



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Tell and Members of the City Council

THROUGH: David N. Carmany, City Manager

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

DATE: February 7, 2012

SUBJECT: Designation of Properties as Culturally Significant Landmarks and Presentation of Plaques

RECOMMENDATION:

Staff recommends that the City Council designate the four properties as culturally significant landmarks in that the properties meet the criteria listed in Section 10.86.050 as set forth in this report and present plaques to each property owner.

FISCAL IMPLICATION:

There are no fiscal implications associated with the recommended action.

BACKGROUND:

On September 5, 2006, the City Council adopted Ordinance No. 2039 establishing Chapter 10.86 Culturally Significant Landmarks, to recognize properties of cultural significance, and does not deprive property owners of their rights to develop. The designation process is strictly 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.

On October 16, 2007 and April 20, 2010, the City Council approved the designation of ten properties to be recognized as culturally significant in recognition of their historical status and architectural design. Two properties, 3004 The Strand and 133 13th Street were accepted by the State Historic Preservation Office to be listed in the California Register of Historical Resources.

The 2011-2012 City Council Work Plan directed staff to amend Chapter 10.86 to eliminate the need for a public hearing prior to designating a historical landmark. On June 7, 2011, the City Council adopted Ordinance No. 2143 (Exhibit A) to remove the required public hearing. Designations are still required to be considered at a public meeting held by the City Council and the public still has the opportunity to comment on any property being considered for designation as culturally significant.

On October 11, 2011, staff received four new Cultural Significant Landmark applications from the Manhattan Beach Cultural Heritage Conservancy on behalf of the property owners to consider their properties culturally significant. All four properties have architectural significance and meet one or more of the criteria stated in Ordinance 2143, Chapter 10.86.050 (Exhibit B).

DISCUSSION:

The four subject properties are the third request of properties to be designated as culturally significant landmarks in the City of Manhattan Beach. If these are approved by the City Council, there will be a total of 14 Culturally Significant Landmarks in the City. The following statements describe some of the architectural and historical significance to each property based on the criteria in Section 10.86.050.

- 1) **2620 Alma Avenue** – Built in 1922 by George Peck Jr., developer and builder, Craftsman style, clipped gable roof, exposed roof rafter tails
- 2) **328 28th Street** – Built in 1932, Craftsman/Cape Cod beach cottage, wood shingle siding with ragged pattern, exposed roof rafter tails, unique front entry
- 3) **118 North Ardmore Avenue** – Built in 1952, owned by ceramic artist Frank Matranga, interior and exterior ceramic design elements by owner, Southwest inspiration with unique detailing, materials and craftsmanship
- 4) **129 13th Street** – Built in 1929, Beach Cottage, Craftsman style gabled roof with exposed rafters, shingle clad exterior, gabled entry roof

Staff is recommending approval of these four properties to be designated as culturally significant landmarks in that they meet one of more of the criteria listed in Section 10.86.050 as follows and as is further described in the applications in Exhibit B:

- 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

This designation is only an honorary recognition and will not affect the development, alteration or demolition of the mentioned properties. Staff is recommending that the City Council present plaques this evening to the subject properties for their cultural significant status in the City.

Exhibits: A. Ordinance No. 2143
 B. Cultural Significant Landmark Applications and Property Documentation

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

ORDINANCE NO. 2143

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH AMENDING TITLE 10, CHAPTER 10.86, CULTURAL SIGNIFICANT LANDMARKS OF THE MANHATTAN BEACH MUNICIPAL CODE (MBMC) FOR REMOVAL OF A REQUIRED PUBLIC HEARING FOR PROPERTIES TO BE DESIGNATED 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. The City Council adopted Historical Ordinance No. 2089 on September 6, 2006 to recognize properties of local, historical or architectural significance; and,
- B. The City Council established a procedure to designate culturally significant landmarks by the owner of record of any property within City boundaries which requires a public hearing prior to designation; and,
- C. The City Council directed staff to amend Chapter 10.86, Section 10.86.040, Procedure for Designation of Culturally Significant Landmarks, of Title 10 of the Municipal Code to eliminate the need for a required public hearing prior to designating a property culturally significant as part of the 2011-2012 City Council Work Plan and,
- D. The Planning Commission held a public hearing on April 13, 2011 to review amendments to Chapter 10.86, Section 10.86.040, Procedure for Designation of Culturally Significant Landmarks of Title 10 of the Municipal Code to remove the need for a required public hearing for designating a property culturally significant and adopted Resolution No. PC 11-05 recommending approval to the City Council. All future property designations would be considered at a public meeting held by the City Council where the public would have the opportunity to comment.
- E. On May 17, 2011, the City Council held a public hearing, considered the Planning Commission Recommendation and introduced Ordinance No. 2143 for approval of the Amendments.
- F. Pursuant to California Environmental Quality Act (CEQA) and the Manhattan Beach CEQA Guidelines, the subject amendments are exempt in that they are covered by the general rule that CEQA [Section 15061 (3)] only applies to projects which have the potential for causing a significant effect on the environment, and since it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2. The City Council of the City of Manhattan Beach hereby modifies Chapter 10.86, Section 10.86.040 of the Manhattan Beach Municipal Code by revising as follows:

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 the 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

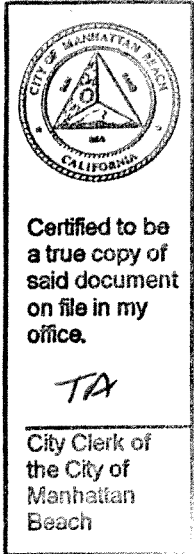


EXHIBIT A
 CC Mtg. 2/7/2012

memorializing the designation. A copy of any such application shall be forwarded to the Manhattan Beach Historical Society and Manhattan Beach Cultural Heritage Conservancy, or the current local historical group recognized by the City, 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 meeting by the City Council to consider any such application. The decision of the City Council shall be final with regard to any such application.

SECTION 3. The City Council of the City of Manhattan Beach hereby modifies Chapter 10.86, Section 10.86.080 of the Manhattan Beach Municipal Code by revising as follows:

Section 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 public meeting.

SECTION 4. 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 5. 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 6. 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 7. 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.

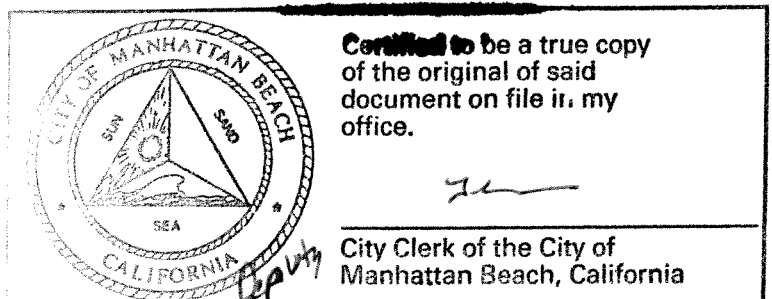
PASSED, APPROVED AND ADOPTED this 7th day of June, 2011.

Ayes: Cohen, Ward, Tell and Mayor Montgomery.
Noes: None.
Abstain: Powell.
Absent: None.

/s/ Richard Montgomery
Mayor, City of Manhattan Beach, California

ATTEST:

/s/ Liza Tamura
City Clerk





Resource: This home at 2620 Alma is being nominated primarily for its identification with George Peck Jr. (1857-1940). A railroad man for Southern Pacific turned developer, Peck significantly contributed to the development of north Manhattan Beach (originally called Shore Acres) and the greater South Bay. Utilizing the rail line, Peck brought prospective buyers by train to Manhattan Beach where he worked to create a town that was family oriented.

In 1911 Peck sold land to Standard Oil for what would become the Chevron refinery in El Segundo and in 1913, he sold 104 acres that would become Fort MacArthur in San Pedro. He settled there in 1886, and would become a very successful real estate developer. He also helped organize the original Bank of San Pedro in 1889.

Peck built the house at 2620 Alma Avenue in Manhattan Beach on the street named for his daughter. It would become the family's summer house and still stands today. Peck Avenue in Manhattan Beach also took its name from the developer. George Peck died at his house in the Adams district in Los Angeles in 1940.

Additionally, this home is noteworthy for its Craftsman style. The northern section of this home was built in 1935. Later an addition was added on the south end with a connection between the two units. Craftsman characteristics are notable in the clipped gable roof, exposed rafter tails, and the double hung windows with a ribbon of 2 over 1 push out windows.

EXHIBIT B
CC MTG. 2/7/12



**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; *Summer home George H. PECK*
- 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.
- 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



Resource: 328 28th St, at Alma. This beach cottage is being nominated for its embodiment of distinguishing characteristics of the Craftsman style. It was originally built in 1923 as a five room house with an attached garage. An add- on room with a lean to roof was attached to the garage. The garage was converted to a living room in 1940, then a bedroom in 1960. The original house has wood shingle siding in a ragged pattern with double hung, 4 over 4 windows. Heavily framed corner windows maximize the view. Originally, they were multipaned stationary windows that have been replaced with sliders. The back portion of the house and garage have lap siding, a more cost effective cladding than the shingle work which adorns the front of the original house. The entrance is offset and supported by two decorative curved beams. The front door is in the Christian pattern, a pattern suggestive of a cross in the upper portion with the lower stiles and rails forming a pattern of an open book, (Bible). Rafter tails are exposed but are not a dominant feature of the roof line. This home is nestled on its site following the contour of the dune.



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- 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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Ceryl Crabtree 328 28th 545.2357
1932 build

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Resource: The home/gallery/studio at 118 North Ardmore is being recognized as an embodiment of elements of design, detailing, materials and craftsmanship that render it architecturally significant. Further, it has special character and historical cultural significance as the residence of owner/ceramic artist Frank Matranga.

The residence/gallery has undergone extensive alteration since its original construction in 1952 but its significance lies in its incorporation of innovative ceramic design elements on the exterior and interior of the home. It has semi-public interior spaces in the studio and workshop and is a defining landmark in the neighborhood.



Interior Ceramic Mural



The Workshop

Frank Matranga is a muralist and a ceramic artist with over 55 murals to his credit. His murals can be seen in six county libraries: West Gardena, Marina Del Rey, La Canada, Diamond Bar, the Baldwin Hills area and La Verne. He won a competition to construct seven 20 x 30 foot murals depicting the history of the Escondido area. Four have survived demolition. His work can also be seen on several Manhattan Beach homes.

Frank's work was influenced by his residency in Japan working with young potters. While in Japan, Frank was introduced to Shoji Hamada, Japan's leading "National Treasure." His current studio work has a Southwest inspiration. He works daily choosing from among six different clays to throw or hand build his pots. He has two kilns but also pit fires his work to achieve the Raku affect and the high fire glazes.

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

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- 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;
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▪ 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



Resource: 129 13th St., owners: Cameron, Hilton, and Litchfield

This beach cottage is being recognized for its architectural significance. It features a Craftsman style gabled main roof with exposed rafters, shingle clad exterior, a gabled entry roof over the recessed front door and double hung heavily cased windows. This modest, cost efficient beach cottage was built in 1929 on a lot costing \$461 in 1927. Pride of ownership is apparent in this 83 year old home.



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