

February 3, 2004

**Honorable Mayor and Members  
of the Hermosa Beach City Council**

**Regular Meeting of  
February 10, 2004**

SUBJECT: HISTORIC RESOURCE NOMINATION OF PROPERTY LOCATED AT 100 THE STRAND AND AUTHORIZATION TO STUDY PROPERTY FOR HISTORIC DESIGNATION.

**Recommendation:**

That the City Council direct staff as deemed appropriate.

If the City Council determines that it wants to pursue a landmark designation it should:

1. Adopt the attached resolution nominating the subject property for designation as a historic resource pursuant to Chapter 17.53 of the Zone Code; and
2. Authorize staff to obtain proposals from qualified consultants to prepare an architectural survey of the subject property to determine whether it qualifies for historic designation pursuant to the City's Historic Preservation Ordinance; and
3. Direct staff to return with a report within 45 days of execution of the survey contract for report on historic designation of the property to City Council.

**Background:**

On January 27, 2004, the City Council recommended nominating the subject property as a candidate for historic preservation under Chapter 17.53 of the Zone Code and to return with a resolution at the next City Council meeting implementing the decision.

**Analysis:**

The City's Historic Preservation Ordinance provides that a property may be designated a historic landmark if it qualifies as:

- A. A resource exemplifying special cultural, social economic political, aesthetic, engineering or architectural history
- B. A resource identified with persons or events significant in local, state, or national history.
- C. A resource embodying distinctive characteristics of style, type, period, or method of construction or a valuable example of the use of indigenous materials or craftsmanship
- D. A resource representative of notable work of a builder, designer or architect
- E. A resource with unique location, singular physical characteristics, representing an established and familiar visual feature or landmark of a neighborhood, community or the City.

The Ordinance allows for nomination by either the property owner or the City. The City Council has the discretion whether or not to make the nomination. In order for the Council to proceed with the process, should it choose to do so, the property must be surveyed. Staff obtained a proposal from a qualified historic preservation consultant to provide a cost estimate for the survey and scope of work. (Attachment No. 1). The minimum eligibility requirements for consideration of a landmark is that it must be:

“At least 50 years old, with the exception that an historic resource of at least 30 years old may be eligible if the Council determines that the resource is exceptional or that it is threatened by demolition, removal, relocation, or inappropriate alteration.”

Staff has notified the affected property owner of the potential historic landmark nomination pursuant to the requirements of the Ordinance.

In addition to the City's Historic Preservation Ordinance, the City adopted the Secretary of the Interior's Standards to provide uniform guidance on building restoration and improvements which recommends obtaining a historic preservation professional as part of the planning and approval process for historic landmarks.<sup>1</sup> All landmarks must be restored pursuant to these Standards. The subject property is not recognized in the City's list of Locally Significant Resources in the Land Use Element of the General Plan (approved in 1994, Attachment No. 2). This list was compiled from the publication Castles on the Sand prior to adoption of the City's Historic Preservation Ordinance (approved in 1998) and has not been evaluated for consistency with the Ordinance.<sup>2</sup>

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Sol Blumenfeld, Director  
Community Development Department

Concur:

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Stephen R. Burrell,  
City Manager

Attachments:

1. General Plan Land Use Element List of Historically Significant Structures.
2. General Plan Land Use Element – Historic Preservation.
3. Chapter 17.53 Zone Code –Historic Resources Preservation.
4. Resolution
5. Correspondence & Photos
6. Contract/Scope of Work.

Notes

1. The Bijou Building has been restored pursuant to the Secretary of the Interiors Standards utilizing the assistance of a qualified architectural historian who reviewed all plan submittals and approved plans and conducted field inspection after an extensive historic survey and report on the historical character defining features of the property.
2. According to the City's General Plan "the Potential Candidates for Historic Resource Designation are based on discussions with representatives from the Hermosa Beach Historical Society and other interested individuals". It is "a preliminary list of properties that could be considered locally significant and potential candidates for future historic designation."