



Agenda Item #:

07/1016.17

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Aldinger and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Richard Thompson, Director of Community Development
Angelica Ochoa, Assistant Planner

DATE: October 16, 2007

SUBJECT: Consideration of Proposed Properties to be Designated Culturally Significant Landmarks in the City of Manhattan Beach, in Accordance with Chapter 10.86 of the Zoning Code

RECOMMENDATION:

Staff recommends that the City Council conduct a public hearing and adopt Resolution No. 6114 certifying the cultural significance and the designation of each property as culturally significant landmarks in the City of Manhattan Beach, in accordance with Chapter 10.86 of the Zoning Code.

FISCAL IMPLICATION:

The administration of the current regulations is being handled by current staffing levels. If the City continues with the current cultural significant landmark procedure, staff is recommending a minimum fee of \$65.00 for required public notification, since no current fees are required. Additional fees may be required depending on the fee study that will be conducted by the Finance Department.

If the City were to also adopt the Mills Act, additional staff and resources would be necessary to complete an inventory of eligible properties, process applications, prepare and execute a contract with each property owner, enforce provisions of the contract to ensure preservation, and review and approve any proposed alterations to their property.

BACKGROUND:

On September 5, 2006, the City Council adopted Ordinance No. 2089 establishing Chapter 10.86 Culturally Significant Landmarks, to recognize properties of cultural significance without depriving property owners of their rights to develop. The designation process is voluntary on behalf of the property owner. As part of the ordinance implementation, the City Council also approved on November 8, 2006, the formation of a Landmarks Task Force to increase public awareness and appreciation of the City's cultural heritage. This group is comprised of voluntary members from the community headed by historian, Jan Dennis. Since 2006, this group has been identifying properties and researching the significance of each site. On August 10, 2007, staff received five applications from the Landmarks Task Force on behalf of the property owners to consider their properties culturally significant (Exhibit C). All five properties have architectural significance and

meet one or more of the criteria stated in Chapter 10.86 (Exhibit D). All five property owners are also interested in applying for the Mills Act process, if the City were to adopt it.

Section 10.86.030 states that the City Council may designate any private property as a culturally significant landmark based on the criteria set forth in Section 10.86.050 and issue a Certificate of Cultural Significance. Resolution No. 6114 (Exhibit A), if adopted will serve as the Certificate of Cultural Significance for the subject properties. The property owners of the five subject properties are voluntarily requesting to nominate their properties as culturally significant landmarks by the City Council in recognition of their historical status and unique architectural design in the community.

The Mills Act gives cities the authority to enter into agreements with property owners that gives them economic incentives (property tax reduction) to preserve their properties. The city would have to establish preservation criteria to determine what properties would qualify for the Mills Act. The Mills Act was also previously mentioned in the staff report for the City Council meeting of September 5, 2006 (Exhibit F) when Ordinance No. 2089 was adopted.

DISCUSSION:

The five subject properties are the first properties to be requesting to be designated as culturally significant landmarks in the City of Manhattan Beach. The following statements describe some of the architectural and historical significance to each property based on the criteria in Section 10.86.050.

- 1) 1220 North Ardmore Avenue – Built in 1918, Victorian style with original bracket detail and wood shingles.
- 2) 133 13th Street – Built in 1922, California Bungalow, interior crown molding, stained glass windows and original attic and cellar
- 3) 669 33rd Street – Built in 1937, French Normandy Tudor cottage style referred to as the “Hansel and Gretel” house, round tower, rolled edges roof
- 4) 2500 Pine Avenue – Built in 1950, Adobe mud brick style referred to as “Deardens Casa Bougainville”, beamed ceilings, wall board edges
- 5) 3004 The Strand – Built in 1960, Steel construction, stained glass, decorative steel ornamental side panels, interior spiral staircase

All properties have some architectural unique style and significance as mentioned in the attached documentation from the Landmark Task Force (Exhibit B) and the property owners (Exhibit C).

After review of the research and documentation for the five subject properties submitted by the Landmarks Task Force and property owners, it appears that these properties have the potential to qualify as culturally significant landmarks. This designation, if approved, is only an honorary recognition and will not affect the development, alteration or demolition of the mentioned property. Staff, therefore is recommending approval of these five properties to be designated as culturally significant landmarks in the City of Manhattan Beach in that they meet one of more of the criteria

listed in Section 10.86.050 as follows:

- a) Its character, interest, or value as part of the development, heritage, or cultural characterization of the community;
- b) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
- c) Its embodiment of design elements that make it structurally or architecturally innovative;
- d) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant.

Staff feels that these properties have unique architectural features that represent a first step in establishing an inventory and acknowledging historic structures in the City. Staff has recently developed a City Landmark Designation application form in order for property owners to nominate their properties as culturally significant (Exhibit E).

A notice to consider the subject properties to be culturally significant landmarks was published in the Beach Reporter on October 4, 2007 and was noticed to property owners within the 500 foot radius for each subject property as required by the Code provisions. A notice was also sent to Jan Dennis and The Manhattan Beach Historical Society. No comments were received from the Manhattan Beach Historical Society.

In considering future applications for designating properties culturally significant landmarks, staff is requesting the City Council to consider amending the Code to not require a public hearing or notification. Currently, the procedure includes scheduling a public hearing and noticing neighbors within 500 feet of the subject property. This designation only affects the property owner requesting the cultural significance for their property and does not affect the surrounding properties. If the City Council chooses to continue with the current process of holding a public hearing and noticing the surrounding neighbors within 500 feet, staff feels it is appropriate to consider implementing a minimum fee of \$65.00, which is the current cost the City charges for public notification. An application fee should also be considered through the fee study that the Finance Department will be initiating in the near future that would cover the staff time to process the applications, in addition to the \$65.00 public notification fee.

- Exhibits:
- A. Resolution No. 6114
 - B. Landmark Task Force Documentation
 - C. Property Owners Documentation and Photos
 - D. Historical Ordinance No. 2089
 - E. Cultural Significant Landmark Application
 - F. City Council Staff Report dated September 5, 2006

cc: Jan Dennis, Landmark Task Force
Manhattan Beach Historical Society, President Steve Meisenholder

RESOLUTION NO. 6114

A RESOLUTION AND CERTIFICATE OF CULTURAL SIGNIFICANCE OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DESIGNATING THE PROPOSED PROPERTIES CULTURALLY SIGNIFICANT LANDMARKS IN THE CITY OF MANHATTAN BEACH, IN ACCORDANCE WITH CHAPTER 10.86 OF THE ZONING CODE

The City Council of the City of Manhattan Beach conducted a public hearing, pursuant to applicable law, on October 16, 2007 to consider designating five subject properties to be culturally significant landmarks in the City of Manhattan Beach;

The City Council adopted Historical Ordinance No. 2089 to recognize properties of local, historical or architectural significance; and

The City Council established a procedure to designate culturally significant landmarks by the owner of record of any property within City boundaries; and

The City Council established a "Landmark Task Force" to increase public awareness and appreciation of the City's cultural heritage; and

On August 10, 2007, staff received five applications from the Landmark Task Force to consider designating the following five properties culturally significant landmarks in the City of Manhattan Beach:

- 1) 1220 North Ardmore Avenue – APN 4170-019-017
- 2) 133 13th Street – APN 4179-026-018
- 3) 669 33rd Street – APN 4174-006-036
- 4) 2500 Pine Avenue – APN 4173-025-029
- 5) 3004 The Strand – APN 4176-027-011

Staff has determined that the five nominated properties meet one or more of the following criteria as stated in Section 10.86.050 of the Zoning Code to be considered culturally significant:

- a) Its character, interest, or value as part of the development, heritage, or cultural characterization of the community and;
- b) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials and;
- c) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant and;
- d) Its embodiment of design elements that make it structurally or architecturally innovative.

The City Council must issue a Certificate of Cultural Significance with regard to subject property according to Section 10.86.030; and

The designation of culturally significant landmark shall only be an honorary designation and shall have no effect upon the property rights of the owner nor limit alteration, development or demolition of such property.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, FIND, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The five nominated properties shall be designated as culturally significant landmarks in the City of Manhattan Beach in that they meet one or more the criteria mentioned above established by Section 10.86.060 of the Zoning Code and that this Resolution serve as the Certificate of

Cultural Significance for each property.

SECTION 2. Pursuant to Government Code Section 65907 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

SECTION 3. This resolution shall take effect immediately. The City Clerk shall make this resolution readily available for public inspection within thirty (30) days of the date this resolution is adopted.

SECTION 4. The City Clerk shall certify to the adoption of this resolution and thenceforth and thereafter the same shall be in full force and effect.

PASSED, APPROVED and ADOPTED this 16th day of October, 2007.

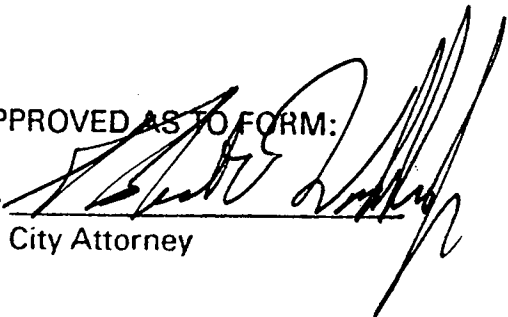
Ayes:
Noes:
Absent:
Abstain:

Mayor, City of Manhattan Beach, California

ATTEST:

City Clerk

APPROVED AS TO FORM:

By 

City Attorney

SUBJECT: Why these properties were found to be significant for Historical preservation.

DATE: August 1, 2007

FROM: The Landmarks Task Force

We have tried to choose properties that meet the criterion as to typical beach area construction, as well as unique to the community, all fitting within the four square miles of this family oriented community. We continue to research other properties. *All 5 properties are interested in The Mills Act.*

1....

1220 Ardmore Avenue, Manhattan Beach, CA 90266

A splendid example of a post 1905 Queen Anne Victorian, with its original corner bracket detail and pattern wood shingles.

This 1918, home was moved from Redondo Beach when Mr. Robert Pepper purchased the property. At the time it was a one bedroom and he added a bedroom upstairs for his two daughters and turned the front porch into a bedroom.

The house is made of redwood and has lathed and plaster walls. The ceilings are 11 feet with the period molding 3 feet from the ceiling in the living room and one bedroom. The ornate carving on the front and sides of the house. The floors in the original living room and one bedroom are 6 inch wide plank. Much of the glass in the house is typical of an old Victorian home.

2....

133 13th Street, Manhattan Beach, CA 90266

The "California Bungalow" was the for-runner and early variation of the California Ranch house, which became popular in the post World War II ear. On January 21 1922, George H. Kerns, obtain a building permit for this home. The architect was Reliable Realty Co. and F. Grannis was the contractor. For the cost of \$3,750.00 the house become the first private residence to be constructed on the this walk-street. It is one of the few homes in Manhattan Beach at this time, with both a cellar and attic. The interior has: crown molding in all the rooms, the floors are pine in the bedrooms and bath, with the sun porch, living room, and dining room having oak floors.

Since most of the house built in the early years of the community were summer residents this home has built for year round living with many amenities: large built-in buffet and china cabinet with leaded glass windows in the dining room, built-in book castes in the living room and thirty-two stained glass windows throughout the house.

3....

669 33rd Street, Manhattan Beach, CA 90266

One of a kind! Extremely well constructed with unique architectural features. This French Normandy Tudor style referred to as the "Hansel and Gretel House" and/or the "Gingerbread House", bring a bit of whimsical story book quality to those who see and enjoy it's architecture. Often referred to as a "Norman Cottages", with a round silo-type tower, which has a high conical roof embodies the principal doorway.

Another feature is the uniqueness of the rolled edges roof, known as a "zook" roof, gives the building a look of an old thatched roof construction. This relatively uncommon style is found patterned after farmhouses in the 20's and 30's in northwest France.

Designed and built in 1936, by a French artist, who replicated the architecture of his home in Normandy, France. A matching garage described as the "Carriage House" was built two years later. With set-backs, gardens and brick work the house fits the lot beautifully.

4...

2500 Pine Avenue, Manhattan Beach, CA 90266

"Deardens Casa Bougainville", is one of the last "mud" brick adobe home in Manhattan Beach.

This house is uniquely constructed in the fashion of an old Spanish Casa and completely original. The beamed ceilings and wall boards edges are all hand scalloped and hand carved. The beauty of adobe is that during the winter the mud walls retain heat and during the summer the house remains at a cool temperature. The interior walls have wainscoting of scalloped wood with painted drywall or wall paper above. Compared to the Mansions that now exist here in the city, the rooms would be considered charming and cozy.

The personality of each room draws you into the world of yester year. The southern exposure of the house was taken into consideration at the time of construction and the builder elected to install the floor to ceiling windows along the entire south side of the building. The southern exterior court yards are remarkably quite as the trees and surrounding hedge helps muffle the road noise and still offers an external living space.

5...

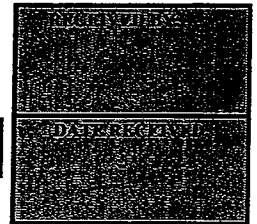
3004 The Strand, Manhattan Beach, CA 90266

See attached page

1220 N. Ardmore Avenue



CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT



APPLICATION FOR LANDMARK DESIGNATION

1220 N. Ardmore Avenue

CRITERIA FOR LANDMARK DESIGNATION: CHECK (X) ALL THAT APPLY on whether a historical property, site or structure, or area meets one (1) or more of the following criteria and a short explanation:

Its character, interest or value as part of the development, heritage, or cultural characterization of the community;

Its identification with a person or persons who significantly contributed to the development of the community;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community;

Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant

Its embodiment of design elements that make it structurally or architecturally innovative;

Its unique location or singular physical characteristics that make it an established or familiar visual feature;

Its suitability for preservation or restoration. Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration;

It shall have historic, aesthetic, or special character or interest for the general public and not be limited in interest to a special group or person;

Its designation shall not infringe upon the rights of a private owner thereof to make any and all reasonable uses thereof which are not in conflict with the purposes of this chapter;

CRITERIA FOR LANDMARK DESIGNATION - CHECK (X) ALL THAT APPLY on whether a nominated property, site or structure, or area meets one (1) or more of the following criteria and a short explanation

_____ **It has been previously designated in the National Register at the State-wide or federal level of significance (including National Historical Landmarks) and is historic resource that is significant at a City, regional, State or federal level, and is an exemplary representation of a particular type of historic resource.**

_____ **A culturally significant landmark designation that may include significant public or semi-public interior spaces and features which otherwise meet the criteria set forth above.**

_____ **A culturally significant landmark that may be a tree or other landscaping which shall qualify to be of historic or cultural significance and of importance to the community if it meets any one (1) of the following criteria:**

- **It is one (1) of the largest or oldest trees of the species located in the City;**
- **It has historical significance due to an association with a historic event, person, site, street, or structure; or**
- **It is a defining landmark or significant outstanding feature of a neighborhood**

This is the information that I have acquired on my home in Manhattan Beach, CA. The address is 1220 Ardmore Ave. My name is Joan Mueller and my husband is Ralph Mueller. We purchased our home in November of 1972 and have lived here ever since.

I have recently been in contact with a woman who grew up in this house. Her name is Mary Ethel Peppers, the daughter of Robert and Marion Peppers. Mary was born February of 1919. She was too young to remember the exact time when her father purchased this house but it was probably the mid-twenties. She told me the house was moved here and that's when her father purchased the house. She said it was moved from Redondo Beach. The house was a one bedroom when the Peppers bought it but Robert added a bedroom upstairs for his two daughters and turned the front porch into a bedroom for Mary's grandmother. Mary and her family lived on 12th street with her uncle, Walter Peppers before moving to Ardmore. Robert Pepper owned a coffee shop on the pier in the 1920's. It burned down and was not rebuilt, also in the 1920's. Walter Pepper owned the bathhouse on the Manhattan Pier, also in the twenties. Mary told stories of how she walked up sand-dunes to get to school. Ardmore at that time was called Railroad Ave.

The house is made of redwood and has lathed and plasters walls. The ceilings are 11 foot with the period molding 3 feet from the ceiling in the living room and one bedroom. There are ornate carving in the front and sides of the house. The floors in the living room and one bedroom are 6 inch wide plank floors. The windows were double-hung with weights but had to be replaced because they were no longer functional. There are still glass insulators on the front of the house.

There are aerial views that show that our house was here before there was very much development.

We have made upgrades and added on to the back of the house but we always maintained the style of the house. We take great pride in our home and our hope is that it will be enjoyed for many more years. We feel that the house speaks for itself.

Ralph & Joan Mueller
1220 Ardmore Ave
Manhattan Beach, CA 90266
310-546-5980

CRITERION	RATINGS: E - Excellent G - Good VG - Very Good FP - Fair/Poor
<p>8. <i>Event</i> Associated with an event that has made a significant contribution to the community, state, or nation</p> <p>9. <i>Patterns</i> Associated with, and effectively illustrative of broad patterns of cultural, social, political, economic, or industrial history, of the urban development of the city</p>	<p>E Event of primary importance intimately connected with the building</p> <p>VG Event of primary importance loosely connected, or event of secondary importance intimately connected</p> <p>G Event of secondary importance loosely connected</p> <p>FP No connections with event of importance</p> <p>E Patterns of primary importance intimately connected with the building</p> <p>VG Patterns of primary importance loosely connected, or patterns of secondary importance intimately connected</p> <p>G Patterns of secondary importance loosely connected</p> <p>FP No connections with patterns of importance</p>
C. ENVIRONMENT	
<p>10. <i>Continuity</i> Contributes to the continuity or character of the street, neighborhood, or area</p> <p>11. <i>Setting</i> Setting and/or landscaping contributes to the continuity or character of the street, neighborhood, or area</p> <p>12. <i>Landmark</i> Significance as a visual landmark <i>The house is very usable & has been on this site for many year. People are very fondular with it.</i></p>	<p>E Of particular importance in establishing the character of a distinguished area</p> <p>VG Of importance in establishing or maintaining the character of a distinguished area</p> <p>G Compatible with the character of a distinguished area</p> <p>FP Incompatible with the character of an area</p> <p>E Of particular importance in establishing the character of the area</p> <p>VG Of importance in establishing or maintaining the dominant character of the area</p> <p>G Compatible with the dominant character of the area</p> <p>FP</p> <p>E A structure which may be taken as symbol for the city or region as a whole</p> <p>VG A conspicuous and familiar structure in the context of the city or region</p> <p>G A conspicuous and familiar structure in the context of the neighborhood</p> <p>FP Not particularly conspicuous or familiar</p>
D. INTEGRITY	
<p>13. <i>Alterations</i> Has suffered little alteration and retains most of its original materials and design features <i>The house has maintained its style even though improvements have been made.</i></p>	<p>E No changes or very minor changes</p> <p>VG Ground floor remodeled, cornice removed, or minor alterations which do not destroy the overall character</p> <p>G Overall character changed, but recognizable through removal of major cornice/parapet, alteration of upper floors, or gross alteration of any major elements</p> <p>FP Altered beyond recognition</p>

**Appendix G. Methodology Used to Rank Buildings in
San Francisco's Downtown Survey**

CRITERION	RATINGS: E - Excellent G - Good VG - Very Good FP - Fair/Poor
A. ARCHITECTURE	
<p>1. <i>Style/Type</i> Significance as an example of a particular architectural style, type, or convention <i>Victorian Style</i></p> <p>2. <i>Construction</i> Significance as an example of a particular material or method of construction</p> <p>3. <i>Age</i> Of particular age in relationship to the periods of development of buildings in the area</p> <p>4. <i>Architect</i> Designed or built by an architect or builder who has made a significant contribution to the community, state, or nation</p> <p>5. <i>Design</i> Architectural quality of composition, detailing, and ornament measured, in part in originality, quality as urban architecture, craftsmanship, and uniqueness <i>ornate carving original shingles in front of house</i></p> <p>6. <i>Interior</i> Interior arrangement, finish, craftsmanship, and/or detail is/are particularly attractive or unique <i>High ceilings</i></p>	<p>E Especially fine or extremely early example if many survive; excellent example if few survive</p> <p>VG Excellent or very early example if many survive; good example if few survive</p> <p>G Good example</p> <p>FP Of no particular interest</p> <p>E Especially fine or extremely early example if many survive; excellent example if few survive</p> <p>VG Excellent or very early example if many survive; good example if few survive</p> <p>G Good example</p> <p>FP Of no particular interest</p> <p>E Built before April 18, 1906</p> <p>VG Built between April 19, 1906 and 1930</p> <p>G Built between 1931 and 1945</p> <p>FP Built since 1945</p> <p>E Of particular importance to the history of the community, state or nation</p> <p>VG Of considerable importance</p> <p>G Architect or builder identified and known, but not of particular importance</p> <p>FP Unidentified or unknown</p> <p>E Excellent</p> <p>VG Very Good</p> <p>G Good</p> <p>FP Fair or Poor</p> <p>E Excellent</p> <p>VG Very Good</p> <p>G Good</p> <p>FP Fair or Poor</p>
B. HISTORY	
<p>7. <i>Person</i> Associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation</p>	<p>E Person of primary importance intimately connected with the building</p> <p>VG Person of primary importance loosely connected, or person of secondary importance intimately connected</p> <p>G Person of secondary importance loosely</p> <p>FP No connection with person(s) of importance</p>

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name _____

other names/site number _____

2. Location

street & number 1220 Ardmore Ave not for publication

city or town Manhattan Beach vicinity

state CA code _____ county _____ code _____ zip code 90266

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper

Date of Action

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed
in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

foundation _____

walls _____

roof _____

other _____

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

The house is in good condition.

There are many aerial views showing that the house has been here for many years. The house is very easy to identify in the aerial photos because of the pitch of the roof.

The house is an original victorian style. There are only a few left in this area.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Period of Significance

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Name of Property _____

County and State _____

10. Geographical Data

Acreage of Property _____

UTM References

(Place additional UTM references on a continuation sheet.)

1	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>

3	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
4	<input type="text"/>	<input type="text"/>	<input type="text"/>

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title _____

organization _____ date _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

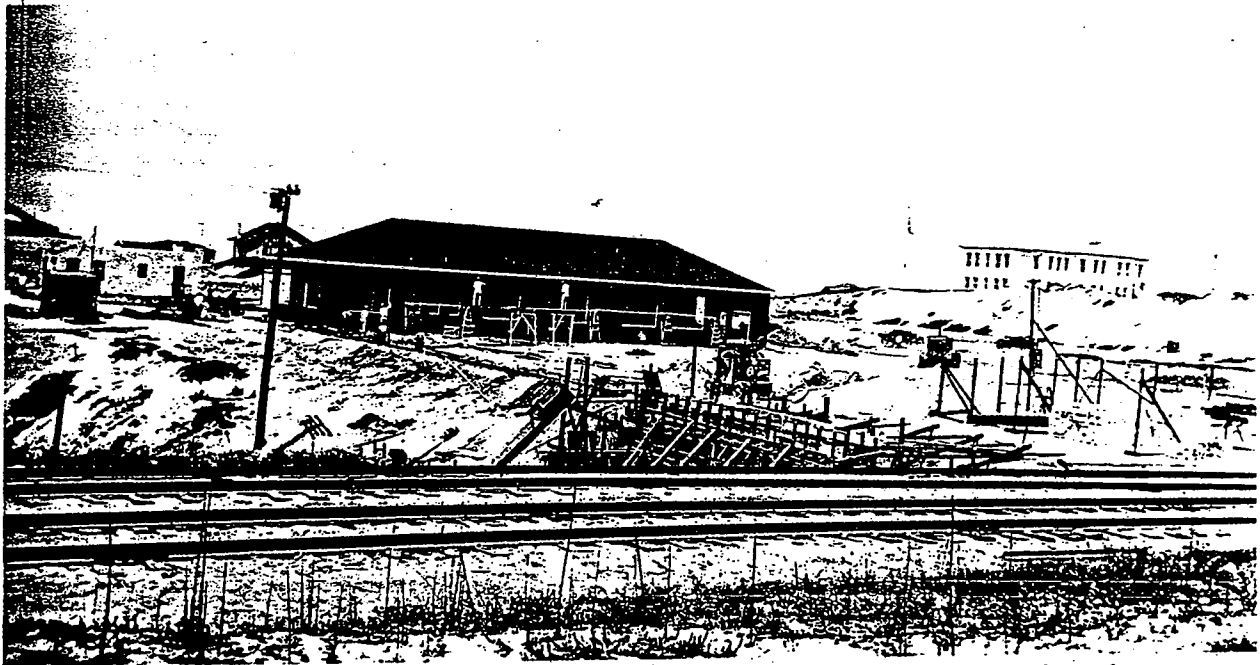
name _____

street & number _____ telephone _____

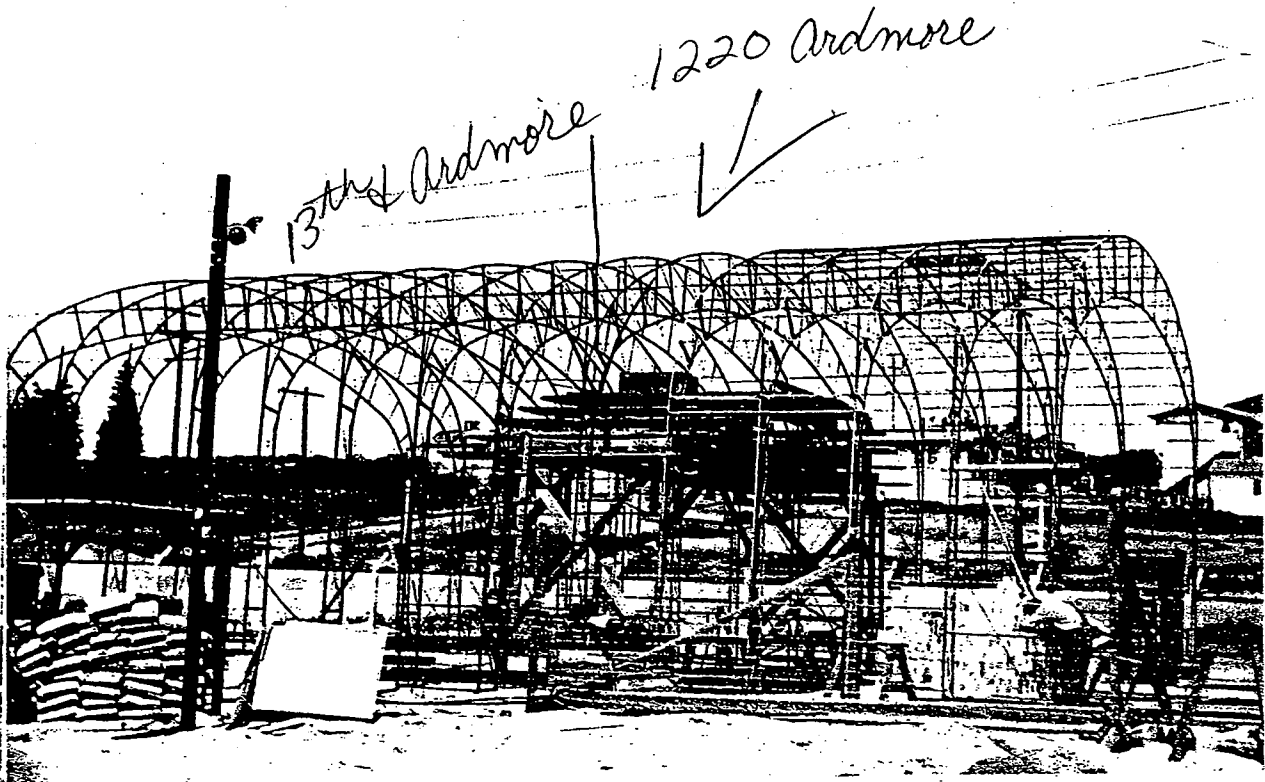
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.



In June 1927 the Proutyline Products Company office building was built on the new factory site located on Morningside Drive. Photo taken facing west from the Santa Fe Railroad tracks. Note City Hall at far right.



In July 1927, construction of a building consisting of arc welded steel framework began. It was located next to the railroad tracks. The steel and concrete building was engineered and built by the Proutyline Company.

Pictures from Shadows on the Dunes Jan Dennis



←
*Better picture
of home*

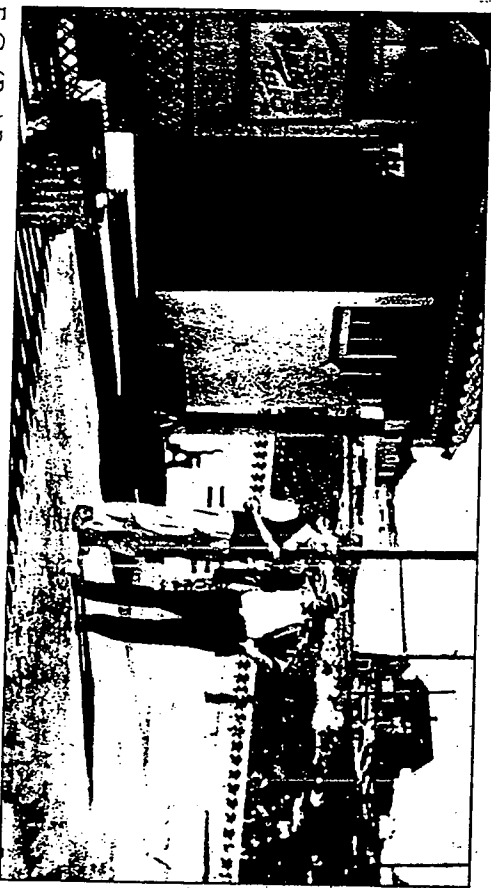
*"High-tech" construction of
the steel frame work contrasts
with the Victorian house in
the background at Ardmore
and 13th Street.*

*more Ethel's
uncle
Walter Peppers*



Walter Peppers and E.C. (Pat) Patmore outside the bathhouse at the pier entrance.
Early 1920s.

Courtesy of Mary Peppers



E.C. (Pat) Patmore and Bob Peppers in front of the coffee shop at the pier. Early 1920s.

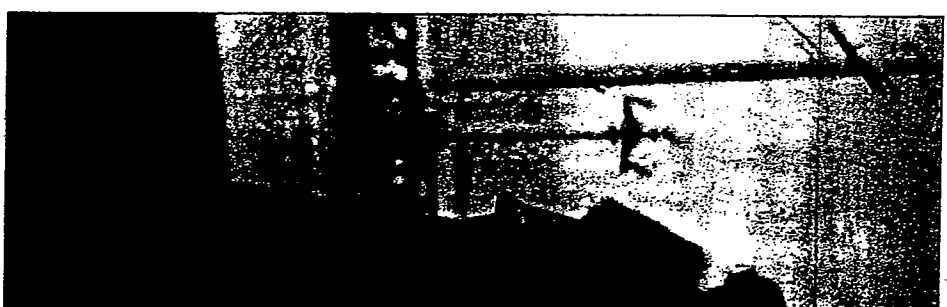
Courtesy of Mary Peppers

Picture from Historical Society's book



courtesy of John Snyder

*Bob Peppers
purchased the 1920's
house in the 1920's*



All dressed up and (possibly) Notice the drawstring pur lighting in the background. C



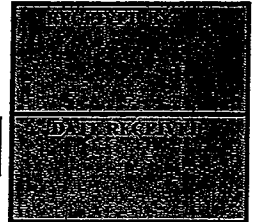
133 13th Street



133 13th Street



CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT



APPLICATION FOR LANDMARK DESIGNATION

133 13th Street

CRITERIA FOR LANDMARK DESIGNATION: CHECK ALL THAT APPLY on what is a nominated property, site or structure, or area meets one (1) or more of the following criteria and a short explanation.

- Its character, interest or value as part of the development, heritage, or cultural characterization of the community;
- Its identification with a person or persons who significantly contributed to the development of the community;
- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community;
- Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant
- Its embodiment of design elements that make it structurally or architecturally innovative;
- Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- Its suitability for preservation or restoration. Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration;
- It shall have historic, aesthetic, or special character or interest for the general public and not be limited in interest to a special group or person;
- Its designation shall not infringe upon the rights of a private owner thereof to make any and all reasonable uses thereof which are not in conflict with the purposes of this chapter;

CRITERIA FOR LANDMARK DESIGNATION. CHECK (X) ALL THAT APPLY on whether a nominated property, site or structure, or area meets one (1) or more of the following criteria and a short explanation.

_____ **It has been previously designated in the National Register at the State-wide or federal level of significance (including National Historical Landmarks) and is historic resource that is significant at a City, regional, State or federal level, and is an exemplary representation of a particular type of historic resource.**

_____ **A culturally significant landmark designation that may include significant public or semi-public interior spaces and features which otherwise meet the criteria set forth above.**

_____ **A culturally significant landmark that may be a tree or other landscaping which shall qualify to be of historic or cultural significance and of importance to the community if it meets any one (1) of the following criteria:**

- **It is one (1) of the largest or oldest trees of the species located in the City;**
- **It has historical significance due to an association with a historic event, person, site, street, or structure; or**
- **It is a defining landmark or significant outstanding feature of a neighborhood**

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name _____

other names/site number _____

2. Location

street & number 133 13th St. not for publication

city or town MANHATTAN BEACH vicinity

state CA. code _____ county LA. code _____ zip code 90266

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper _____

Date of Action _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed
in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

Home Private Residence

7. Description

Architectural Classification
(Enter categories from instructions)

California Bungalow

Materials
(Enter categories from instructions)

foundation cement + cinder block

walls shingle lath + plaster

roof wood shingle

other outside wood shingles

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

The house is in good condition. Its maintenance has been kept up. From city records it appears house was built in 1922. Single story has built in china closet in dining room with lead glass windows. Cove molding in living room + dining room. Pine floors in both bedrooms + bath. Oak in sunporch, living room + dining room. No add to the look of the house 28 stained glass windows have been add.

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Period of SignificanceFirst house on street**Significant Dates****Significant Person**

(Complete if Criterion B is marked above)

Cultural Affiliation**Architect/Builder****Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Name of Property _____

L.A., CALIF.
County and State _____

10. Geographical Data

Acreege of Property 30 x 66 2/3 feet 0.046 Acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>

3	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
4	<input type="text"/>	<input type="text"/>	<input type="text"/>

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title SUSANNE M. BAILEY OWNER

organization _____ date _____

street & number 133 13th St. telephone (810) 545-6304

city or town MANHATTAN BEACH state CA. zip code 90266

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name SUSANNE M. BAILEY

street & number 133 13th St. telephone (310) 545-6304

city or town MANHATTAN BEACH state CA. zip code 90266

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

CRITERION	RATINGS: E - Excellent VG - Very Good G - Good FP - Fair/Poor
<p>8. <i>Event</i> Associated with an event that has made a significant contribution to the community, state, or nation</p> <p style="text-align: center;">FP</p> <p>9. <i>Patterns</i> Associated with, and effectively illustrative of broad patterns of cultural, social, political, economic, or industrial history, of the urban development of the city</p> <p style="text-align: center;">FP</p>	<p>E Event of primary importance intimately connected with the building</p> <p>VG Event of primary importance loosely connected, or event of secondary importance intimately connected</p> <p>G Event of secondary importance loosely connected</p> <p>FP No connections with event of importance</p> <p>E Patterns of primary importance intimately connected with the building</p> <p>VG Patterns of primary importance loosely connected, or patterns of secondary importance intimately connected</p> <p>G Patterns of secondary importance loosely connected</p> <p>FP No connections with patterns of importance</p>
C. ENVIRONMENT	
<p>10. <i>Continuity</i> Contributes to the continuity or character of the street, neighborhood, or area</p> <p style="text-align: center;">E</p> <p>11. <i>Setting</i> Setting and/or landscaping contributes to the continuity or character of the street, neighborhood, or area</p> <p style="text-align: center;">E</p> <p>12. <i>Landmark</i> Significance as a visual landmark</p> <p style="text-align: center;">G</p>	<p>E Of particular importance in establishing the character of a distinguished area</p> <p>VG Of importance in establishing or maintaining the character of a distinguished area</p> <p>G Compatible with the character of a distinguished area</p> <p>FP Incompatible with the character of an area</p> <p>E Of particular importance in establishing the character of the area</p> <p>VG Of importance in establishing or maintaining the dominant character of the area</p> <p>G Compatible with the dominant character of the area</p> <p>FP</p> <p>E A structure which may be taken as symbol for the city or region as a whole</p> <p>VG A conspicuous and familiar structure in the context of the city or region</p> <p>G A conspicuous and familiar structure in the context of the neighborhood</p> <p>FP Not particularly conspicuous or familiar</p>
D. INTEGRITY	
<p>13. <i>Alterations</i> Has suffered little alteration and retains most of its original materials and design features</p> <p style="text-align: center;">E</p>	<p>E No changes or very minor changes</p> <p>VG Ground floor remodeled, cornice removed, or minor alterations which do not destroy the overall character</p> <p>G Overall character changed, but recognizable through removal of major cornice/parapet, alteration of upper floors, or gross alteration of any major elements</p> <p>FP Altered beyond recognition</p>

**Appendix G. Methodology Used to Rank Buildings in
San Francisco's Downtown Survey**

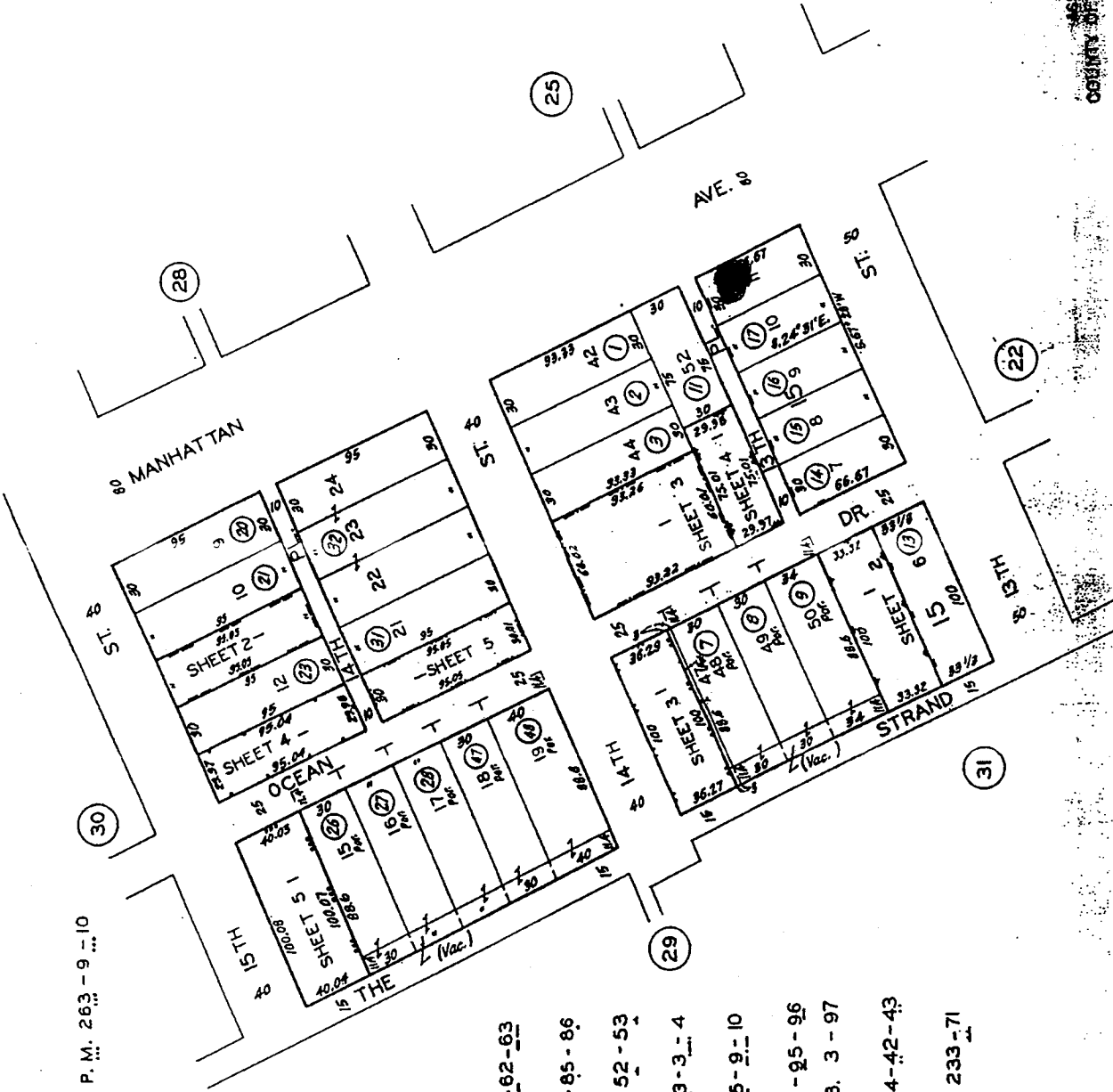
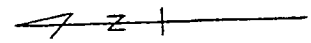
CRITERION	RATINGS: E - Excellent G - Good VG - Very Good FP - Fair/Poor
A. ARCHITECTURE	
<p>1. <i>Style/Type</i> Significance as an example of a particular architectural style, type, or convention <i>E</i></p> <p>2. <i>Construction</i> Significance as an example of a particular material or method of construction <i>E</i></p> <p>3. <i>Age</i> Of particular age in relationship to the periods of development of buildings in the area <i>E VG</i></p> <p>4. <i>Architect</i> Designed or built by an architect or builder who has made a significant contribution to the community, state, or nation <i>FP</i></p> <p>5. <i>Design</i> Architectural quality of composition, detailing, and ornament measured, in part in originality, quality as urban architecture, craftsmanship, and uniqueness <i>G</i></p> <p>6. <i>Interior</i> Interior arrangement, finish, craftsmanship, and/or detail is/are particularly attractive or unique <i>E E</i></p>	<p>E Especially fine or extremely early example if many survive; excellent example if few survive</p> <p>VG Excellent or very early example if many survive; good example if few survive</p> <p>G Good example</p> <p>FP Of no particular interest</p> <p>E Especially fine or extremely early example if many survive; excellent example if few survive</p> <p>VG Excellent or very early example if many survive; good example if few survive</p> <p>G Good example</p> <p>FP Of no particular interest</p> <p>E Built before April 18, 1906</p> <p>VG Built between April 19, 1906 and 1930</p> <p>G Built between 1931 and 1945</p> <p>FP Built since 1945</p> <p>E Of particular importance to the history of the community, state or nation</p> <p>VG Of considerable importance</p> <p>G Architect or builder identified and known, but not of particular importance</p> <p>FP Unidentified or unknown</p> <p>E Excellent</p> <p>VG Very Good</p> <p>G Good</p> <p>FP Fair or Poor</p> <p>E Excellent</p> <p>VG Very Good</p> <p>G Good</p> <p>FP Fair or Poor</p>
B. HISTORY	
<p>7. <i>Person</i> Associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation</p>	<p>E Person of primary importance intimately connected with the building</p> <p>VG Person of primary importance loosely connected, or person of secondary importance intimately connected</p> <p>G Person of secondary importance loosely</p> <p>FP No connection with person(s) of importance</p>

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CONDOMINIUM
 PARCEL MAP ... P.M. 263-9-10



- CONDOMINIUM PARCEL MAP ... P.M. 205-62-63
- CONDOMINIUM PARCEL MAP ... P.M. 204-85-86
- CONDOMINIUM PARCEL MAP ... P.M. 169-52-53
- CONDOMINIUM TRACT NO. 34446 ... M.B. 923-3-4
- CONDOMINIUM TRACT NO. 32815 ... M.B. 905-9-10
- MANHATTAN BEACH DIVISION NO. 2 ... M.B. 1-95-96
- VERANO BEACH ... M.B. 3-97
- CONDOMINIUM TRACT NO. 32020 ... M.B. 854-42-43
- CONDOMINIUM PARCEL MAP ... P.M. 233-71

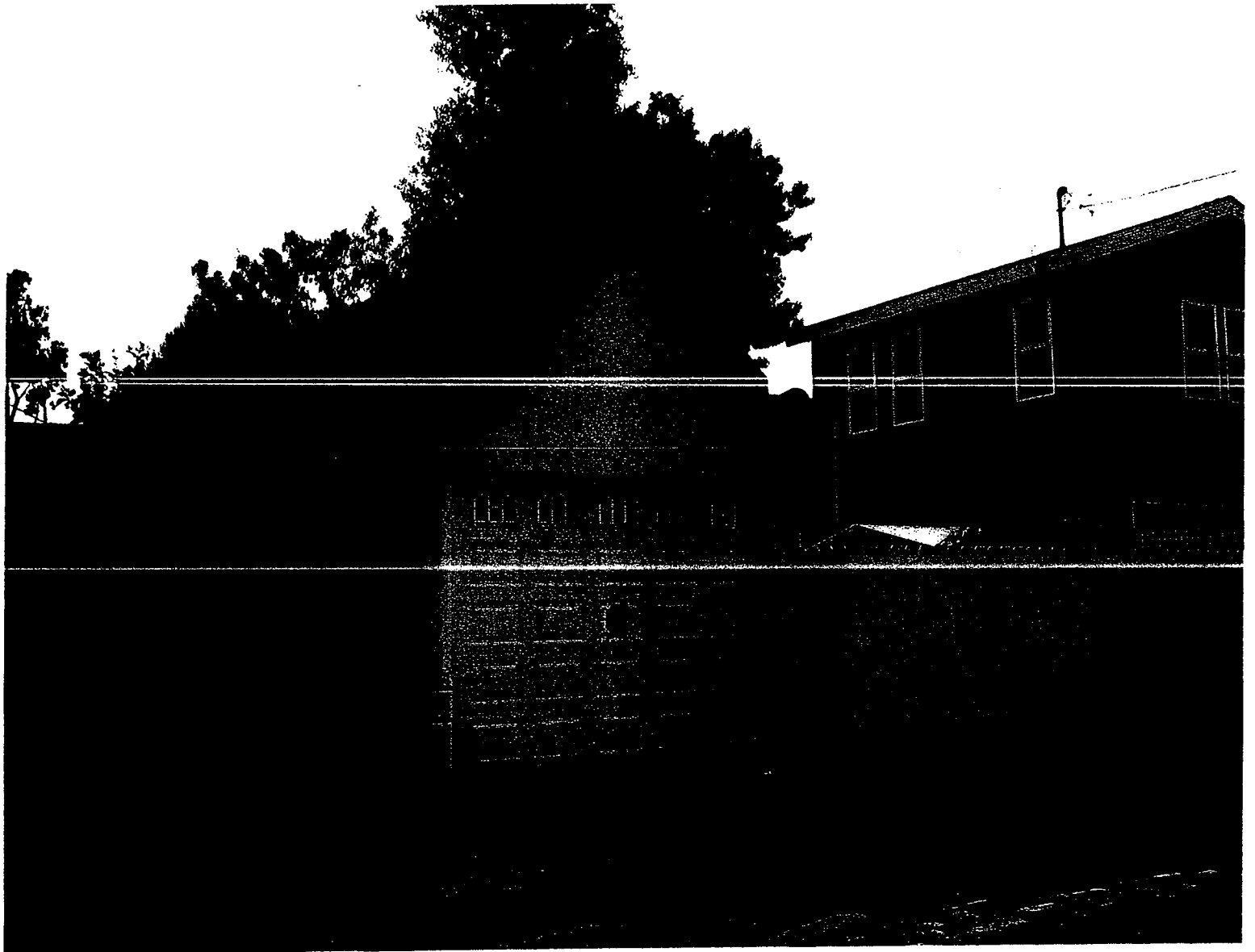
CODE
 6174
 FOR PREPARED BY
 64-11-13
 11-1-71

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

669 33rd Street



669 33rd Street



CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

RECEIVED BY
DATE RECEIVED

APPLICATION FOR LANDMARK DESIGNATION

669 33rd Street

CRITERIA FOR LANDMARK DESIGNATION: CHECK (X) ALL THAT APPLY on whether a designated property, site or structure, or area, meets one (1) or more of the following criteria and a short explanation:

- Its character, interest or value as part of the development, heritage, or cultural characterization of the community;
- Its identification with a person or persons who significantly contributed to the development of the community;
- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community;
- Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant
- Its embodiment of design elements that make it structurally or architecturally innovative;
- Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- Its suitability for preservation or restoration. Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration;
- It shall have historic, aesthetic, or special character or interest for the general public and not be limited in interest to a special group or person;
- Its designation shall not infringe upon the rights of a private owner thereof to make any and all reasonable uses thereof which are not in conflict with the purposes of this chapter;

CRITERIA FOR LANDMARK DESIGNATION. CHECK (X) ALL THAT APPLY on whether a historic property, site or structure, or area meets one (1) or more of the following criteria and a short explanation.

_____ **It has been previously designated in the National Register at the State-wide or federal level of significance (including National Historical Landmarks) and is historic resource that is significant at a City, regional, State or federal level, and is an exemplary representation of a particular type of historic resource.**

_____ **A culturally significant landmark designation that may include significant public or semi-public interior spaces and features which otherwise meet the criteria set forth above.**

_____ **A culturally significant landmark that may be a tree or other landscaping which shall qualify to be of historic or cultural significance and of importance to the community if it meets any one (1) of the following criteria:**

- **It is one (1) of the largest or oldest trees of the species located in the City;**
- **It has historical significance due to an association with a historic event, person, site, street, or structure; or**
- **It is a defining landmark or significant outstanding feature of a neighborhood**

*Office of Historic Preservation
National Register of Historic Places
Dept. of Parks and Recreation*

It is with great pleasure and pride of ownership that we request our home be considered as an historic site.

Our house is known as the "Hansel and Gretel House" and/or The Gingerbread House" by many Manhattan Beach residents. Mrs. Salamon taught Religious Education at American Martyrs Catholic Parish for 10 years and at least one child in every class she taught knew and loved "The Fairytale House".

We have lived in our house, with our now grown sons with families of their own, for 32 years. The eldest still lives here in Manhattan Beach and the other makes his home in Altadena. We have watched our beloved beach community "morph" into "Mansion Beach" and have, much to our chagrin, watch unique beach cottages go by the wayside. We want to preserve ours.

Thru the years, we have had so many people stop and admire our house, with its unique roof and fantastic gardens. They take pictures. Leave hand written notes with their phone numbers, should we ever want to sell. Our house will remain in the family and of course, never sell to developers. We have had artists sit across the street and paint it. Whenever we are outside, people are interested and comment on its uniqueness.

We truly love to see people enjoy our house and gardens. We see in their faces, their eyes, their voices, the pleasure they experience when they come across our unique home – in our little corner of the world. It is after all, why we fell in love with it and its charm.

Your kind consideration is most appreciated.

Sincerely,

*William and D'Marie Salamon
669 33rd Street*

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name _____

other names/site number _____

2. Location

street & number 669 33^{RD.} STREET not for publication

city or town MANHATTAN BEACH vicinity

state CA. code _____ county L.A. code _____ zip code 90266

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed
in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

HOME - PRIVATE RESIDENCE

7. Description

Architectural Classification
(Enter categories from instructions)

FRENCH NORMANDY

COMPLIMENTED BY ROLLED

EDGES KNOWN AS A "ZOOK"

ROOF

Materials
(Enter categories from instructions)

foundation CEMENT & OUTER WALLS

walls LATH & PLASTER (INTERIOR)

roof WOOD SHINGLES

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

WE WERE INFORMED BY THE PREVIOUS OWNER, THAT THIS HOUSE WAS DESIGNED AND BUILT BY A FRENCH ARTIST, WHO REPLICATED THE ARCHITECTURE OF HIS OWN HOME IN NORMANDY, FRANCE, A MATCHING GARAGE DESCRIBED AS THE "CARRIAGE HOUSE" WAS BUILT 2 YEARS LATER.

Name of Property _____

County and State _____

10. Geographical Data

Acreage of Property 50 x 125 FT.

UTM References

(Place additional UTM references on a continuation sheet.)

1	Zone	Easting	Northing
2			

3	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title WILLIAM AND D'MARIE SALAMON

organization _____ date _____

street & number 669 33RD ST. telephone (310) 545-2145

city or town MANHATTAN BEACH state CA. zip code 90266

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name WILLIAM AND D'MARIE SALAMON

street & number 669 33RD ST. telephone (310) 545-2145

city or town MANHATTAN BEACH state CA. zip code 90266

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering
Record # _____

Areas of Significance

(Enter categories from instructions)

Period of Significance**Significant Dates****Significant Person**

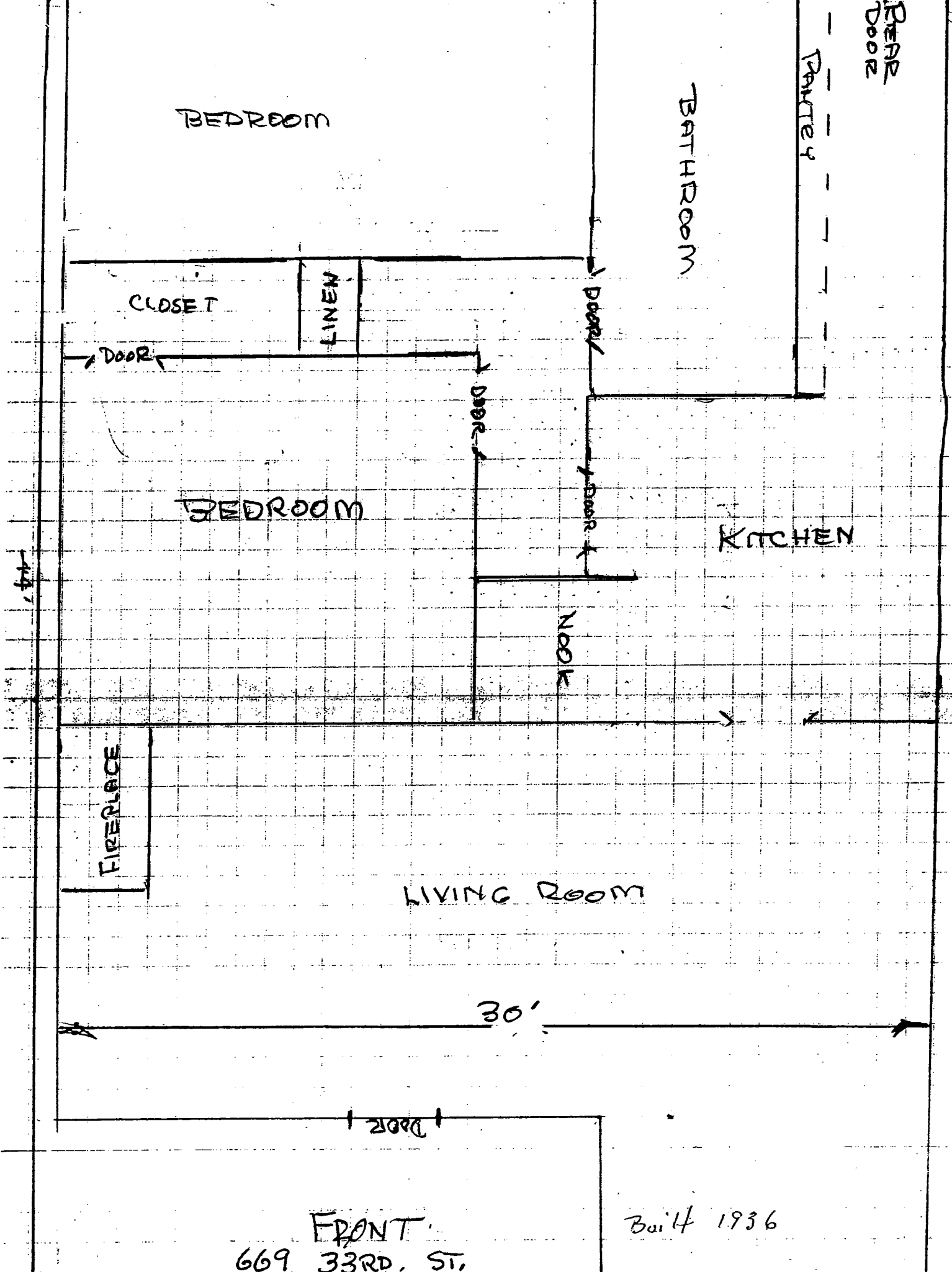
(Complete if Criterion B is marked above)

Cultural Affiliation**Architect/Builder**

**Appendix G. Methodology Used to Rank Buildings in
MANHATTAN BEACH Survey**

CRITERION	RATINGS: E - Excellent G - Good VG - Very Good FP - Fair/Poor
A. ARCHITECTURE	
<p>1. <i>Style/Type</i> Significance as an example of a particular architectural style, type, or convention <i>E</i></p> <p>2. <i>Construction</i> Significance as an example of a particular material or method of construction <i>E</i></p> <p>3. <i>Age</i> Of particular age in relationship to the periods of development of buildings in the area <i>G</i></p> <p>4. <i>Architect</i> Designed or built by an architect or builder who has made a significant contribution to the community, state, or nation <i>FP</i></p> <p>5. <i>Design</i> Architectural quality of composition, detailing, and ornament measured, in part in originality, quality as urban architecture, craftsmanship, and uniqueness <i>E</i></p> <p>6. <i>Interior</i> Interior arrangement, finish, craftsmanship, and/or detail is/are particularly attractive or unique <i>E</i></p>	<p><i>(E)</i> Especially fine or extremely early example if many survive; excellent example if few survive VG Excellent or very early example if many survive; good example if few survive G Good example FP Of no particular interest</p> <p><i>(E)</i> Especially fine or extremely early example if many survive; excellent example if few survive VG Excellent or very early example if many survive; good example if few survive G Good example FP Of no particular interest</p> <p>E Built before April 18, 1906 VG Built between April 19, 1906 and 1930 <i>(G)</i> Built between 1931 and 1945 FP Built since 1945</p> <p>E Of particular importance to the history of the community, state or nation VG Of considerable importance G Architect or builder identified and known, but not of particular importance <i>(FP)</i> Unidentified or unknown</p> <p><i>(E)</i> Excellent VG Very Good G Good FP Fair or Poor</p> <p><i>(E)</i> Excellent VG Very Good G Good FP Fair or Poor</p>
B. HISTORY	
<p>7. <i>Person</i> Associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation</p>	<p>E Person of primary importance intimately connected with the building VG Person of primary importance loosely connected, or person of secondary importance intimately connected G Person of secondary importance loosely FP No connection with person(s) of importance</p>

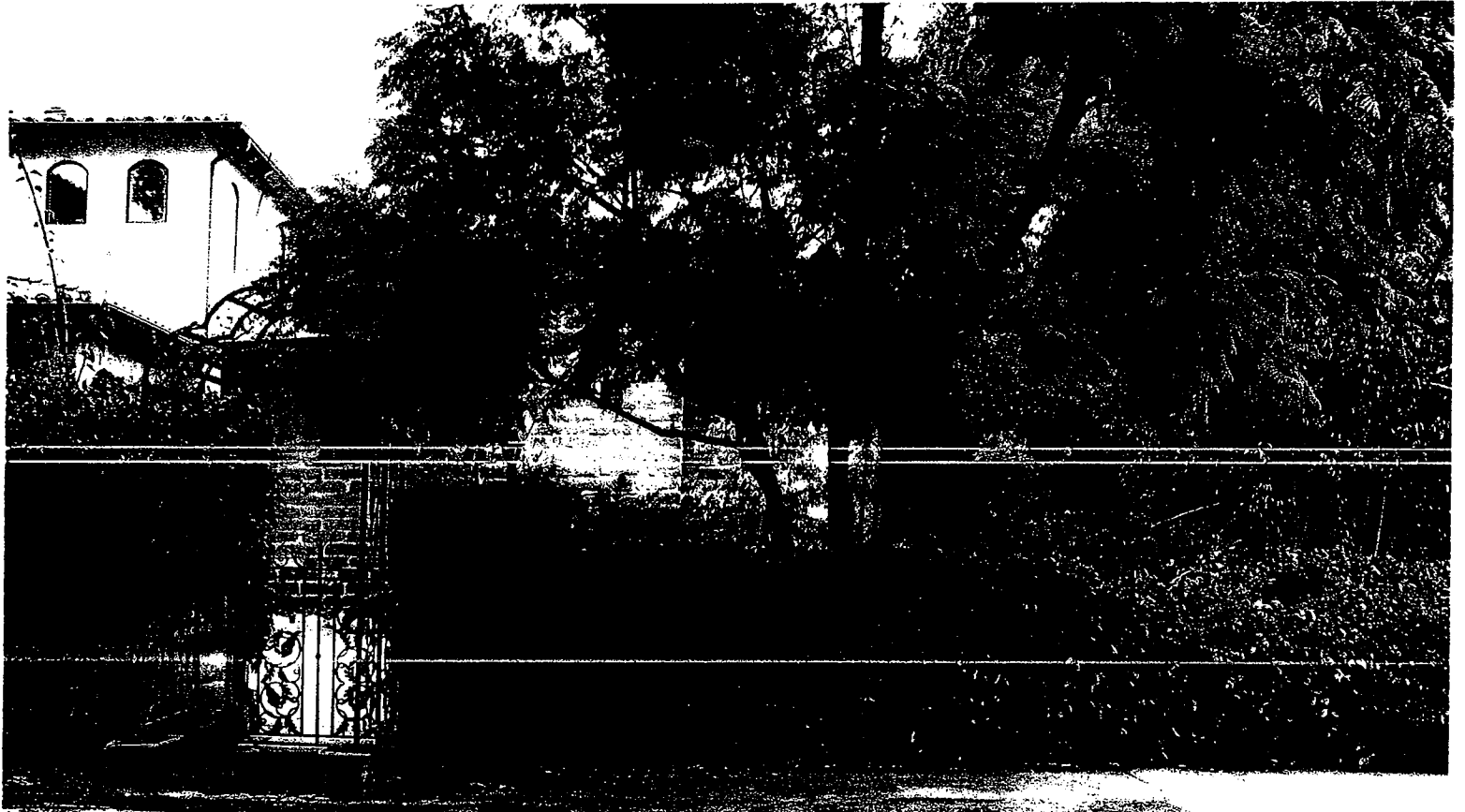
CRITERION	RATINGS: E - Excellent G - Good VG - Very Good FP - Fair/Poor
<p>8. <i>Event</i> Associated with an event that has made a significant contribution to the community, state, or nation <i>FP</i></p> <p>9. <i>Patterns</i> Associated with, and effectively illustrative of broad patterns of cultural, social, political, economic, or industrial history, of the urban development of the city <i>E</i></p>	<p>E Event of primary importance intimately connected with the building</p> <p>VG Event of primary importance loosely connected, or event of secondary importance intimately connected</p> <p>G Event of secondary importance loosely connected</p> <p><input checked="" type="radio"/> FP No connections with event of importance</p> <p><input checked="" type="radio"/> E Patterns of primary importance intimately connected with the building</p> <p>VG Patterns of primary importance loosely connected, or patterns of secondary importance intimately connected</p> <p>G Patterns of secondary importance loosely connected</p> <p>FP No connections with patterns of importance</p>
C. ENVIRONMENT	
<p>10. <i>Continuity</i> Contributes to the continuity or character of the street, neighborhood, or area</p> <p>11. <i>Setting</i> Setting and/or landscaping contributes to the continuity or character of the street, neighborhood, or area <i>E</i></p> <p>12. <i>Landmark</i> Significance as a visual landmark <i>G</i></p>	<p>E Of particular importance in establishing the character of a distinguished area</p> <p>VG Of importance in establishing or maintaining the character of a distinguished area</p> <p>G Compatible with the character of a distinguished area</p> <p>FP Incompatible with the character of an area</p> <p><input checked="" type="radio"/> E Of particular importance in establishing the character of the area</p> <p>VG Of importance in establishing or maintaining the dominant character of the area</p> <p>G Compatible with the dominant character of the area</p> <p>FP</p> <p>E A structure which may be taken as symbol for the city or region as a whole</p> <p>VG A conspicuous and familiar structure in the context of the city or region</p> <p><input checked="" type="radio"/> G A conspicuous and familiar structure in the context of the neighborhood</p> <p>FP Not particularly conspicuous or familiar</p>
D. INTEGRITY	
<p>13. <i>Alterations</i> Has suffered little alteration and retains most of its original materials and design features <i>E</i></p>	<p><input checked="" type="radio"/> E No changes or very minor changes</p> <p>VG Ground floor remodeled, cornice removed, or minor alterations which do not destroy the overall character</p> <p>G Overall character changed, but recognizable through removal of major cornice/parapet, alteration of upper floors, or gross alteration of any major elements</p> <p>FP Altered beyond recognition</p>



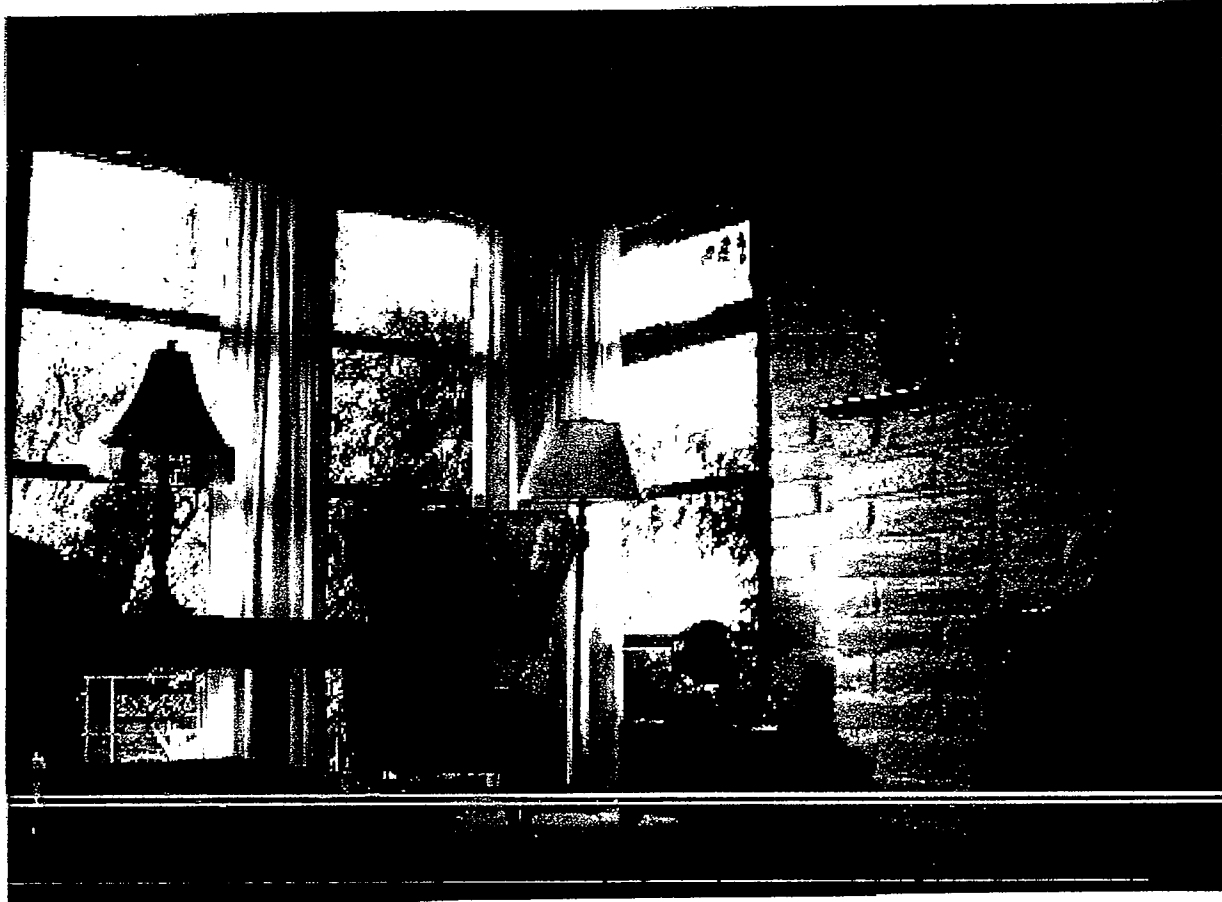
FRONT
669 33RD. ST.

Built 1936

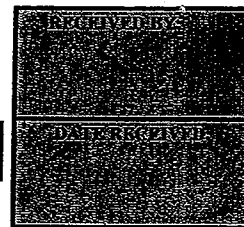
2500 Pine Avenue



2500 Pine Avenue



CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT



APPLICATION FOR LANDMARK DESIGNATION

2500 Pine Avenue

CRITERIA FOR LANDMARK DESIGNATION: CHECK (X) ALL THAT APPLY on whether nominated property, site, or structure, or area meets one (1) or more of the following criteria and a short explanation.

Its character, interest or value as part of the development, heritage, or cultural characterization of the community;

Its identification with a person or persons who significantly contributed to the development of the community;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community;

Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant

Its embodiment of design elements that make it structurally or architecturally innovative;

Its unique location or singular physical characteristics that make it an established or familiar visual feature;

Its suitability for preservation or restoration. Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration;

It shall have historic, aesthetic, or special character or interest for the general public and not be limited in interest to a special group or person;

Its designation shall not infringe upon the rights of a private owner thereof to make any and all reasonable uses thereof which are not in conflict with the purposes of this chapter;

CRITERIA FOR LANDMARK DESIGNATION CHECK ALL THAT APPLY in the appropriate boxes. Site of structure, or area, or site one (1) or more of the following criteria and a short explanation.

_____ **It has been previously designated in the National Register at the State-wide or federal level of significance (including National Historical Landmarks) and is historic resource that is significant at a City, regional, State or federal level, and is an exemplary representation of a particular type of historic resource.**

_____ **A culturally significant landmark designation that may include significant public or semi-public interior spaces and features which otherwise meet the criteria set forth above.**

_____ **A culturally significant landmark that may be a tree or other landscaping which shall qualify to be of historic or cultural significance and of importance to the community if it meets any one (1) of the following criteria:**

- **It is one (1) of the largest or oldest trees of the species located in the City;**
- **It has historical significance due to an association with a historic event, person, site, street, or structure; or**
- **It is a defining landmark or significant outstanding feature of a neighborhood**

Manhattan Beach
Landmarks Task Force
July 19, 2007

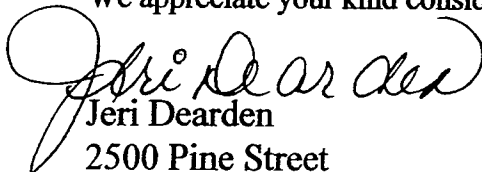
It is my pleasure to introduce our home to the Manhattan Beach Landmarks Task force for consideration as an architectural significant landmark. We are so very excited to participate in this process.

On January 17th 1950 a building permit was issued to Mr. Alan M Abeel from the City of Manhattan Beach. The home was to be made out of Adobe Brick with a beam ceiling, and would later become known as "Deardens Casa Bougainville". The builders name was Paul Davidson Esquire who was a local developer. In 1952 my parents Charles and Maxine Dearden purchased the property and began to raise their family. My brother Chuck and I experienced a brilliant beach life of surfing, Little League and go carts. Life was so good then, and I do believe that even though we were children we always knew how lucky we were to live beside the sea in our beautiful town.

Our home is uniquely constructed in the fashion of an old Spanish Casa and completely original. The beamed ceilings and wall boards edges are all hand scalloped and hand carved. The beauty of Adobe is that during the winter the mud walls retain heat and during the summer the house remains at a cool tempature. The interior walls have wainscoting of scalloped wood with painted drywall or wall paper above. Compared to the Mansions that now exist here in the city, our rooms would be considered charming and cozy. The personality of each room draws you into the world of yester year. The southern exposure of the house was taken into consideration at the time of construction and the builder elected to install the floor to ceiling windows along the entire south side of the house. Our southern exterior court yards are remarkably quite as our trees and surrounding hedges helps muffle the road noise and still offers our external living space.

Over the years we have experience visits from former residents who are still optimistic that a little piece of heaven has been preserved. They recall a time when bigger was not necessary better and that green space was precious. My brother and I are honored each time that good folks stop and make that connection. I still find myself hand watering out in the front yard and egger to engage as many friendly visitors as possible to ensure them that all is not lost. The Landmarks Task Force offers the opportunity to other residents to participate in this special collection of good will ambassadors.

We appreciate your kind consideration.


Jeri Dearden
2500 Pine Street

NPS Form 10-900
(Oct. 1990)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name "DEARDENS CASA Bougainville"

other names/site number _____

2. Location

street & number 2500 Pine Street not for publication

city or town MANHATTAN BEACH vicinity

state CA code _____ county LA code _____ zip code 90266

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other. (explain:)

N/A

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed
in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

PRIVATE RESIDENCE

7. Description

Architectural Classification
(Enter categories from instructions)

SPANISH ADOBE RANCHO

Materials
(Enter categories from instructions)

foundation CEMENT

walls EXTERNAL ADOBE BRICK (MUD)
INTERNAL WOOD/drywall

roof BEAMED FLAT WOOD

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

OUR HOME IS UNIQUELY CONSTRUCTED IN THE FASHION OF AN OLD SPANISH CASA RANCHO STYLE AND COMPLETELY ORIGINAL. THE CRAFTSMANSHIP AND DETAILS ALL HANDMADE THROUGHOUT THE HOUSE IS PARTICULAR TO THE ADOBE (MUD) HOME - PLEASE SEE INTRO LETTER.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
[X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is: NA

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Period of Significance

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Paul B Davidson Esquire

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Name of Property

10. Geographical Data

Acreege of Property 40x 1/2

UTM References

(Place additional UTM references on a continuation sheet.)

1	Zone	Easting	Northing
2	Zone	Easting	Northing

3	Zone	Easting	Northing
4	Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jerri Dearden
 organization _____ date 6/30/7
 street & number 2500 Pine St. telephone 310-545-0921
 city or town MANHATTAN BCL state Ca zip code 90266

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

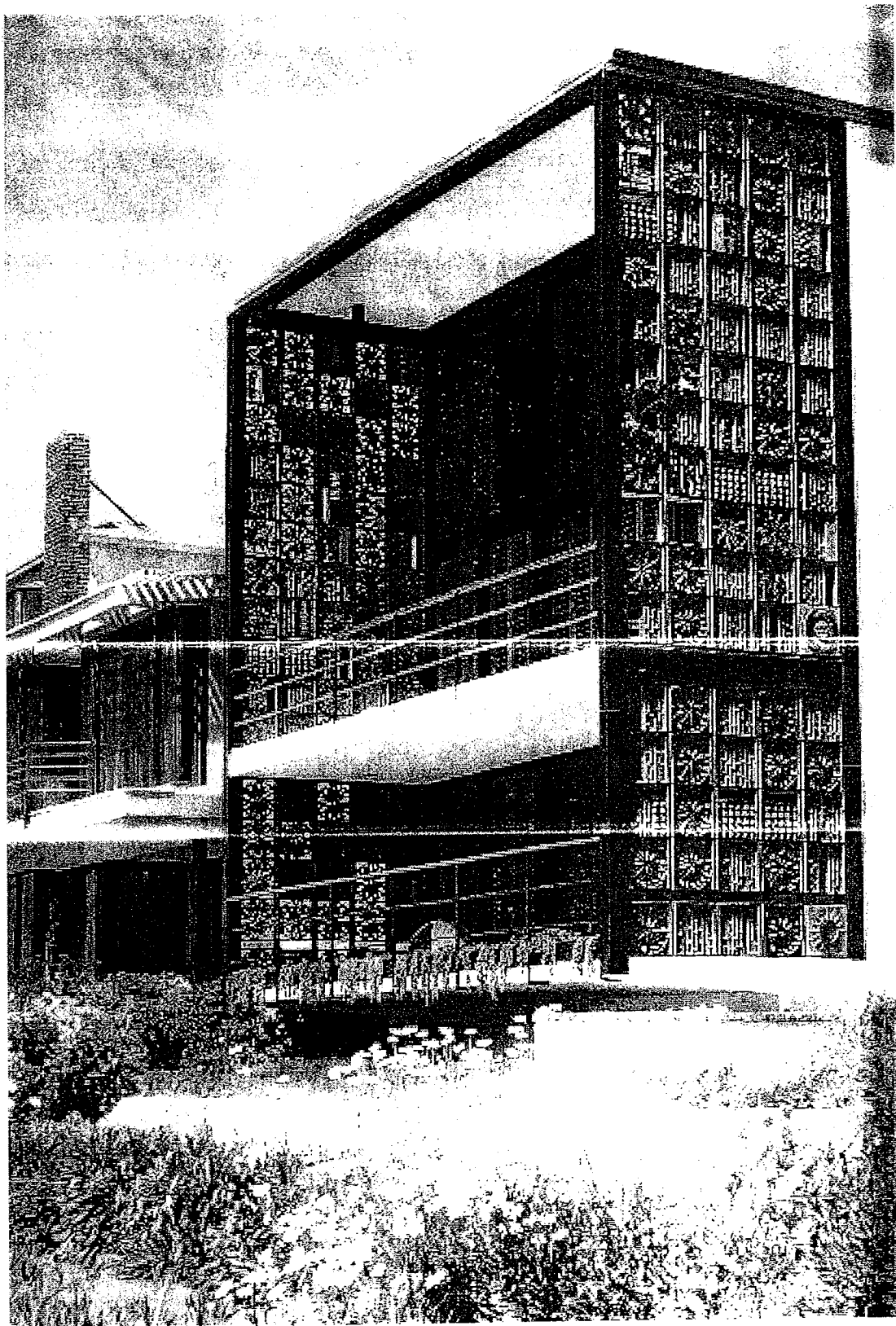
name CHARLES & JERI DEARDEN
 street & number 2500 Pine St. telephone 310-545-0921
 city or town MANHATTAN BCL state Ca zip code 90266

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

CRITERION	RATINGS: E - Excellent G - Good VG - Very Good FP - Fair/Poor
<p>8. <i>Event</i> Associated with an event that has made a significant contribution to the community, state, or nation <i>FP</i></p> <p>9. <i>Patterns</i> Associated with, and effectively illustrative of broad patterns of cultural, social, political, economic, or industrial history, of the urban development of the city <i>E</i></p>	<p>E Event of primary importance intimately connected with the building</p> <p>VG Event of primary importance loosely connected, or event of secondary importance intimately connected</p> <p>G Event of secondary importance loosely connected</p> <p><input checked="" type="radio"/> FP No connections with event of importance</p> <p><input checked="" type="radio"/> E Patterns of primary importance intimately connected with the building</p> <p>VG Patterns of primary importance loosely connected, or patterns of secondary importance intimately connected</p> <p>G Patterns of secondary importance loosely connected</p> <p>FP No connections with patterns of importance</p>
C. ENVIRONMENT	
<p>10. <i>Continuity</i> Contributes to the continuity or character of the street, neighborhood, or area</p> <p>11. <i>Setting</i> Setting and/or landscaping contributes to the continuity or character of the street, neighborhood, or area <i>VG</i></p> <p>12. <i>Landmark</i> Significance as a visual landmark <i>G</i></p>	<p>E Of particular importance in establishing the character of a distinguished area</p> <p>VG Of importance in establishing or maintaining the character of a distinguished area</p> <p>G Compatible with the character of a distinguished area</p> <p>FP Incompatible with the character of an area</p> <p>E Of particular importance in establishing the character of the area</p> <p><input checked="" type="radio"/> VG Of importance in establishing or maintaining the dominant character of the area</p> <p>G Compatible with the dominant character of the area</p> <p>FP</p> <p>E A structure which may be taken as symbol for the city or region as a whole</p> <p>VG A conspicuous and familiar structure in the context of the city or region</p> <p><input checked="" type="radio"/> G A conspicuous and familiar structure in the context of the neighborhood</p> <p>FP Not particularly conspicuous or familiar</p>
D. INTEGRITY	
<p>13. <i>Alterations</i> Has suffered little alteration and retains most of its original materials and design features <i>E</i></p>	<p><input checked="" type="radio"/> E No changes or very minor changes</p> <p>VG Ground floor remodeled, cornice removed, or minor alterations which do not destroy the overall character</p> <p>G Overall character changed, but recognizable through removal of major cornice/parapet, alteration of upper floors, or gross alteration of any major elements</p> <p>FP Altered beyond recognition</p>

3004 The Strand



CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

RECEIVED
DATE RECEIVED

APPLICATION FOR LANDMARK DESIGNATION

3004 The Strand

CRITERIA FOR LANDMARK DESIGNATION: CHECK (X) ALL THAT APPLY on whether a designated property, site or structure, or area meets one (1) or more of the following criteria and a short explanation.

Its character, interest or value as part of the development, heritage, or cultural characterization of the community;

Its identification with a person or persons who significantly contributed to the development of the community;

Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community;

Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant

Its embodiment of design elements that make it structurally or architecturally innovative;

Its unique location or singular physical characteristics that make it an established or familiar visual feature;

Its suitability for preservation or restoration. Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration;

It shall have historic, aesthetic, or special character or interest for the general public and not be limited in interest to a special group or person;

Its designation shall not infringe upon the rights of a private owner thereof to make any and all reasonable uses thereof which are not in conflict with the purposes of this chapter;

CRITERIA FOR LANDMARK DESIGNATION. CHECK IN ALL THAT APPLY. If whether nominated property, site or structure or area meets one or more of the following criteria and a short explanation.

_____ **It has been previously designated in the National Register at the State-wide or federal level of significance (including National Historical Landmarks) and is historic resource that is significant at a City, regional, State or federal level, and is an exemplary representation of a particular type of historic resource.**

_____ **A culturally significant landmark designation that may include significant public or semi-public interior spaces and features which otherwise meet the criteria set forth above.**

_____ **A culturally significant landmark that may be a tree or other landscaping which shall qualify to be of historic or cultural significance and of importance to the community if it meets any one (1) of the following criteria:**

- **It is one (1) of the largest or oldest trees of the species located in the City;**
- **It has historical significance due to an association with a historic event, person, site, street, or structure; or**
- **It is a defining landmark or significant outstanding feature of a neighborhood**

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

In 1960, this home was built on a small 33-1/3 foot wide by 105-foot long vacant beach lot bordering the ocean. It is considered to the first steel supported residence built in Manhattan Beach. Due to the slope of the property the building code permitted a limit of three stories on the oceanfront and two stories in the rear (facing Ocean Drive). Owned and built by John and Marian K. Scott, the design and drafted working blueprints for the structure were created by Marian Scott, with the assistance and approval of structural engineers, MacIntosh and MacIntosh.

To give the interior an illusion of space and to maximize the ocean view proved to the primary challenge in designing this home. Steel construction provided that space. Further space was achieved by accessing the upper level with a spiral staircase (first of its kind in Manhattan Beach). These steps and their specifications became the standard by which future spiral stairways would be approved by the City.

The three stories facing the ocean accommodated two spacious eight-foot decks, one for the rental apartment below and the other for the main house above. Decorative panels flanked the decks; they provided both privacy and a windbreak. Owner John Scott designed and executed the major work on these panels.

Aware of the corrosive nature of the sea air, rolled copper sheeting was used to affect the geometric motifs of the panels; a few were interspersed with whimsical elements. In order to take advantage of morning and afternoon backlighting of the sun, various sized pieces of stained glass were incorporated within the copper units. The panels were hand-fashioned over a considerable period of time and then inset into a redwood matrix. The beach atmosphere quickly colored the copper surface with a self-protecting green patina much like the hundred-year-old copper roofs of Europe.

3004 The Strand

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name JOHN and MARIAN SCOTT RESIDENCE

other names/site number _____

2. Location

street & number 3004 the STRAND not for publication

city or town MANHATTAN BEACH vicinity

state CALIFORNIA code _____ county LOS ANGELES code 37 zip code 90266

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

Signature of the Keeper _____

Date of Action _____

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

_____ buildings

_____ sites

_____ structure

_____ objects

_____ Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC - 2 UNIT DWELLING

Current Functions

(Enter categories from instructions)

DOMESTIC - 2 UNIT DWELLING

7. Description

Architectural Classification

(Enter categories from instructions)

MODERN MOVEMENT

Materials

(Enter categories from instructions)

foundation CONCRETE SLAB

walls STUCCO, WOOD & GLASS

roof COMPOSITION

other STEEL FRAMED

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- 1 OVER-ALL EXTERIOR WITH EMPHASIS ON UNIQUE ORNAMENTAL SIDE PANELS FRAMING THE OCEAN SIDE (WEST) FACADE.
2 CIRCULAR STAIRS WITHIN THE INTERIOR.

Period of Significance

CURRENT

Significant Dates

1960 TO THE PRESENT

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

MARIAN K. SCOTT - GRAPHIC DESIGNER
MACINTOSH + MACINTOSH - STRUCTURAL ENGINEERS

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

10. Geographical Data

Acreage of Property

UTM References

(Place additional UTM references on a continuation sheet.)

1	Zone	Easting	Northing
2			

3	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title JOHN SCOTT, OWNER

organization THE MANHATTAN BEACH LANDMARKS TASK FORCE date 5-1-07

street & number 3004 the STRAND telephone 310 545-2039

city or town MANHATTAN BEACH state CA zip code 90266

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property. 3 PHOTOS

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name JOHN SCOTT

street & number 3004 the STRAND telephone 310 545-2039

city or town MANHATTAN BEACH state CA zip code 90266

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

ORDINANCE NO. 2089

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA ADDING A NEW CHAPTER 10.86 TO TITLE 10 OF THE MANHATTAN BEACH MUNICIPAL CODE REGARDING DESIGNATION OF CULTURALLY SIGNIFICANT LANDMARKS

THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby makes the following findings:

- A. Presently the City has no provision to recognize or acknowledge properties of local, historical or architectural significance.
- B. While it is unfair to property owners to unduly burden specific properties with restrictions preventing development of those properties it would be beneficial to have a means by which an owner of a culturally significant property who desires to obtain recognition of their unique property without unduly restricting their property rights.
- C. While the State and Federal governments do have classifications available to historically significant properties local government is in a unique position to recognize and acknowledge the importance of unique properties within City boundaries.
- D. It is therefore in the best interests of public health safety and welfare to adopt a process to acknowledge the significance of culturally unique properties within the City.

SECTION 2. The City Council of the City of Manhattan Beach hereby adds a new Chapter 10.86 to Title 10 of the Manhattan Beach Municipal Code as follows:

“Chapter 10.86 Culturally Significant Landmarks

Section 10.86.010 Purpose

It is the intent and purpose of the Manhattan Beach City Council in passing this ordinance to:

- (a). Safeguard the City's heritage by encouraging the recognition and voluntary protection of landmarks representing significant elements of the City's history and culture;
- (b). Foster civic and neighborhood pride and a sense of identity based on appreciation of the City's past;
- (c). Strengthen the economy of the City by identifying and recognizing historical and cultural landmarks which may be of interest to both residents and visitors.

Section 10.86.020 Definitions

Architectural significance – means any structure which embodies a particular architectural style or is a distinctive example of a particular school of architectural design or represents the work of an important architect.

Architectural appearance - means the architectural character and general composition of the structure, including but not limited to, the kind, color, and texture of the building material and the type, design, and character of all windows, doors, light fixtures, signs, and appurtenant elements.

Community – means the City of Manhattan Beach and surrounding environs.

Council - means the City Council of the City of Manhattan Beach.

Demolition - means any act or process that destroys in part or in whole a landmark, proposed landmark, monument or point of interest.

Landmark - means a property or structure designated as a "landmark" by resolution of the City Council, pursuant to procedures prescribed herein, that is worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the City.

Owner of record - means the person, corporation, or other legal entity listed as owner on the records of the County Recorder of Deeds.

Point of interest - means the site of a building, structure, or object which no longer exists but which was associated with historic events or important persons or embodied a distinctive character or architectural style; or has historic significance but has been altered to the extent that the integrity of the original workmanship, materials, or style has been substantially compromised; or is the site of a historic event which has no distinguishable characteristic other than that a historic event occurred there, and the site is not of sufficient historic significance to justify the establishment of a historic landmark.

Publicly owned - shall mean a property which is owned by any governmental entity including, but not limited to, the City, School District, County, State, United States Government or any special district.

Site - shall mean a location or place with or without associated structures or landscaping.

Structure - means anything constructed or erected, the use of which requires permanent or temporary location on or in the ground.

Section 10.86.030 Designation of Culturally Significant Landmarks

At the request of the owner of record the City Council of the City of Manhattan Beach may designate any privately owned property in the City as a culturally significant landmark pursuant to the criteria set forth in this Chapter and issue a Certificate of Cultural Significance with regard to said property in recognition of its unique status in the community. Any Manhattan Beach resident may nominate a publicly owned property as a culturally significant landmark which shall then be reviewed according to the same procedure and criteria set forth in this Chapter for privately owned properties.

Section 10.86.040 Procedure For Designation of Culturally Significant Landmark

The owner of record of any property (or, with regard to publicly owned properties, any Manhattan Beach resident) within City boundaries may apply to the Director of Community Development or his or her designee for that property to be designated as a Culturally Significant Landmark on a form developed by the Community Development Department for that purpose. The application shall identify the property, shall contain a brief description of the site, building structure or significant horticultural development, the reasons why the site is considered culturally significant and a discussion of any request for signage memorializing the designation. A copy of any such application shall be forwarded to the Manhattan Beach Historical Society which shall be invited to formally comment on the application. Within ninety (90) days of receipt of the application City staff shall schedule a public hearing by the City Council to consider any such application. Notice of such public hearing shall be published at least ten days before the date of the hearing and prior notice shall be mailed to each property owner whose property is within five hundred (500) feet of the designated property. The decision of the City Council shall be final with regard to any such application.

Section 10.86.050 Criteria For Designation of A Culturally Significant Landmark

1. The City Council shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, site, structure, or area meets one or more of the following criteria:

- (a) Its character, interest, or value as part of the development, heritage, or cultural characterization of the community;
- (b) Its identification with a person or persons who significantly contributed to the development of the community;
- (c) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- (d) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community;
- (e) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

- (f) Its embodiment of design elements that make it structurally or architecturally innovative;
- (g) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- (h) Its suitability for preservation or restoration. Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration;
- (i) It shall have historic, aesthetic, or special character or interest for the general public and not be limited in interest to a special group or person;
- (j) Its designation shall not infringe upon the rights of a private owner thereof to make any and all reasonable uses thereof which are not in conflict with the purposes of this chapter.
- (k) it has been previously designated in the National Register at the State-wide or Federal level of significance (including National Historic Landmarks) and is historic resource that is significant at a City, regional, State, or Federal level, and is an exemplary representation of a particular type of historic resource.

2. A culturally significant landmark designation may include significant public or semi-public interior spaces and features which otherwise meet the criteria set forth above.

3. A culturally significant landmark may be a tree or other landscaping which shall qualify to be of historic or cultural significance and of importance to the community if it meets any one of the following criteria:

- (a) It is one of the largest or oldest trees of the species located in the City;
- (b) It has historical significance due to an association with a historic event, person, site, street, or structure; or
- (c) It is a defining landmark or significant outstanding feature of a neighborhood.

10.86.060 Signage For Culturally Significant Landmarks

At the time the City Council approves the designation of a property or site as a culturally significant landmark, it may, at the owner's request approve signage for the site which memorialized its designation under this Chapter. The size, presentation, content and location of any such sign shall be presented to the City Council at the time it considers designation of the property or site.

10.86.070 Effect of Designation As A Culturally Significant Landmark

The designation of a property or site as a culturally significant landmark is an honorary designation only. Such designation shall have no effect upon the property rights of the owner of such property nor curtail alteration, development or demolition of such property.

10.86.080 Removal of Designation As A Culturally Significant Landmark

The owner of a designated culturally significant site may, at any time, apply to have the designation removed. The property owner shall file a written statement with the Director of Community Development or his or her designee setting forth the reasons for the request for removal. Any such removal shall require an action by the City Council at a duly noticed public hearing with notice to be published and mailed as provided for in Section 10.86.030 above.

10.86.090 Establishment of 'Landmark Task force'

The City Council may appoint a 'Landmark Task Force' to advise on ways to preserve, celebrate and enhance the City's culturally significant landmarks. The Task Force's mission shall include but not be limited to:

- (a). Researching the availability of historical materials related to Manhattan Beach and creating an inventory list of possible sites, districts and structures;
- (b). Researching funding sources for large and small scale historic preservation, restoration, renovation and identification projects;

(c). Providing educational opportunities to increase public awareness and appreciation of Manhattan Beach's unique heritage.

(e). Reviewing and commenting on proposed application for designation under this Chapter.

Members of the Task Force shall be appointed by the City Council and must be electors of the City. The City Council shall establish the term and other criteria for appointment of said "Task Force."

10.86.100 Environmental Impacts

The purpose of the program established hereunder is to honor and recognize locally significant landmarks. However, the designation provided for in this Chapter shall not be construed, by itself, to confer a level of significance sufficient that alteration or demolition of a designated property or site can be inferred to be a significant impact on the environment."

SECTION 3. If any sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

SECTION 4. Any provisions of the Manhattan Beach Municipal Code, or appendices thereto, or any other Ordinance of the City, to the extent that they are inconsistent with this Ordinance, and no further, are hereby repealed.

SECTION 5. This Ordinance shall go into effect and be in full force and operation from and after thirty days after its final passage and adoption.

SECTION 6. The City Clerk shall cause this Ordinance or a summary thereof to be published and, if appropriate, posted, as provided by law. Any summary shall be published and a certified copy of the full text of this Ordinance posted in the Office of the City Clerk at least five (5) days prior to the City Council meeting at which this Ordinance is to be adopted. Within fifteen (15) days after the adoption of this Ordinance, the City Clerk shall cause a summary to be published with the names of those City Council members voting for and against this Ordinance and shall post in the Office of the City Clerk a certified copy of the full text of this Ordinance along with the names of those City Council members voting for and against the Ordinance.

PASSED, APPROVED and ADOPTED this 5th day of September, 2006.

AYES:
NOES:
ABSENT:
ABSTAIN:

Mayor, City of Manhattan Beach, California

ATTEST:

Acting City Clerk



LANDMARK DESIGNATION APPLICATION INSTRUCTIONS

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Ordinance No. 2089, Designation of Culturally Significant Landmarks, approved on October 5, 2006 by the City Council, adopted a process to recognize and acknowledge properties of local, historical or architectural significance within the City of Manhattan Beach.

Any owner of record may nominate their private property in the City of Manhattan Beach to be designated as a culturally significant landmark based on the criteria set forth in Landmark Ordinance 2089. Any Manhattan Beach resident may also nominate a publicly owned property as a culturally significant landmark which will be reviewed according to the same procedure and criteria for private properties. If approved, the owner of record will be issued a Certificate of Cultural Significance with regard to the property in recognition of its unique status in the community.

To submit a complete Landmark Designation application, submit this sheet along with the requested information to the Community Development Department between 8:00 AM and Noon, or between 3:00 PM and 5:00PM, Monday through Friday. Incomplete applications will not be accepted.

SUBMITTAL ITEMS (applicant to check the corresponding box upon completion):

- 1. **COMPLETED MASTER APPLICATION (Fee \$65.00 for public notification) (including OWNER'S AFFIDAVIT)**
- 2. **COMPLETED APPLICATION FOR LANDMARK DESIGNATION**
- 3. **COMPLETE WRITTEN DESCRIPTION** describing the following:
(attach to application)
 - a) Brief description of the site, building structure or significant horticultural development
 - b) Reasons why the subject property is considered culturally significant according to the criteria checked on the attached Application for Landmark Designation, and
 - b) Any request for signage memorializing the designation
- 4. **ATTACH ANY ADDITIONAL INFORMATION** (photos, documents, etc.) which you feel is culturally significant to the subject property

If you have any questions, please call (310) 802-5500, or visit the counter between the hours of 8:00 AM to 5:00 PM.



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only

Date Submitted:
Received By:
F&G Check Submitted:

Project Address _____

Legal Description _____

General Plan Designation _____

Zoning Designation _____

Area District _____

For projects requiring a Coastal Development Permit, select one of the following determinations¹:

Project located in Appeal Jurisdiction

Project not located in Appeal Jurisdiction

Major Development (Public Hearing required)

Public Hearing Required (due to UP, Var., etc.)

Minor Development (Public Hearing, if requested)

No Public Hearing Required

Submitted Application (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Appeal to PC/PWC/BBA/CC _____ | <input type="checkbox"/> Subdivision (Lot Line Adjustment) _____ |
| <input type="checkbox"/> Coastal Development Permit _____ | <input type="checkbox"/> Use Permit (Residential) _____ |
| <input type="checkbox"/> Environmental Assessment _____ | <input type="checkbox"/> Use Permit (Commercial) _____ |
| <input type="checkbox"/> Minor Exception _____ | <input type="checkbox"/> Use Permit Amendment _____ |
| <input type="checkbox"/> Subdivision (Map Deposit)4300 _____ | <input type="checkbox"/> Variance _____ |
| <input type="checkbox"/> Subdivision (Tentative Map) _____ | <input type="checkbox"/> Public Notification Fee _____ |
| <input type="checkbox"/> Subdivision (Final) _____ | <input type="checkbox"/> Park/Rec Quimby Fee 4425 _____ |
| | <input type="checkbox"/> Other _____ |

Fee Summary: Account No. 4225 (calculate fees on reverse)

Pre-Application Conference: Yes _____ No _____ Date: _____ Fee: _____

Amount Due: \$ _____ (less Pre-Application Fee if submitted within past 3 months)

Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Name _____

Mailing Address _____

Applicant(s)/Appellant(s) Relationship to Property _____

Contact Person (include relation to applicant/appellant) _____ Phone number / e-mail _____

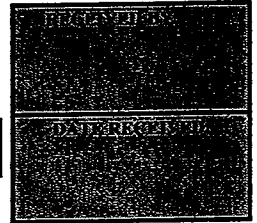
Address, _____

Applicant(s)/Appellant(s) Signature _____ Phone number _____

Complete Project Description- including any demolition (attach additional pages if necessary)

¹ An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT



APPLICATION FOR LANDMARK DESIGNATION

CRITERIA FOR LANDMARK DESIGNATION: CHECK ALL THAT APPLY on whether a nominated property, site or structure or area meets one (1) or more of the following criteria and a short explanation:

_____ **Its character, interest or value as part of the development, heritage, or cultural characterization of the community;**

_____ **Its identification with a person or persons who significantly contributed to the development of the community;**

_____ **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;**

_____ **Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community;**

_____ **Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant**

_____ **Its embodiment of design elements that make it structurally or architecturally innovative;**

_____ **Its unique location or singular physical characteristics that make it an established or familiar visual feature;**

_____ **Its suitability for preservation or restoration. Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of perservation or restoration;**

_____ **It shall have historic, aesthetic, or special character or interest for the general public and not be limited in interest to a special group or person;**

_____ **Its designation shall not infringe upon the rights of a private owner thereof to make any and all reasonable uses thereof which are not in conflict with the purposes of this chapter;**

CRITERIA FOR LANDMARK DESIGNATION: CHECK (X) ALL THAT APPLY on whether a nominated property, site or structure, or area meets one (1) or more of the following criteria and a short explanation.

_____ **It has been previously designated in the National Register at the State-wide or federal level of significance (including National Historical Landmarks) and is historic resource that is significant at a City, regional, State or federal level, and is an exemplary representation of a particular type of historic resource.**

_____ **A culturally significant landmark designation that may include significant public or semi-public interior spaces and features which otherwise meet the criteria set forth above.**

_____ **A culturally significant landmark that may be a tree or other landscaping which shall qualify to be of historic or cultural significance and of importance to the community if it meets any one (1) of the following criteria:**

- **It is one (1) of the largest or oldest trees of the species located in the City;**
- **It has historical significance due to an association with a historic event, person, site, street, or structure; or**
- **It is a defining landmark or significant outstanding feature of a neighborhood**



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Ward and Members of the City Council

FROM: Robert V. Wadden Jr., City Attorney

DATE: September 5, 2006

SUBJECT: Adoption of Ordinance No. 2089 Implementing A City Council Work Plan Item To Create A Recognition Process For Culturally Significant Landmarks.

RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 2089 which adopts a recognition process for culturally significant landmarks within the City.

FISCAL IMPLICATION:

Adoption of this ordinance may require an unknown amount of staff time from the Community Development Department which could impact work load in that Department. Administering this ordinance is expected to be accommodated with current staffing and resources.

BACKGROUND:

On August 15, 2006 the City Council introduced Ordinance 2089. This implements a program which for the past two years the City Council has included as an item on its annual work plan. A program which would acknowledge properties of historical or cultural significance without depriving property owners of their rights to develop or transfer their properties free of encumbrance. The proposed ordinance is intended to accomplish this.

On July 12, 2006, the Planning Commission considered the proposed ordinance and adopted Resolution PC 06-08 recommending that the City Council adopt it. The Planning Commission also discussed and supported the Mills Act program to supplement this ordinance, because it provides financial incentives to property owners. The Commission recommended that the City Council carefully evaluate the costs and benefits of adopting a Mills Act program.

DISCUSSION:

There are a number of legal methodologies available to encourage or require historic preservation which varies considerably in their restriction of property rights. It is also possible to have voluntary preservation programs.

Federal & State Historic Preservation Laws

The National Historic Preservation Act (16 USC sections 470 et seq.) establishes the National Register of Historic Places which extends recognition to historically significant sites. Designation

Nonrestrictive Designations

Some jurisdictions which desire to recognize historically significant properties but do not wish to restrict owners' property rights establish designations to honor and identify properties which do not restrict alteration or demolition. Such local laws serve much the same purpose as the previously mentioned State and Federal designations in providing recognition of historical resources even though local criteria for recognition may be different. Designation under such a local ordinance may trigger a need for environmental review just as State and Federal designations would. Sometimes such ordinances will involve a local historical commission which will determine if a site qualifies for inclusion under the criteria established by the local ordinance. A city council confirmation may or may not be a part of the process. Such a designation may assist a property owner in obtaining a low interest loan under the Historical Rehabilitation Act of 1976 or even getting preferential income tax treatment under Revenue and Taxation Code sections 17211.4 and 17228.5

Voluntary Restrictions -Mills Act

State law provides for voluntary restrictions on historically significant property in exchange for reduced property tax. The legislation, known as the "Mills Act" (Government Code section 50280 et seq.), requires the City to adopt a local ordinance establishing historical criteria (or adopting State or Federal standards) and authorizes the City to enter into contracts with the owners of properties meeting those criteria. The contracts would limit an owners' ability to replace or alter the appearance of the property during the term of the agreement which must be for a minimum of ten years. The contract must be binding on the successors and heirs of the property owner and must therefore be recorded. The agreement would entitle the property owner to a lower valuation for property tax purposes during the term of the agreement. However, the agreement would also likely impact the marketability and price of the property it affects because of its restriction on future development. Nothing in the Mills Act requires the owner of a historically significant property to enter into such a contract, participation is strictly voluntary. When it considered the proposed ordinance the Planning Commission unanimously recommended that the council seriously consider a Mills Act ordinance for Manhattan Beach because it provides meaningful financial incentives to property owners to preserve their properties over the term of the agreement. Locally Redondo Beach has such an ordinance and has a significant number of contracts restricting alteration or development of historic properties. Such an ordinance would impact staff work load by requiring not only that staff certify eligibility and prepare and administer Mills Act contracts but also monitor any future alterations to Mills Act properties however minor.

The Proposed Ordinance

The proposed ordinance takes the voluntary approach to designation. Properties (other than publicly owned properties which may be nominated by any resident) may only be nominated by the property owner (this differs from the State and Federal recognition programs which allow any one to nominate a property for designation). There are no restrictions on an owners' ability to alter or demolish a designated property. The City Council ultimately determines whether or not a property

**CITY OF MANHATTAN BEACH
MEMORANDUM**

TO: Planning Commission
FROM: Robert V. Wadden Jr., City Attorney
DATE: July 12, 2006
SUBJECT: Consideration To Approve a Culturally Significant Landmark Ordinance

RECOMMENDATION

Staff recommends that the Planning Commission review and adopt the attached resolution proposing adoption of an ordinance to designate culturally significant landmarks within the City.

BACKGROUND

For the last two years the Manhattan Beach City Council has identified on their "Work Plan" a project to adopt an ordinance which would provide a procedure for recognition of those places within the City which have historical or cultural significance. However, the Council cautioned that it did not wish to overly burden the rights of property owners but hoped that designation and recognition might aid the voluntary preservation of such sites. The proposed ordinance was shared with the Manhattan Beach Historical Society and local historian and writer Jan Dennis to solicit their input and comments. While a publicly noticed hearing is not legally required the City did publish notice in hopes of attracting any one who might have an interest in this subject.

DISCUSSION

There are a number of legal methodologies available to encourage or require historic preservation which vary considerably in their restriction of property rights. It is also possible to have voluntary preservation programs.

Federal & State Historic Preservation Laws

The National Historic Preservation Act (16 USC sections 470 et seq.) establishes the National Register of Historic Places which extends recognition to historically significant sites. Designation of sites for inclusion in the list is determined by Federal administrative action. Application for inclusion may be made by property owners or local agencies. Criteria for inclusion are set forth in the regulations for the Act.

The State of California has a similar law (Public Resources Code sections 5020 et seq.) which establishes a California Register of Historical Places. A State Commission



Nonrestrictive Designations

Some jurisdictions which desire to recognize historically significant properties but do not wish to restrict owners' property rights establish designations to honor and identify properties which do not restrict alteration or demolition. Such local laws serve much the same purpose as the previously mentioned State and Federal designations in providing recognition of historical resources even though local criteria for recognition may be different. Designation under such a local ordinance may trigger a need for environmental review just as State and Federal designations would. Sometimes such ordinances will involve a local historical commission which will determine if a site qualifies for inclusion under the criteria established by the local ordinance. A city council confirmation may or may not be a part of the process. Such a designation may assist a property owner in obtaining a low interest loan under the Historical Rehabilitation Act of 1976 or even getting preferential income tax treatment under Revenue and Taxation Code sections 17211.4 and 17228.5

Voluntary Restrictions

State law provides for voluntary restrictions on historically significant property in exchange for reduced property tax. The legislation, known as the "Mills Act" (Government Code section 50280 et seq.), requires the City to adopt a local ordinance establishing historical criteria (or adopting State or Federal standards) and authorizes the City to enter into contracts with the owners of properties meeting those criteria. The contracts would limit an owners' ability to replace or alter the appearance of the property during the term of the agreement which must be for a minimum of ten years. The contract must be binding on the successors and heirs of the property owner and must therefore be recorded. The agreement would entitle the property owner to a lower valuation for property tax purposes during the term of the agreement. Nothing in the Mills Act requires the owner of a historically significant property to enter into such a contract, participation is strictly voluntary.

The Proposed Ordinance

The proposed ordinance takes the voluntary approach to designation. Properties may only be nominated by the property owner (this differs from the State and Federal recognition programs which allow any one to nominate a property for designation). There are no restrictions on an owners' ability to alter or demolish a designated property. The City Council ultimately determines whether or not a property will qualify as a "culturally significant landmark." The criteria are set forth in the ordinance and are very broad. Included are architectural significance, association with locally significant events, association with a significant designer and unique locations which are visually associated

with the City. Any property designated as significant under Federal or State law would qualify under the proposed ordinance. Buildings, sites or even trees may be eligible for designation. The ordinance provides that signage may be approved to memorialize the designation status of a property. A procedure for removal of the designation is provided. The Council is authorized to appoint a Task Force to assist in gathering information and promoting education related to the community's historic resources.

cc: Geoff Dolan, City Manager

