






Staff Report

City of Manhattan Beach

TO: Honorable Mayor Ward and Members of the City Council

THROUGH: Richard Thompson, Interim City Manager 

FROM: Laurie Jester, Acting Director of Community Development 
Angelica Ochoa, Assistant Planner 

DATE: April 20, 2010

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, **ADOPT RESOLUTION NO. 6249** 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 and present plaques to each designated property owner.

FISCAL IMPLICATION:

The administration of the current regulations, including the required public notification, is being handled by staff with no current fees required. In the future, cost recovery fees may be recommended depending on the results of the fee study that is currently being conducted by the Finance Department.

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. As part of the ordinance implementation, the City Council also approved the formation of a Landmarks Task Force (Manhattan Beach Cultural Heritage Conservancy) to increase public awareness and appreciation of the City's cultural heritage. Since 2006, this group has been identifying properties and researching the significance of each site.

On October 16, 2007, the City Council approved the designation of five properties to be recognized as culturally significant in recognition of their historical status and architectural design. All five property owners have submitted applications to register their properties for historical nomination to the State Historic Preservation Office (SHPO). One of the five recognized properties, 3004 Strand (the Scott House) was accepted by the SHPO on January 27, 2009 to be listed in the California Register of Historical Resources (Exhibit B). The remaining four properties are currently being reviewed by the SHPO and are pending to be listed in the California Register of Historical

Resources.

On February 26, 2010, staff received five new Cultural Significant Landmark applications from the Manhattan Beach Cultural Heritage Conservancy 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 Ordinance 2089, Chapter 10.86.050 (Exhibit D).

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. 6249 (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.

DISCUSSION:

The five subject properties are the second request of properties 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) Bruce's Beach – Highland Avenue, between 26th and 27th Streets, Oldest City Park (1924) and prior to that Bruce's Lodge beach resort, identifies with a historic significant site in the City of Manhattan Beach
- 2) The "Red House", Polliwog Park – Built in 1907, Craftsman Beach Bungalow style, gabled roof, exposed rafters, wood siding,
- 3) Moon's Market, 3301 Highland Avenue – Built in 1914, Spanish style, stucco walls, red tile roof and arched doorways, first Spanish style commercial storefront building, first commercial property to be nominated
- 4) 224 5th Street – Built in 1931, Beach Cottage, wood shingle style, hipped cross gable steep roof
- 5) 216 4th Street – Built in 1912, Craftsman Dutch style, cedar shingle siding, curved roof with hipped side gables

All properties have some architectural unique style and significance as mentioned in the attached documentation from the Manhattan Beach Cultural Heritage Conservancy (Exhibit E).

After review of the research and documentation for the five subject properties submitted by the Task Force, 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 distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials

Staff feels that these properties have unique architectural features that continue to establish an inventory and acknowledge historic structures in the City. If the City Council approves the designation, then a plaque will be presented this evening to each owner whose property is being honored for their cultural significant status in the City.

A notice to consider the subject properties to be culturally significant landmarks was published in the Beach Reporter on April 1, 2010 and was noticed to property owners within the 500 feet 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 or property owners.

- Exhibits:
- A. Draft Resolution No. 6249
 - B. State Historic Preservation Office Correspondence
 - C. Cultural Significant Landmark Application
 - D. Historical Ordinance No. 2089
 - E. Landmark Task Force Property Documentation

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

RESOLUTION NO. 6249

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 April 20, 2010 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 February 26, 2010, 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) Bruce's Beach – APN 4177-023-900
- 2) The "Red House", Polliwog Park – APN 4165-007-902
- 3) Moon's Market, 3301 Highland Avenue – APN 4175-022-017
- 4) 224 5th Street – APN 4180-024-016
- 5) 216 4th Street – APN 4180-021-020

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 20th day of April, 2010.

Ayes:
Noes:
Absent:
Abstain:

Mayor, City of Manhattan Beach, California

ATTEST:

City Clerk

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov



*COPY
R-CH T*

March 20, 2009

The Honorable Mayor ~~Richard Montgomery~~
City of Manhattan Beach City Hall
1400 Highland Avenue
Manhattan Beach, California 90266

**RE: California Register of Historical Resources
Scott House**

Dear Mayor ~~Montgomery~~:

As required by the California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4855(c)(4), I am writing to inform you that at its regular meeting on January 27, 2009 the State Historical Resources Commission (Commission) designated the Scott House in Manhattan Beach, Los Angeles County as eligible for listing in the California Register of Historical Resources (California Register), and accepted it for official listing in the California Register. Enclosed is a copy of the Commission's Findings.

If you have any questions or require further information, please contact Jay Correia of the Registration Unit at (916) 653-9054.

Sincerely,

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

MAR 25 2008

EXHIBIT B
CC Mtg. 4/20/10



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only

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

Highland Avenue between 26th
Project Address and 27th Sts.

Bruce's Beach
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)

- Appeal to PC/PWC/BBA/CC _____
- Coastal Development Permit _____
- Environmental Assessment _____
- Minor Exception _____
- Subdivision (Map Deposit)4300 _____
- Subdivision (Tentative Map) _____
- Subdivision (Final) _____
- Subdivision (Lot Line Adjustment) N _____
- Use Permit (Residential) _____
- Use Permit (Commercial) _____
- Use Permit Amendment _____
- Variance _____
- Public Notification Fee / \$65 _____
- Park/Rec Quimby Fee 4425 _____
- Lot Merger/Adjustment/\$15 rec. fee _____
- 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

City of Manhattan Beach
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)

attached.

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)

EXHIBIT C
CC 447. 4/20/10

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

RECEIVED BY:

DATE RECEIVED:

APPLICATION FOR LANDMARK DESIGNATION

Resource: Bruce's Beach

CRITERIA FOR LANDMARK DESIGNATION (Section 10.86.050): CHECK (x) ALL THAT APPLY and explain why the property, site, structure, or area meets one (1) or more of the following criteria:

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;

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.



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

*The Red House in
Pollywoy Park*

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)

Appeal to PC/PWC/BBA/CC

Use Permit (Residential)

Coastal Development Permit

Use Permit (Commercial)

Environmental Assessment

Use Permit Amendment

Minor Exception

Variance

Subdivision (Map Deposit) 4300

Public Notification Fee / \$65

Subdivision (Tentative Map)

Park/Rec Quimby Fee 4425

Subdivision (Final)

Lot Merger/Adjustment/\$15 rec. fee

Subdivision (Lot Line Adjustment)

Other

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

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

Amount Due: \$ 0 (less Pre-Application Fee if submitted within past 3 months)

Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Name City of Manhattan Beach

Mailing Address resource owned by city

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

RECEIVED BY:

DATE RECEIVED:

APPLICATION FOR LANDMARK DESIGNATION

Resource: The Red House

CRITERIA FOR LANDMARK DESIGNATION (Section 10.86.050): CHECK (x) ALL THAT APPLY and explain why the property, site, structure, or area meets one (1) or more of the following criteria:

- 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;
- 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.



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only

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

3301 Highland Ave, Man. Bch CA
Project Address

4175 022 017
Legal Description

General Plan Designation _____ Zoning Designation C Area District _____

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

- | | |
|---|--|
| <input type="checkbox"/> Project located in Appeal Jurisdiction | <input type="checkbox"/> Project <u>not</u> located in Appeal Jurisdiction |
| <input type="checkbox"/> Major Development (Public Hearing required) | <input type="checkbox"/> Public Hearing Required (due to UR, Var., etc.) |
| <input type="checkbox"/> Minor Development (Public Hearing, if requested) | <input type="checkbox"/> No Public Hearing Required |

Submitted Application (check all that apply)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Appeal to PC/PWC/BBA/CC | <input type="checkbox"/> Use Permit (Residential) |
| <input checked="" type="checkbox"/> Coastal Development Permit | <input type="checkbox"/> Use Permit (Commercial) |
| <input checked="" type="checkbox"/> Environmental Assessment | <input type="checkbox"/> Use Permit Amendment |
| <input checked="" type="checkbox"/> Minor Exception | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Subdivision (Map Deposit) 4300 | <input type="checkbox"/> Public Notification Fee / \$65 |
| <input checked="" type="checkbox"/> Subdivision (Tentative Map) | <input type="checkbox"/> Park/Rec Quimby Fee 4425 |
| <input checked="" type="checkbox"/> Subdivision (Final) | <input type="checkbox"/> Lot Merger/Adjustment \$15 rec. fee |
| <input checked="" type="checkbox"/> Subdivision (Lot Line Adjustment) | <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

LAWRENCE B. GETZOFF
Name

3301 HIGHLAND AVE. MANHATTAN BEACH, CA.
Mailing Address

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

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

Contact Person (include relation to applicant/appellant) _____ Phone number / e-mail _____
525-320 St. HERMOSA BEACH, CA. 90254

Manu Bhatnagar _____ 310.266.4184
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)

OWNER'S AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I/We Lawrence B. Getzoff being duly sworn,
depose and say that I am/we are the owner(s) of the property involved in this application and
that the foregoing statements and answers herein contained and the information herewith
submitted are in all respects true and correct to the best of my/our knowledge and belief(s).

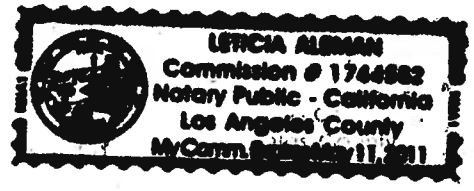
Lawrence B. Getzoff
Signature of Property Owner(s) (Not Owner in Escrow or Lessee)

LAWRENCE B. GETZOFF
Print Name

525.3RD ST. HERMOSA BEACH, CA. 90254
Mailing Address

310.266.4184
Telephone

Subscribed and sworn to before me,
this 16th day of November, 20 09
in and for the County of Los Angeles
State of CA
Notary Public Leticia Ab





**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT
DEPARTMENT
APPLICATION FOR
LANDMARK DESIGNATION**

RECEIVED BY:
DATE RECEIVED:

CRITERIA FOR LANDMARK DESIGNATION (Section 10.86.050): CHECK (x) ALL THAT APPLY and explain why the property, site, structure, or area meets one (1) or more of the following criteria:

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;

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

OWNER'S AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I/We _____ being duly sworn,
depose and say that I am/we are the owner(s) of the property involved in this application and
that the foregoing statements and answers herein contained and the information herewith
submitted are in all respects true and correct to the best of my/our knowledge and belief(s).

Lawrence Jon Schuenfeld *Carol Sue Schuenfeld*
Signature of Property Owner(s) - (Not Owner in Escrow or Lessee)

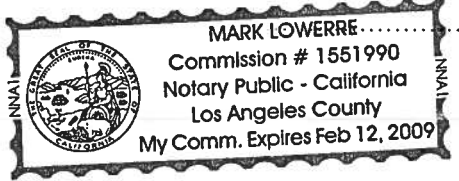
LAURENCE JON SCHUENFELD CAROL SUE SCHUENFELD
Print Name

224-5th Street
Mailing Address

310 374-1013
Telephone

Subscribed and sworn to before me,
this 18th day of November, 2008
in and for the County of Los Angeles
State of California

Notary Public

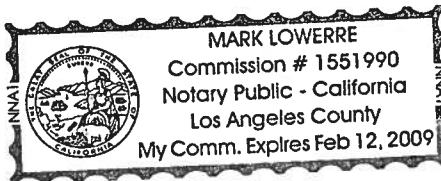


State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 18th day of
November, 2008, by Carol Sue Schoenfeld, proved to me
on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Mark Lowerre

Seal

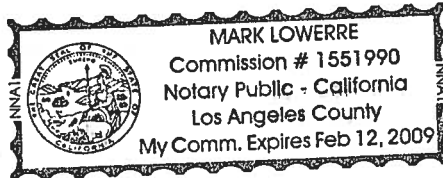


State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 18th day of
November, 20 08, by Lawrence Von Schoenfeld, proved to me
on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Mark Lowerre

Seal



CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

RECEIVED BY:

APPLICATION FOR LANDMARK DESIGNATION

DATE RECEIVED:

Resource, 224 5th St

CRITERIA FOR LANDMARK DESIGNATION (Section 10.86.050): CHECK (x) ALL THAT APPLY and explain why the property, site, structure, or area meets one (1) or more of the following criteria:

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;

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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;

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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.



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

<u>Office Use Only</u>	
Date Submitted:	
Received By:	
F&G Check Submitted:	

216 4th STREET

Project Address

RUDERMAN/NELSON TRUST

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"/> Use Permit (Residential) | _____ |
| <input type="checkbox"/> Coastal Development Permit | _____ | <input type="checkbox"/> Use Permit (Commercial) | _____ |
| <input type="checkbox"/> Environmental Assessment | _____ | <input type="checkbox"/> Use Permit Amendment | _____ |
| <input type="checkbox"/> Minor Exception | _____ | <input type="checkbox"/> Variance | _____ |
| <input type="checkbox"/> Subdivision (Map Deposit)4300 | _____ | <input type="checkbox"/> Public Notification Fee / \$65 | _____ |
| <input type="checkbox"/> Subdivision (Tentative Map) | _____ | <input type="checkbox"/> Park/Rec Quimby Fee 4425 | _____ |
| <input type="checkbox"/> Subdivision (Final) | _____ | <input type="checkbox"/> Lot Merger/Adjustment/\$15 rec. fee | _____ |
| <input type="checkbox"/> Subdivision (Lot Line Adjustment) | _____ | <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

JIM RUDERMAN & KATE NELSON

Name

216 4th Street, Manhattan Beach CA 90266

Mailing Address

OWNERS

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

As Above

310.372.7276

JIM.RUDERMAN@VERIZON.NET

Contact Person (include relation to applicant/appellant)

Phone number / e-mail

Address

[Handwritten Signature]

310.372.7276

Applicant(s)/Appellant(s) Signature

Phone number

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

See Attached

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)

216 4th Street was built in 1912 in a beach cottage style typical of the period. Its wood frame construction consists of 2x4 inch redwood studs on a stemwall with 1x12 inch redwood boards serving as exterior structure. The batten and board construction remains, though it was encased by shingles, probably in 1922. Roof construction consists of 2 1/8 x 3 1/4 inch rafters, 32 inches on center. Roof lathing was attached and the steep pitched roof was covered with shingles. The two-story house features two front-facing dormers and retains its original roof-line.

The original front doorway and porch was extended and enclosed, probably in 1922. Over hanging eaves are highlighted by 2 x 4 inch sculpted rafters, 24 inches on center, supported on pediments on a 4x6 inch, 28 ft. sculpted beam.

OWNER'S AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I/We ANTHONY J. RUDERMAN & KATHLEEN NELSON being duly sworn,
depose and say that I am/we are the owner(s) of the property involved in this application and
that the foregoing statements and answers herein contained and the information herewith
submitted are in all respects true and correct to the best of my/our knowledge and belief(s).

[Handwritten Signature]

Signature of Property Owner(s) - (Not Owner in Escrow or Lessee)

ANTHONY J. RUDERMAN AND KATHLEEN NELSON
Print Name

216 4th Street, Manhattan Beach, California 90266
Mailing Address

310.372.7276
Telephone

Subscribed and sworn to before me,
this 19th day of Nov., 2008
in and for the County of Los Angeles
State of Calif.

Notary Public
.....
[Handwritten Signature]



Jurat

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 19th day of NOV,

2008 by ANTHONY J. RUDERMAN & KATHLEEN NELSON,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Sandra J Thorne
Signature

(Notary seal)



OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

DESCRIPTION OF THE ATTACHED DOCUMENT

Owner's Affidavit
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

RECEIVED BY:

APPLICATION FOR LANDMARK DESIGNATION

DATE RECEIVED:

Resources: 216 4th St

CRITERIA FOR LANDMARK DESIGNATION (Section 10.86.050): CHECK (x) ALL THAT APPLY and explain why the property, site, structure, or area meets one (1) or more of the following criteria:

- 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;
- 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.

ORDINANCE NO. 2089

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA ADDING A NEW CHAPTER 10.86 TO TITLE X 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 X 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:

City Clerk



Resource: Bruce's Beach- Highland Avenue, between 26th and 27th Streets

Bruce's Beach, is being nominated for local landmark designation on the basis that it is the oldest park site in Manhattan Beach but more importantly, it is a significant historic site that we wish to further acknowledge and honor the pioneering efforts of the Bruce family and the broader struggle for racial equality.

Background:

African Americans had been in Manhattan Beach prior to it becoming a city. When it was incorporated in 1912, George Peck, one of our community's co-founders, made it possible for the beach area below this park site to be developed as the only beach resort in Los Angeles County for all people. In 1912, Mrs. Willie Bruce, a Los Angeles African American woman, purchased two adjacent lots at 26th and 27th Streets and began construction in 1915 of what would become Bruce's Lodge. It was the only resort in Southern California that allowed African Americans. A third lot was purchased by Mrs. Bruce south of her property in 1920 which had a two-story building to accommodate dining and dancing. Bruce's Beach offered ocean breezes, bathhouses, outdoor sports, dining, and dancing to African Americans who sought to participate in Southern California's good life.

The popularity of the area began to grow among African Americans and six other families settled in the Bruce's Beach area in 1919. In 1923, businessman John McCaskill built a weekend cottage. The Slaughter family built a lodging house east of the McCaskill's property. The popularity of the Bruce's Beach area began to grow along with the popularity of the rest of Manhattan Beach.

EXHIBIT E
CC 44. 4/20/10

But, the growth of Bruce's Beach area took a different turn. Despite the state constitution outlawing discrimination in public places, there were those in the population of Manhattan Beach that pushed for segregation of the beaches and had Bruce's Beach roped off. Efforts to expel the African American population continued until the city proposed to condemn the area through eminent domain and convert it into a park. Despite 4.5 years of litigation, an ordinance was passed in 1924 condemning the land and creating the park. Bruce's Beach, the nearby Peck's Pier which was the only pier that allowed African Americans and their surrounding neighborhood were destroyed. Several African American homes in the area were burned down. Homeowners were bought out. Some stayed in the Manhattan Beach area but moved inland. The Bruce family, the original pioneers, left Manhattan Beach.

The renaming of the park in 2003 from Culiacan Park (our Sister city) to Bruce's Beach sent an initial strong message that the discrimination of the past does not continue today.

The Cultural Heritage Conservancy is proud to submit Bruce's Beach for Local landmark and State Historic Site designation as a further recognition of our community's continued commitment to equality and dignity for all.



Resource: "The Red House" – Polliwog Park

The "Red House", current home to the Manhattan Beach Historical Society, is a 1907 beach cottage relocated to Polliwog Park.

The "Red House" is culturally significant both because it was one of the first homes built in Manhattan Beach, but also because it is an excellent example of a Craftsman beach bungalow, with its gabled roof, exposed rafters, wood siding and casement, double hung windows. It is wood construction, set on a new concrete foundation. Additionally, it is home to the Manhattan Beach Historical Society, providing interesting memorabilia both inside and out to local residents and visitors to Polliwog Park.

Background:

Recognized as one of the first homes built in Manhattan Beach, for almost 80 years the beach cottage stood at 205 15th Street. It was in the living room of this cottage that the Book Club and lending library of the Neptunian Club was organized. The house was saved from demolition by the city in 1986, and for several months, the house was located temporarily at the intersection of Valley Drive and 15th Street. It was then moved to its current location in Polliwog Park in 1987. The city allocated \$20,000 to move the house and many more dollars and volunteer hours were spent by residents to paint, rewire and refurbish the old house.



Resource: Moon's Market-3301 Highland Avenue

Moon's market is being nominated for local landmark designation as an example of an early drive-up store front business, the precursor to the "strip mall". Additionally, this structure was designed by Manhattan Beach pioneer builder Howard Zahn who designed and built this structure and numerous quality residences in the Spanish revival style.

Background:

The commercial history of Manhattan Beach began with A. Howard Sadler's business block built in 1914 on Ocean and Marine Avenues. It was followed in 1915 by the Manhattan Hotel also located on Marine Avenue and the new city hall built in 1916 at 15th and Highland. Commercial construction remained strong until World War 1. With men and materials going to the war effort, construction came to a standstill and it wasn't until the early 1920's that it resumed in 1921 with the construction of the Pavilion at the end of the pier.

In 1924, Howard Zahn arrived from Illinois and established his office at 33rd and Highland. Eventually he owned all four corners at 33rd and Highland and various lots between Highland and Vista Avenue. He was known for his fine

quality homes built in the Spanish Revival style, with stucco walls, red tile roofs and arched doorways. We are fortunate to still have homes today built by this pioneer developer in the '20's.

In 1929, Zahn realized the influence car travel would have on the Manhattan Beach area and answered the shopper's need for quick and easy access to commercial buildings. According to Jan Dennis' architectural history of Manhattan Beach, Shadows on the Dunes, "he was well ahead of his time when he envisioned the drive-in store fronts, the forerunner of the strip-mall".

Zahn designed, built and owned the first commercial building of that type in Manhattan Beach. It consisted of three commercial units: a market in the middle and a radio store and barber shop on opposite ends. The second floor is set back and has three two-bedroom apartments featuring 9 foot ceilings, oak floors and tile baths.

In the Spanish Revival style, the brick structure featured a tile roof, arched windows and a stucco facade. Steel I beams ran the length of the building and in conjunction with posts supported the upper floor. All interior walls were constructed of lath and plaster. The two end units had 14 foot ceilings while the market in the middle had a 10 foot ceiling. The market opened in early 1930 and was known as the Camp and Clark Drive-in Market.

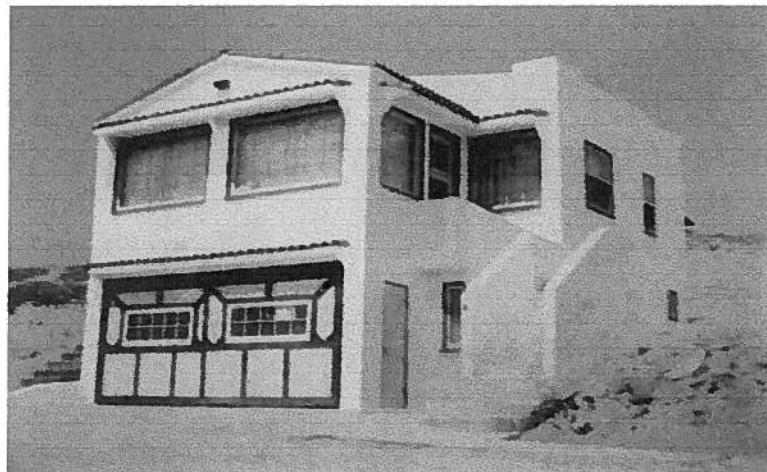
The Conservancy is pleased to recommend our first commercial structure designed by a pioneer architect in early Manhattan Beach. Additionally, this structure contributed to commercial business configurations and was a prototype of the architectural movement known as the strip-mall. (aka drive-in store fronts) so ubiquitous today.



Howard Zahn's Camp and Clark Drive In Market- 1929



Howard Zahn's office and Spanish Revival home-1928



A Howard Zahn Spanish Revival home-1928



Resource: Schoenfeld House-224 5th Street

The Schoenfeld house, located at 224 5th St. was built in 1931. The architect was Milton Sutton of Los Angeles. Built in a simplified Shingle style this 22x44 foot beach cottage sits on a 30 x 90 foot lot. It was built as a two story home with three rooms according to the permit. The house and roof were shingled. Today dimensional composition roof shingles have replaced the wood shingles. An attached garage is located at street level flush with the exterior of the house. The garage door is a present day roll up type. The original would presumably have been a horizontal sliding, fold out or pull out door with or without a panel of lites.

Traditionally, the Shingle style is characterized by its steep roofed, asymmetrical plan, exterior walls covered with unpainted wood shingles, a porch forming part of the main structure and little overhang. Although the eaves of this house are open the rafters are not a prominent architectural feature. A vertical vent in the front gable has been replaced with a stained glass panel. . The front of the house has a moderately pitched gable roof with a hipped cross gable. Matching dormers are placed symmetrically in the rear on either side of the second story. Presumably for design effect, they are clad in a staggered shingled style pattern as opposed to the coursed pattern of the majority of the exterior

shingles on the main body of the house. The windows are casement and not original with minimal trim.

Aside from the replacement of windows, garage door and front door, few frontal exterior alterations have been made to this 1931 cottage. The shingles have been painted and brick siding and Hardieboard have been added to the lower portion of the house presumably replacing the more standard clapboard. Some plumbing pipes are still visible on the exterior. A den was added behind the garage with an outside access in 1934. Fire damage was repaired in 1945. A permit dated 1958 references enlargement of two front windows. The current owners purchased the home in 1978. Electrical and mechanical upgrades and a spa were completed in 1978 and 1979. Additional electrical upgrades and reroofing were completed in 1999.

This home has been well maintained and sensitively retains its original architectural charm. The Cultural Heritage Conservancy is very pleased to submit this example of a Shingle beach cottage for local landmark designation.



Resource: Ruderman Nelson House-216 4th St.

The Ruderman/Nelson house located at 216 4th Street is one of the very early homes in Manhattan Beach built in 1912 in the popular Craftsman style. It was built on a 30 x 90 foot lot three blocks from the beach and the Red Line, the rail service connecting Manhattan Beach to Los Angeles. The lot was later split into two 30x45 foot lots and the garage was demolished. The back lot was sold.

The house was originally designed symmetrically as a one story structure with a full width front porch, central door and attic under a curved roof with hipped side gables. The upper exterior portion of the house was clad with board-n-batten. The lower portion of the house was constructed with the typical clapboard siding. In 1922, the upper portion of the exterior was reclad with cedar shingle siding.

This modest sized home exemplifies the Craftsman style of the early 1900's-1920's with its broad front porch recessed under the flared eaves of the Dutch style hip-on-gable roof supported by piers. Bay windows are on the west and south. Open eaves and exposed roof rafters are visible on the main and dormer roofs.

In October of 1942, the kitchen was enlarged to accommodate a laundry room. The attic was finished into two bedrooms by March of 1979. The upstairs bay window was put in at this time referencing the original bay window on the first floor. The dormers, added at this same time, have gabled roofs and casement windows and are in proportion to the house. Their construction sensitively repeats the Craftsman style detail of the flare of the main roof with open eaves and exposed rafters...

The enclosure of the porch changed the symmetry of the exterior in 1979. The central north facing front door was relocated to face east. Cedar shingles were again used on the enclosure in harmony with the existing shingle siding completed in 1922. Two multiple lite fixed casement windows were added to complete the enclosed porch.

The current owners added an upstairs bathroom after 1984 and replaced the clapboard siding on the lower west wall with Hardieboard to help weather and termite proof the house.

Despite the modifications to this 1912 architectural gem, it remains an excellent example of a Craftsman style home because it retains its original Craftsman features and the modifications that have been made throughout the years have been sensitively constructed. We are indeed fortunate to have the Ruderman/Nelson family helping to preserve our community's architectural history. The Cultural Heritage Conservancy is proud to submit this Craftsman style home for local landmark designation.