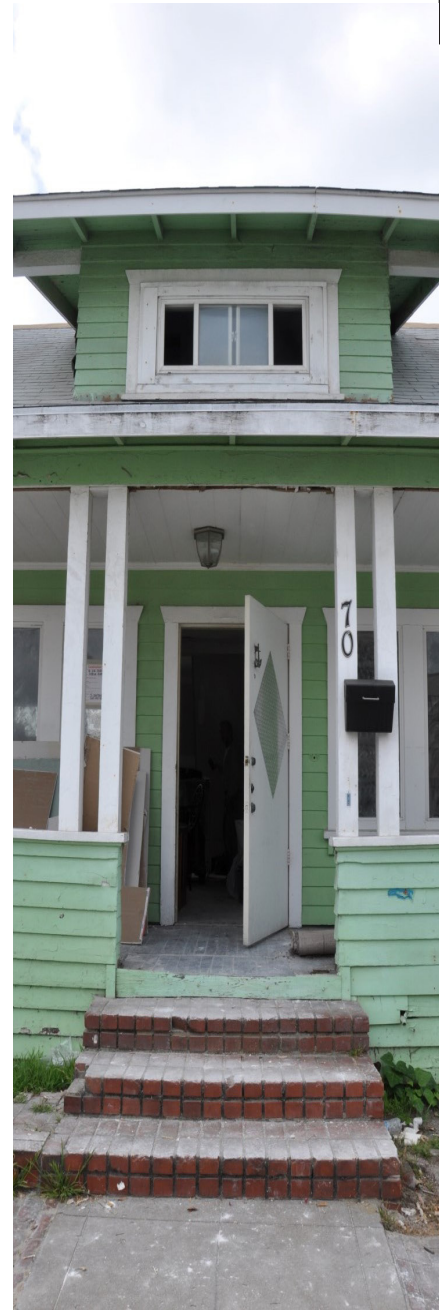


70 10TH STREET
HISTORIC RESOURCE EVALUATION

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



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

JULY 22, 2016

FINAL

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I. INTRODUCTION

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



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

METHODOLOGY

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

Page & Turnbull prepared this report using research collected at various local repositories, including the Los Angeles County Assessor's Office, Hermosa Beach Historical Society archives, Redondo Beach Public Library, and the Los Angeles Public Library, as well as various online sources such as Proquest Historic Newspaper, Newspaperarchive.com, Ancestry.com and digitized issues of *Southwest Builder and Contractor* from 1910 to 1912. The City provided building permit history on file and the Department of Parks and Recreation Primary Record form (DPR 523A form) from the 2014 windshield survey for the subject property. The City also provided the summary list of survey results and DPR 523A forms for all properties identified as potentially historic in the 2014 windshield survey.

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

SUMMARY OF FINDINGS

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

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

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to the building at 70 10th Street.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

70 10th Street is not currently listed in the National Register of Historic Places.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

70 10th Street is not currently listed in the California Register of Historical Resources.

HERMOSA BEACH LANDMARKS AND POTENTIAL LANDMARKS

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

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

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

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

70 10th Street is not currently listed as a Hermosa Beach Landmark or Potential Landmark.

CALIFORNIA HISTORICAL RESOURCE STATUS CODE

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

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

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

As of 2010, 70 10th Street is not listed in the California Historic Resources Information System (CHRIS) database with any status code. This means the property has not been formally evaluated using California Historical Resource Status Codes and submitted to the California Office of Historic Preservation.

1994 GENERAL PLAN LAND USE ELEMENT

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

The list was compiled through discussions with representatives of the Hermosa Beach Historical Society and other interested individuals. It was also based on Patricia A. Gazin’s 1977 publication, *Castles on the Sand*, which documented some of City’s older houses and buildings at the time. The list was not meant to be exhaustive or complete, and some of the buildings have since been demolished or significantly altered.

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

HERMOSA BEACH CITYWIDE WINDSHIELD SURVEY

In 2013-2014, PCR Services Corporation conducted a windshield survey of approximately 3,600 properties that were over 45 years old (2014 survey). Based solely on their architecture, the survey identified about 220 potential historic and cultural resources, including residential and commercial buildings, public facilities, and landscape features such as parks and walk streets closed to vehicular traffic. Among the resources were two groupings of single-family residences that appear eligible as beach cottage districts. All of the resources were found to be potentially

eligible for local listing and given status codes of 5S3 for individual or 5D3 for district resources. Each potentially eligible resource was documented with a Department of Parks and Recreation (DPR) Primary Record 523A form.

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

70 10th Street was identified as part of a grouping of five beach bungalows on 10th Street (50, 54, 58, 64, and 70) that is potentially eligible as a distinctive example of one-story beach bungalows in Hermosa Beach with good integrity.

III. PROPERTY DESCRIPTION

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



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

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



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

EXTERIOR

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

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



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

Primary (North) Facade

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

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



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

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



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



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

East façade

The east façade is along Hermosa Avenue, which is a main north-south commercial street in the downtown area (**Figure 8**). The façade is asymmetrical with a one-story projecting bay at the north end. The bay has a shed roof and does not extend all the way to the ground except at the center, where there is a brick base (**Figure 9**). The brick appears to be the remnants of a chimney that once extended through the house's roof. Above the brick, the center portion of the projecting bay is framed by wood trim and clad in wood siding. On each side of the center portion is a square window opening with fixed glazing that has plywood infill on the interior. To the south of the projecting bay on the first floor is a rectangular, vinyl window that was being installed at the time of the site visit.



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



Figure 9: East façade projecting bay with bricks at the ground, looking southwest.



Figure 10: East façade, looking northwest.

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

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

South Façade

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



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



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



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

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

West Façade

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



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

On the second floor are two square windows flanking a central window opening. The central windows are two non-original aluminum double-hung windows. The square window to the west appears to be an original wood-framed casement window but has no window surround. The square window to the east has its decorative window surround and is a fixed window. A wood

lattice vent is at the gable apex. Two beams with decorative ends extend as roof supports. The clapboard siding at the south end has lost some boards and the raised foundation is visible.

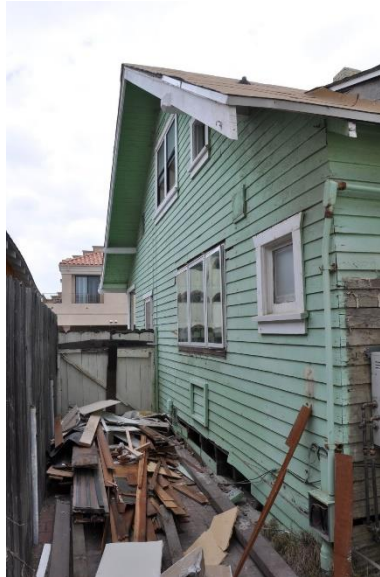


Figure 15: West façade with the tripartite replacement window and missing siding near the ground. View facing northeast.

SITE

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



Figure 16: Large rear yard, looking north.



Figure 17: Rear yard parking pads, looking south.

SURROUNDING NEIGHBORHOOD

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

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

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



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



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



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



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

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



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



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



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



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

IV. HISTORIC CONTEXT

HERMOSA BEACH HISTORY¹

Hermosa Beach is one of a string of beach cities in the southwest corner of Los Angeles County. Prior to the founding of Hermosa Beach, the area was part of Rancho Sausal Redondo. Granted to Antonio Ignacio Avila in 1822 during the Mexican era, Rancho Sausal Redondo encompassed over 22,000 acres. It extended along the coast from present-day Marina del Rey south to Redondo Beach and east to Inglewood and Lawndale. Avila's ownership of the land was upheld in the transition to United States rule after the Mexican-American War ended in 1848, but his heirs sold the rancho lands after Avila's death in 1858. A Scottish baron, Robert Burnett, purchased Rancho Sausal Redondo and the adjacent Rancho Aguaje de la Centinela in the 1860s.² In the 1870's, Canadian Daniel Freeman and his wife Catherine leased both ranchos where they grew barley and grazed sheep; the Freemans purchased the land in 1885.³ Freeman started to sell parts of the rancho and in 1900, the Hermosa Land and Water Company purchased 1,500 acres of the former rancho.

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



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

¹ This section is summarized from the PCR Services, "7.0 Historic Resources." Hermosa Beach General Plan Updated, 2014 and Chris Miller and Jerry Roberts with the Hermosa Beach Historical Society, *Images of America: Hermosa Beach* (Charleston, SC: Arcadia Publishing, 2005), unless otherwise cited.

² Loretta Louise Scheerer, "The History of the Sausal Redondo Rancho" (MA thesis, University of Southern California, 1938), 20.

³ Scheerer, 22-3.

The rapid pace of surveying and subdividing meant that residential development was sporadic in the first few decades. As a beach resort, Hermosa Beach was initially a seasonal community with a small permanent population but attracted many visitors on the weekends and in the summer.⁴ In 1904, the first Hermosa Beach Pier was constructed of wood. By 1906, Hermosa Beach had a population of around 300 people and only a few public buildings existed: a post office, school house, grocery, general store and a few boarding houses (**Figure 26**).⁵ In January 1907, Hermosa Beach incorporated as the 19th city in Los Angeles County.

Greater growth would come with the arrival of the Pacific Electric rail line. By 1910, Hermosa Beach was a stop on the Pacific Electric's "Balloon Route Excursion" that ran along Hermosa Avenue. The train brought more tourists and potential new residents to the beach community. The Berth family built the first hotel at 10th Street and the Strand in 1907. The new city spent thousands of dollars on street and lighting improvements to attract new residents. Much of the early residences were summer homes for those in Los Angeles and Pasadena.⁶ Most of the housing stock was the vernacular beach cottage or bungalow that could be built for a modest amount. Development was denser near the coast and toward the southern end of the city, though even in the 1920s, many blocks had several undeveloped lots. In the hills inland, Greek and Japanese farmers grew carnations, chrysanthemums, and other flowers (**Figure 27**).⁷

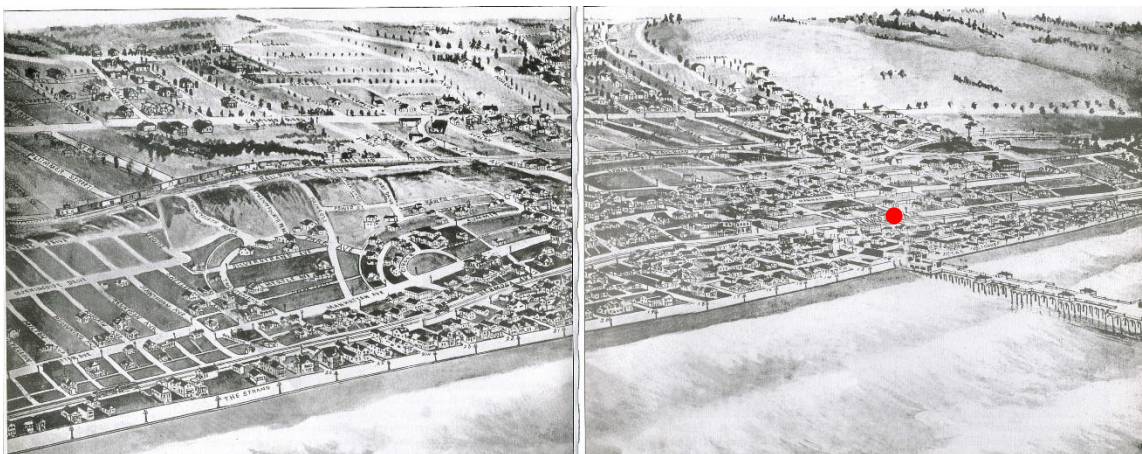


Figure 27: Map of Hermosa Beach in 1915 with concentrated development neared the coast and scattered elsewhere. 70 10th Street is marked with the red dot. Source: Hermosa Beach Historical Society in *Images of America: Hermosa Beach*.

In 1913, the City approved plans to replace its wood boardwalk with a concrete Strand. Strong winter storms that same year mostly washed away the wooden pier so it too was replaced with a concrete pier. At the entrance of the new pier was a Mission Revival-style building with an archway that had an upper level viewing deck (**Figure 28**).⁸ In 1917, the Hermosa Beach Bathhouse Company announced plans for a bathhouse at The Strand just south of the pier. The Spanish Colonial Revival-style building provided a private place for beach visitors to change and store their belongings.

⁴ Patricia A. Gazin, *Footnotes on the Sand* (Hermosa Beach: Myron Gazin, 1991), 10.

⁵ Scheerer, 28.

⁶ Gazin, 17, 26.

⁷ Gazin, 16-17.

⁸ "Handsome Archway: Hermosa Beach Is Adding Decorative Additions to Its Pleasure Pier, Rest Rooms Provided," *Los Angeles Times*, January 4, 1914.



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

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

More residential development also occurred in the 1920s. While modest beach bungalows continued to be developed, larger two-story residences serving year-round residents and those with more means were constructed as well and often with views of the ocean. The Strand, Hermosa Avenue, Manhattan Avenue, and Circle Avenue have some of the grander homes from the 1910s to 1930s designed in the Arts and Crafts, Shingle, and Craftsman styles. Spanish Colonial Revival and Mediterranean Revival styles became more popular into the 1920s, with their red tile roofs and stucco walls contrasting with the wood siding and overhanging eaves of the Craftsman and Arts and Craft styles from the 1910s and early 1920s. While most of Hermosa Beach's housing stock is single-family residential, some multi-family housing from the first decades of the 20th century remain in various Period Revival styles. By 1930, Hermosa Beach had a permanent population just under 5,000, up from 2,300 in 1920 and just under 700 in 1910.⁹

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

⁹ *Los Angeles Directory Co's Redondo Beach City Directory 1931, including Hermosa Beach, Manhattan Beach*, (Los Angeles: Los Angeles Directory Co., Publishers, 1931), 190.

BEACH COTTAGE OR BUNGALOW

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

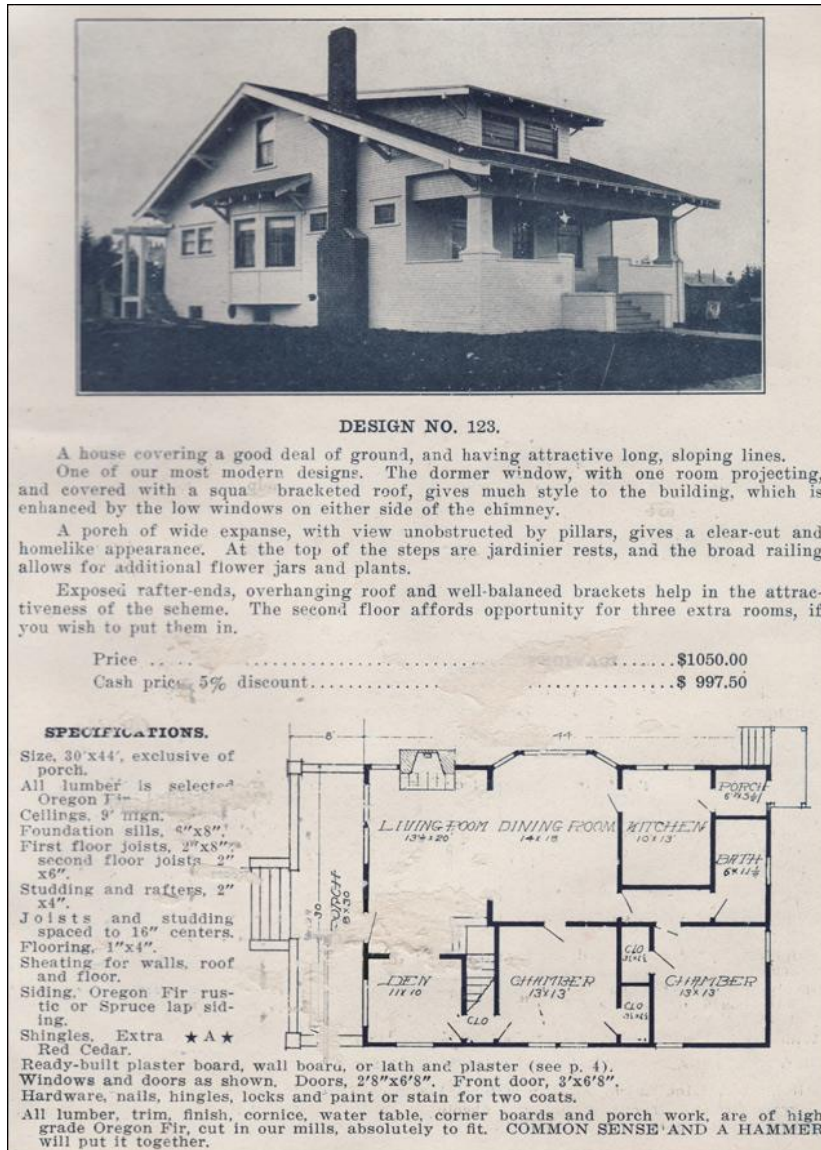


Figure 29: Example of a pattern book plan available from Ready Built House Company of Portland, Oregon, 1915. Source: Bungalow Home Style, <http://www.bungalowhomestyle.com/plans/ready-built-fenner/1915/15fenner-123.htm>.

The beach variation from the 1900s through the early 1930s tended to be even simpler, as they were seen as seasonal housing rather than as a main residence. Found in the Southern California beach communities that were still relatively isolated from the urban centers, the beach cottage was often a second, weekend, or rental home with fewer amenities and simpler architectural design. Constructed on a budget, they were built quickly and were added onto in multiple stages over time. Typically one or one and a half stories, they featured open floor plans to best use the limited space. They emphasized simple architectural focal points, such as decorative shingling, board-and-batten siding, gabled or hipped roofs, bay windows, porches, and windows and doors.¹⁰ The buildings often took advantage of the local climate for outdoor living and easy access to the ocean with porches, and their small scale allowed for maximum use of yard space, patio and courtyards.

CRAFTSMAN STYLE

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

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



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



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

¹⁰ PCR Services, "7.0 Historic Resources," 7-22.

V. PROJECT SITE HISTORY

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

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

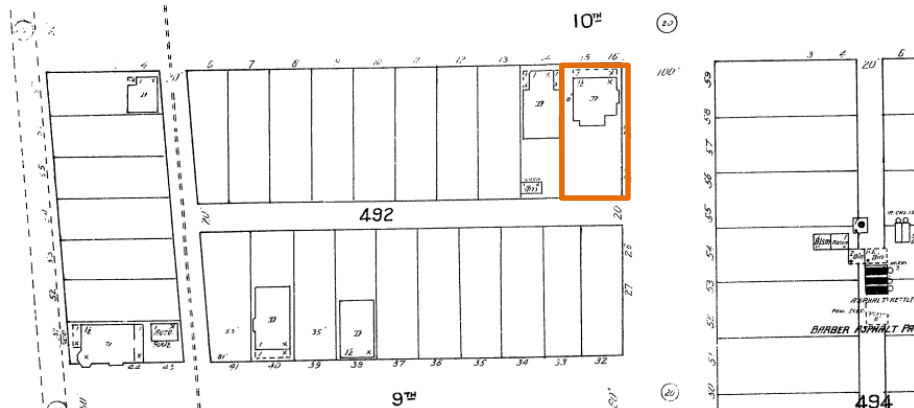


Figure 32: The 1912 Sanborn Map showing 70 10th Street with the same footprint as today. Source: Redondo Beach Sanborn Map, edited by Page & Turnbull.

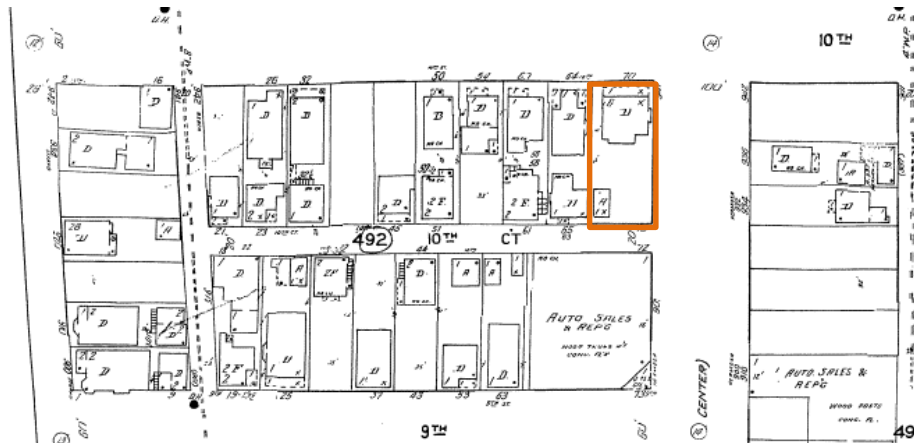


Figure 33: The 1927 Sanborn Map showing 70 10th Street had a garage at the southwest corner of the property. Source: Hermosa Beach Sanborn Map, edited by Page & Turnbull.

The property transferred to Nora E. Glass, wife of John M. Glass, in 1912 and later transferred to their son, Albert G. Glass in 1922. The few available city directories listed a John N. and Nora E., with their son Albert and daughter Myrtle Robertson living at 70 10th Street from 1923 to 1925.¹¹ By 1927, much more of the surrounding area had developed, and a garage had been added to the rear of the property (**Figure 33**).

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

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

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

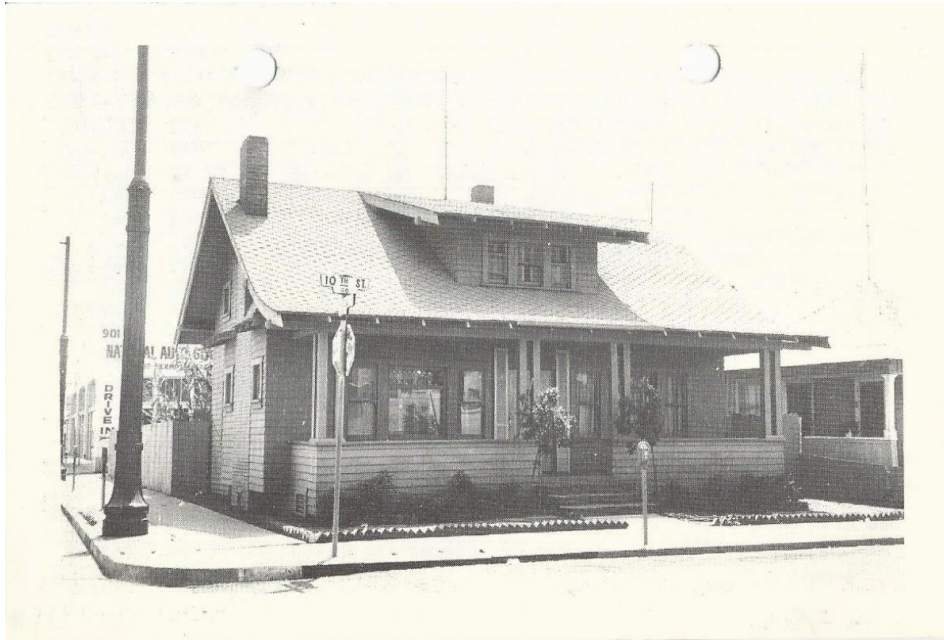


Figure 34: 70 10th Street in a 1965 South Bay Board of Realtors records photograph. Note the double-hung windows flanking a picture window in the north façade and the chimney at the east façade. Source: Hermosa Beach Historical Society.

¹¹ Redondo, Hermosa and Manhattan Beaches City Directory 1923-24 (Redondo Beach: Kassen Directory Co., 1923) and Redondo Home Telephone Co., Hermosa Beach, Manhattan Beach, Redondo Beach Directory No. 43, May 1925, (Redondo Beach: Redondo Home Telephone Co., 1925).

Ellen Goetz became the owner of 70 10th Street in 1965 (**Figure 34**). Goetz appears to have been in real estate and was a real estate agent in 1984 when she was voted president of the Hermosa Beach Chamber of Commerce.¹² It is not clear how long Goetz owned 70 10th Street, though she was listed as the owner on building permits through 1970 or 1974.¹³

By 1975, Richard B. and Sharron L. Davis were listed as the owners of 70 10th Street in the real estate records archived at the Hermosa Beach Historical Society, though the dates of their ownership are not known. By 1978, a J. Shoemaker and later Steve Shoemaker is listed as the owner in building permit records. According to Dean Thomas with eReal Estate Corp. representing the current owners, local businessman Steve Shoemaker purchased the property in the 1970s and lived there for several years. He later rented the property to tenants who have been at 70 10th Street for about 25 years before it was sold to the current owners in 2016. Shoemaker owns the Fun Factory arcade at the Redondo Beach Pier, which has been in that location since the 1960s.

Construction Chronology

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

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

No original building permit was on file. The earliest permits were to owner Floyd Compher in the 1940s for a wood fence and residential alterations, including a bedroom. It is not clear what the alterations involved. A permit in 1960 with Joseph Lanz listed as owner mentioned a bathroom remodeled. The South Bay Board of Realtors records, which provided general data, notes, and a

¹² Patricia Manisco, "Beach Chambers No Longer Only A Man's World," *Los Angeles Times*, September 6, 1984.

¹³ The building permit history has a 1974 entry for a shower pan that lists Kaltz as an owner. Kaltz did not appear in the Assessor's Map Book as an owner, and may be a misspelling of Goetz.

photograph about properties for sale or rent, noted that 70 10th Street had new bathrooms, plumbing, and a kitchen remodel around 1960. A realtor record in 1970 noted that the building had been brought up to code in 1964 and that there was a brick patio.

At some point, the garage seen in the 1927 Sanborn map was demolished; the building permit records noted that the property did not have a garage by 1969. A photograph from the 1976 realtor record shows that a screen had been added to the porch; it appears the entire porch was screened until recently (**Figure 35** and **Figure 36**). At an unknown date, the projecting section of the rear façade had its cladding replaced with wood boards; it may be related to the 1978 permit to construct a rear deck.

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



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



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

OWNERSHIP AND OCCUPANT HISTORY

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

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

Glass Family (1908-1936)

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

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

John A. was a secretary in "Factory of Machinery." He was listed as the president of the Hermosa Beach Chamber of Commerce in the 1931 city directory.

Joseph and Denise Lanz

Joseph (Josef) Lanz was an Austrian fashion designer who started the Lanz clothing label in Salzburg, Austria with partner Fritz Mahler in 1922. They supplied traditional Austrian folk costumes to those attending the Salzburg music festival.¹⁴ Joseph Lanz left Austria in the mid-1930s and opened a new branch of the business in New York in 1936. While Lanz of California, the American company distinct from the European branch, was established by the 1940s, it is not clear if Joseph Lanz continued to play a role in the company. By the early 1950s, Nornie and Werner Scharff, with whom Lanz opened the first store in Austria, owned Lanz of California that manufactured Austrian-inspired clothing.¹⁵

Joseph's wife, Denise Lanz, became a fashion designer in the 1960s and had a collection called Denise Inc. of Hermosa Beach.¹⁶ Around 1960, Joseph Lanz opened The Cotton Shop, a locally notable fabric store. In 1960, the store was located at 1038 Hermosa Avenue, across and north on Hermosa Avenue from 70 10th Street. By 1965, the shop had moved to 555 Pier Avenue in Hermosa Beach and had a location in Torrance by 1973.¹⁷ The shop moved from Hermosa Beach to North Redondo in 1991 where it closed after 51 years in business in 2010.¹⁸

¹⁴ Kicksawhproductions and Lizzie Bramlett, "Lanz," Vintage Fashion Guild, accessed June 2, 2016, <http://vintagefashionguild.org/label-resource/lanz/>.

¹⁵ "Kurt Scharff, Clothier, Dies," *Los Angeles Times*, October 18, 1984 and "Lanz" Vintage Fashion Guild.

¹⁶ Arline Monks, "Wall Street Journal Key to Blue Chip Style Trends," *Los Angeles Times*, May 10, 1964.

¹⁷ Becky Schaeffer, "Expert Praises 'Old Fashioned' Fabrics," *Los Angeles Times*, May 20, 1973.

¹⁸ Eric Bradley, "Redondo Beach to Move Recreation Department to Cotton Shop Site," *Los Angeles Daily News*, December 23, 2010, accessed June 16, 2016, <http://www.dailynews.com/article/ZZ/20101223/NEWS/101228550>.

VI. EVALUATION

NATIONAL REGISTER OF HISTORIC PLACES

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

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

- *Criterion A (Events)*: Properties associated with events that have made a significant contribution to the broad patterns of our history;
- *Criterion B (Person)*: Properties associated with the lives of persons significant in our past;
- *Criterion C (Architecture)*: Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and
- *Criterion D (Information Potential)*: Properties that have yielded, or may be likely to yield, information important in prehistory or history.

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

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change."¹⁹

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

¹⁹ *Public Resources Code Section 5024.1(a)*

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

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

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

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

Criterion A/1 (Events)

70 10th Street does not appear eligible for listing in the National Register or California Register under Criterion A/1 (Events) as a property associated with significant events or patterns of history. 70 10th Street was constructed around 1911 by the Glass family and was among the early residences after the City of Hermosa Beach's incorporation in 1907 and the introduction of the Pacific Electric rail line around 1910. Although the streetcar increased access to Hermosa Beach, it was never a streetcar suburb of Los Angeles and remained a seasonal beach destination until after World War II. 70 10th Street was part of the scattered residential development that occurred in the first two decades of the 20th century as Hermosa Beach developed into a beach community but does not appear to have played a significant role in that development. Based on the 2014 survey, 70 10th Street is one of several dozen similar beach cottages or bungalows that remain from the early years of Hermosa Beach.

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

Criterion B/2 (Persons)

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

Criterion C/3 (Architecture)

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

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

Criterion D/4 (Information Potential)

The “potential to yield information important to the prehistory or history of the local area” typically relates to archeological resources, rather than built resources. When Criterion D/4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, Criterion D/4 is not applicable to 70 10th Street.

HERMOSA BEACH LANDMARKS

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

- A. It exemplifies or reflects special elements of the City’s cultural, social, economic, political, aesthetic, engineering or architectural history; or
- B. It is identified with persons or events significant in local, state, or national history; or
- C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- D. It is representative of the notable work of a builder, designer, or architect; or
- E. Its unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the City.

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

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

Criterion A

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

Criterion B

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

Criterion C

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

Criterion D

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

Criterion E

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

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

INTEGRITY

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

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

- Location is the place where the historic property was constructed.
- Design is the combination of elements that create the form, plans, space, structure and style of the property.
- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.

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

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

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

Although 70 10th Street does not meet any criteria for individual listing, its integrity is discussed below for reference.

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

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

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

HISTORIC DISTRICT CONSIDERATION

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



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



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



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

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



Figure 40: From left to right, 70, 64, and 58 10th Street, looking south.



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

These modest vernacular houses embody the early development of Hermosa Beach when the area was primarily a beach community and much of the single-family housing was constructed as summer and weekend homes. The buildings were built after 1910 once the Pacific Electric rail line made Hermosa Beach accessible to greater Los Angeles and into the 1920s real estate boom that saw the lots near the beach infill with new housing (**Figure 32** and **Figure 33**). Their small scale and simple architectural detailing is consistent with beach bungalows of the early 20th century and their proximity to the ocean reinforces their use as dwellings for those visiting the beach.

The 2014 Survey found only one other grouping of beach bungalow housing in Hermosa Beach, suggesting that an intact row of early beach bungalows is rare in the City. The other grouping of bungalows dating from 1923 to 1930 is at 1101 through 1041 2nd Street, which is east of Pacific Coast Highway and about a mile from the ocean. Overall, the grouping on 10th Street appears to be eligible for listing as a historic district in the National Register and California Register at the local level under Criterion A for its association with the early development of Hermosa Beach as a Southern California beach town and under Criterion C as embodying the distinctive characteristics of the beach bungalow property type. It has five contributors, 50, 54, 58, 64, and 70 10th Street, and a period of significance from 1907 to 1923.

The subject property at 70 10th Street is a contributor to the district.

VII. CONCLUSION

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

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IX. APPENDIX

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

PRIMARY RECORD

Other Listings
Review Code _____ Reviewer _____ Date _____

Page of Resource Name or #: (Assigned by recorder)

P1. Other Identifier: *Bungalow Grouping: 50-70 10th Street*

P2. Location: Not for Publication Unrestricted a. County *Los Angeles*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: *10th Street* City *Hermosa Beach* Zip *90254*

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *See below*

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Grouping of five beach bungalows (50, 54, 58, 64, 70 10th Street) potentially eligible as distinctive examples of one-story beach bungalows in Hermosa Beach with good integrity.

50 10th Street (APN 4187-003-013) constructed in 1922.

54 10th Street (APN 4187-003-031) constructed in 1930.

58 10th Street (APN 4187-003-016) constructed in 1920.

64 10th Street (APN 4187-003-017) constructed in 1914.

70 10th Street (APN 4187-003-019) constructed in 1925.

P3b. Resource Attributes: (List attributes and codes) *HP 2. Single family property*

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b Description of Photo:

(View, date, accession #)

View South, 2013

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both
1914-1930

P7. Owner Address:

P8. Recorded by:

(Name, affiliation, and address)

PCR Services

*201 Santa Monica Blvd, Ste 500
Santa Monica, CA 90401*

P9. Date Recorded: *6/1/2004*

P10. Survey Type: (Describe)
Windshield Reconnaissance

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Hermosa Beach General Plan Update, 2014

- Attachments: NONE Continuation Sheet District Record Rock Art Record
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record
 Other: (List)



Hermosa Beach Windshield Survey Results

Address Number	Street	MRHP Status Code	Parcel No	Date Constructed	Style	Property Type
1401	Corona St	553	4185-010-015	1939 (LA Assessor)	Beach Cottage style	HP 2. Single family property
2201	Manhattan Ave	553	4182-010-020	1940	Beach Cottage style	HP 2. Single family property
715	2nd St	553	4188-028-051	1950	Beach Cottage style	HP 2. Single family property
571	20th St	553	4183-024-014	1953 (LA Assessor)	Beach Cottage style	HP 2. Single family property
824	7th St	553	4186-013-004	1958/1974 (LA Assessor)	Beach Cottage style	HP 2. Single family property
126	1st Ct	553	4188-014-074	1998	Beach Cottage style	HP 2. Single family property
930	14th St	553	4185-011-011	1923/1935 (LA Assessor)	Beach Cottage style with Colonial Revival	HP 2. Single family property
1263	Owosso Ave	553	4185-014-009	1918	Beach Cottage style with Craftsman elements	HP 2. Single family property
2204	Monterey Blvd	553	4182-016-001	1921	Beach Cottage style with Craftsman elements	HP 2. Single family property
1137	Monterey Blvd	553	4187-009-044	1961	Beach Cottage style with Craftsman elements	HP 3. Multiple family property
1212	Ocean Dr	553	4185-014-033	1920	Beach Cottage style with Victorian elements	HP 2. Single family property
35	17th St	553	4183-007-029	1922	Bungalow court-Spanish Colonial Revival style	HP 3. Multiple family property
1322	Owosso Ave	553	4185-015-014	1924	bungalow court-Spanish Colonial Revival style	HP 3. Multiple family property
356	27th St	553	4181-024-039	1937 (LA Assessor)	Colonial style	HP 2. Single family property
3033	The Strand	553	4181-035-020	1938	Colonial style	HP 2. Single family property
1130	Palm Ave	553	4187-006-012	1915	Craftsman style	HP 2. Single family property
209	31st St	553	4181-019-007	1912/1956 (LA Assessor)	Craftsman style	HP 2. Single family property
53	16th St	553	4183-006-022	1914 (LA Assessor)	Craftsman style	HP 2. Single family property
811	Loma Dr	553	4187-013-008	1920/1925 (LA Assessor)	Craftsman style	HP 2. Single family property
1230	Owosso Ave	553	4185-015-020	1921	Craftsman style	HP 2. Single family property
1251	Bonnie Brae St	553	4185-014-041	1929	Craftsman style	HP 2. Single family property
2464	Manhattan Ave	553	4182-013-003	1933	Craftsman style	HP 2. Single family property
2838	The Strand	553	4181-036-005	1922	Craftsman style	HP 2. Single family property
832	Hermosa Ave	553	4187-007-019	1913/1938	Early 20th Century Utilitarian Brick Commercial	HP 6. 1-3 story commercial building
1131	Manhattan Ave	553	4187-006-011	1915	Early 20th Century Utilitarian Commercial Building.	HP 6. 1-3 story commercial building
	Hermosa Avenue	553			Eight lamp posts on the west and east sides of Hermosa Avenue between 14th and 18th Streets.	HP3B. Other
	10th Street	503	See below	1914-1930	Grouping of five beach bungalows (50, 54, 58, 64, 70 10th Street) potentially eligible as distinctive examples of one-story beach bungalows in Hermosa Beach with good integrity.	HP 2. Single family property
	2nd Street	503	See below	1923-1930	Grouping of six beach bungalows (1101, 1103, 1025, 1031, 1037, 1041 2nd Street)	HP 2. Single family property
650	6th St	553	4188-030-009	1920	hipped-roof Beach Cottage style	HP 2. Single family property
44	6th St	553	4188-004-013	1935	hipped-roof Beach Cottage style	HP 2. Single family property
56	7th St	553	4187-016-021	1938	hipped-roof Beach Cottage style	HP 2. Single family property
2418	Manhattan Ave	553	4182-013-007	1924/1957 (LA Assessor)	Italianate style	HP 2. Single family property
118	35th St	553	4181-033-021	1922 (LA Assessor)	Mediterranean style	HP 2. Single family property
1602	Hermosa Ave	553	4183-010-003	1922 (LA Assessor)	Mediterranean style	HP 2. Single family property
139	Longfellow Ave	553	4181-031-012	1926	Mediterranean style	HP 2. Single family property
48	9th St	553	4187-002-010	1928/1936 (LA Assessor)	Mediterranean style	HP 3. Multiple family property
1644	Monterey Blvd	553	4183-016-034	1934	Mediterranean Style	HP 3. Multiple family property

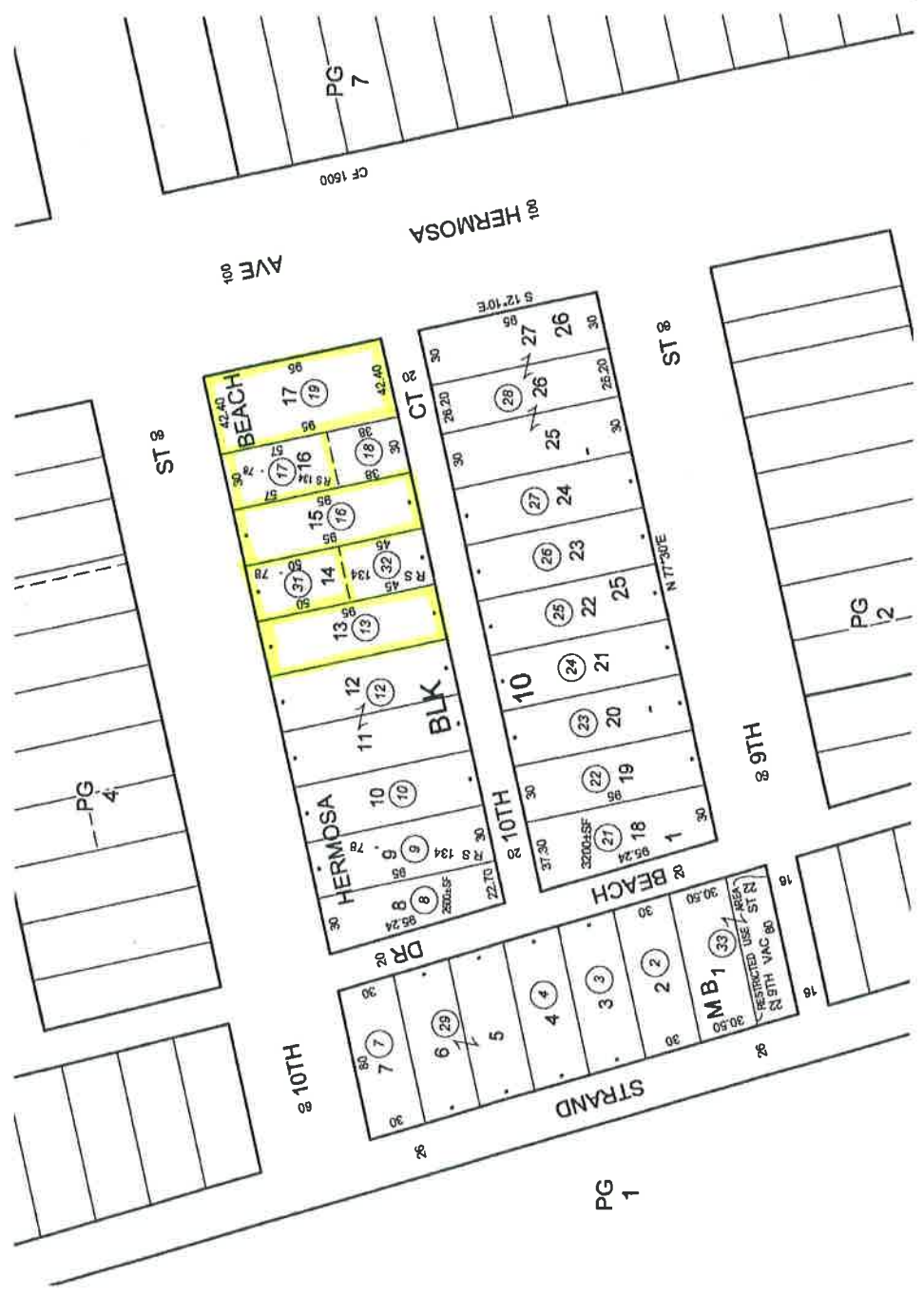
Hermosa Beach Windshield Survey Results

Address Number	Street	Parcel No	Date Constructed	Style
739	8th Place	4187-028-015	1924	Beach Cottage style
843	8th Place	4186-008-005	1927	Spanish Colonial Revival style
52	8th Street	4187-015-035	1949	Minimal Traditional style
63	8th Street	4187-002-020	1932	Beach Cottage style
208	8th Street	4187-022-016	1925	Beach Cottage style
651	8th Street	4187-029-019	1924/1930 (LA Assessor)	Beach Cottage style
9th (Street)				
25	9th Street	4187-003-022	1910	Beach Cottage style
37	9th Street	4187-003-024	1912	Beach Cottage style
48	9th Street	4187-002-010	1928/1936 (LA Assessor)	Mediterranean style
10th (Court, Street)				
28	10th Court	4187-003-023	1923/1937 (LA Assessor)	Beach Cottage style
39	10th Street	4187-004-020	1921	Beach Cottage style
47	10th Street	4187-004-022	1938/1945 (LA Assessor)	Spanish Colonial Revival style
50, 54, 58, 64, 70	10th Street	See below	1914-1930	Grouping of five beach bungalows (50, 54, 58, 64, 70 10th Street) potentially eligible as distinctive examples of one-story beach bungalows in Hermosa Beach with good integrity.
150	10th Street	4187-007-001	1961/1965 (LA Assessor)	Mid-Century Modern style
942	10th Street	4186-004-017	1927	Spanish Colonial Revival style
11th				
None				
12th				
None				
13th (Street)				
960	13th Street	4185-011-036	1923/1926 (LA Assessor)	Spanish Colonial Revival style
14th				
57	14th Court	4183-003-009	1911 (LA Assessor)	Beach Cottage style
65	14th Court	4183-003-010	1910/1915 (LA Assessor)	Beach Cottage style
45	14th Street	4183-004-018	1921/1927 (LA Assessor)	Beach Cottage style
833	14th Street	4185-008-008	1906/1925 (LA Assessor)	Beach Cottage style

2016



MAPPING AND GIS SERVICES SCALE 1" = 60'



Assessor's ID No: 4187-003-019

Address: 70 10TH ST

A/P/D's for 70 10TH ST in Hermosa Beach

70 10TH ST Hermosa Beach									
Level 1	Level 2	Level 3	Number	Type	Sub Type	Status	Date	Name	
			E98-00222	ELEC	ARES	FINAL	08/20/1998	SHOEMAKER,ST	
			B07-00645	BLDG	ROOF-RES	FINAL	12/17/2007	SHOEMAKER,ST	
			X1500398	MISC	RBR	FINAL	12/09/2015	SHOEMAKER,ST	

Record: 2 of 3

Select Street Names Like

Direction = and No >= and Fraction =

Filters:

Status: Type: SubType:

Entered Date Between: and

Level 1: Level 2:

Level 3:

Select Multiples & Make Set

Show Address Attachments

Back Stop

- UNDERGROUND CONVERSIONS
- RE-ROOF
- RBR

70 10th St. Lot 17, Bl. 10, Hermosa Beach Tract (2)

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

#17595 - 4/28/78; Hot tub; O/B Steve Shoemaker; Elec. 12437
Contr: O/B; Plumb. #14751, Contr. O/B; NO ACCESS

E98-00222 - 8/20/98 - Undergrd conversion OKAY 10/4/99

70 10TH STREET LOT 17, BLK 10, H.B. TRACT (1)

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

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

/3363 12/8/44 Bedroom "

/4146 10/29/46 Res. Alterations "

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

/11686 6/19/62 6' grapestake fence: Lanz-owner/bldr:
OK 6/27/62

HOUSE TO HOUSE INSPECTION -Mrs. Ellen Goetz-owner
NO CORRECTIONS - 11/22/68

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

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

RBR # 2144 7/31/74
RBR # 2531 6-13-75

Assessor's ID No: 4187-003-017

Address: 64 10TH ST

A/P/D's for 64 10TH ST in Hermosa Beach

64 10TH ST Hermosa Beach									
Level 1	Level 2	Level 3	Number	Type	Sub Type	Status	Date	Name	
			1125047	BUSLIC	88	DELINQ	01/21/1998	WEN PRODU	
			B95-00145	BLDG	ARES	FINAL	04/27/1995	MICHAEL RO	
			B95-00199	BLDG	ARES	FINAL	06/19/1995	KOZEL,GEOR	
			E95-00070	ELEC	ARES	FINAL	05/30/1995	MIKE ROTH	
			E95-00085	ELEC	ARES	FINAL	07/03/1995	KOZEL,GEOR	
			E98-00223	ELEC	ARES	FINAL	08/20/1998	KOZEL,GEOR	
			GP96-4	PLAN	GP	DENIED	09/26/1996	MIKE ROTH	
			M95-00045	MECH	ARES	ISSUED	08/14/1995	R.E. HUBBAR	
			P95-00070	PLUMB	ARES	FINAL	07/24/1995	MICHAEL RO	
			X0200050	MISC		FINAL	02/11/2002	SOUTH BAY E	

Record: 1 of 18

A/P/D's for 64 10TH ST in Hermosa Beach

64 10TH ST Hermosa Beach									
Level 1	Level 2	Level 3	Number	Type	Sub Type	Status	Date	Name	
			X0200050	MISC		FINAL	02/11/2002	SOUTH BAY I	
			X0300336	MISC		FINAL	08/18/2003	REGGIANI, LL	
			X9500202	MISC		FINAL	04/10/1995	ARRICO & AS	
			X9700349	MISC		FINAL	11/12/1997	MICHAEL RO	
			ZON96-3	PLAN	ZON	DENIED	09/26/1996	MIKE ROTH	
			B05-00567	BLDG	ARES	EXPIRED	08/03/2005	AKBAR HUSA	
			B14-00475	BLDG	ROOF-RES	FINAL	11/04/2014	THORIN,CYN	
			NR05-1	PLAN	NR	APPROVED	12/28/2004	HUSAIN,AKB/	
			X1100175	MISC		FINAL	08/16/2011	HUSAIN,AKB/	

Record: 10 of 18

Select Street Names Like **10TH ST** Select Multiples & Make Set

Direction = and No >= **64** and Fraction = Show Address Attachments

Filters: Back Stop

Status: Type: SubType:

Entered Date Between: and

Level 1: Level 2: Level 3:

Assessor's ID No: 4187-003-017

Address: 64 10TH ST CONTINUED

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

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

#929 10/7/1920 res. owner E. J. Young, Cont. F. Grannis

#4253 1/17/47 alterations - owner S.K. Carpenter, Jr.

Cont. day labor

HOUSE TO HOUSE INSPECTION MADE - NO CORRECTIONS

1/8/69

RBR # 4026 9-12-77

RBR 4730 3-29-79

RBR#39138 - 5/27/92

P95-00070 - 7-27-95 - plumbing

E95-00070 - 5-30-95 - electrical

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

E95-00085 - 7-3-95 - electrical

B95-199 - 10/14/97 - building

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

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

Assessor's ID No: 4187-003-016

Address: 58 10TH ST

A/P/D's for 58 10TH ST in Hermosa Beach

Level 1	Level 2	Level 3	Number	Type	Sub Type	Status	Date	Name
			E97-00275	ELEC	ARES	FINAL	10/07/1997	JAMES IMOGENE
			B04-00303	BLDG	ARES	FINAL	06/22/2004	JAMES IMOGENE

Record: 2 of 2

Select Street Names Like

Direction = and No >= and Fraction =

Filters:

Status: Type: SubType:

Entered Date Between: and

Level 1: Level 2:

Level 3:

Select Multiples & Make Set

Show Address Attachments

Back Stop

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

Assessor's ID No: 4187-003-031

Address: 54 10TH ST

A/P/D's for 54 10TH ST in Hermosa Beach

54 10TH ST Hermosa Beach									
Level 1	Level 2	Level 3	Number	Type	Sub Type	Status	Date	Name	
			B01-00290	BLDG	ARES	FINAL	07/02/2001	EHLERS,TERRY	
			E98-00194	ELEC	ARES	FINAL	07/20/1998	EHLERS,TERRY	
			PW10-0030	PW	MISC	ISSUED	02/24/2010	EHLERS,TERRY	
			X1000029	MISC		FINAL	02/16/2010	EHLERS,TERRY	

Record: 4 of 4

Select Street Names Like

Direction = and No >= and Fraction =

Filters:

Status: Type: SubType:

Entered Date Between: and

Level 1: Level 2:

Level 3:

Select Multiples & Make Set

Show Address Attachments

Back Stop

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

54-10th STREET NW 50' of Lot 14, Bl. 10, Hermosa Bch. Tract 7

683 6/12/31 16x24 ^{Alteration} Bldg. Lamb applicant.
8861 (Plumb.) 11/16/64 House Sewer relocated (to rear of lot). Chaddick sewer contractor. Sewer Permit 4194. Goldstein applicant. OK 11/16/64.

Reserv. Wky. 3' of land for sewer

Enlarge bathroom + relocate lavatory
14013 3/12/68 ^{purpose making} After to sing res: Owner: B. Freeman
Contractor: Albert Gregory OK 6/20/68
10,167 3/12/68 Plumbing Owner: same Cont: same
OK 3/26/68
9254 3/26/68 Electrical Owner: same Cont: Tom Rea
OK 6/20/68

RBR - 2409-4-2-75
B01-00290-7/2/01-RE-ROOF.

54-10th Street Lot 14, Block 10, Hermosa Beach Tract 2

#11996 6/5/72 Replace Water Heater. Owner/Bldr: Robert Freeman. OK: 7/15/74.

¹⁸⁵³⁹
#18550 - 11/7/80 - Enclose service porch, O/B: Fiedler
OK 11/12/80

RBR # 6011 8-9-83

RBR # 2627 8-8-86

RBR # 6446 8-22-88

RBR#41234 - 7/1/92

E98-00194 - 8/27/98 - Underground utilities

Assessor's ID No: 4187-003-013

Address: 50 10TH ST

Level 1	Level 2	Level 3	Number	Type	Sub Type	Status	Date	Name
			1800	BUSLIC	65	LICENSE	10/03/1994	LUPO APARTME
			B96-00008	BLDG	RRES	FINAL	01/08/1996	OLYMPIC ROOFI
			E97-00276	ELEC	ARES	FINAL	10/07/1997	LUPO,FRANCES
			B11-00567	BLDG	ARES	FINAL	11/21/2011	LUPO,GEORGE T
			Pw11-0220	PW	MISC	ISSUED	07/06/2011	LUPO,GEORGE T
			X1300299	MISC		ISSUED	10/21/2013	LUPO,GEORGE T

Record: 1 of 6

Select Street Names Like

Direction = and No >= and Fraction =

Select Multiples & Make Set

Show Address Attachments

Back Stop

Filters:

Status: Type: SubType:

Entered Date Between: and

Level 1: Level 2:

Level 3:

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

- 50 1/2

1.

50 10th Street lot 13, blk. 10, Hermosa Beach tract

(SAME LOT AS ST 10th CT)

#1642 10/7/37 changing garage into sleeping porch;
owner Miss Jean Williamson; cont. day labor

#9525 6/6/66 water heater replaced; owner E. Field;
cont. Pacific Installers - NO ACCESS FOR INSP.
6/29/66

Plbg. #12004 6/8/72. Water heater. Owner: Cameron.
Contr.: Pacific Installers. No access 6/9/72

res Bldg Rep #2092 6/10/74

PBR #2408 - 4-28-75 E97-276-9/17/98-

PBR #4405 7-18-79

electrical

1096-00008 7/18/96 - reroof

2.

50 - 50 1/2 10th STREET, LOT 13, BLK 10, Hermosa Beach Tr.

18102 - Abate illegal 4th Unit - OK 11/1/77
(Garage has been converted back)

50-10th St., 50 1/2-10th St., 51-10th St.
Lot 13, Blk. 10., H. B. TRACT

Deed Restriction #81-195636 - 8/3/79

Owner: Frances C. Lupo

Abatement of illegal 4th Unit
For conditions, see master file

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