974-7-11	Plumbing: Shower pan	#12968	Owner: Kaltz	
	Contr: Custom tile			
1974-7-3	RBR	#2144		
1975-06-13	RBR	#2521		
1978-05-31 Replace rear stairs.		\$17643	O/B,S: Shoemaker, J.	
	Construct 130 sq. ft. deck at			
rear of building, trellis along				
	fence.			
1979-04-26	Hot tub	#17595	O/B Steve Shoemaker; No	
		Elec. #12437,	access	
		Contr. O/B;		
		Plumb#14751,		
		Contr. O/B;		
1998-08-20	Underground conversion	E98-00222	Name: Shoemaker; St.	
2007-Dec 27	Roof res	B07-00645	Name: Shoemaker; St.	
2015-Dec -3	Misc-RBR	X1500398	Name: Shoemaker; St.	

No original building permit was on file. The earliest permits were to owner Floyd Compher in the 1940s for a wood fence and residential alterations, including a bedroom. It is not clear what the alterations involved. A permit in 1960 with Joseph Lanz listed as owner mentioned a bathroom remodeled. The South Bay Board of Realtors records, which provided general data, notes, and a photograph about properties for sale or rent, noted that 70 10th Street had new bathrooms, plumbing, and a kitchen remodel around 1960. A realtor record in 1970 noted that the building had been brought up to code in 1964 and that there was a brick patio.

At some point, the garage seen in the 1927 Sanborn map was demolished; the building permit records noted that the property did not have a garage by 1969. A photograph from the 1976 realtor record shows that a screen had been added to the porch; it appears the entire porch was

screened until recently (**Figure 35** and **Figure 36**). At an unknown date, the projecting section of the rear façade had its cladding replaced with wood boards; it may be related to the 1978 permit to construct a rear deck.

Other undated alterations since the 1976 realtor photograph can be seen. The front windows that now are fixed single-lite glazing were previously double-hung sashes flanking a picture window that had a decorative upper pane. Similar windows with fixed single-lite glazing currently found at the building were likely installed at the same unknown time. The original three windows in the shed dormer were replaced with vinyl windows likely at a later date. Previously exposed rafter tails at the eaves are now concealed behind fascia boards that were added at some point. The top portion of the chimney was removed, and shed roofs on the east façade's projecting bay that once flanked the chimney were connected as one roof. The brick chimney at the bay may also have been clad with siding to match the rest of projecting bay. The brick paving at the front and east sides was added at an unknown date.



Figure 35: A 1976 images showing the front porch was starting to be screened. Source: Hermosa Beach Historical Society.



Figure 36: Screens enclosed the porch until recently. Source: eReal Estate Corp, c.2016.

OWNERSHIP AND OCCUPANT HISTORY

The ownership records were found from the Los Angeles County Assessor's historic map books through 1962. The South Bay Board of Realtors records from the 1960s and 1970s, plus information from the current owner's representative helped to establish ownership through to the present. City directories available at the Redondo Beach Public Library and the Hermosa Beach Historical Society are limited and the occupants of 70 10th Street are mostly unknown. The ownership and occupant history is listed below, as well as biographic summaries of key owners.

Date	Owner	Occupant (if different)	
1905-1908	Hermosa Beach	None—no building	
	Land and Water		
1908-1911	John M. Glass	None—no building	
1912-1922	Nora E. Glass	Unknown	
1922-1936	Albert G. Glass	John N. and Nora E. Glass and Albert G. Glass (1923-5	
		city directories)	
		Vacant (1927 city directory)	
		Hervey C. and Bertha J Prentiss (1931 city directory);	
		Hervey Prentiss listed as an accountant	
1936 (06-30)	Sold for taxes	Unknown	
1942 (04-16)-	Anna X. Nimes	Unknown	
1944			
1944-1946	Floyd L. Compher	Floyd and Daisy Compher (1947 city directory)	
	(Daisy B. Compher		
	added in 1946)		
1946 (06-29)	Sold for taxes	Unknown	
1947-1960	Samuel Jr. and	Lelan C. and Marylin M Livingston (1952 city directory);	
	Sophia K.	Lelan Livingston listed as a commercial artist at Hughes in	
	Carpenter	Culver City. By 1956, the Livingstons were living in	
		Torrance.	
1960 (01-08)	Jean Hough	Unknown	
1960 (11-01)-	Joseph and Denise	Unknown	
1965	Lanz		
1965 (10-13)-	Ellen Goetz	Unknown	
unknown			
c. 1975	Richard B &	Unknown	
	Sha(r)ron L. Davis		
c. 1978-2015	Steve Shoemaker	Unknown	

Glass Family (1908-1936)

Born in Tennessee, John M. Glass was the Chief of Police in Los Angeles from 1889 to 1899. He and his wife, Nora, were living at 234 22nd Street in Los Angeles according to the 1900 census. Living with them were daughter Myrtle E. Robertson, aged 26, and sons John A. (23) and Albert G. (19) who was a student in 1900. By 1910, the Glass family was living at 4782 S. Main Street in Los Angeles. John M. is listed as having his own income while Albert, age 29, was a carpenter in the Gas Street Company. Son John A. Glass was not living with the family by then and was residing at 2308 West 24th Street in Los Angeles with his wife Alma and three children. He was a manager with the telephone company.

It appears the Glass family was responsible for building the extant house at 70 10th Street around 1911. The family owned the property for almost 30 years, though it is not known if 70 10th Street was a main residence or a summer or weekend home. The 1920 census records showed John M., Nora, son Albert, and daughter Myrtle Robertson still residing at the Main Street address in Los Angeles. The city directories for Hermosa Beach listed the Glasses at 70 10th Street in Hermosa Beach in the mid-1920s with Albert's profession is listed as a superintendent with a gas company. It appears that the other son, John A. Glass and his family did live permanently in Hermosa Beach during this period as the 1920 census records list their address at 2302 Strand. John A. was a secretary in "Factory of Machinery." He was listed as the president of the Hermosa Beach Chamber of Commerce in the 1931 city directory.

Joseph and Denise Lanz

Joseph (Josef) Lanz was an Austrian fashion designer who started the Lanz clothing label in Salzburg, Austria with partner Fritz Mahler in 1922. They supplied traditional Austrian folk costumes to those attending the Salzburg music festival. ¹⁸ Joseph Lanz left Austria in the mid-1930s and opened a new branch of the business in New York in 1936. While Lanz of California, the American company distinct from the European branch, was established by the 1940s, it is not clear if Joseph Lanz continued to play a role in the company. By the early 1950s, Nornie and Werner Scharff, with whom Lanz opened the first store in Austria, owned Lanz of California that manufactured Austrian-inspired clothing. ¹⁹

Joseph's wife, Denise Lanz, became a fashion designer in the 1960s and had a collection called Denise Inc. of Hermosa Beach.²⁰ Around 1960, Joseph Lanz opened The Cotton Shop, a locally notable fabric store. In 1960, the store was located at 1038 Hermosa Avenue, across and north on Hermosa Avenue from 70 10th Street. By 1965, the shop had moved to 555 Pier Avenue in Hermosa Beach and had a location in Torrance by 1973.²¹ The shop moved from Hermosa Beach to North Redondo in 1991 where it closed after 51 years in business in 2010.²²

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¹⁸ Kicksawhproductions and Lizzie Bramlett, "Lanz," Vintage Fashion Guild, accessed June 2, 2016, http://vintagefashionguild.org/label-resource/lanz/.

¹⁹ "Kurt Scharff, Clothier, Dies," Los Angeles Times, October 18, 1984 and "Lanz" Vintage Fashion Guild.

²⁰ Arline Monks, "Wall Street Journal Key to Blue Chip Style Trends," Los Angeles Times, May 10, 1964.

²¹ Becky Schaeffer, "Expert Praises 'Old Fashioned' Fabrics," Los Angeles Times, May 20, 1973.

²² Eric Bradley, "Redondo Beach to Move Recreation Department to Cotton Shop Site," *Los Angeles Daile News*, December 23, 2010, accessed June 16, 2016, http://www.dailynews.com/article/ZZ/20101223/NEWS/101228550.

VI. EVALUATION

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes districts, sites, buildings, structures and objects significant in American history, architecture, archeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the Nation at the national, state, or local level. Typically, properties over fifty years of age may be eligible for listing in the National Register if they meet any one of the four significance criteria and if they retain sufficient historic integrity to convey that significance. However, properties under fifty years of age may be determined eligible if it can be demonstrated that they are of "exceptional importance." Other criteria considerations apply to cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed buildings, and properties primarily commemorative in nature. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*.

The National Register has four basic criteria under which a property may be considered eligible for listing. It can be found significant under one or more of the following criteria:

- Criterion A (Events): Properties associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B (Person): Properties associated with the lives of persons significant in our past;
- Criterion C (Architecture): Properties that 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 distinguishable entity whose components lack individual distinction; and
- Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A property may be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is "an authoritative guide in California 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."²³

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- Criterion 1 (Events): Resources that are 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.
- Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.
- Criterion 3 (Architecture): Resources that embody the distinctive characteristics
 of a type, period, region, or method of construction, or represent the work of a
 master, or possess high artistic values.
- Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

The California Register of Historical Resources follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically (1 through 4) instead of alphabetically (A through D). With the exception of some properties with additional criteria consideration (50 years or less, moved buildings, etc.), properties that meet the National Register criteria typically also meet the California Register criteria and vice versa and are often evaluated together.

The following section examines the eligibility of 70 10th Street for individual listing in the National Register and California Register.

Criterion A/I (Events)

70 10th Street does <u>not</u> appear eligible for listing in the National Register or California Register under Criterion A/1 (Events) as a property associated with significant events or patterns of history. 70 10th Street was constructed around 1911 by the Glass family and was among the early

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²³ Public Resources Code Section 5024.1(a)

residences after the City of Hermosa Beach's incorporation in 1907 and the introduction of the Pacific Electric rail line around 1910. Although the streetcar increased access to Hermosa Beach, it was never a streetcar suburb of Los Angeles and remained a seasonal beach destination until after World War II. 70 10th Street was part of the scattered residential development that occurred in the first two decades of the 20th century as Hermosa Beach developed into a beach community but does not appear to have played a significant role in that development. Based on the 2014 survey, 70 10th Street is one of several dozen similar beach cottages or bungalows that remain from the early years of Hermosa Beach.

Overall, 70 10th Street does <u>not</u> meet Criterion A/1 for individual listing in the National Register or California Register.

Criterion B/2 (Persons)

70 10th Street is <u>not</u> eligible for listing in the National Register or California Register under Criterion B/2 (Persons). Research has not uncovered any historically significant information about any individual persons associated with the property during the time of their ownership or residence. For example, John M. Glass was the Chief of Police for Los Angeles but that was prior to owning this property. Little additional information was found about the Glass family. Joseph and Denise Lanz were prominent in the fashion industry and owned a long-running local business, but their success is not strongly associated with 70 10th Street. As a result, 70 10th Street does <u>not</u> appear to be individually significant under Criterion B/2 (Persons) for its associations with the significant individuals.

Criterion C/3 (Architecture)

70 10th Street is <u>not</u> eligible for listing in the National Register or California Register under Criterion C/3 (Architecture). Research has not uncovered the original architect or builder and no original building permit is on file with the City of Hermosa Beach. The building may have been a kit or pattern book plan, but no documentation has been found to support that conclusion. The building is among the larger group of examples of beach bungalows in the Hermosa Beach area and has Craftsman style elements with some decorative detailing such as the angled corner window surrounds and the flared roof over the porch. However, its design is minimal and not individually distinctive as embodying the Craftsman style or the beach bungalow, and does not possess high artistic value. Although few Craftsman-style beach bungalows remain in Hermosa Beach, the modest design does not rise to the level of individual eligibility for the National Register or California Register.

As such, 70 10th Street does <u>not</u> meet Criterion C/3 for listing in the National Register or California Register.

Criterion D/4 (Information Potential)

The "potential to yield information important to the prehistory or history of the local area" typically relates to archeological resources, rather than built resources. When Criterion D/4 does relate to

built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, Criterion D/4 is not applicable to 70 10th Street.

HERMOSA BEACH LANDMARKS

To be listed as a Hermosa Beach Landmark, a property must be at least 50 years old and meet one or more of the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history; or
- B. It is identified with persons or events significant in local, state, or national history; or
- C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- D. It is representative of the notable work of a builder, designer, or architect; or
- 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.

A property that is at least 30 years old may become a Landmark if the City Council determines it is exceptional or threatened by demolition, removal, relocation or inappropriate alteration.

The following section examines the eligibility of 70 10th Street for individual listing in as a Hermosa Beach Landmark.

Criterion A

As discussed in the evaluation of the property for the National Register and California Register, 70 10th Street does not reflect special elements of the City's cultural, social economic, political, aesthetic, engineering or architectural history. It is one of many beach bungalows built in the early years of the City's history and is not associated with any particularly special elements of the City's history.

Criterion B

As discussed in the evaluation of the property for the National Register and California Register, 70 10th Street is not associated with any significant individuals or events in local, state, or national history.

Criterion C

As discussed in the evaluation of the property for the National Register and California Register, 70 10th Street is a vernacular beach bungalow with elements of the Craftsman style but does not does not embody the distinctive characteristics of a style, type, period, or method of construction. It is not a valuable example of the use of indigenous materials or craftsmanship.

Criterion D

No designer, architect or builder has been found for 70 10th Street, and as such, it is does not represent the notable work of any individual.

Criterion E

70 10th Street is in the City's core downtown area and not far from the ocean and pier. It is at a highly visible intersection along the City's commercial Hermosa Avenue. However, its modest design is not a sufficient singular physical characteristic that has made the building an established and familiar visual landmark in the neighborhood or City.

Overall, 70 10th Street meets the 50-year age threshold but does <u>not</u> appear to meet any criteria for listing as a Hermosa Beach Landmark.

10TH STREET BEACH BUNGALOW HISTORIC DISTRICT

The 2014 Survey identified a potential historic district consisting of five beach cottages from 1914 to 1930 on 10th Street. The grouping of 50, 54, 58, 64, and 70 10th Street was "potentially eligible as distinctive examples of one-story beach bungalows in Hermosa Beach with good integrity." Based on the recent site visit and a review of the Los Angeles County Assessor map books, it appears the five consecutive lots on the south side of 10th Street date from 1907 to 1923 instead and have one and one-and-a-half story, single-family dwellings (**Figure 37** and **Figure 38**). Four of the five have a second building at the rear that were constructed later and some of which are on separate legal parcels that are not part of the potential district (**Figure 39**).



Figure 37: South side of 10th Street with grouping of five beach bungalow, looking southwest.



Figure 38: Looking west down 10th Street from Hermosa Avenue toward the beach a block away.



Figure 39: Map with the parcels within the potential historic district on 10th Street highlighted. Source: City of Hermosa Beach.

The three of the five buildings are Craftsman-style bungalows with 70 10th Street as the largest and most distinctive (**Figure 40**). The oldest of the group, 64 10th Street dating to 1907 is the most typical example of a vernacular beach cottage with board and batten walls and no front porch. 50 10th Street has Spanish Colonial Revival style elements in its red-tile roof and stucco walls that reflects is 1923 construction date (**Figure 41**). Though the buildings appear to have had some changed windows and other minor alterations, they retain sufficient integrity as early 20th century beach bungalows.



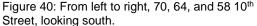




Figure 41: From left to right, 58, 54, and 50 10th Street, looking south.

These modest vernacular houses embody the early development of Hermosa Beach when the area was primarily a beach community and much of the single-family housing was constructed as summer and weekend homes. The buildings were built after 1910 once the Pacific Electric rail line made Hermosa Beach accessible to greater Los Angeles and into the 1920s real estate

boom that saw the lots near the beach infill with new housing (**Figure 32** and **Figure 33**). Their small scale and simple architectural detailing is consistent with beach bungalows of the early 20th century and their proximity to the ocean reinforces their use as dwellings for those visiting the beach. The 2014 Survey found only one other grouping of beach bungalow housing in Hermosa Beach, suggesting that an intact row of early beach bungalows is rare in the City. The other grouping of bungalows dating from 1923 to 1930 is at 1101 through 1041 2nd Street, which is east of Pacific Coast Highway and about a mile from the ocean.

Overall, the grouping on 10th Street appears to be eligible for listing as a historic district in the National Register and California Register at the local level under Criterion A for its association with the early development of Hermosa Beach as a Southern California beach town and under Criterion C as embodying the distinctive characteristics of the beach bungalow property type. It has five contributors, 50, 54, 58, 64, and 70 10th Street, and a period of significance from 1907 to 1923. The subject property at 70 10th Street is a contributor to the district.

INTEGRITY

In addition to qualifying for listing under at least one of the National Register or California Register criteria, a property must be shown to have sufficient historic integrity in order to be considered eligible for listing in the National Register and California Register. The concept of integrity is essential to identifying the important physical characteristics of historic resources and hence, in evaluating adverse changes to them. Integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance."

According to the *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*, these seven aspects are generally defined as follows:

- Location is the place where the historic property was constructed.
- <u>Design</u> is the combination of elements that create the form, plans, space, structure and style of the property.
- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- <u>Materials</u> refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
- <u>Feeling</u> is the property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

Integrity is a "yes" or "no" determination. A historic property either has adequate integrity, or it does not. To retain historic integrity, a property will often possess several, if not all of the aforementioned aspects. Specific aspects of integrity may also be more important, depending on the criteria for which it is significant.

It is important to note that historic integrity is not synonymous with condition. A building or structure can possess all or many of the seven aspects of integrity, even if the condition of the materials has degraded. Condition comes into consideration when there is a substantial loss of historic material or other character-defining features.

Below is a discussion of the integrity of 70 10th Street as a contributor to the eligible 10th Street Beach Bungalow Historic District.

70 10th Street does not appear to have been moved from its original location and its setting remains residential along 10th Street and commercial along Hermosa Avenue. Although the scale and design of the surrounding properties has changed somewhat since the subject building's original construction, and the Pacific Electric rail line has been removed, the changes have not dramatically altered the spatial relationship of 70 10th Street to its setting.

At the time of the site visit, the building has seen some alterations, most notably the concealing of its originally exposed rafter tail ends, the replacement of most original window sashes, removal of the chimney above the roofline, and the addition of wood board cladding at the rear projecting section. However, the alterations were generally minimal and the building was still understood as an early 20th century Craftsman-style beach bungalow. Similarly, the building retains integrity of its material and workmanship as seen in its clapboard siding, decorative window surrounds, flared roof over the porch, and exposed beams with decorative ends, despite the minor alterations over the years.

The property also retains its integrity of feeling as a single-family dwelling and its association with the early development of Hermosa Beach. Overall, 70 10th Street retains sufficient integrity to convey that it is an early 20th century vernacular beach bungalow.

CHARACTER-DEFINING FEATURES

Character-defining features of a historic resource are those tangible elements that embody its significance or its association with specific events, and establish the visual character of the resource. They are the physical parts that should be retained and preserved.

When the historic resource is a historic district, the character-defining features includes those elements that reflect the district as a significant concentration, linkage, or continuity of sites, buildings, structures, or objects unified historically or aesthetically by plan or physical development. Because the character of a district is derived from the interrelationship of its component contributors that convey a visual sense of the overall historic environment, the character-defining features includes overall elements such as street pattern, lot size, relationship of buildings to the street, presence (or lack) of landscape features like trees or fencing, etc., as well as features common to its individual contributing buildings, structures or objects.

10th Street Beach Bungalow Historic District Character-Defining Features

The DPR 523A survey form from the 2014 survey does not list character-defining features of 10th Street bungalow grouping. Based on the site visit conducted by Page & Turnbull, the character-defining features of the potential historic district include:

- Five beach bungalows on south side of 10th Street oriented facing north
- Narrow lots, typically 30 feet wide, except for corner lot
- Consistent setback from 10th Street, typically 15 feet deep, that is part of the public right of way
- No front yards, as the building fronts are at the property line
- Minimal side yards between buildings
- No curb cuts, driveways, or auto-focused features at 10th Street
- Bungalows are one- and one-and-a-half-story single-family houses with
 - Pitched roofs
 - Wood cladding (siding or shingle), except one building with stucco cladding
 - Entry porches stepped up from street
 - Main door at front façade facing 10th Street
 - Large, punched window openings with wood trim at front façade

Character-Defining Features of 70 10th Street as A Contributor

As a contributor to the eligible 10th Street Beach Bungalow Historic District, the ca. 1911 bungalow at 70 10th Street's character-defining features are:

- One-and-a-half-story scale
- Rectilinear massing
- Corner location
- Craftsman style
- Side gable roof that flares up above porch at north end
- Central shed dormer at north side of roof

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- Exposed roof beams with flat-top pyramid end
- Horizontal wood siding
- Front porch along width of north façade with paired and triple corner posts
- Large, tripartite windows flanking central front door at north façade
- Punched window openings
- Decorative wood trim with angled corners at window surrounds and front door
- Remaining brick masonry chimney

VII. ANALYSIS OF PROPOSED PROJECT IMPACTS

THRESHOLD FOR SIGNIFICANT IMPACTS

According to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment."²⁴ Substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired."²⁵ The significance of an historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance" and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.²⁶

Thus, a project may cause a substantial change in a historic resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral or even beneficial. Projects that comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (the Standards) benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource.²⁷

PROPOSED PROJECT DESCRIPTION

The proposed project is to retain the ca. 1911 bungalow and construct a new, three-story, 2,744 square-foot, retail/office building to the rear (south). The proposed new building will be 28.5 feet high, just below the 30-foot height limit. It will not be attached to the bungalow, and will maintain an approximate six-foot separation. The bungalow will be used for short-term rental lodging (a commercial use) while the new building will have a retail space and covered parking on the ground floor and two office units at each of the two upper floors. The description below is based on the full set of drawings by Peha & Associates titled "New Commercial Building for B&J Capital Group Investments," dated December 21, 2017. See the appendix for the full set of drawings.

The new, wood-framed, flat-roofed building is mostly square in plan and box-like in massing with the façade set back in some places under overhangs that create exterior covered walkways and decks. The proposed design features Craftsman-style details such as 1"x6" horizontal lap siding, exposed rafters and paired posts derived from elements at the ca. 1911 bungalow. No material was noted for the roof and a stair tower extends above the roofline near the center of the building. The windows are typically fixed, aluminum framed, and either grouped in pairs or tripartite with

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²⁴ CEQA Guidelines subsection 15064.5(b).

²⁵ CEQA Guidelines subsection 15064.5(b)(1).

²⁶ CEQA Guidelines subsection 15064.5(b)(2).

²⁷ CEQA Guidelines subsection 15064.5(b)(3). Project that meet the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer are also considered mitigated to a level of less than a significant impact on the historic resource.

prominent wood trim. The typical doors are single leaf, aluminum with a large glazed pane; some doors have aluminum-framed sidelights.

Primary East Façade

The primary (east) façade faces east to Hermosa Avenue. The ground floor includes the main entrances to the elevator lobby and a retail space on north side of the building. The two entrances are similar with a center typical door flanked by sidelights. They are recessed under a slight overhang that is visually supported by two paired posts that frame the retail entrance. Between the two entrances is a mailbox. The south side of the ground floor is flush to the property line, clad with siding, and has no openings.



Figure 42: Proposed east façade of new building (left) and existing ca. 1911 bungalow. Source: A3.10, Peha & Associates Architecture, December 21, 2017.

The upper two floors have covered walkways that line the east façade and wrap a portion of the south façade. The walkways provide access to the two offices on each floor. The walkway railings consist of a low wall clad in siding and five sets of equally spaced posts. The posts at the north end align with those on the ground floor, while the ones in the middle have wood picket railings instead of siding between the posts. In addition, decorative siding elements that appear as two horizontal bars are found elsewhere in the low wall.

Each floor has two offices, one north and one south of the central elevator lobby. The north office entrance aligns vertically with the retail space entrance, and has the same configuration of a central door and two sidelights. The south office has a single typical door just south of the elevator lobby door, which is typical with a single sidelight to the north. At the south end of each floor where the covered walkway continues is a single window.

South Façade

The new building's south façade faces 10th Court alley. The ground floor includes vehicular access to the covered parking and an opening at the west end for the southwest stairs. Set well

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inside the building is a stucco wall with two hollow metal doors; the right (east) door leads to the elevator lobby while the left (west) door leads to a mechanical room.

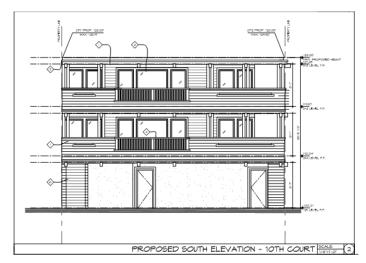


Figure 43: Proposed south façade of new building facing 10th Court alley. Source: A3.10, Peha & Associates Architecture, December 21, 2017.

The second and third floors are divided into three sections each. At the east end is the covered walkway wrapping around the southeast corner. The building façade is set back here with two windows. The middle section is not setback, except at the off-centered, tripartite window that is slightly recessed. Below the window is wood picket railings instead of siding. At the west end, the façade is set back behind a planter box and has a pair of windows corresponding with the southwest stair. The top rail of the covered walkway, wood picket railing, and southwest corner recess appear to visually continue across the façade as a trim piece on the siding. The same decorative siding element on the east façade also occurs on the south façade at the east and west sides of the wood picket railing.

North Façade

The north façade faces the rear side of the bungalow. At the ground floor, the façade is mostly siding with only a single door and square window located towards the west at an accessible restroom. At the upper floors, the east façade walkway terminates and appears as a covered void at the east end; set back in the deck is a door leading from the southwest stairwell to the deck, however the door is not seen on the elevation. The west end has a recessed deck at the building's northwest corner, and also appears as a covered void. Between the two voids is the façade that has one set of off-centered tripartite windows on each floor. Below the window appears to be the wood picket railing, though it is not clear if the window or the railing is flushed with the siding. Similar to the south façade, the top rail of the covered walkway and deck visually extend across the façade as a trim piece on the siding. The decorative siding element is below the covered walkway and recessed deck voids.

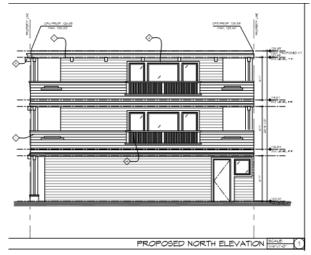


Figure 44: Proposed north façade of new building facing the rear of the bungalow. Source: A3.11, Peha & Associates Architecture, December 21, 2017.

West Façade

The west façade consists most of a masonry wall. At the northwest corner of the second and third floors is the recessed covered deck. The façade here has one set of tripartite windows and a single typical door providing access to the deck from the north office on each floor.

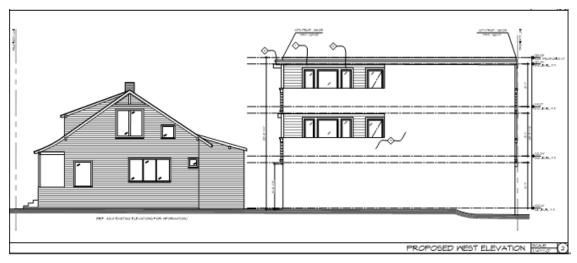


Figure 45: Proposed west (right) façade of new building with the west façade of the bungalow at left. Source: A3.11, Peha & Associates Architecture, December 21, 2017.

PROJECT SPECIFIC IMPACTS

Page & Turnbull reviewed the progress set of plans prepared by Peha & Associates titled "New Commercial Building for B&J Capital Group Investments," dated December 21, 2017. The following review discusses the proposed project in relation to the ca. 1911 bungalow at 70 10th Street a contributor to the eligible 10th Street Beach Bungalow Historic District as well as the effect of the project on the eligible historic district itself. The discussion is based on the principles of the *Secretary of the Interior's Standards for Rehabilitation* (SOI Standards) and the threshold for significant impacts under CEQA. See the Appendix for a list of the SOI Standards.

Impacts to 70 10th Street

The proposed project does not include any additional work to the ca. 1911 bungalow. The new building is not physically connected to the bungalow and will not directly affect any historic materials or features. As the proposed project is predominately defined by the new three-story commercial building added to the property of 70 10th Street, the only relevant SOI Standard is Standard 9:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new building does not fully meet Standard 9, as it will introduce a new, larger massing that alters the spatial relationship of the property and is not compatible with the one-and-a-half story bungalow in scale or massing. Although the new building is only about six feet taller than the bungalow, its box-like volume creates a sense of bulk that threatens to overwhelm the contributor. The design attempts to reduce the bulk by setting the upper floor back under overhangs or by introducing small recesses, but the overall effect does not offer enough articulation to alleviate the visual impact of the massing and scale. Furthermore, the box-like massing has little relationship to the pitched roof form of the bungalow and does not appear to be compatible.

The design of the new building does incorporate some Craftsman-style features and elements from the bungalow, including the horizontal siding, exposed rafter tails, double wood posts, tripartite windows, and prominent wood trim. However, the features are decorative rather than part of an integrated architectural approach based on Craftsman principles, and does not sufficiently offset the incompatible scale and massing. It should be noted that Craftsman design historically was used for residential buildings and not often for multi-story commercial buildings.

Despite the new construction not meeting Standard 9, the proposed project does not alter the bungalow in any way that would jeopardize its status as a contributor to the eligible 10th Street Beach Bungalow Historic District. The bungalow continues to have integrity as an early 20th century Craftsman-style beach bungalow despite the changes to its setting. As such, the proposed project does not constitute a significant adverse impact on 70 10th Street.

Impacts to 10th Street Beach Bungalow Historic District

Similarly, the new construction proposed at the rear of 70 10th Street is not compatible with the eligible 10th Street Beach Bungalow Historic District in scale or massing. It is substantially larger in scale compared to the relatively small, one-story bungalows that comprise the district. Its overall massing is boxy compared to the contributing bungalows that have more articulation in plan and at the roofs. As discussed above, some materials and features are Craftsman-like and take their cues from the common characteristics found in the eligible district, but the new construction as a whole does not read as a Craftsman-style building.

Nonetheless, the proposed project will not affect the eligible of the district for California Register listing. None of the five contributors will be removed. The new building will be distinct and detached from the bungalow at 70 10th Street so that it almost appears as a different property, especially given its orientation to the commercial street at Hermosa Avenue. It will be similar to the rear, multi-story buildings that currently exist at four of the five contributors and do not detract from the eligible district. While its corner location results in high visibility for the new building, the eligible historic district will still be perceived as a related grouping of beach bungalows with the new building as part of background in the overall streetscape of Hermosa Avenue. The new construction will not impact the integrity of the eligible district to the extent that it would lose its ability to convey its significance.

Overall, the proposed project will not have a significant adverse effect on the eligible 10th Street Beach Bungalow Historic District.

VII. CONCLUSION

Constructed ca. 1911 as a Craftsman-style beach bungalow, the building at 70 10th Street does not meet any criteria for individual listing in the National Register, California Register, or as a Hermosa Beach Landmark. However, it appears to be a contributor to an eligible historic district of beach bungalows on 10th Street. The eligible 10th Street Beach Bungalow Historic District consists of five vernacular dwellings dating from 1907 to 1923 that reflect the early growth of Hermosa Beach as a beach community attracting potential residents to build or purchase simple, affordable summer or weekend homes. The district is a rare grouping of early 20th century beach dwellings that remains in Hermosa Beach and is the only one within close proximity to the beach. The district appears eligible for the National Register and California Register at the local level under Criterion A for its association with the early development of Hermosa Beach as a Southern California beach town, and under Criterion C as embodying the distinctive characteristics of the beach bungalow property type. As such, the 10th Street Beach Bungalow Historic District, and 70 10th Street as a contributor to the eligible historic district, are considered historic resources under CEQA.

The proposed project to retain the ca. 1911 bungalow and construct a new, three-story commercial building to the rear (south) of the building is not compatible with the bungalow or the eligible historic district in scale or massing. However, no contributors will be demolished as part of the project, and the new building is sited in such a way that it will not impact the integrity of the eligible 10th Street Beach Bungalow Historic District as a grouping of early 20th century beach bungalows. The new building alters the setting of 70 10th Street, but not to the extent that it would no longer be a contributor to the eligible historic district. As such, the proposed project will not have a significant adverse effect on historic resources under CEQA.

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IX. APPENDIX

Appendix A:

Previous survey record forms and building permit data for 70 10th Street and the potentially eligible historic district, provided by City of Hermosa Beach.

Appendix B:

Secretary of the Interior's Standards for Rehabilitation

Appendix C:

Proposed project plans, "New Retail / Office Building for B&J Capital Group Investments," prepared by Peha & Associates, December 21, 2017, Progress Set – Not for Construction

APPENDIX A

Previous survey record forms and building permit data for 70 10th Street and the potentially eligible historic district, provided by City of Hermosa Beach.

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State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # HRI# **Trinomial**

NRHP Status Code

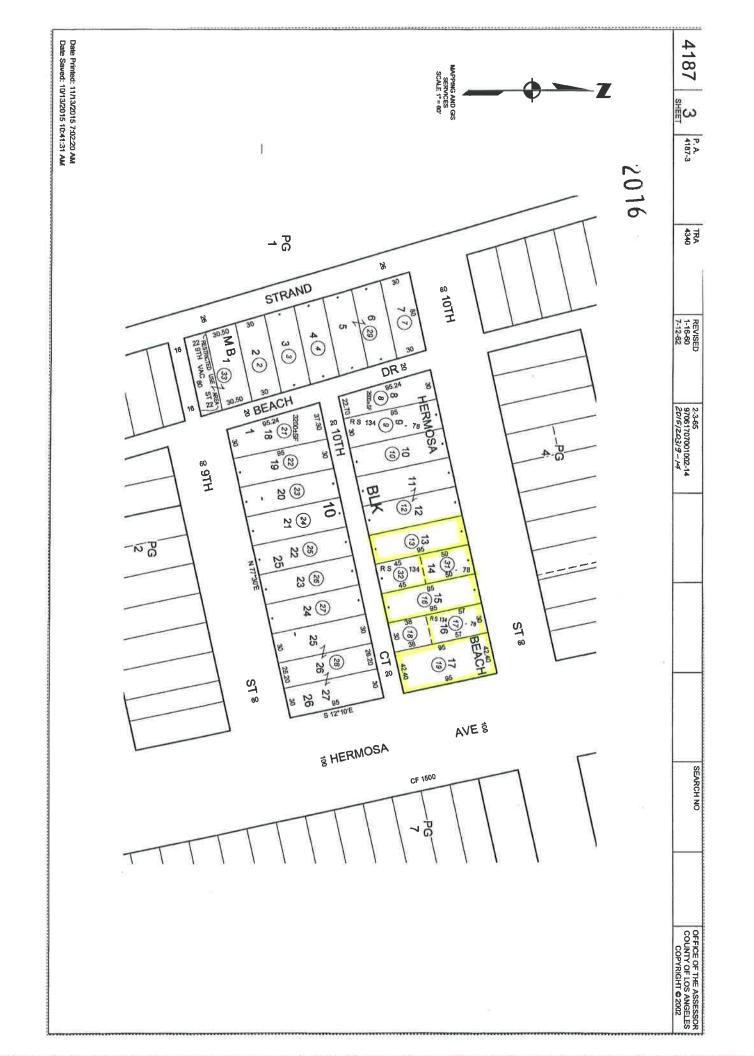
Other Listings **Review Code** Reviewer Date Page Resource Name or #: (Assigned by recorder) P1. Other Identifier: Bungalow Grouping: 50-70 10th Street P2. Location: ☐ Not for Publication ☐ Unrestricted a. County Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.) b. USGS 7.5' Quad Date 1/4 of Sec : 1/4 of B.M. c. Address: 10th Street Hermosa Beach 90254 d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mΝ e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate) Parcel No. See below P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries) Grouping of five beach bungalows (50, 54, 58, 64, 70 10th Street) potentially eligible as distinctive examples of one-story beach bungalows in Hermosa Beach with good integrity. 50 10th Street (APN 4187-003-013) constructed in 1922. 54 10th Street (APN 4187-003-031) constructed in 1930. 58 10th Street (APN 4187-003-016) constructed in 1920. 64 10th Street (APN 4187-003-017) constructed in 1914. 70 10th Street (APN 4187-003-019) constructed in 1925. P3b. Resource Attributes: (List attributes and codes) HP 2. Single family property P4. Resources Present: ✓ Building
☐ Structure
☐ Object
☐ Site District Element of District Other (Isolates, etc.) P5b Description of Photo: (View, date, accession #) View South, 2013 P6. Date Constructed/Age and Sources: Prehistoric Historic Both 1914-1930 P7. Owner Address: P8. Recorded by: (Name, affiliation, and address) PCR Services 201 Santa Monica Blvd, Ste 500 Santa Monica, CA 90401 P9. Date Recorded: 6/1/2004 P10. Survey Type: (Describe) Windshield Reconnaissance P11. Report Citation: (Cite survey report and other sources, or enter "none.") Hermosa Beach General Plan Update, 2014 Attachments: ✓ NONE ☐ Continuation Sheet □ District Record Rock Art Record Location Map ☐ Building, Structure, and Object Record Linear Feature Record Artifact Record Sketch Map Archaeological Record ☐ Milling Station Record Photograph Record Other: (List)



vey Results	
Sur	
Windshield S	
Beach	
Hermosa	

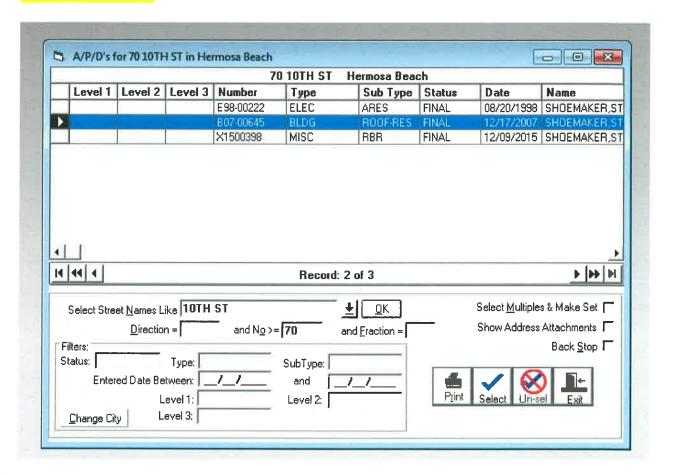
Address Number	Street	NRHP Status Code	Parcel No	Date Constructed	Style	Property Type
1401	Corona St	553	4185-010-015	1939 (LA Assessor)	Beach Cottage style	HP 2. Single family property
2201	Manhattan Ave	553	4182-010-020	1940	Beach Cottage style	HP 2. Single family property
715	2nd St	553	4188-028-051	1950	Beach Cottage style	HP 2. Single family property
571	20th St	553	4183-024-014	1953 (LA Assessor)	Beach Cottage style	HP 2. Single family property
824	7th St	553	4186-013-004	1958/1974 (LA Assessor)	Beach Cottage style	HP 2. Single family property
126	1st Ct	553	4188-014-074	1998	Beach Cottage style	HP 2. Single family property
930	14th St	553	4185-011-011	1923/1935 (LA Assessor)	Beach Cottage style with Colonial Revival	HP 2. Single family property
1263	Owassa Ave	553	4185-014-009	1918	Beach Cottage style with Craftsman elements	HP 2. Single family property
2204	Monterey Blvd	553	4182-016-001	1921	Beach Cottage style with Craftsman elements	HP 2. Single family property
1137	Monterey Blvd	553	4187-009-044	1961	Beach Cottage style with Craftsman elements	HP 3. Multiple family property
1212	Ocean Dr	523	4185-014-033	1920	Beach Cottage style with Victorian elements	HP 2. Single family property
35	17th St	553	4183-007-029	1922	Bungalow court Spanish Colonial Revival style	HP 3. Multiple family property
1322	Owassa Ave	523	4185-015-014	1924	bungalow court Spanish Colonial Revival style	HP 3. Multiple family property
356	27th 5t	553	4181-024-039	1937 (LA Assessor)	Colonial style	HP 2. Single family property
3033	The Strand	553	4181-035-020	1938	Colonial style	HP 2. Single family property
1130	Paim Ave	523	4187-006-012	1915	Craftsman style	HP 2. Single family property
209	31st 5t	553	4181-019-007	1912/1956 (LA Assessor)	Craftsman style	HP 2, Single family property
	16th St	553	4183-006-022	1914 (LA Assessor)	Craftsman style	HP 2. Single family property
811	Loma Dr	583	4187-013-008	1920/1925 (LA Assessor)	Craftsman style	HP 2. Single family property
1230	Owosso Ave	553	4185-015-020	1921	Craftsman style	HP 2. Single family property
1251	Bonnie Brae St	553	4185-014-041	1929	Craftsman style	HP 2. Single family property
2464	Manhattan Ave	553	4182-013-003	1933	Craftsman style	HP 2. Single family property
2838	The Strand	553	4181-036-005	1922	Craftsmen style	HP 2. Single family property
	Hermosa Ave	553	4187-007-019	1913/1938	Early 20th Century Utilitarian Brick Commercial	HP 6. 1-3 story commercial building
1131	Manhattan Ave	553	4187-006-011	1915	Early 20th Century Utilitarian Commercial Building.	, HP 6. 1-3 story commercial building
	Hermasa Avenue	553			Eight lamp posts on the west and east sides of Hermosa Avenue between 14th and 18th Streets.	HP39. Other
					Grouping of five beach bungalows (50, 54, 58, 54, 70 10th Street) potentially eligible as distinctive examples of one-story beach bungalows in Hermosa	29
	10th Street	SD3	See below	1914-1930	Beach with good integrity,	HP 2. Single family property
					Grouping of six beach bungalows (1101, 1103, 1025,	ξ;
	2nd Street	503	See below	1923-1930	1031, 1037, 1041 2nd Street)	HP 2. Single family property
650	6th St	523	4188-030-009	1920	hipped-roof Beach Cottage style	HP 2. Single family property
	6th St	553	4188-004-013	1935	hipped-roof Beach Cottage style	HP 2. Single family property
	7th St	553	4187-016-021	1938	hipped-roof Beach Cottage style	HP 2. Single family property
2418	Manhattan Ave	553	4182-013-007	1924/1957 (LA Assessor)	Italianate style	HP 2. Single family property
118	35th St	553	4181-033-021	1922 (LA Assessor)	Mediterranean style	HP 2. Single family property
1602	Hermosa Ave	553	4183-010-003	1922 (LA Assessor)	Mediterranean style	HP 2. Single family property
139	Longfellow Ave	523	4181-031-012	1926	Mediterranean style	HP 2. Single family property
48	9th St	553	4187-002-010	1928/1936 (LA Assessor)	Mediterranean style	HP 3. Multiple family property
1644	Monterey Blvd	553	4183-016-034	1934	Mediterranean Style	HP 3. Multiple family property

Address Number	Street	Parcel No	Date Constructed	Style
739	8th Place	4187-028-015	1924	Beach Cottage style
843	8th Place	4186-008-005	1927	Spanish Colonial Revival style
52	8th Street	4187-015-035	1949	Minimal Traditional style
63	8th Street	4187-002-020	1932	Beach Cottage style
208	8th Street	4187-022-016	1925	Beach Cottage style
651	8th Street	4187-029-019	1924/1930 (LA Assessor)	Beach Cottage style
9th (Street)				
25	9th Street	4187-003-022	1910	Beach Cottage style
37	9th Street	4187-003-024	1912	Beach Cottage style
48	9th Street	4187-002-010	1928/1936 (LA Assessor)	Mediterranean style
10th (Court, Street)				
28	10th Court	4187-003-023	1923/1937 (LA Assessor)	Beach Cottage style
39	10th Street	4187-004-020	1921	Beach Cottage style
47	10th Street	4187-004-022	1938/1945 (LA Assessor)	Spanish Colonial Revival style
				Grouping of five beach bungalows (50, 54, 58, 64, 70 10th Street) potentially eligible as
50, 54, 58, 64, 70	10th Street	See below	1914-1930	distinctive examples of one-story beach
				bungalows in Hermosa Beach with good
				integrity.
150	10th Street	4187-007-001	1961/1965 (LA Assessor)	Mid-Century Modern style
942	10th Street	4186-004-017	1927	Spanish Colonial Revival style
11th		1 600 1 2 100		
None				
12th				A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
None				
13th (Street)		A 15 - 1 - 1 - 1 - 1		
096	13th Street	4185-011-036	1923/1926 (LA Assessor)	Spanish Colonial Revival style
14th		- 1 0 oc = 1		
57	14th Court	4183-003-009	1911 (LA Assessor)	Beach Cottage style
65	14th Court	4183-003-010	1910/1915 (LA Assesor)	Beach Cottage style
45	14th Street	4183-004-018	1921/1927 (LA Assesor)	Beach Cottage style
833	14th Street	4185-008-008	1906/1925 (LA Assessor)	Beach Cottage style



Assessor's ID No: 4187-003-019

Address: 70 10TH ST



- UNDERGROUND CONVERSIONS
- RE-ROOF
- RBR

17643 5-31-78 Replace rear stairs.Construct 130 sq.ft.
deck at rear of building, trellis along fence.
0/B,S. Shoemaker Jr..0K 2-2-79

#17595 - 4/2\$/78; Hot tub; O/B Steve Shoemaker; Elec.12437 Contr. O/B; Plumb.#14751, Contr. O/B; NO ACCESS E98-00222 - 8/20/98- Undergyd conversion CKAY 10/4/99

70 10TH STREET LOT 17, BLK 10, H.B.TRACT

(D)

(Single Res- no garage - 2/4/69)

3123 1/3/43 wooden fence: Floyd Compher-owner/bldr

/3363 12/8/44 Bedroom

18

4146 10/29/46 Res.Alterations "

11064 12/19/60 Bath remodel: Joseph Lanz-owner: Tom Christmas Elect-7231: no inspection-6/27/62

11686 6/19/62 6'grapestake fence: Lanz-owner/bldr:
OK 6/27/62
HOUSE TO HOUSE INSPECTION -Mrs. Ellen Goetz-owner
NO CORRECTIONS - 11/22/68

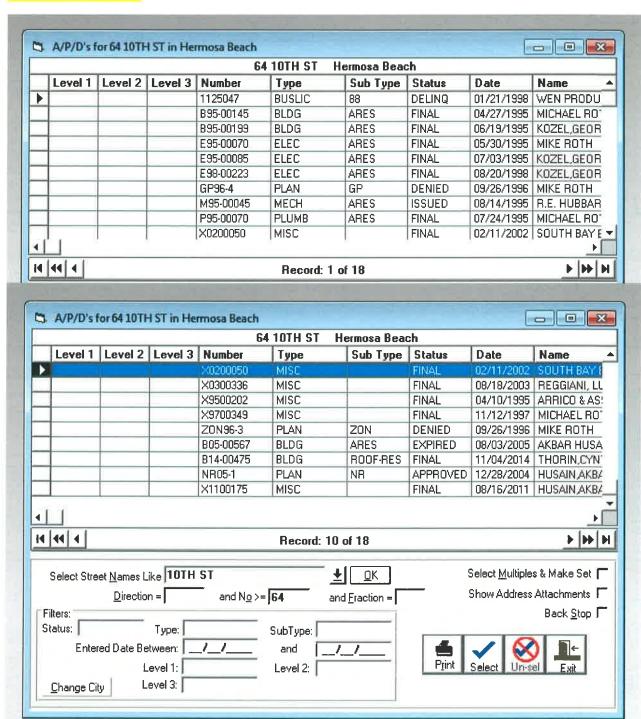
14900 9/24/70 Fence: Ellen Goetz-owner: OK 11/3-70

#12968 7/11/74 Plumbing - Shower Pan. Owner: Kaltz, Contr: Custom Tile OK: 7/11/74.

RBR#2144 7/3/174

Assessor's ID No: 4187-003-017

Address: 64 10TH ST



Assessor's ID No: 4187-003-017
Address: 64 10TH ST CONTINUED

- SALES OFFICE
- INSTALL A CONCRETE FOUNDATION UNDER EXISTING SFR
- INTERIOR ALTERATIONS TO EXSTG SFR
- TEMP POWER POLE
- ELECTRICAL
- UNDERGROUND ELECTRIC SERVICE
- GEN. PLAN AMEND. GC TO MD; ZONE CHANGE C-2 TO R-2
- FURNACE INSTALL
- UPDATING PLUMBING SYSTEM
- MISCELLANEOUS FEES
- MISCELLANEOUS FEES
- MISCELLANEOUS FEES
- MISCELLANEOUS FEES
- ZONE CHANGE C-2 TO R-2; GEN. PLAN AMEND. GC TO MD
- 2ND STORY ADDITION TO AN EXISTING NONCONFORMING SFR, ADDITION OF 462 SQ FT HABITABLE SPACE, 338 SQ FT DECKS & BALCONIES, REMODEL 69 SQ FT HABITABLE SPACE AND REMODEL 362 SQ FT OF GARAGE. (plan check expired 2/06)
- Re-roof
- ADDITION AND REMODEL TO AN EXISITNG NONCONFORMING SINGLE FAMILY RESIDENCE IN A COMMERCIAL ZONE RESULTING IN THE REMOVAL OF OVER 10% OF LINEAR FEET OF EXISITING EXTERIOR WALLS
- RBR

64 10th St. nw 57 ft. of lot 16, bl. 10, H.B. tract

#929 10/7/1920 res. owner E. J. Young, Cont. F. Grannis #4253 1/17/47 alterations - owner S.K. Carpenter, Jr. Cont. day labor HOUSE TO HOUSE INSPECTION MADE - NO CORRECTIONS 1/8/69

PSIC # 4/026. 9-/2.77

PBR 4730 3-29-79 B95-199-10-11-1197
RBR#39138 - 5/27/92

P95-00070 - 7-27-95 - Plumbing

£95-60070 - 5-30-95 - electrical

B95-00145-4-22-95-foundation under existing

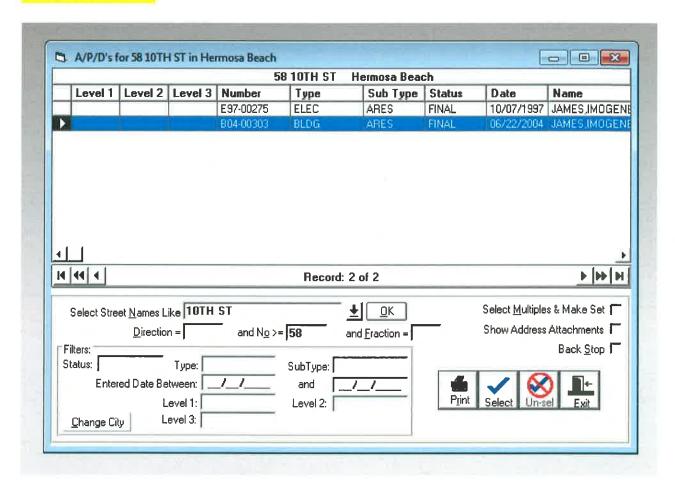
house

64 10th St. NW 57 ft. of lot 16, Bl. 10, H.B. tract

E98-00223 - 10/6/98 - Underground elec. service

Assessor's ID No: 4187-003-016

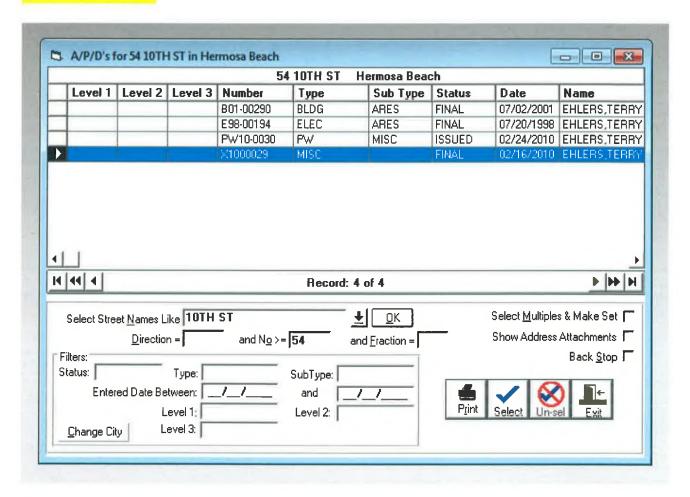
Address: 58 10TH ST



- BEACH DR. UNDERGROUND UTILITIES
- RE-ROOF 1 OF 3 UNITS

Assessor's ID No: 4187-003-031

Address: 54 10TH ST



- TEAR OFF AND REROOF W/ COMP
- U/G UTILITIES
- STORING PODS ON THE R.O.W
- RBR FOR 54 10TH CT

54-10th STREET NW 50' of Lot 14, Bl. 10, Hermosa Bch. Tract alteration 683 6/12/31 16x24 bldg. Lamb applicant. 8861 (Plumb.) 11/16/64 House Sewer relocated (to rear of lot). Chaddick sewer contractor. Sewer Permit 4194. Goldstein applicant. OK 11/16/64. Reserv, Wly. 3' of land for sewer # 14013 3/12/68 After to sing res: Owner: B. Freeman Contractor: Albert Gregory OK 6/20/68 # 10,167 3/12/68 Plumbing Owner: same Cont: same OK 3/26/68 # 9254 3/26/68 Electrical Owner: same Cont: Tom Rea OK 6/20/68 RBR-2409-4-2-7 FD-ROOF. 54-10th Street Lot 14, Block 10, Hermosa Beach Tract #11996 6/5/72 Replace Water Heater. Owner/Bldr: Robert Freeman. OK: 7/15/74. #18550 - 11/7/80 - Enclose service porch, O/B: Fiedler

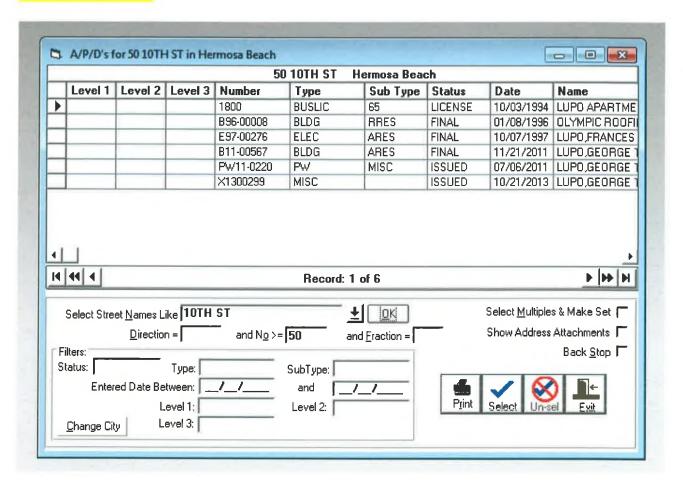
Freeman. OK: 7/15/(4.

#18550 - 11/7/80 - Enclose service porch, O/F
OK 11/12/80

CBR # 60// 8 9-83

RBR#41234 - 7/1/92 E98-00194 - 8/27/98 - Underground utilities Assessor's ID No: 4187-003-013

Address: 50 10TH ST



- APARTMENTS-3 UNITS
- REROOF-TEAR OFF & INSTALL 1/2" CDX PLYWOOD
- BEACH DR. UNDERGROUND UTILITIES
- REMOVE & REPLACE ROTTEN WOOD SIDING AS NEEDED FOR REAR, LOWER-UNIT
- POD STAGING
- RBR

- 50/2 50 lOth Street lot 13, blk. 10, Hermosa Beach tract SAME LOT AS #1642 10/7/37 changing garage into sleeping porch; owner Miss Jean Williamson; cont. day labor #9525 6/6/66 water heater replaced; owner E. Field; cont. Pacific Installers - NOACCESS FOR INSP. 6/29/66 Plbg. #12004 6/8/72. Water heater. UNITE.

Contr.: Pacific Installers. No access 6/9/72

Red Bldg (Ref) + 2092 6/10/74

RBR# 2408 - 4-2875 E97 276 - 9/17/98
DRD H-4405 7-18-78

Electrical

PBR 1-4405 7-18-78

1096-00008 -7/8/96-1ermf

 $50 - 50 \frac{1}{2}$ 10th STREET, LOT 13, BLK 10, Hermosa Beach Tr. 18102 - Abate Illegal 4th Unit - OK 11/1/77 (Garage has been converted back)

50-10th St., 50'2-10th St., 51-10th et., Lot 13, BUX. 10., H. B. TRACT Deed Bestriction #81-195636-8/3/19 Owner: Frances C. Lupo
Abatement of illegal 4 Dunix
For conditions, see master file

APPENDIX B

Secretary of the Interior's Standards for Rehabilitation

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

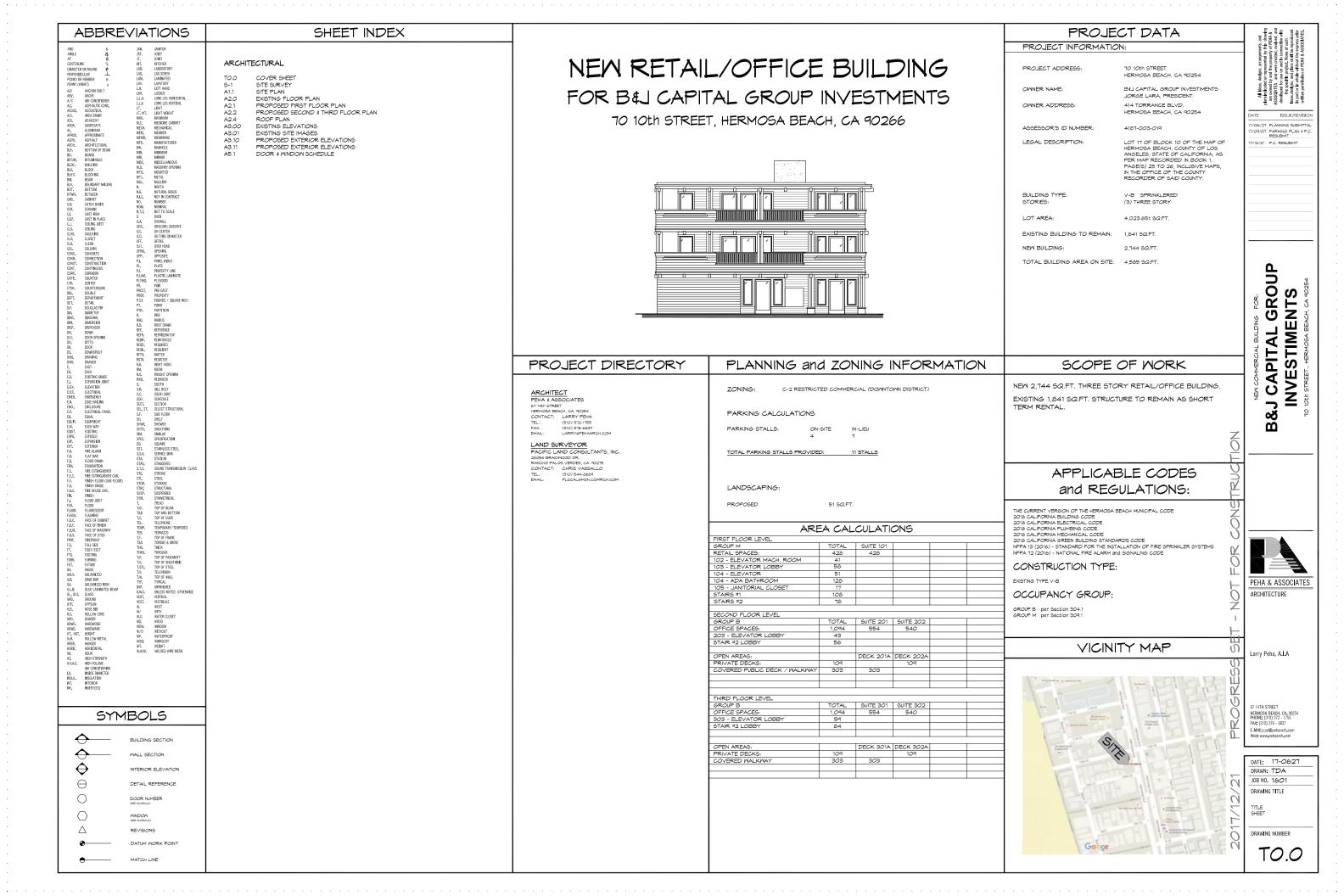
Source: National Park Service, U.S. Department of the Interior, https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm

February 15, 2018 Page & Turnbull, Inc.

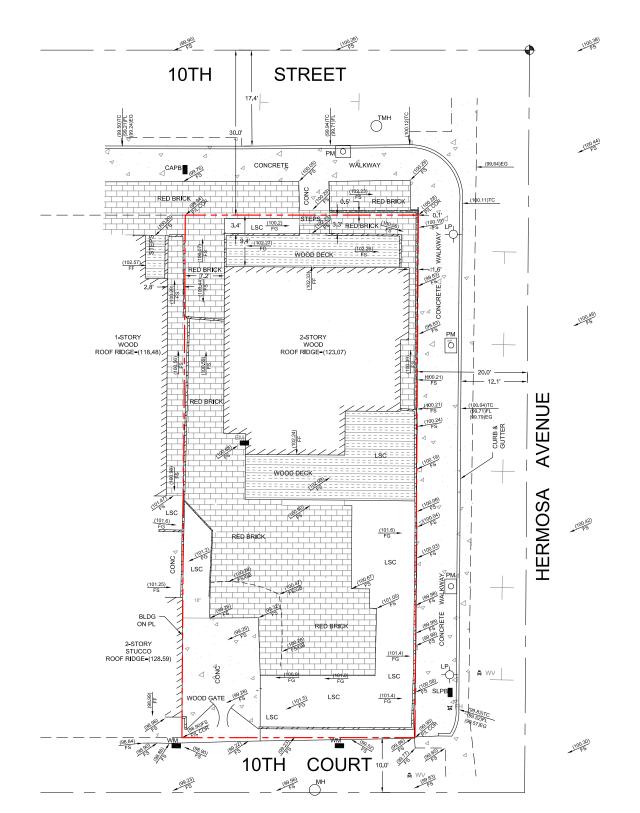
APPENDIX C

Proposed project plans, "New Retail / Office Building for B&J Capital Group Investments," prepared by Peha & Associates, December 21, 2017, Progress Set – Not for Construction

February 15, 2018 Page & Turnbull, Inc.









SCALE: 1"=8'

SCALE: 1"=8 Feet

LEGAL DESCRIPTION:

LOT 17 OF BLOCK 10 OF THE MAP OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE(S) 25 TO 26,INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGEND

CAPB CLF CONC COR DRWY	CABLE TV PULL BOX CHAINLINK FENCE CONCRETE CORNER DRIVEWAY	CONCRETE
EM FF FG FS GM	ELECTRICAL METER FINISHED FLOOR FINISHED GRADE FINISHED SURFACE GAS METER	RED BRICK
LP LSC MH P/L	LIGHT POST LANDSCAPE MANHOLE PROPERTY LINE	WOOD FENCE
PM PP	PARKING METER POWER POLE	WOOD FENCE
SLPB TW WIF WM WV WDFN X-	SIGNAL LIGHT PULL BOX TOP OF WALL WROUGHT IRON FENCE WATER METER WATER VALVE WOOD FENCE ACROSS	 ADJOINING PROP PROPERTY LINE GRADE BREAK
^	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	

PALM TREE AND TRUNK DIAMETER

PLEASE NOTE

IF THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT (VIA EMAIL OR ON COMPUTER DISC) AS A COURTESY TO OUR CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. PACIFIC LAND CONSULTANTS, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY PACIFIC LAND CONSULTANTS, INC.

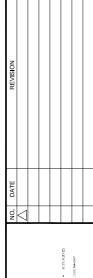
BENCHMARK

FD N&T, LS 5909; CL INTERSECTION OF 10TH STREET & HERMOSA AVE ELEV=100.00 (ASSUMED)

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS PLAT CONSISTING OF ONE SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN JANUARY, 2016; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

CHRISTOPHER W. VASSALLO P.L.S. 8418 REGISTRATION EXPIRES 12-31-2016



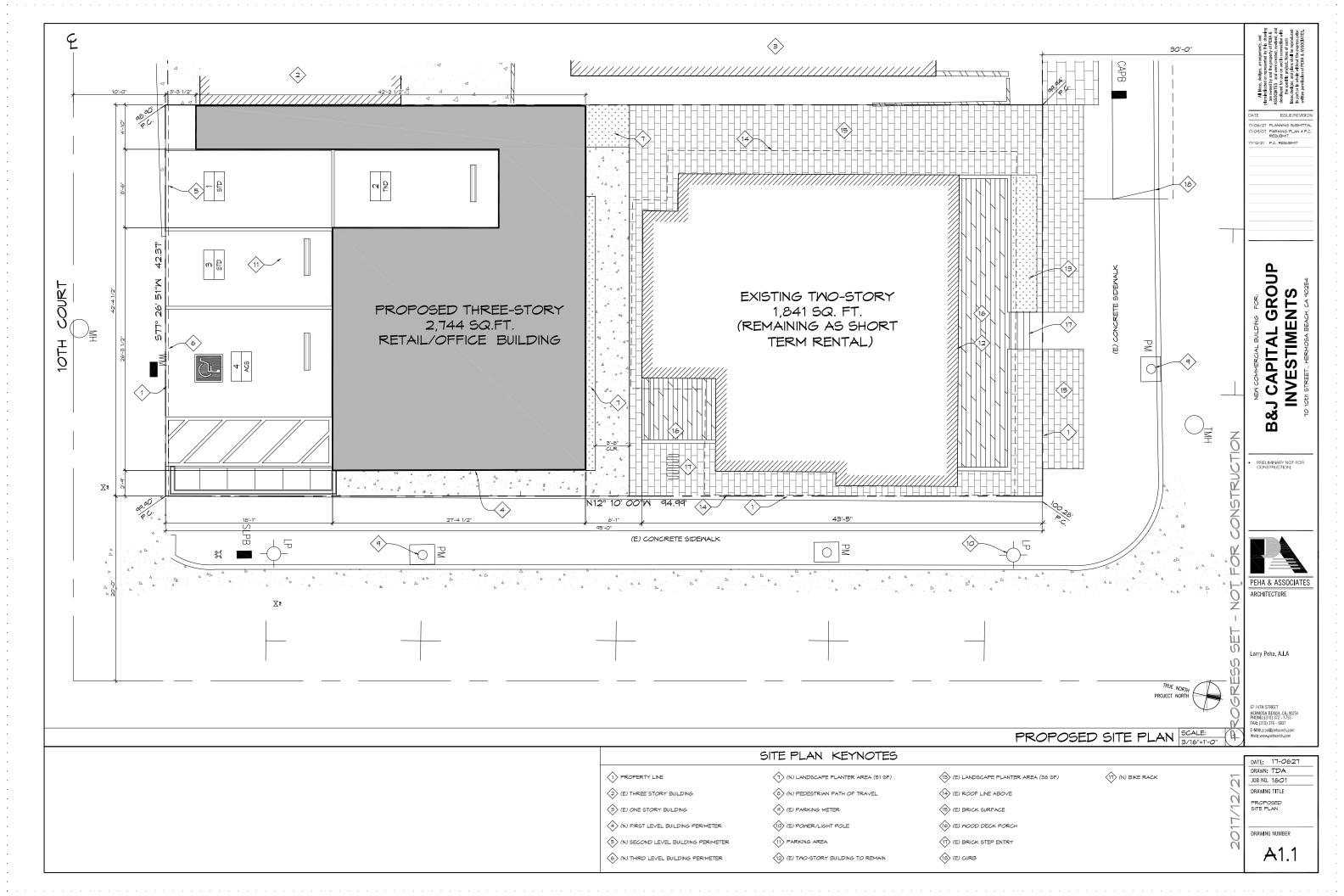
TOPOGRAPHIC PLAN
PREPARED FOR: B&J CAPITAL GROUP INVESTMENTS
SITE ADDRESS: 70 10TH STREET
HERMOSA BEACH, CA 90254

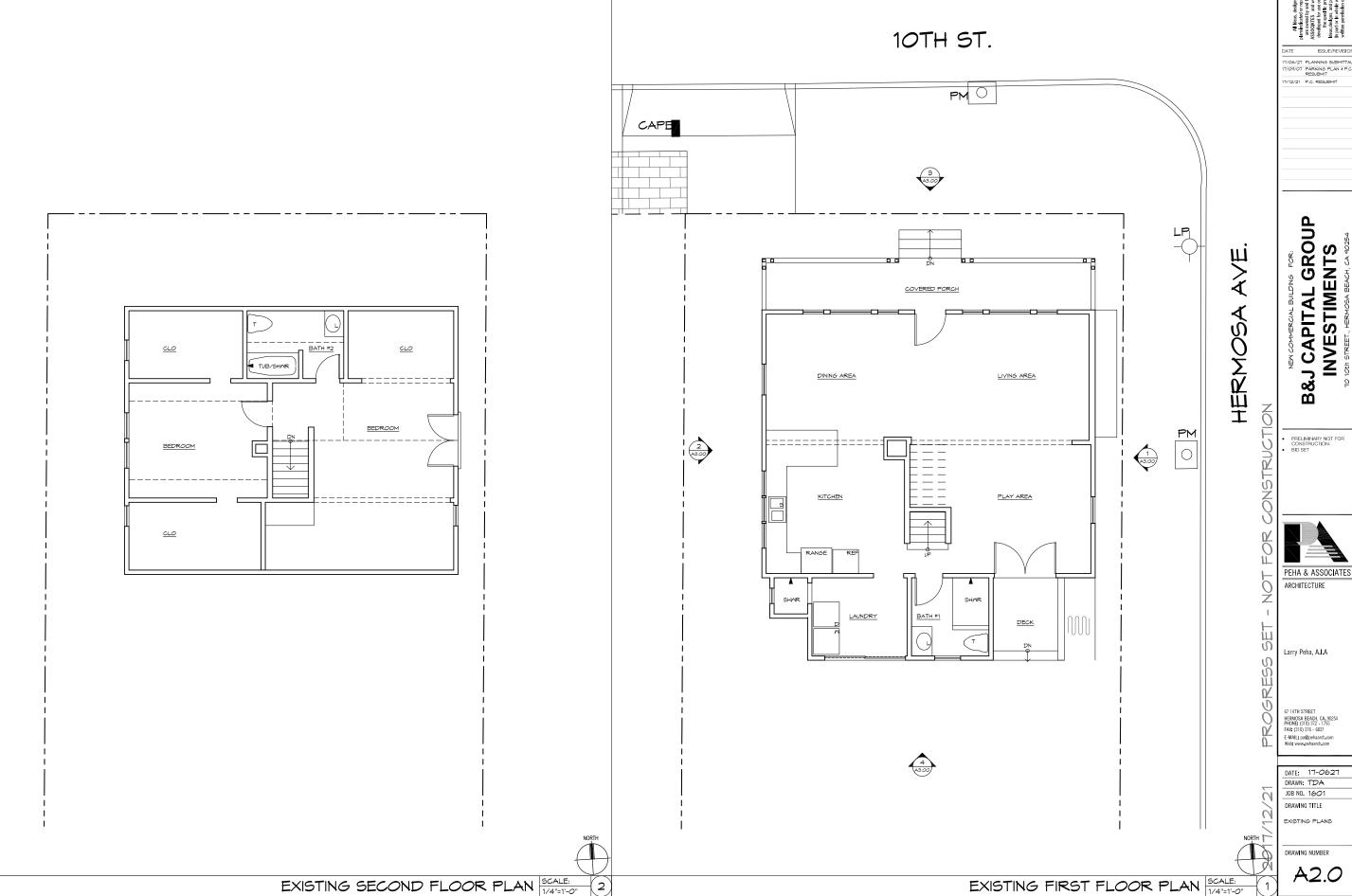
P.L.S. 8418 EXP. 12/31/2018

1" = 8'

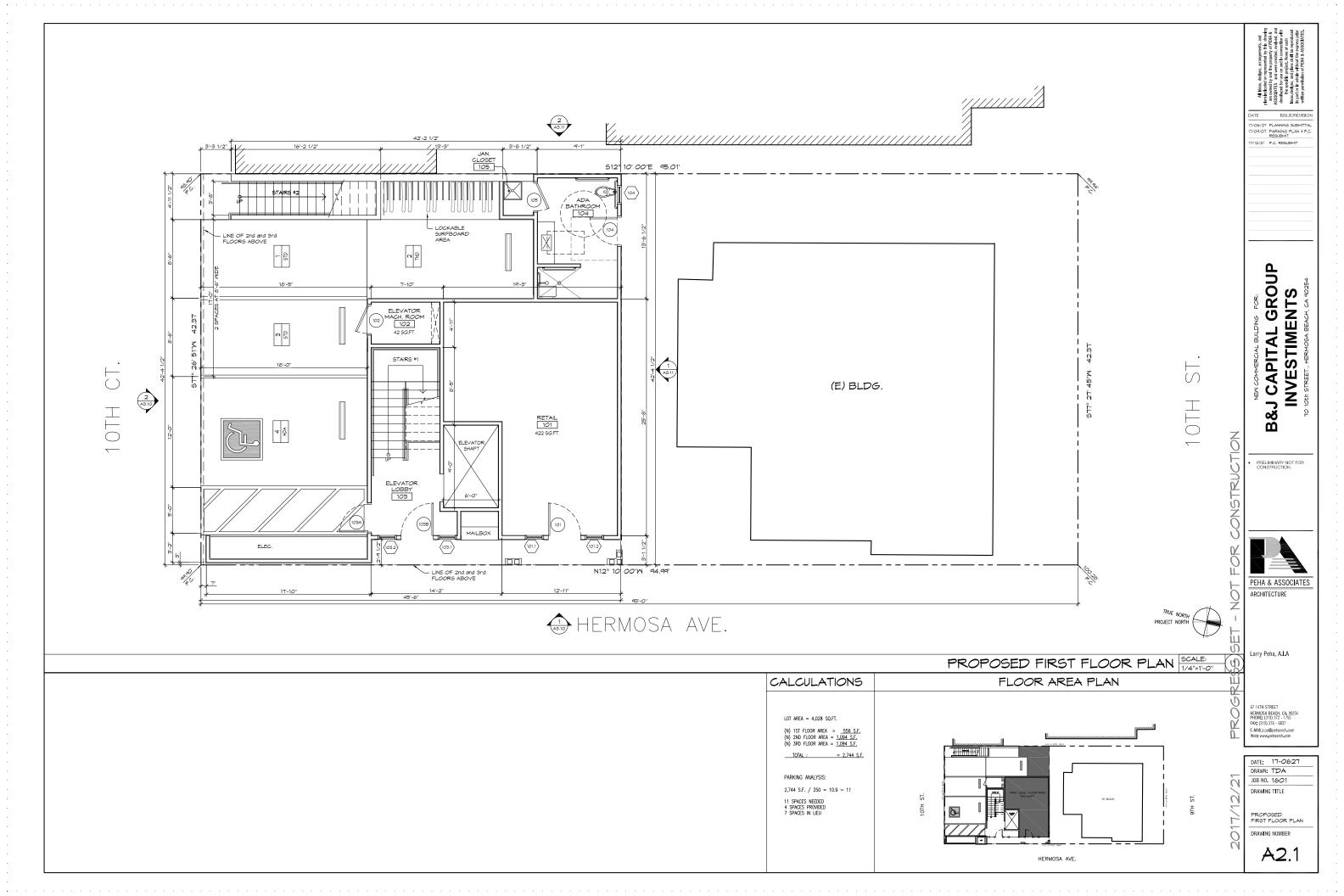
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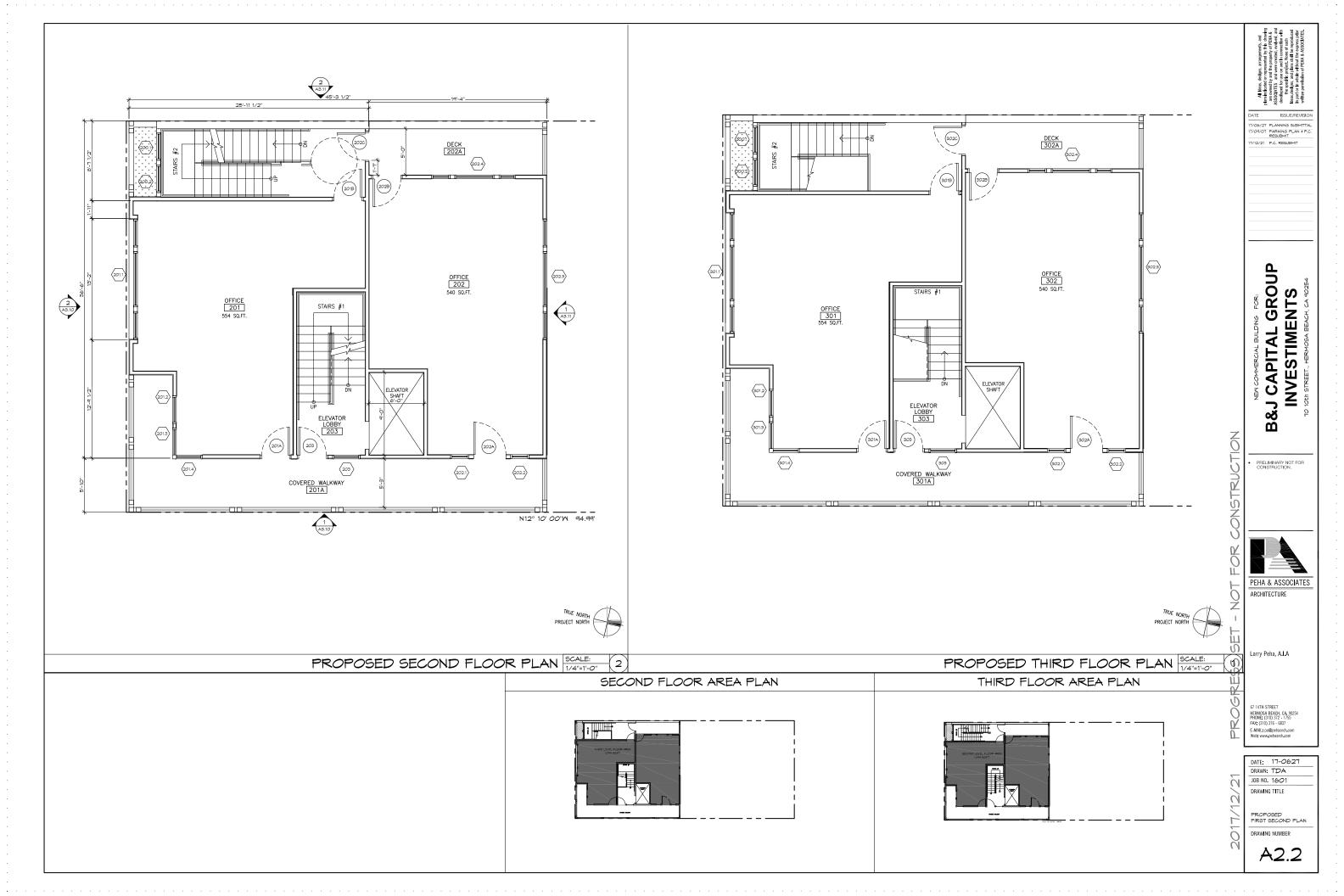
SHEET 1 OF 1

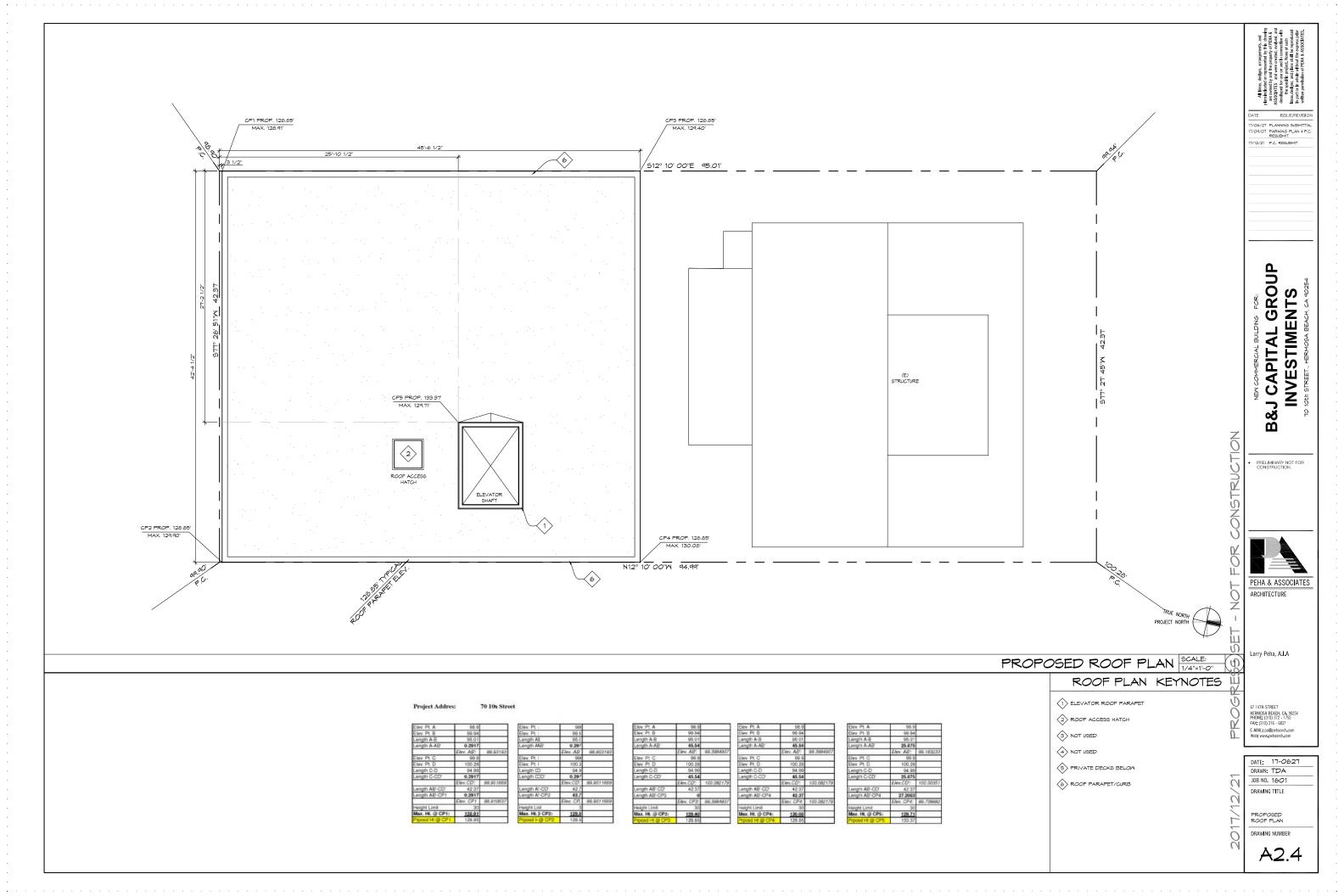




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В&Ј

J CAPITAL GROUP INVESTIMENTS

PEHA & ASSOCIATES ARCHITECTURE

Larry Peha, A.I.A

67 14TH STREET
HERMOSA BEACH, CA. 90254
PHONE: (310) 372 - 1755
FAX: (310) 376 - 6837
E-MAIL: pa@pehaarch.com
Web: www.pehaarch.com

DATE: 17-0627 JOB NO. 1601 DRAWING TITLE

EXISTING ELEVATIONS

DRAWING NUMBER





EXISTING NORTH EAST - HERMOSA AVE 1/4"=1"-0"



EXISTING SOUTH ELEVATION - 10TH COURT SCALE: 1/4"=1"-0"



EXISTING NORTH MEST | SCALE: | 1/4"=1"-0"

B&J CAPITAL GROUP
INVESTIMENTS
10 10th STREET, HERMOSA BEACH, CA 40254



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EXISTING ELEVATIONS

DRAWING NUMBER



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NEW COMMERCIAL BUILDING FOR:

S.J. CAPITAL GROUP
INVESTIMENTS В&Ј

PRELIMINARY NOT FOR CONSTRUCTION.

PEHA & ASSOCIATES ARCHITECTURE

Larry Peha, A.I.A

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DATE: 17-0627 JOB NO. 1601 DRAWING TITLE

PROPOSED ELEVATIONS

DRAWING NUMBER



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NEW COMMERCIAL BULDING FOR.

S.J CAPITAL GROUP
INVESTIMENTS В&Ј

PRELIMINARY NOT FOR CONSTRUCTION.



PEHA & ASSOCIATES ARCHITECTURE

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Web: www.pehaarch.com

DATE: 17-0627 JOB NO. 1601 DRAWING TITLE

PROPOSED ELEVATIONS

DRAWING NUMBER

	-
DOOR and FRAME SCHEDULE	and A & & A, and with with prior
MARK TYPE DOOR FRAME FIRE HARDWARE	All bises, designs, arrangements, and planshald-aled or represented by this Granding servined by an appropriate of PERIA & ASSOCIATES and were created, evolved, and even created, evolved, and the convention with the specific project. Note of such beast designs, and the said the expectation of the planshald of the project of the planshald of the project of the planshald of the project of the planshald of the pla
MARK TYPE SIZE DOOR FACE SLAZING FRAME FRAME DETAIL FAING ARTING LABEL SALAZING NOTES	rangemented by roperty reated, I In com None of the extra the extr
101 D-1 3'-6' T-6' 13/4' AL/GLS, ANO.AL TEMP AL. ANO.AL.	gns, arr epresen d the pr were cr on and project plans s
102 D-3 3-0' T-6' 11/2' MTL PM - MTL PM 103A D-3 3-0' T-6' 11/2' MTL PM - MTL PM	is, desk ted or n. 1 by and S. and for use edific p. ns, and ns, and
103B D-1 3'-6' T-6' 13/4' AL/GLS ANO.AL TEMP AL ANO.AL 1 104 D-3 3'-0' T-6' 11/2' MTL PM - MTL PM	All Ides shaldca. e owner octate the sg. the sg. ts, desig
105 D-2 3'-0" 1'-0" 11/2" MD ANOAL - MD PM	ASS dev dev dev min pin pin pin pin pin pin pin pin pin p
102 D-3 3-0" T-6" 11/2" MTL PM - MTL PM 103A D-3 3-0" T-6" 11/2" MTL PM - MTL PM 103B D-1 3-6" T-6" 13/4" AL/6L5 ANO.AL TEMP AL ANO.AL 104 D-3 3-0" T-6" 11/2" MTL PM - MTL PM 105 D-2 3-0" T-0" 11/2" MTL PM - MTL PM 105 D-2 3-0" T-0" 11/2" MTL PM 201A D-1 3-0" T-0" 13/4" AL/6L5 ANO.AL TEMP AL ANO.AL 201B D-1 3-0" T-0" 13/4" AL/6L5 ANO.AL TEMP AL ANO.AL 202B D-1 3-6" T-0" 13/4" AL/6L5 ANO.AL TEMP AL ANO.AL 202B D-1 3-6" T-0" 13/4" AL/6L5 ANO.AL TEMP AL ANO.AL 202B D-1 3-6" T-0" 13/4" AL/6L5 ANO.AL TEMP AL ANO.AL 202B D-1 3-6" T-0" 13/4" AL/6L5 ANO.AL TEMP AL ANO.AL	DATE ISSUE/REVISION
2028 D-1 3'-6' 1-0' 13'-4' AL/GLS. ANO.AL. 18MP AL. ANO.AL. 2028 D-1 3'-0' 1-0' 13'-4' AL/GLS. ANO.AL. 1EMP AL. ANO.AL.	17/06/21 PLANNING SUBMITTAL 17/09/01 PARKING PLAN & P.C. RESUBMIT
202B D-1 3-0" T-0" 13-4" AL/GLS, ANO.AL, TEMP AL, ANO.AL, 202C D-1 3-0" T-0" 13-4" AL/GLS, ANO.AL, TEMP AL, ANO.AL, 203 D-1 3-0" T-0" 13-4" AL/GLS, ANO.AL, TEMP AL, ANO.AL, 203 D-1 3-0" T-0" 13-4" AL/GLS, ANO.AL, TEMP AL, ANO.AL, 200 D-1 3-0" T-0" 13-4" AL/GLS, ANO.AL, TEMP AL, ANO.AL, 200 D-1 3-0" T-0" 13-4" AL/GLS, ANO.AL, 200 D-1 3-0" T-0" T-0" T-0" T-0" T-0" T-0" T-0" T	RE9UBMIT 17/12/21 P.G. RE9UBMIT
301A D-1 3'-0' 1'-0' 1'3-4' AL/GLS, ANO.AL, TEMP AL ANO.AL 301B D-1 3'-0' 1'-0' 1'3-4' AL/GLS, ANO.AL, TEMP AL ANO.AL 4. ANO.AL	-
302A D-1 3'-6' 1'-0' 13/4' AL/GLS, ANO.AL, TEMP AL, ANO.AL, 302B D-1 3'-0' 1'-0' 13/4' AL/GLS, ANO.AL, TEMP AL, ANO.AL, ANO.AL	[
302C D-1 3'-0' T'-0' 13/4" AL/GLS, ANO.AL, TEMP AL, ANO.AL.	-
303 D-1 3'-0" T-0" 13/4" AL/GLS, ANO.AL. TEMP AL. ANO.AL.	-
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DOOR TYPES	,
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F.F.E. SEZ SOLD COPE HOLLOW COPE	GRO!
SINGLE LIGHT SOLID CORE HOLLOW CORE SINGLE SINGLE SINGLE ALLMINUM DOOR WOOD DOOR METAL DOOR	
ALLIMINIM DOOR MOOD DOOR METAL DOOR D-1 D-2 D-3	
	NEM COMMERCIAL BUILDING FOR: J CAPITAL GRO INVESTIMENTS 10th STREET, HERMOSA BEACH, CA 902
MINDOM SCHEDULE	
MARK TYPE SIZE WINDOW GLAZING RATING NOTES	
WIDTH HEIGHT LABEL HEAD JAMB SILL MULLION WILLION WILLION	
101.1 A 2-0' 5'-6' AL TEMP N.R 101.2 A 2-0' 5'-6' AL TEMP N.R	NEW CENTRAL STREET
103.1 A 2-0" 5-6" AL TEMP N.R 103.2 A 2-0" 5-6" AL TEMP N.R	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~
104 C 2-0' 3-0' AL TEMP N.R 200.1 D 3-0' 5-6' AL TEMP N.R	
200.2 D 3'-0' 5-6' AL TEMP N.R	<u>.</u>
201.1 B 12°-0" 5-6" AL TEMP N.R 201.2 D 3°-0" 5-6" AL TEMP N.R	2
2013 D 3-0' 5-6' AL TEMP N.R 2014 D 3-0' 5-6' AL TEMP N.R	PRELIMINARY NOT FOR
2021 A 2-0' 5-6' AL TEMP N.R	CONSTRUCTION: BID SET
2023 B 12-0' 5-6' AL TEMP N.R 2024 B 8-0' 5-6' AL TEMP N.R	-
203 D 4-0' 5-6' AL TEMP N.R	51
3002 D 3'-0" 5-6" AL TEMP NR - -	[
3011 B 12-0' 5-6' AL TEMP NR 3012 D 3-0' 5-6' AL TEMP NR)
301.3 D 3'-0' 5-6' AL TEMP N.R 301.4 D 3'-0' 5-6' AL TEMP N.R	
SO15 D S-0 S-6 AL EMP N.R.	
3023 B 12°-0" 5-6" AL TEMP N.R.	
303 D 4-0 5-6 AL IEMF N.K.	DELIA 9 ACCOCIATEO
NOTES: 1. GLASS & GLAZING SHALL BE IN ACCORDANCE WITH CBC CHAPTER 24 SECTION 2403, 2404, \$ 2406.	PEHA & ASSOCIATES ARCHITECTURE
2. NINDONS TO BE ARCADIA ALIMINIM MODEL #AF6 451, CALOR TO BE DARK BRONZE. 3. CONTRACTOR TO VERBY ALL OPENING GRANDE PRIOR TO CADEDRING GLAZING.	AKOMITEOTOKE
4. EXTERIOR GLAZING TO BE DUAL-GLAZED LON "E", WINDOW TYPES	-
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	Larry Peha, A.I.A
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	67 14TH STREET
	HERMOSA BEACH, CA. 90254 PHONE: (310) 372 1755
	FAX: (310) 376 - 6837 E-MAIL: pa@pehaarch.com
TYPE A TYPE B TYPE C TYPE D	Web: www.pehaarch.com
IIIEU IIIEU	
ABBREVIATIONS:	DATE: 17-0627 DRAWN: TDA
ADDREVIATIONS: AL ALIMNIM GLS GLASS MTL METAL SF STOREFRONT	DRAWN: 1DA JOB NO. 1601
B5 BRUSHED STANLESS HC HOLLOW CORE PM PAINTED METAL SS STANLESS STEEL	DRAWING TITLE
FRC FIRE RESISTANT CORE HM HOLLON METAL PW PANTED WOOD TMP TEMPERED FF FACTORY FINSH MFR MANIFACTURER SC SOLID CORE WD WOOD \$\infty\$	EXTERIOR
FF FACTORY FINSH MFR MANUFACTURER SC SOLID CORE NO NOOD	ASSEMBLY DETAILS
	DRAWING NUMBER
	DRAWING NUMBER
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