



500 Capitol Mall, Suite 1600  
Sacramento, CA 95814  
main 916.447.0700  
fax 916.447.4781  
www.stoel.com

February 15, 2013

KRISTEN T. CASTAÑOS  
Direct (916) 319-4674  
kcastanos@stoel.com

**VIA HAND DELIVERY**

Ms. Patricia Kelly, Siting Project Manager  
California Energy Commission  
1516 Ninth Street  
Sacramento, CA 95814

California Energy Commission <b>DOCKETED</b> <b>12-AFC-03</b>
TN # 69565 FEB 15 2013

**Re: Redondo Beach Energy Center Project (12-AFC-03)  
Data Adequacy Supplement B**

Dear Ms. Kelly:

On behalf of AES Southland Development, LLC ("AES-SD"), enclosed herewith please find supplemental information related to the Application for Certification for the Redondo Beach Energy Project ("RBEP"). Specifically, enclosed are three (3) paper copies and three (3) disks containing information needed for purposes of attaining data adequacy. In addition, enclosed please find AES-SD's letter of attestation regarding the supplemental data provided herein.

Should you have any questions concerning this submittal, please do not hesitate to contact Sarah Madams at (916) 286-0249 or me at (916) 319-4674.

Very truly yours,

A handwritten signature in black ink, appearing to read "KT Castanos".

Kristen T. Castaños

KTC:jmw  
Enclosures



AES Southland Development  
690 North Studebaker Road  
Long Beach, CA 90803  
tel 562 493 7736  
fax 562 493 7320

February 15, 2013

Mr. Robert Oglesby  
Executive Director  
California Energy Commission  
1516 Ninth Street  
Sacramento, CA 95814

**RE: Redondo Beach Energy Project (12-AFC-03)  
Data Adequacy Supplement B**

Dear Mr. Oglesby:

AES Southland Development, LLC ("AES-SD") herein submits its Data Adequacy Supplement B ("Supplement B") for the Redondo Beach Energy Project Application for Certification. In accordance with the provisions of Title 20, California Code of Regulations, section 1707, AES-SD attests to the truth and accuracy of the information contained in Supplement B.

AES-SD looks forward to working with you and your staff to make this a successful project for all. Should you have any questions or concerns regarding this application, please contact me at (562) 493-7840.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. O'Kane', is written over a light blue circular stamp.

Stephen O'Kane  
Vice President  
AES Southland Development, LLC

cc: Jennifer Didlo, AES Southland Development, LLC  
Sarah Madams, CH2M Hill, Inc.  
Kristen T. Castaños, Stoel Rives LLP

Application for Certification

# Redondo Beach Energy Project

February 2013



Submitted by



With Technical Assistance from



---

*Data Adequacy Supplement B*

In support of the

**Application for Certification**  
for the  
**Redondo Beach Energy Project**  
**(12-AFC-03)**

Submitted to:

**California Energy Commission**

Submitted by:

**AES Southland Development, LLC**

With Technical Assistance by:



Sacramento, California

February 15, 2013

# Contents

---

<b>Section</b>	<b>Page</b>
<b>1.0 Introduction .....</b>	<b>1.0-1</b>
<b>5.3 Cultural Resources .....</b>	<b>5.3-1</b>
 <b>Attachment</b>	
DA5.3-1R DPR Forms and Site Summaries	

# 1.0 Introduction

---

This Supplement to AES Southland Development, LLC's (AES-SLD) Application for Certification (AFC) for the Redondo Beach Energy Project (RBEP) (12-AFC-03) provides information in response to comments that California Energy Commission (CEC) Staff made as a result of their data adequacy review of the data adequacy supplement and provided to the Applicant via email on February 8, 2013. The intention of this Supplement is to provide the additional information necessary for Staff to find that the AFC contains adequate data to begin a power plant site certification proceeding under Title 20 of the California Code of Regulations and the Warren-Alquist Energy Resources Conservation and Development Act.

The format for this Supplement follows the order of the AFC and provides additional information and responses to CEC Staff's information requests for several disciplines. Only sections for which CEC Staff posed requests or questions related to data adequacy are addressed in this Supplement. If the response calls for additional appended material, it is included at the end of each subsection. Appended material is identified by the prefix "DA" indicating an item submitted in response to a Staff Data Adequacy comment, a number referring to the applicable AFC chapter, and a sequential identifying number. For example, the attachment in response to a Transmission System Engineering comment would be Attachment DA3.0-1, because the AFC section describing electrical transmission is Section 3.0. Tables are also numbered in this way. Appended material is paginated separately from the remainder of the document.

Each subsection contains data adequacy comments or information requests, with numbers and summary titles and, in parentheses, the citation from Appendix B (Information Requirements for an Application) of Title 20, California Code of Regulations indicating a particular information requirement for the AFC. Each item follows with the CEC Staff comment on data adequacy for this item, under the heading "Information required to make AFC conform with regulations" followed by AES-SLD's response to the information request and the information requested.

## 5.3 Cultural Resources

---

### 5. Literature Searches (Appendix B (g)(2)(B))

*The results of a literature search to identify cultural resources within an area not less than a 1-mile radius around the project site and not less than one-quarter (0.25) mile on each side of the linear facilities. Identify any cultural resources listed pursuant to ordinance by a city or county, or recognized by any local historical or archaeological society or museum.*

*Literature searches to identify the above cultural resources must be completed by, or under the direction of, individuals who meet the Secretary of the Interior's Professional Standards for the technical area addressed.*

*Copies of California Department of Parks and Recreation (DPR) 523 forms (Title 14 CCR §4853) shall be provided for all cultural resources (ethnographic, architectural, historical, and archaeological) identified in the literature search as being 45 years or older or of exceptional importance as defined in the National Register Bulletin Guidelines (36 CFR 60.4(g)).*

*A copy of the USGS 7.5' quadrangle map of the literature search area delineating the areas of all past surveys and noting the California Historical Resources Information System (CHRIS) identifying number shall be provided.*

*Copies also shall be provided of all technical reports whose survey coverage is wholly or partly within .25 mile of the area surveyed for the project under Section (g)(2)(C), or which report on any archaeological excavations or architectural surveys within the literature search area.*

#### **Information required to make the AFC conform with regulations:**

- 1. The original AFC did not include DPR 523 forms for the Redondo Beach Generating Stations (RBGS), though the AFC indicated that the applicant recorded and evaluated the RBGS. The data adequacy supplement contains the DPR 523 forms for the RBGS. Pages 4–8 of the forms, however, list the resource name/number as "Huntington Beach Generating Station" (HBGS). The text on these pages contains a fairly dense historic context and much of the same information is relevant to the HBGS as well as RBGS. Staff's request to the applicant is simple: Please change the name of the resource to "Redondo Beach Generating Station" and confirm that the text on the affected pages is fully applicable as stated to the RBGS—ensure that the text was not inadvertently copied over from the HBGS DPR 523 forms.*

**Response:** The forms for this resource are provided in Attachment DA5.3-1R. Confirmation has been obtained by cultural staff that the text is fully applicable to RBGS.

- 2. The AFC did not contain copies of three architectural survey reports: LA-6206, LA-6990, and LA-10068. The data adequacy supplement contains these reports. LA-6206 was provided in its entirety. Report LA-6990, on the other hand, is missing pages 2 and 4. Please provide these pages. Report LA-10068 has a more substantial omission: Appendix A of the report, which contains DPR 523 forms for the Valley Vista School, was not copied and provided to staff. Staff needs the form set for this resource for comparative purposes. Please provide a copy of Appendix A to report LA-10068.*

**Response:** The two architectural survey reports, LA-6990 and LA-10068, have been provided in their entirety in Attachment DA5.3-1R.

# Attachment DA 5.3-1 DPR Forms and Site Summaries

---

## DPR Forms

---

State of California ¾ The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 11

\*Resource Name or #: Redondo Beach Generating Station

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

\*b. USGS 7.5' Quad: Redondo Beach Date: 1963, photo revised 1981 T 4S; R 15W; Sec 01; and R 14W, Sec 06 and 07

c. Address: 1100 N. Harbor Drive City: Redondo Beach Zip: 90277

d. UTM: Zone: 11; 370743.575162, 3746668.499752 (NW corner); 371099.341659, 3746802.434182 (NE corner); 371194.683916, 3746122.203833 (SE corner); 371027.416554, 3746070.223487 (SW corner)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel numbers 7503-013-015, 7503-013-014, 7503-013-819, and 7503013820

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The Redondo Beach Generating Station (RBGS) is located on N. Harbor Drive, just east of the King Harbor Marina and the Pacific Ocean, in the City of Redondo Beach, California. The plant was constructed by Southern California Edison Company and began operation in 1948; components have various dates from 1948 to 1968. RBGS is composed of eight power generating units (four operating power units and four retired units), a standby boiler, an administration building, a guard house, five smoke stacks, a switchyard, transmission line towers, and various support facilities such as water tanks, a fuel pump house, a service water house, a paint shop, a switchyard oil transfer system building, garages, and a gas service building. The district is irregularly shaped and encompasses the RBGS property, approximately 50 acres. The district boundaries are the parcel boundaries of the four contiguous parcels that make up the RBGS property (parcel numbers 7503013820, 7503013819, 7503013015, 7503013014). It is roughly bounded by N. Harbor Drive, Herondo Street, N. Francisca Avenue, N. Catalina Avenue, and Beryl Street. The boundaries include all of the relevant features of the RBGS. This large and complex industrial site is being recorded as a district.

\*P3b. **Resource Attributes:** HP9 – public utility

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

P5a. Photo or Drawing



P5b. **Description of Photo:**  
 View looking southeast at entry and guard shack, September 28, 2011

\*P6. **Date Constructed/Age and Sources:**  Historic

Prehistoric  Both  
 1948 to 1968

Source: AES Redondo Beach, LLC (property owner)

\*P7. **Owner and Address:**

AES Redondo Beach, LLC  
 1100 N. Harbor Drive, Redondo Beach, CA 90277

\*P8. **Recorded by:**

Lori D. Price  
 CH2M HILL  
 6 Hutton Center Dr., Suite 700  
 Santa Ana, CA, 92707

\*P9. **Date Recorded:** June 6, 2012

\*P10. **Survey Type:** Intensive

\*P11. **Report Citation:** Cardenas, et al. 2012. *Cultural Resources Inventory Report for the Redondo Beach Energy Project, Los Angeles County, California*

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

**\*Resource Name or #: Redondo Beach Generating Station**

D1. Historic Name: Redondo Beach Generating Station      D2. Common Name: same

**\*D3. Detailed Description:** The district is composed of the features of the Redondo Beach Generating Station (RBGS), a natural gas-fired steam electric generating facility located on N. Harbor Drive, just east of the King Harbor Marina and the Pacific Ocean, in the City of Redondo Beach, California. The station was designed on the unit principle, with each boiler serving a single turbine generator. RBGS was constructed by Southern California Edison Company and began operation in 1948; components have various dates from 1948 to 1968. RBGS is composed of eight operational steam generating power units (four operating power units and four retired units), and has a once-through cooling system that is ocean fed with an offshore intake and outfall. Units 5–8 are operational, and Units 1-4 have been retired but remain on the facility property. The first unit came online February 26, 1948. The second and third units became operational in April and August of that year, and the fourth unit in October 1949. Units 5 and 6 were constructed in 1956, and Units 7 and 8 in 1968 (Gnerre 2011).

The entrance to RBGS is from N. Harbor Drive, near the northwest corner of the property. The property is surrounded by fencing and the guard house is located at the entry. On the front (west) and north sides the fence is a concrete wall. Part of the rear (east) side and the south side have a high chain link fence with barbed wire across the top. The Administration Building is located just beyond the entrance, with a large paved parking lot to the north. Plant 1, with the original units (Units 1-4), is connected to the south wall of the Administration building, oriented north/south along the west edge of the property (see Plant Layout map). Plant 2 with Units 5 and 6 is located south of Plant 1, and Plant 3 with Units 7 and 8 is located south of Plant 2. The traveling screens and circulating water pumps are located west of Plant 2. To the south of Plant 3 is the footprint of where the largest of five fuel oil tanks has been removed. The footprints of the other four fuel oil tanks, also removed, run in a line north to south along the east side of the RBGS property. South of Plant 2 is the primary fuel pump house. Northwest of the pump house is the remaining shell of the foam pump house. Towards the northeast corner of the property is the 220Kv switchyard, with a small control house. West of the switchyard is the service water house. Southwest of the service water house is the gas service structure. Between the gas service structure and Plant 1 is the original switchyard. Along the north edge of the original switchyard are the the switchyard oil transfer building, the paint shop, and the distilled water tanks with their two associated sheds. North of this area is a maintenance building referred to as the Stone and Webster building, and north of that are three covered parking structures.

Most of the property is paved. There is a landscaped area in front of the Administration Building, and lawn outside the fence along N. Harbor Drive. A commemorative marker for the Old Salt Lake is located just north of the entry drive, near the sidewalk along N. Harbor Drive. The area where the five tanks were removed remains unpaved. There is also a small undeveloped natural area at the southeast corner of the property. The eight units and their supporting equipment have been continuously maintained and upgraded since their construction. (See continuation sheet, page 3)

**\*D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.): The district is irregularly shaped and encompasses the RBGS property, approximately 50 acres. The boundaries are the outer parcel boundaries of the four contiguous parcels that make up the RBGS property (7503013820, 7503013819, 7503013015, 7503013014). It is roughly bounded by N. Harbor Drive on the west, Herondo Street on the north, N. Francisca Avenue and N. Catalina Avenue on the east, and a Best Western Hotel and the Salvation Army facilities on Beryl Street on the south.

**\*D5. Boundary Justification:** The boundaries include all of the relevant features of the RBGS. The boundary excludes the two parcels on the west side of N. Harbor Drive that contain the former pump house that now houses the SEA Lab coastal science education center, operated by the Los Angeles Conservation Corps. As it is now a distinctly separate entity from the power plant, it is not included in the district boundaries.

**\*D6. Significance: Theme:** Electric Power Generation

**Area:** Southern Coastal California

**Period of Significance:** 1948 - 1968

**Applicable Criteria:** CRHR

The RBGS does not appear to be a historic resource for the purposes of CEQA. The power plant, primarily built between 1948 and 1968, is not associated with events that have made a significant contribution to the history of the local area, region or state (Criterion A and 1). The facility does not appear to be associated with a person who made significant contributions to local, state or national history (Criterion B and 2). The buildings and structures do not embody characteristics of a type, period, region or method of construction. They are not the work of a master and do not have high engineering value (Criterion C and 3). The buildings and structures are not likely to yield information important to understanding prehistory or history and information on the facility is recorded elsewhere (Criterion D and 4). This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and does not appear to be a historical resource for the purposes of CEQA. (See Continuation Sheet, page 6)

**\*D7. References:** See continuation sheet, page 7

**\*D8. Evaluator:** Lori D. Price

**Date:** June 6, 2012

Affiliation and Address: CH2MHILL - 6 Hutton Center Dr., Suite 700  
Santa Ana, CA 92707

\*Recorded by: Lori D. Price      \*Date: June 6, 2012       Continuation       Update

**\*D3. Detailed Description continued:** The station is arranged into three plants; Plant 1 has Units 1 through 4, Plant 2 has Units 5 and 6, and Plant 3 has Units 7 and 8. Each unit consists of a boiler, turbine, and generator. Each plant has a control system and associated auxiliary equipment necessary to generate electric power. Auxiliary equipment includes condensate and feedwater piping, pumps and heaters, generator cooling systems, fuel delivery systems, boiler lancing systems, instrumentation, and circulating water system and pumps. These units use natural gas as their fuel source.

Shared systems or those that provide service to the entire station include closed equipment cooling water systems, condenser cooling water systems (including ocean intake/outfall systems), fire protection systems, irrigation and general use water systems, air compressor systems, water treatment systems, lubricating oil storage and filtration systems, water purification systems and storage, chemical storage and delivery systems, station-specific communications systems, and switchyard equipment. Facilities also include an administration building, parking structures, and a maintenance shop.

**\*D6. Significance continued: Theme:** Electric Power Generation      **Area:** Southern Coastal California  
**Period of Significance:** 1948 - 1968      **Applicable Criteria:** N/A

### General History of Steam Plants in California

Steam-powered turbines remain the principal technology used to generate electricity in the United States, accounting for nearly three-quarters of the total annual output (Tetra Tech 2008). When extracting electricity from steam, waste heat must be removed from the system. The most basic approach to remove waste heat is to circulate large volumes of water through a condenser and back to the water body, where the heat is dispersed to the surrounding environment. This is known as a single-pass, or once-through, system and is the most commonly used cooling method. This is the system used at the RBGS. There are currently more than 1,200 steam-generating units using this cooling method in the United States, including 18 in California. These are primarily found in southern California and withdraw cooling water directly from the Pacific Ocean or nearby estuaries. The average age of these California coastal fossil fuel facilities is 40 years (Tetra Tech 2008).

The first commercial central electrical generating stations were the Pearl Street Station in New York and the Holborn Viaduct power station in London, both of which opened in 1882 (Parsons 1940). Both of these stations used reciprocating steam engines, but the development of the steam turbine allowed larger and more efficient central generating stations to be built. Turbines offered higher speeds, more compact machinery, and stable speed regulation. British designer Sir Charles Parsons built the first multi-stage reaction steam turbine in 1884 and patented it in 1885 (Cambridge 2000). Almost immediately he and others began making improvements upon his original concept. By 1893 Parsons had a 300-kilowatt turbine generator (Skrabec 2007). George Westinghouse, Jr. bought the U.S. rights to the Parsons turbine in 1896, and improved the Parsons technology and increased its scale (Skrabec 2007). In 1903 Aegidius Elling of Norway built the first successful experimental gas turbine that was able to produce more power than it needed to run its own components. It used both rotary compressors and turbines, and is recognized as the first applied method of injecting steam into the combustion chambers of a gas turbine engine (Encyclopaedia Britannica 1995). By the beginning of the twentieth century, power plants with steam turbines began to replace the original steam engine power plants, and turbines entirely replaced reciprocating engines in large central stations after about 1905 (Parsons 1940). In less than thirty years, the technology of engines capable of supplying power and electricity had improved greatly.

In the early stages of steam turbine power plant development, the materials needed to withstand the high temperatures of modern turbines were not yet available. Technology and improvements for steam turbine engines continued to advance throughout the 1920s and 1930s, leading to a generation of more efficient turbine power plants in the 1950s.

In 1920, hydroelectric power accounted for 69% of all electrical power generated in California. By 1930, that figure had risen to 76%; by 1940 it was up to 89% (Williams 1997; Herbert and Brookshear 2006). But after 1941, new thermal or steam-electric generating units accounted for most of the new power capacity in the state. By 1950, hydroelectricity accounted for only 59% of the total, falling to 27% in 1960 (Williams 1997; Herbert and Brookshear 2006).

Pacific Gas & Electric Company (PG&E) and Southern California Edison (SCE), California's largest electrical utility providers, made efforts to build large-scale steam generation plants as early as the 1920s. James Williams, a historian of energy policies and practices in California, noted that the decision by PG&E and SCE to build steam plants in the 1920s may be attributed to three things. First, a persistent drought in California from 1924 through the mid-1930s caused the major utilities to question the viability of systems that relied heavily on hydroelectricity. Second, new steam generation power plants on the East Coast were achieving far greater efficiencies than had previously been possible. Between 1900 and 1930, for example, the fuel efficiency of steam plants, measured in kilowatts per barrel of oil, increased more than nine-fold. Third, new natural gas lines were completed in the late 1920s that could bring new gas supplies to both northern and southern California from the San Joaquin Valley (Williams 1997).

SCE began constructing its steam generation plant at Long Beach on Terminal Island in 1911. The Los Angeles Department of Water and Power (LADWP) constructed a steam station at Seal Beach consisting of two units installed in 1925 and 1928. PG&E built a steam plant in Oakland in 1928. In 1929, the Great Western Power Company (which was absorbed by PG&E in 1930) built a large steam plant on San Francisco Bay, near the Hunters Point shipyard (Herbert and Brookshear 2006).

\*Recorded by: Lori D. Price

\*Date: January 23, 2012

Continuation

Update

The years following World War II were a time of expansive growth in Southern California. The population swelled in response to business and industrial development. Housing expanded into formerly agricultural areas, creating suburbs around Los Angeles and San Diego. The increased population and industry made greater power generation crucial and California's utility providers expanded their capacity to meet the demand. At this point, most of the more favorable hydroelectric sites in California had already been developed, and as previously noted, the viability of hydroelectricity had been called into question during the drought of the 1920s and 1930s. The technology of steam generation had progressed and abundant natural gas resources to help run them were now available. "Steam turbine power plants were cheaper and quicker to build than hydroelectric plants, so utilities companies moved away from hydroelectricity, establishing steam turbine power as the generator of choice" (Herbert and Brookshear 2006). The "momentum for steam had been established by war, by drought, and by a positive history of increased thermal power plant development" (Williams 1997).

Starting in the 1950s, dozens of new steam generation plants were built throughout California. In a detailed article in 1950 in *Civil Engineering*, I. C. Steele, Chief Engineer for PG&E, summarized the design criteria of four major steam plants the company had under construction at that time: Moss Landing, Contra Costa, Kern, and Hunters Point in San Francisco. The criteria were the same in all cases: build the facility close to load centers to reduce transmission costs, close to fuel supplies, near a water supply, and on a site where land was inexpensive and could support a good foundation (Steele 1950; Herbert and Brookshear 2006).

Between 1950 and 1970 steam generating capacity in California saw its greatest expansion. During this period, SCE built a series of similar steam plants in the Los Angeles Basin and in San Bernardino County. In 1953, the Etiwanda plant went online, followed in 1955 by El Segundo, Alamitos and Plant No. 2 at Redondo Beach in 1956, and Huntington Beach and Mandalay in 1958. By 1960, all SCE plants either had multiple units or had additional units in the planning stages. In 1950, PG&E operated 15 steam electric plants in California. Between 1950 and 1960 they added several new plants and expanded older ones. Chief among these were Contra Costa (1951-53), Moss Landing (1950-52), Morro Bay (1955), Hunters Point (addition 1958), Humboldt Bay (1956-58), and Pittsburg (1959-60) (Herbert and Brookshear 2006).

Although SCE and PG&E were the major players, smaller utility companies also grew their facilities. The LADWP system consisted of five steam electric power plants by 1962: Seal Beach Plant (1925-28), Harbor Plant on Los Angeles Harbor (1943), Valley Plant in the San Fernando Valley (1954), Scattergood (1958), and Haynes (1961). San Diego Gas & Electric Company had three steam electric power plants by 1960: Silver Gate (1943), Encina (1954), and South Bay (1960). By the late 1970s, there were more than 20 fossil fuel thermal plants in California, clustered around San Francisco Bay, Santa Monica Bay, and in San Diego County, along with a few interior plants in San Bernardino, Riverside, and Imperial counties, as well as a few plants on the Central Coast (Herbert and Brookshear 2006).

### **Southern California Edison Company**

The history of the Southern California Edison Company (SCE) dates to 1886, when a company called Holt and Knapps illuminated Visalia, California, with street lights. They became known as Visalia Electric Light & Gas Company, the earliest of several companies that became SCE (Edison International 2012). In 1896 a group of investors, including Elmer Peck and George Baker, established the West Side Lighting Company to provide electricity to Los Angeles and bought the franchise to operate the city's power system (Edison International 2012; Myers 1983). But that same year the city passed an ordinance prohibiting most overhead line construction, because the city streets had become a maze of overhead lines (Lundsten and Flick 2012). The ordinance established the "conduit district" in which new wiring had to be laid underground (Myers 1983). West Side Lighting decided that the best technology available was the Edison three-wire conduit technology, and this technology was needed to continue to grow their business. But Los Angeles Edison Electric, formed in 1894, owned the rights to the Edison name and patents (Lundsten and Flick 2012). The two companies came together and formed Edison Electric Company of Los Angeles in 1897 (Slade et al 2012). Edison Electric then purchased several smaller utility companies, including Visalia Electric Light & Gas Company, San Bernardino Electric Company, Santa Barbara Electric Light Company, and Ventura Land & Power. They also began to build new plants and transmission lines, and became the first company to install Edison-type DC-power underground conduits in the Southwest. The Los Angeles No. 2 substation opened in 1898, distributing power throughout the City of Los Angeles via the new conduit system (Myers 1983). Continuing to expand, they purchased the Southern California Power Company that same year (Myers 1983).

In 1899 their Santa Ana River No. 1 hydroelectric plant began operation, transmitting power to Los Angeles over the Santa Ana River Line, at the time the world's longest power line at 83 miles long (Edison International 2012). The power line was the first to use "transposition" technology which has been used ever since for long-distance transmission lines (Myers 1983). In 1907 the company surpassed this achievement when their Kern River-Los Angeles Transmission Line began operation. At 118 miles and 75 kV, it was the world's longest, and highest voltage power line and the first transmission line in the nation to be supported entirely by steel towers (Edison International 2012). The company continued to expand and on July 6, 1909, changed its name from Edison Electric Company of Los Angeles to Southern California Edison to reflect its expanded service area (Edison International 2012).

\*Recorded by: Lori D. Price

\*Date: January 23, 2012

Continuation

Update

In 1917, SCE purchased the Pacific Light and Power Company, the Ventura County Power Company, and the Mount Whitney Power & Electric Company, making it the fifth-largest central-station power company in the United States (Slade et al 2012). The acquisition of Pacific Light & Power gave SCE the Big Creek Project, at the time the world's largest hydroelectric plant, energized in 1913 (Edison International 2012). By 1929 the eight powerhouses at Big Creek generated a total of 360,000 kilowatts, half of SCE's total power capacity (Slade et al 2012).

In 1912 the City of Los Angeles decided to develop its own power distribution system, known as the Los Angeles Department of Water and Power (LADWP). It was enshrined in the Charter of the City of Los Angeles in 1925, and by 1939 had become the sole general distributor of electric energy in Los Angeles (Lundsten and Flick 2012). SCE had to sell its Los Angeles distribution system to the Los Angeles City Council in 1922 (Slade et al 2012). But it continued to grow outside of the city limits, expanding its steam plants in Long Beach during the 1930s to include eleven new generators (Slade et al 2012).

After World War II, SCE grew substantially and installed its one millionth meter in 1951 (Slade et al 2012). By the early 1950s Edison was the fifth-largest investor-owned power company in the United States. Its service area covered 18,500 square miles and contained about 225 communities with a combined population of almost three million. SCE built 11 fossil-fuel powered stations between 1948 and 1973. They also expanded into nuclear power. In July 1957, at the Santa Susana Experimental Station, SCE became the first investor-owned utility to generate non-military nuclear power (Slade et al 2012). They broke ground on the San Onofre Nuclear Generating Station in 1963, and it began operation in 1968 (Edison International 2012). In January 1964 the California Electric Power Company, which served 450,000 people, merged with SCE (Slade et al 2012).

In 1988 SCE formed a parent holding company, which became known as Edison International in 1996. SCE sold the RBGS to AES Corporation/AES Redondo Beach, LLC in 1998.

Founded in 1981, the AES Corporation built its first power plant in 1985 in Texas. They now operate on five continents and in 27 countries. They engage in power generation and distribution, and also operate utility companies. AES California operates three power plants: AES Huntington Beach, AES Redondo Beach, and AES Alamitos. The power they generate is sold to SCE for distribution in the Los Angeles basin.

#### **Redondo Beach Generating Station**

Henry Huntington formed the Pacific Light and Power Company in 1902 to provide steam-generated electricity to run the streetcars of his Los Angeles Railway Company (Gnerre 2011). The success and growth of the railway, and the resulting population increase in the area, created a demand for more power. Pacific Light and Power decided to build a new steam-generated electric power plant, sited between the ocean and the old salt lake in Redondo Beach. The plant occupied part of the site of the current RBGS. "In March 1906, a contract was awarded for the construction of a large \$1.25 million steam-generated electric power plant in Redondo Beach. At the time, it was described as the largest steam-power plant to be built west of Chicago" (Gnerre 2011). Construction began in May 1906, and the plant was operational by early 1907. To keep up with demand, the plant expanded in 1910 (Gnerre 2011). In November 1913, a water pipe at the plant burst, flooding the facility and crippling many of the city's streetcars. This helped spur the decision to switch to using power from the large, new hydroelectric plant at Big Creek, CA. As Pacific Light and Power began to rely more heavily on hydroelectric generation, the Redondo Beach plant was placed on standby.

Pacific Light and Power continued to grow – by 1913 it was providing 20 percent of the power to the City of Los Angeles as well as power for other cities in the San Gabriel Valley (Friedricks 1987). In 1917 Pacific Light and Power was purchased by SCE, including the Redondo Beach plant, but the plant was only used as a back-up facility. In 1933 the Redondo Beach plant was shut down, and the machinery was dismantled in 1935. The buildings and smokestacks remained until they were demolished in August 1946 (Gnerre 2011).

In 1946, SCE announced that it would build a new plant on the Redondo Beach site, at a cost of \$38 million. The contract was awarded to the firm of Stone & Webster, and the first unit came online February 26, 1948. The second and third units became operational in April and August of that year, and the fourth unit in October 1949 (Gnerre 2011). These are the original four units that make up Plant 1. To keep up with the huge population growth of southern California in the 1950s and 1960s, SCE expanded the plant twice. Units 5 and 6 (Plant 2) were constructed in 1956, and Units 7 and 8 (Plant 3) in 1968 (Gnerre 2011).

Since its construction, the facility has seen numerous changes. The facility was originally designed and built as dual fuel steam boilers (fuel oil and natural gas). By the late 1980s, the plant was converted to natural gas only. AES acquired the RBGS plant from SCE in 1998, and they signed an agreement with the city of Redondo Beach to downsize the plant. Under this agreement, all but two of the eight units were to be removed. Starting in 1999, AES began to dismantle some of the facility and removed three of the exhaust stacks. In 2006 four fuel tanks on the property were removed. Currently the plant contains four operating power units, four retired units, and a standby boiler (Morino 2011)..

As noted above, SCE built 11 fossil-fuel powered stations between 1948 and 1973. RBGS was one of several similar steam generating plants constructed during this time.

**CONTINUATION SHEET**

\*Recorded by: Lori D. Price

\*Date: January 23, 2012

Continuation

Update

**Evaluation**

The RBGS does not appear to be a historic resource for the purposes of CEQA. The generating station does not appear to be significant in the context of the history of SCE, the history of steam generation of electricity, or the history of post-World War II steam generation plants (Criterion A and 1).

As discussed above, RBGS was one of several steam generating plants built by SCE in the mid-twentieth century. It was part of a trend for all electric companies in California to build steam generation plants to keep up with growing demand from new development and higher customer usage. The short time-frame for construction of these plants, and their similar technologies and designs, suggests that they were all being planned and designed at about the same time. These plants and their steam generation technology were the result of the exhaustion of available hydroelectric sites coinciding with a growing need for electricity. Together, the plants impacted the nature of power generation in southern California, overshadowing the importance of any single plant. As of 2008, 21 once-through cooling, steam generation units remained in southern California, including RBGS, all dating from the same general time period, with an average age of 40 years. More than 1,200 steam-generating units use this cooling method in the United States (TetraTech 2008). Placed in the context of the time and of other power plants, RBGS does not appear to be unique.

RBGS does not appear to be associated with the life of a historically significant person (Criterion B and 2), nor is it significant under Criterion D and 4 as a potential source of data on human history. This property is well-documented through company records and construction documents and does not appear to be a principal source of important information. The plant has had minor alterations, yet as a whole it retains integrity of location, design, setting, materials, workmanship, feeling, and association.

This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and does not appear to be a historical resource for the purposes of CEQA.

\*Recorded by: Lori D. Price      \*Date: January 23, 2012       Continuation       Update

**\*D7. References:**

- AES. 2012. "About Us – History." <http://www.aes.com/aes/index?page=history> Accessed February 1, 2012.
- Brown, Joan and Maxon, Patrick. 2010. *Phase 1 Cultural Resources Assessment for the Poseidon Seawater Desalination Project, Huntington Beach, Orange County, California*. BonTerra Consulting.
- Cambridge University Engineering Department. 2000. *125 Years of Engineering Excellence*. [www-g.eng.cam.ac.uk/125/noflash/1875-1900/parsons.html](http://www.g.eng.cam.ac.uk/125/noflash/1875-1900/parsons.html) Accessed January 30, 2012.
- Edison International. 2012. "History." <http://www.edison.com/ourcompany/history.asp> Accessed January 31, 2012.
- Encyclopaedia Britannica. 1995. "Energy Conversion." [http://www.uv.es/EBRIT/macro/macro\\_5002\\_13\\_113.html](http://www.uv.es/EBRIT/macro/macro_5002_13_113.html) Accessed January 30, 2012.
- Friedricks, William B. 1987. "Henry E. Huntington and Metropolitan Entrepreneurship in Southern California, 1898-1917." University of Southern California. *Business and Economic History*, Second Series, Volume Sixteen, 1987. Board of Trustees of the University of Illinois. Library of Congress Catalog No. 87-72645. Accessed May 16, 2012. <http://www.thebhc.org/publications/BEHprint/v016/p0199-p0204.pdf>
- Gnerre, Sam. 2011. "Redondo Beach's Power Plants." *South Bay History*. Accessed on May 16, 2012. <http://www.insidesocal.com/history/2011/10/redondo-beachs-power-plant.html>
- Herbert, Rand and Brookshear, Cheryl. 2006. State of California Building, Structure, and Object Record for Highgrove Generating Station. November 2006.
- Huntington Digital Library. 2012. Southern California Edison Photographs and Negatives. <http://hdl.huntington.org/cdm/search/collection/p16003coll2/searchterm/redondo%20beach%20generating%20station/order/normal>. Accessed May 2012.
- Lundsten, Apryl and Flick, Eileen. 2012. "Plugged In: The History of Power in Los Angeles." <http://www.usc.edu/libraries/archives/la/historic/power/> Accessed February 1, 2012.
- Morino, Douglas. 2011. "AES plans to rebuild Redondo Beach power plant." *Daily Breeze*. October 5, 2011. Accessed on May 16, 2012. [http://www.dailybreeze.com/ci\\_19015819](http://www.dailybreeze.com/ci_19015819)
- Myers, William A. 1983. *Iron Men and Copper Wires: A Centennial History of the Southern California Edison Company*. Glendale, California: Trans-Anglo Books.
- Parsons, R.H. 1940. *The Early Days of the Power Station Industry*. Cambridge (Eng.): University Press. New York: The Macmillan Company.
- Skrabec, Quentin R. Jr. 2006. *George Westinghouse: Gentle Genius*. New York: Algora Publishing.
- Slade, Liz, Jennifer Moore, Nora Brennan Morrison, and Jeff Cronin, Lehman Brothers Collection project staff. 2012. "Southern California Edison Company," Harvard Business School, Baker Library, Historical Collections. Lehman Brothers Collection – Contemporary Business Archives. [http://www.library.hbs.edu/hc/lehman/chrono.html?company=southern\\_california\\_edison\\_company](http://www.library.hbs.edu/hc/lehman/chrono.html?company=southern_california_edison_company) Accessed January 31, 2012.
- Steele, I. C. 1950. "Steam Power Gains on Hydro in California," *Civil Engineering* (January 1950): 17-21
- Tetra Tech, Inc. 2008. *California's Coastal Power Plants: Alternative Cooling System Analysis*. Prepared for California Ocean Protection Council, Oakland, CA. February 2008.
- Williams, James C. 1997. *Energy and the Making of Modern California*. Akron, Ohio: University of Akron Press.

\*Recorded by: Lori D. Price

\*Date: January 23, 2012

Continuation

Update



Plant overview looking south; gas service in foreground. Showing all five remaining exhaust stacks.



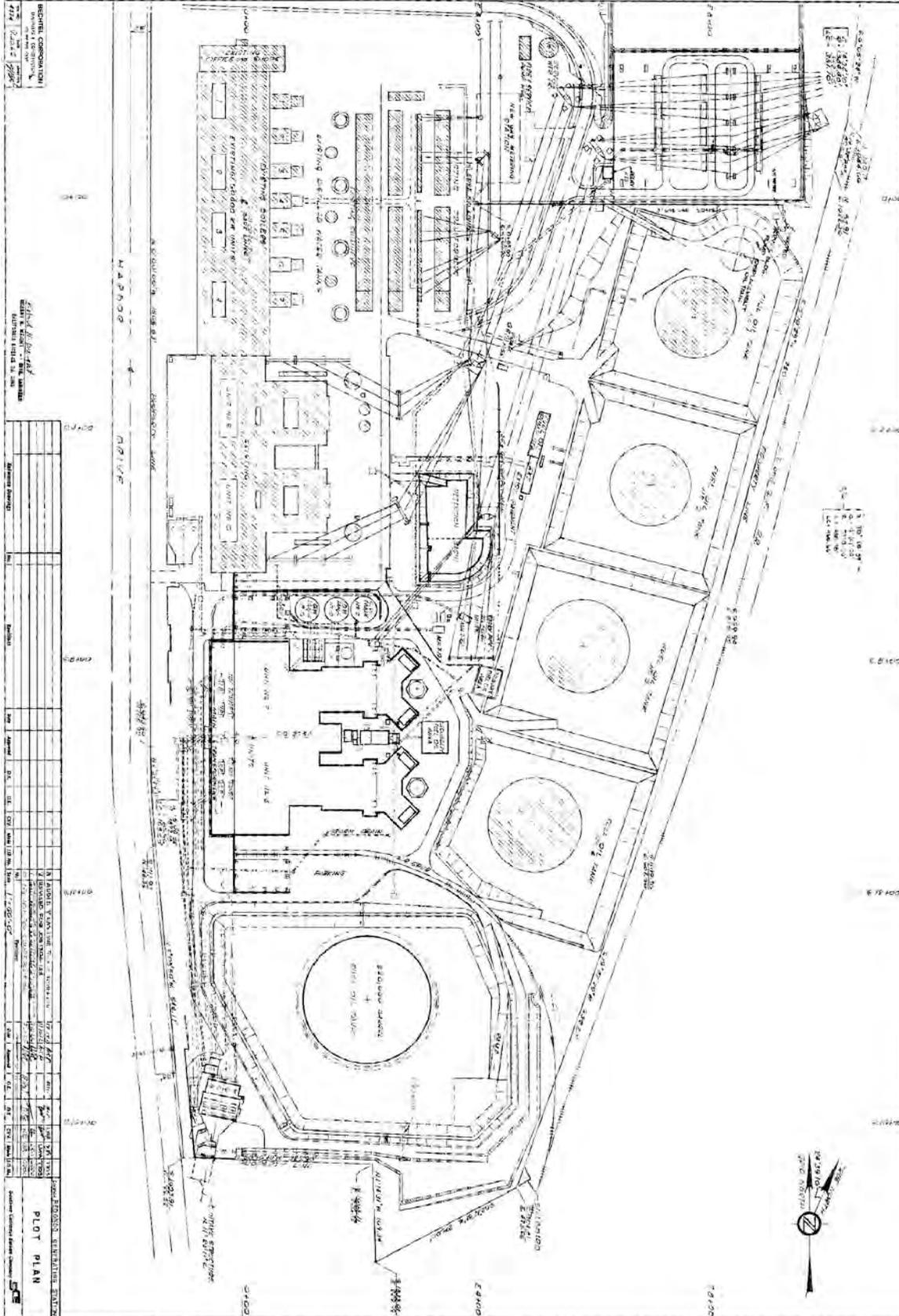
Plant overview looking NW from N. Catalina Avenue. South section of "Whaling Wall" at left.

\*Recorded by: Lori Durio Price

\*Date: June 6, 2012

Continuation

Update



\*Recorded by: Lori Durio Price

\*Date: June 6, 2012

☑ Continuation

○ Update



**Legend**  
Property Boundaries

**Redondo Beach Generating Station**  
AES Redondo Beach Energy Project  
Redondo Beach, CA

CH2MHILL

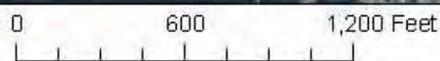
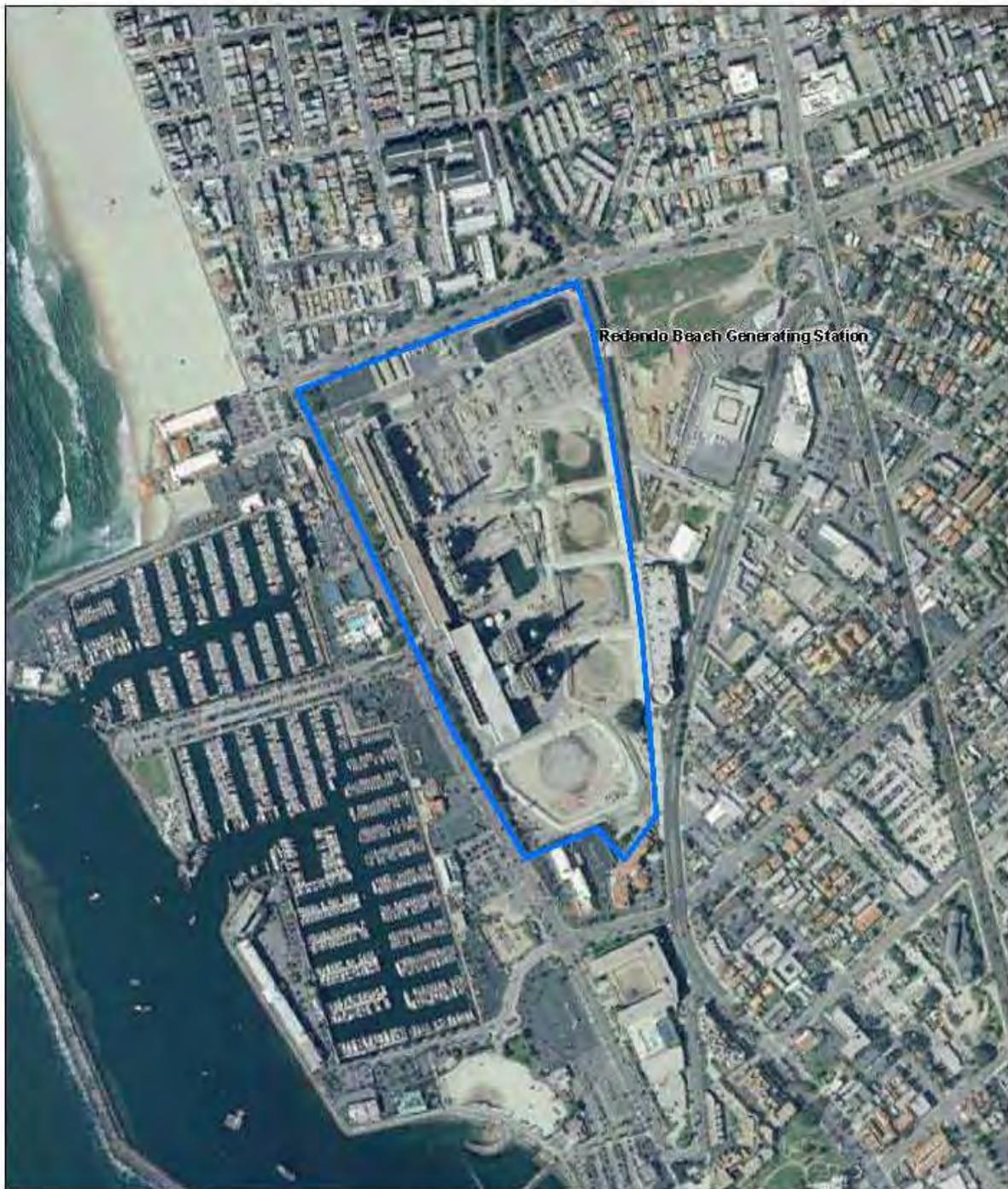
# CONTINUATION SHEET

\*Recorded by: Lori Durio Price

\*Date: June 6, 2012

☑ Continuation

○ Update



### Legend

 Property Boundaries

### Location Map

## Redondo Beach Generating Station

AES Redondo Beach Energy Project

Redondo Beach, CA

**CH2MHILL**

\\ZD\NS\ACG\IS\PROJ\AES\MAP FILES\REDONDO\_BEACH\CULTURAL\REDONDO\_CULTURAL\_DPR\_AERIAL.MXD, KMNO 6/7/2012 10:43:22 AM

# Architectural Survey Report LA-6990

---

*Ti:* AN EVALUATION OF THE RESIDENTIAL  
STRUCTURE LOCATED AT  
219 S. FRANCISCA AVENUE,  
CITY OF REDONDO BEACH,  
LOS ANGELES COUNTY,  
CALIFORNIA

Prepared for:

*Ag:* Michael Tumanjan  
5533 Bayridge Road  
Rancho Palos Verdes, CA 90275

Prepared by:

*Fi:* McKenna et al.  
6008 Friends Avenue  
Whittier, California 90601-3724  
(562) 696-3852  
(562) 693-4059 FAX

*Au:*

Author and Principal Investigator: Jeanette A. McKenna, MA, RPA

Job No. 07-02-07-668

*Da:* July 19, 2002

*Pg: 42*  
*Ty: (S) Vol. Rep. Eval.*  
*AC: 45101 -*  
*Sites: 0 0 AB*  
*Dev: (23) Remediation*  
*(3) Apartment =*  
*Quad: Redondo*  
*Fixed 903*

AN EVALUATION OF THE RESIDENTIAL  
STRUCTURE LOCATED AT  
219 S. FRANCISCA AVENUE,  
CITY OF REDONDO BEACH,  
LOS ANGELES COUNTY,  
CALIFORNIA

by,

Jeanette A. McKenna, Principal  
McKenna et al., Whittier CA

INTRODUCTION

McKenna et al. initiated this evaluation of the property located at 219 S. Francisca Avenue in the City of Redondo Beach at the request of Michael Tumanjan, current owner of the property. Mr. Tumanjan was required to complete this evaluation as part of the process for obtaining a demolition permit from the City. Mr. Tumanjan proposes to redevelop the property by removing the existing residence and erecting a condominium complex adjacent to the existing complex located south of his property. McKenna et al. initiated these studies on July 12, 2002.

LOCATION AND SETTING

The Michael Tumanjan property is located at 219 S. Francisca Avenue, City of Redondo Beach, Los Angeles County, California (Figure 1). This property is cross-referenced as Assessor Parcel No. 7505-020-005 (Figure 2) and within Township 4 South, Range 14 West, Section 7 (Figure 3). This property is within the boundaries of the original Townsite of Redondo Beach and is bounded by Garnet Street to the north; Torrence Blvd. to the South, and Pacific Coast Highway to the west. The commercial structures of Pacific Coast Highway back-up to the property.

The property identified as 219 S. Francisca Avenue has been developed as a single family residence on a residential street. Over the years, many of the single family residences on this block (both the west and east sides of the street) have been removed and replaced by multi-family residential complexes. In this particular case, the frontage on Pacific Coast Highway has been completely redeveloped with modern commercial structures and the property directly to the south of 219 S. Francisca Avenue has been redeveloped as a condominium complex (ca. 1993).

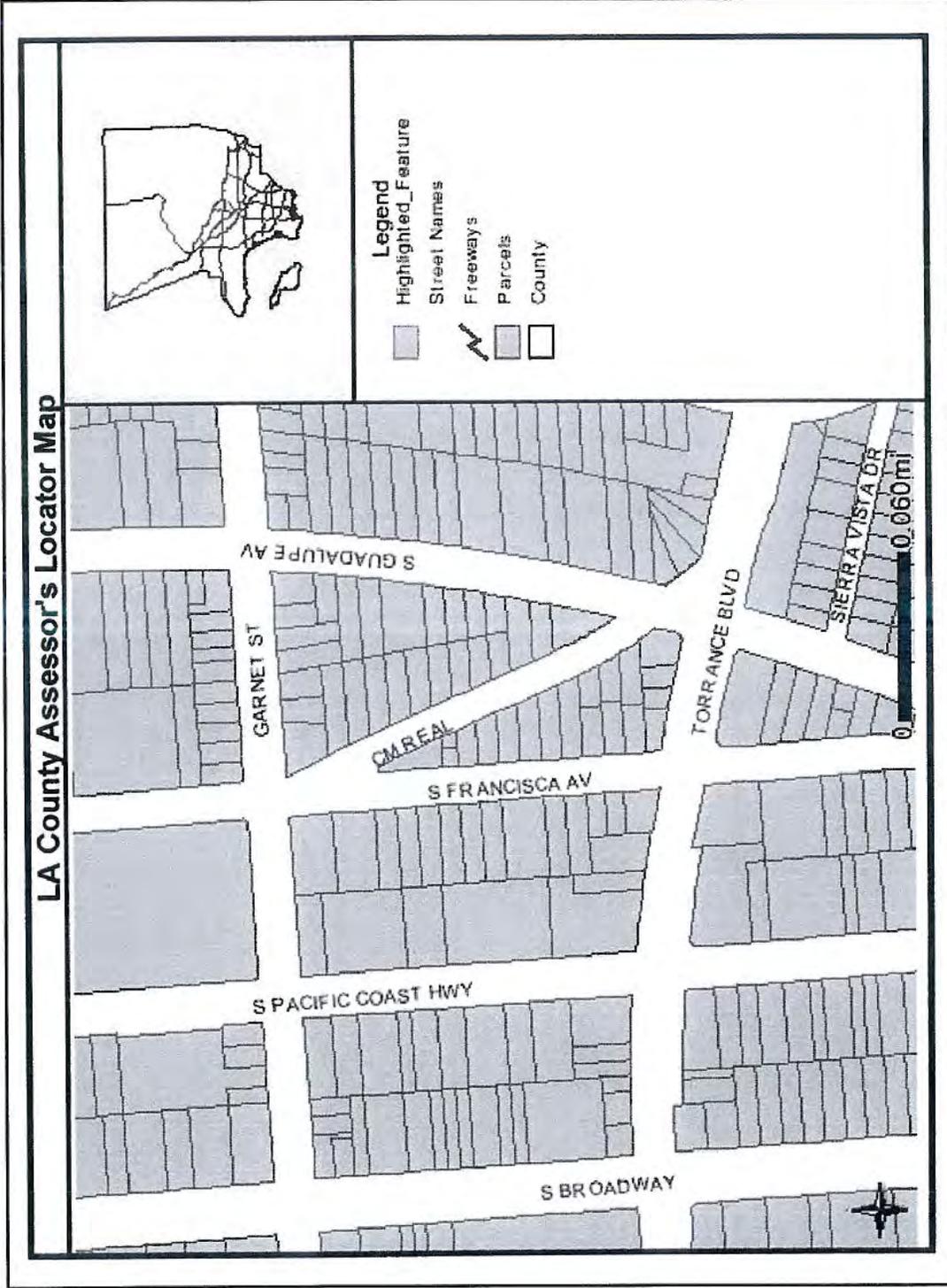


Figure 1. General Location of the Project Area.

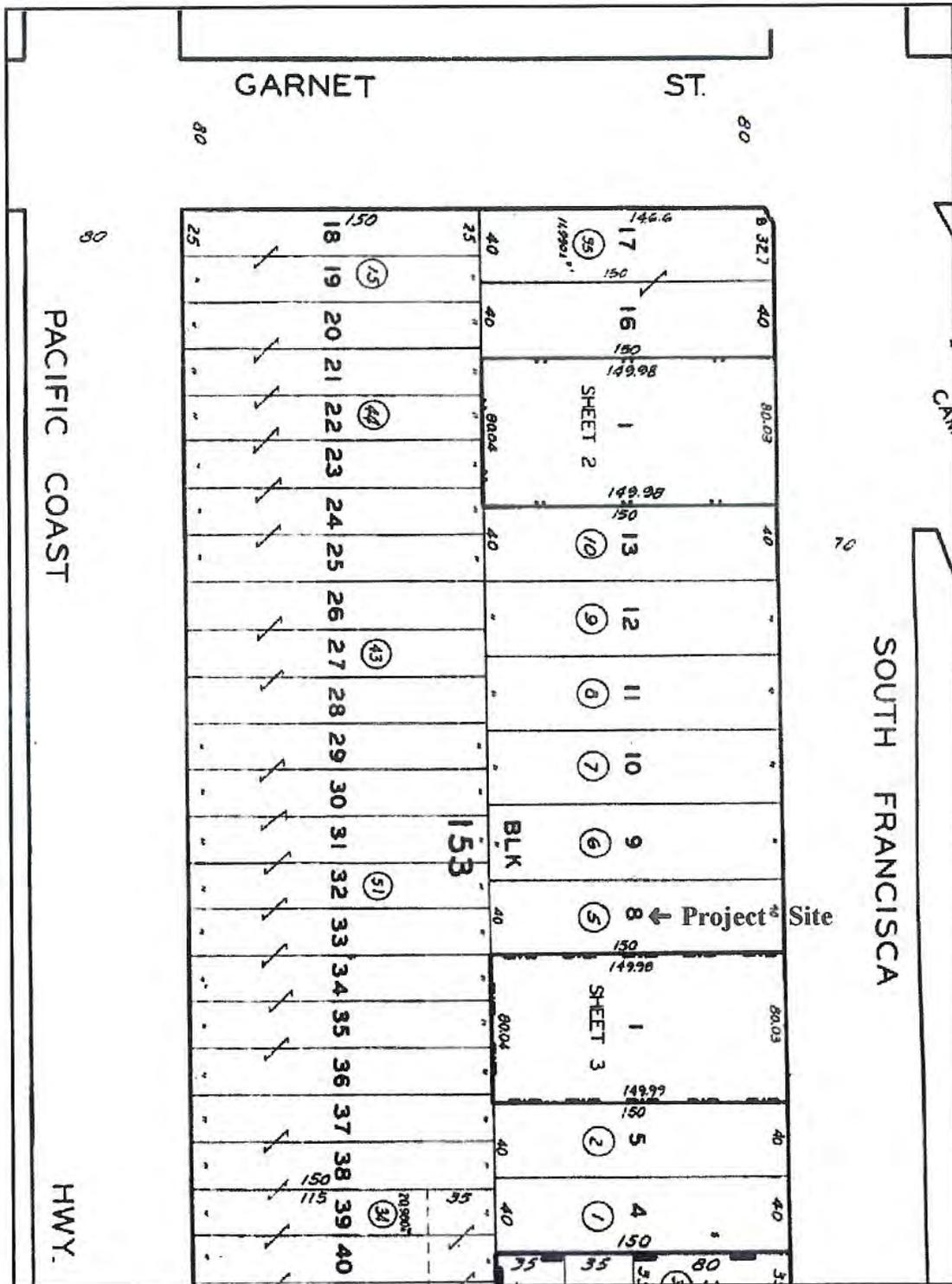


Figure 2. Assessor's Parcel Map Identifying the Property at 219 South Francisca Avenue, Redondo Beach.



Figure 3. Specific Location of the Project Area (USGS Redondo Beach Quadrangle, rev. 1981).

Another condominium has been developed towards the north end of the block (ca. 1978), leaving five lots standard lots between 219 S. Francisca Avenue and the condominium complex to the north. A visit to this block resulted in the identification of recent redevelopment of some of these lots, resulting in the presence of only three single family residences between the current study area and the multi-family residences to the north.

A quick calculation of the area surrounding 219 S. Francisca Avenue showed that the four lots to the south of the residence have been redeveloped; of the nine lots to the north, six have been redeveloped; and of the east side of S. Francisca Avenue, there is a mixture of modern and historic residences (both single family and multifamily structures; see attached Photographic Record). Well over one half of the block consisting of structures facing S. Francisca Avenue have been replaced, resulting in a loss of any potential historic district in this immediate area.

### 219 S. FRANCISCA AVENUE - CURRENT CONDITIONS

According to City/County records, the residence at 219 S. Francisca Avenue was constructed in 1913. At the time of its development, the length of S. Francisca Avenue between Garnet Street and Torrence Blvd. was developed as a single family residential street with some commercial structure facing Torrence Blvd. at the south end of the street. The "footprint" for 219 S. Francisca Avenue is illustrated on the 1916 Sanborn Maps (Figure 4) and included the presence of the garage to the rear of the residence. The garage was cross-referenced as 219 ½ S. Francisca Avenue, indicating possible use of a portion of the garage as residential property.

The Sanborn maps identified the property as consisting of a single story residence (dwelling) with an irregular floor plan and an open porch spanning the entire front of the residence. The identification as a "dwelling" is indicative of a wood framed structure and the "dot" designation is indicative of a composition roof. There is an area of twelve feet between the residence and the property line, permitting access to the garage via a driveway from S. Francisca Avenue.

Data provided by the City of Redondo Beach Department of Planning confirmed that this residence was constructed in 1913 (Permit 659; 10-19-13) by owner S. Johns. In 1938, D.E. Byers (owner) obtained a permit for alterations (Permit No. 3471; 4-27-38). Visual inspection of the property in July of 2002 resulted in the identification of only one exterior alteration - the enclosing of the front porch area. The porch is now enclosed by four sets of sixteen pane fixed windows and a side entrance (south side).

The residence at 219 S. Francisca Avenue is a single family, single story building with a basement. The building rests on a concrete foundation with both vents and windows. A short set of concrete steps lead to the front door and porch - also presumed to be a concrete porch slab. The structure is wood framed and wood sided (clapboard siding) and double hung sash windows (1 over 1 panes) with "ears" indicative of the 1910s and 1920s window designs. There are some fixed windows and some of the sash windows have been replaced by aluminum or vinyl sliding windows (all in the rear of the building and not visible from the street).

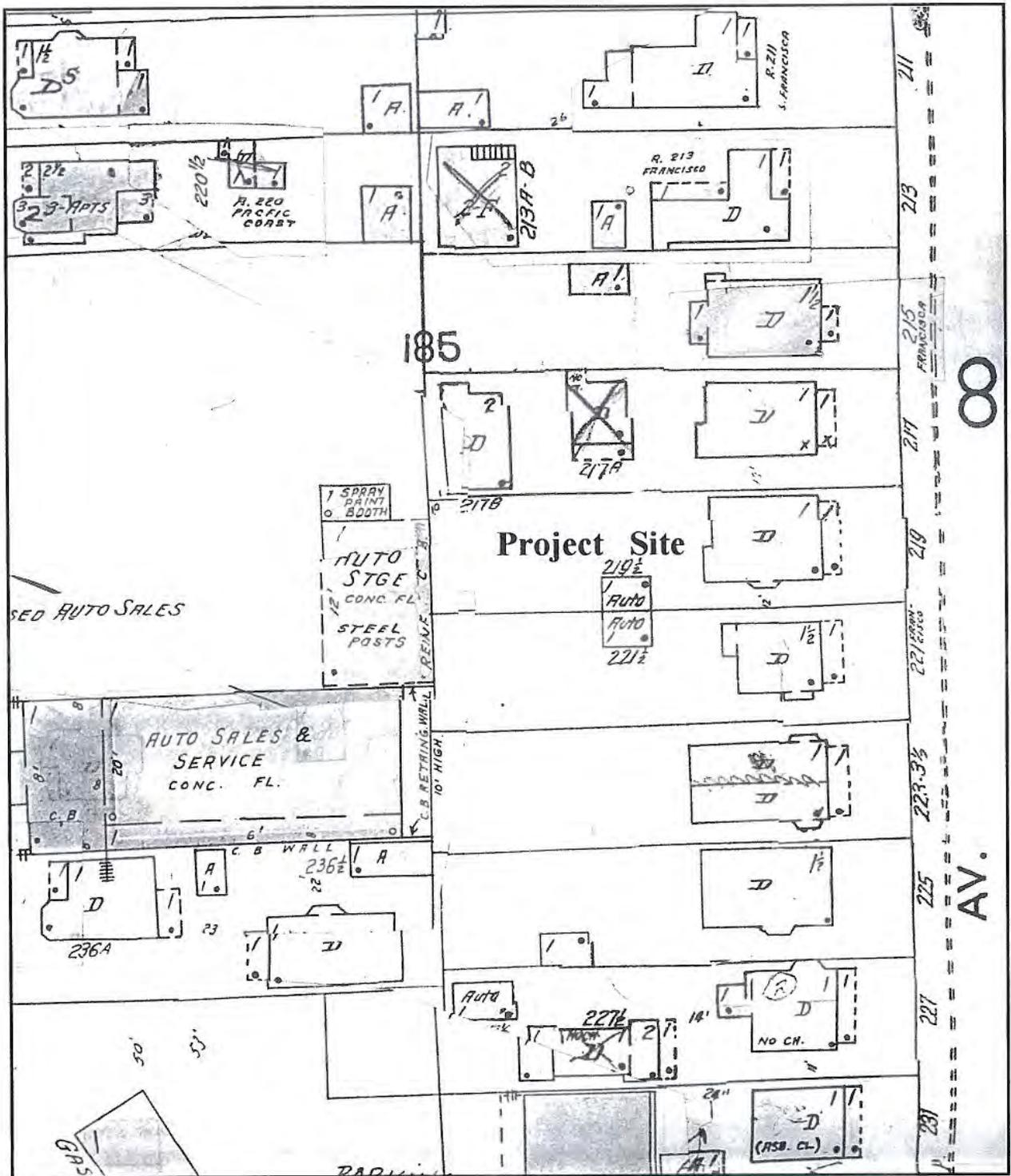


Figure 4. Sanborn Fire Insurance Map (ca. 1916, with overlays).

Each of the sash windows are framed with simple, 1" x 4" boards and standard window sills. The corners of the structure are also framed with 1" x 4" boards. Facia boards are flat and simple, as are the majority of the exposed eave beams. The exposed beams on the east elevation (facing S. Francisca Avenue) exhibit slight decorative elements (notched and reinforced beams supporting the roof over the porch). The door on the front porch is modern (recently replaced). A lattice air vent is present on the east elevation, as well.

The roof line is relatively low, exhibiting a gable roof with a pitch of approximately 25 degrees. A single brick chimney is evident on the south side of the structure, towards the rear, and appears to be an interior feature (no exterior structure on the south elevation).

A second entrance is located to the rear of the residence. In this case, the entrance is accessed from a small rear porch and staircase located above the entrance to the basement (see attached Photographic Record). A small enclosure has been added to this porch to support a storage area for picnic/BBQ materials. The water heater is located at the southeast corner of the structure (exterior), adjacent to the driveway area. A large tree shades the backyard and rear of the residence.

Overall, the residence is in good shape, well maintained, and with the exception of the enclosed front porch, exhibits the original 1910 construction design. **In general, this structure could be identified as a California Bungalow with some very slight "Craftsman-like" elements (e.g. slightly wider eaves and attic vents). This structure should not be considered a Craftsman.**

The garage associated with this property reflects a completely different mode of construction. In this case, the garage is identified as a board and batten structure with a shed roof; hinged doors, and in poor condition. This structure appears older than the residence and likely preceded it in construction. This structure is rectangular in shape - extending into the yard areas and exhibiting two roughly framed windows on the north elevation. A small segment of lattice work is located at the northwest corner of the structure, providing some decorative function. The size of this structure (approximately 18 to 20 feet deep by 12 feet wide) is slightly larger than the average 1920s era garage, indicating the rear of this structure may have served as a small living area (hence the additional address on the Sanborn Map). This structure rests on a concrete foundation, but the concrete flooring was apparently added at some later date (when the driveway was paved). It is possible that this structure served as the original residence while the more substantial residence was under construction.

## HISTORIC CONTEXT

The structure located at 219 S. Francisca Avenue was built in 1913 (with the possibility that the garage structure was built earlier). Citing the "City of Redondo Beach Historic Context Statement" (1995), the year of construction falls within the period ranging from 1905 to 1923 and associated with the development of the Redondo Beach harbor (Duncan-Abrams and Milkovich 1995). Summarizing their discussion, and as presented by McKenna (1996:22-23), the context is as follows:

... the years immediately following the electrification of the Los Angeles and Redondo Railway were prosperous ones for the City of Redondo Beach. Since the port of Los Angeles was not yet complete, Redondo was still an important receiving bay for lumber and oil. Tourism continued to flourish, and industry was attracted to the community by an ambitious city promotion program ...

Redondo Beach owes its physical character and development patterns to the contributions of three separate real estate groups of community promoters ... Redondo Beach experienced a revival or reawakening in 1905 when electric rail magnate Henry E Huntington decided to invest in its future ... Huntington ... built upon the goals and dreams of ... earlier promoters and, with his virtually unlimited resources, was able to complete ... dreams of both a seaside resort and industrial port ...

On July 7, 1905, Huntington purchased the interests of the Redondo Beach Improvement Company and, just four days later, he purchased the Los Angeles and Redondo Railway. With these two purchases, he secured a foothold on the bay. Townspeople welcomed his investment reputation. For several days following the announcement of Huntington's investment in city property, the town was overwhelmed by buyers and sellers, each anxious to profit on Redondo Beach land ...

Other investors followed his lead. At least one opened large tracts of previously undeveloped land nearby and subdivided it for agricultural uses ... Within the original townsite, development continued as investors subdivided and/or developed, virtually completing the settlement of coastal Redondo Beach ... The final result was development of the region with diverse areas appealing to a variety of incoming residents.

Backtracking to the earlier development of the City of Redondo Beach, the original townsite was established in 1887 (incorporated in 1892) and within the historic Rancho Dominquez. Charles Silent purchased 1000 acres from the Dominquez family for the purpose of establishing a townsite. William Hammond Hall (California State Engineer) prepared the original site map for the townsite (McKenna 1996:13). Hall used historic names in identifying streets, including names associated with the Dominquez family (e.g. Francisca Avenue).

Redondo Beach was connected to the City of Los Angeles via the Santa Fe Railroad (ca. 1888). The light rail system (the Redondo Railway) was established by 1889. The Los Angeles and Redondo Railway also serviced the area in the 1890s and into the Twentieth Century. Edison completed their substation in Redondo Beach in 1910, providing the community with a local source of electric power.

Construction of single family homes continued into the 1910s and well though the 1920s, eventually resulting in the almost complete development within the original townsite. Redondo Beach boasted of a population of 5,000 in 1920 and another 15,000 residents by 1930.

## SUMMARY OF PREVIOUS INVESTIGATIONS

In 1986, the City of Redondo Beach completed a survey of historic resources in the south Redondo Beach area. As noted in the survey report, the goal of the survey was to provide a comprehensive database of all resources; maximize the research effort for structures believed to be of historical importance; and to provide baseline data for the evaluation of the resources (with the main goal of preservation). A rating system was established (Categories A through D, respectively, with A representing significant resources and D having been deemed insignificant).

In addition to rating the structures, architectural styles were identified, including: Victorians (1885-1905); Colonial Revival or Neo-Classical Box designs (1900-1912); Cottages or Bungalows (ca. 1912-1940); Craftsman designs (1905-1920); Spanish Colonial Revivals (1910-1925); Period Revivals (1920-1940); and ca. 1940s tract homes (minimal traditional styles). The Cottages or Bungalows were described (see McKenna 1996:54) as follows:

This category includes small, fairly unadorned houses, beach cottages and California bungalows. Exterior wall surfaces were covered with board and batten, clapboard or stucco. Most styles have large porches and utilize wood frame windows, either double hung or casement. While a large number of modest cottages and bungalows remain in Redondo, few of these were rated A or B.

As a result of the 1986 survey, approximately 1400 pre-1946 structures were identified in south Redondo Beach. A total of 28 were identified as "A" structures; 129 were identified as "B" structures; 712 were identified as "C" structures; and 521 structures were identified as "D" structures. California Department of Parks and Recreation 523 Forms were completed for the "A" and "B" structures, only. Using the rating systems developed for the 1986 survey, the property located at 219 S. Francisca Avenue would have been identified as a "C" category structure - a building that retains the majority of its original design, but is "fairly modest" and less likely to be of historical importance. Such a structure could, however, be considered a contributing element of an historic district - assuming a district can be identified. This address is not specifically identified in the 1986 survey, but was subjected to a cursory evaluation during the investigations for an updated survey in 2001 (on file, McKenna et al., Whittier).

## RESULTS OF THE CURRENT INVESTIGATIONS

The current research was undertaken to evaluate the structure at 219 S. Francisca Avenue, Redondo Beach, at the request of the owner, Michael Tumanjan. In applying the rating system adopted during the 1986 survey of the south Redondo Beach area, this structure is identified as a California Bungalow (Category C) reflecting its original design but of no historical significance. To adequately and fully address the potential significance of this structure, McKenna et al. all applied the basic criteria for importance/significance used by the State of California, which reads as follows:

**15064.5. Determining the Significance of Impacts to Archeological and Historical Resources [new section as of November 1999]**

- (a) For purposes of this section, the term “historical resources” shall include the following:
- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
  - (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
  - (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852) including the following:
    - (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
    - (B) Is associated with the lives of persons important in our past;
    - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
    - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
  - (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the

Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

With respect to the current property of concern, 219 S. Francisca Avenue does not meet the criteria presented in (A), (B), or (D), as presented above. There is a potential for the property to fulfill the requirements of Criterion (C). The property, while not meeting the requirements indicative of the “works of a master”, an “important creative individual”, nor exhibiting “high artistic values”, it is one of the many examples of a type, period, region, or method of construction defined as the California Bungalow.

The California bungalow is found throughout Southern California and is indicative of a general and simple mode of construction indicative of the pre-Depression Era, but is not a rare type of structure nor a unique type of structure. In general, the conclusion reached by Thirtieth Street Architects in the 1986 report is consistent with identifying this residence an insignificant and not a contributing element of an identified district.

As noted earlier in this report, the redevelopment surrounding the property identified as 219 S. Francisca Avenue has effectively compromised any district in this particular area and the remaining historic structures on the block and few and far between. Many have been altered, most have been removed, and the remaining structures have lost their settings. The demolition of this structure would mean the loss of a single family residence, but would not result in the loss of a significant historic resource.

---

Jeanette A. McKenna, Principal, McKenna et al.

Date

## REFERENCES

### City of Redondo Beach

- 2002 Planning Division (City Permits). On file, City of Redondo Beach, Los Angeles County, California.

### County of Los Angeles

- 2002 County Assessor's Records. On file, County Assessor's Office, Los Angeles, Los Angeles County, California.

### Duncan-Abrams, Marguerite and Barbara Milkovich

- 1995 City of Redondo Beach Historic Context Statement. On file, City of Redondo Beach Planning Division, Redondo Beach, California. (also on file, McKenna et al., Whittier, California)

### Gianos, Theresa

- 2002 Personal Communication.

### McKenna, Jeanette A.

- 1996 An Historic context Statement and Updated Historic Resources Survey for the City of Redondo Beach, Los Angeles County, California. On file, McKenna et al., Whittier, California.

### Thirtieth Street Architects, Inc.

- 1986 Historic Resource Survey, City of Redondo Beach, July, 1986. On file, McKenna et al., Whittier, California.

# APPENDIX A:

## Professional Qualifications

**JEANETTE A. McKENNA**  
**Owner and Principal Investigator**  
**McKenna et al., Whittier CA**

Ms. McKenna specializes in the field of Cultural Resource Management: prehistoric archaeology, historic archaeology, and history. She is a recent-past member of the Board of Directors for the Society of Professional Archaeologists (SOPA 1993-97) and is certified by the Registry of Professional Archaeologists (RPA) to conduct both prehistoric and historic archaeological studies (1998-Present). Ms. McKenna has 25 years of professional experience as an archaeologist and has served on over 400 projects. The majority of her work has been conducted as a Field Director, Project Manager, and/or Principal Investigator in California and Arizona.

**TECHNICAL CAPABILITIES**

- Vast experience in the greater Southwest, Great Basin, and Southern California regions. Familiar with the full range of cultural resource investigations and has completed projects within the public and private sectors, including environmental management firms, planning and engineering firms, and State and federal agencies.
- Active in the discipline of Cultural Resource Management since 1976 with over 25 years of experience in Southern California and another 5+ years in Arizona, Nevada and Central and Northern California.
- Particular interest in the desert regions of California and Arizona, with specializations in the Proto-historic and Historic Contact Periods.
- Considerable experience in dealing with prehistoric cultural remains and working directly with Native American groups in archaeological training programs (through Arizona State University and the Southern California Indian Center, Garden Grove).

**EDUCATION AND AFFILIATIONS**

B.A., Anthropology, 1977, CSU Fullerton  
M.A., Anthropology, 1982, CSU Fullerton  
Lambda Alpha Lambda Honors Society  
Post Graduate Studies, Arizona State University, 1982-85  
Post Graduate Studies, History Department  
University of California, Riverside, 1991-92  
Certification Program: CEQA, Land Use and Environmental Planning, University of California, Riverside, 1997-98

Society of Professional Archaeologists (SOPA)/Registry of Professional Archaeologists (RPA) Certification: Field/Prehistoric Archaeology and Historical Archaeology (1984 to Present)

Board of Directors, Society of Professional Archaeologists 1993-1997 (American Society of Conservation Archaeologists Representative)  
BLM California Permit No. CA-99-01-031  
BLM Arizona State Permit No. AZ-000107  
Arizona State Museum Antiquities Permit (ASM 1997-72bl)

**SELECTED PROJECT EXPERIENCE**

- Historic Architectural Studies for Renovation and Restoration of the Greek Theatre, Los Angeles CA
- Evaluation of Cultural Resources within the Burbank and West Hollywood Redevelopment Project Areas, Los Angeles County, CA
- Historic Property Survey for the City of Whittier, Los Angeles County, CA.
- Archaeological Investigations and Resource Evaluations for the Proposed Cajon Pipeline, San Bernardino and Los Angeles Counties, CA
- Archaeological Class I Investigations for the Proposed Mojave Pipeline, San Bernardino County, CA
- Cultural Resources Investigations (Phases I, II, and III) for the RIX/SARI Projects, Santa Ana Watershed Project Authority (SAWPA), San Bernardino and Riverside Counties, CA
- Phase I, II, and III Archaeological Investigations for the County Sanitation Districts of Los Angeles County, Puente Hills Landfill Solid Waste Management Facility Expansion Project, Whittier, CA
- Archaeological Mitigation Program, The Phoenix Indian School Track Site Project. Arizona State University Office of Cultural Resource Management and the Bureau of Indian Affairs, Phoenix, AZ
- Archaeological and Testing Program for the Hidden Valley Golf Course and Van Buren Golf Course Properties, Riverside County, CA
- Cultural Resources Overview Studies for the Annexation of Unincorporated County Lands to the City of Ontario, CA
- Historic Property Survey Reports: Warner Bros. Main Lot Ranch Lot Properties, Burbank, CA
- Historic Archaeological Investigations for L.A. County Sheriff's Facility, Lancaster, CA.

# APPENDIX B:

## Photographic Record

# PHOTOGRAPHIC RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 1 of 1 Project Name or # (Assigned by the Recorder) 02.668 - Redondo Beach Year 2002

Camera Format: Digital Camera Lens Size: NA Roll No. 1

Film Type and Speed: NA File Kept At: McKenna et al., Whittier CA 90601

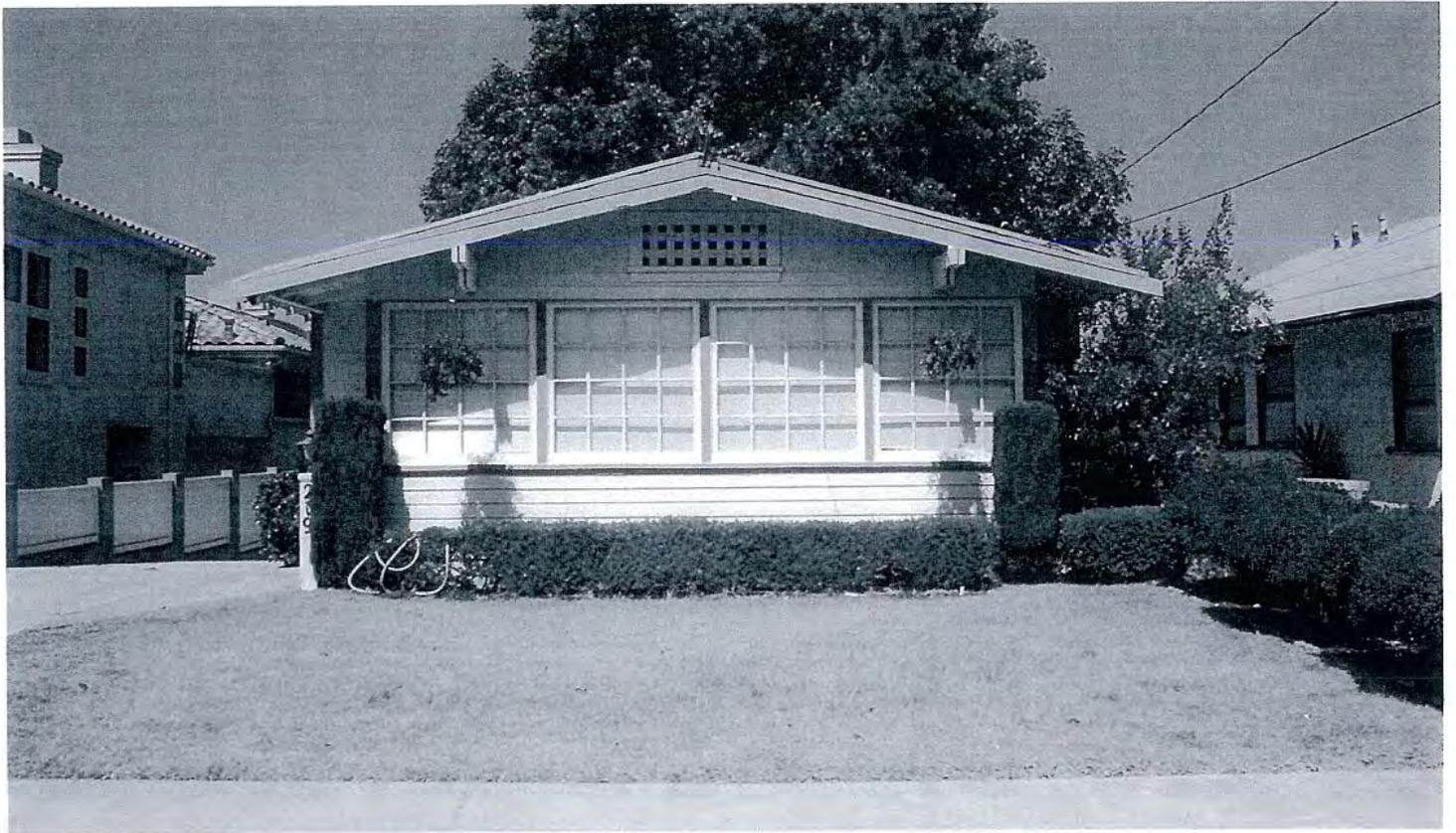
Mo.	Day	Time	Frame	Subject/Description	View	Acc. No.
			0			
7	15	AM	1	Front of 219 S. Francisca	W	
7	15	AM	2	Close up front of 219 S. Francisca	W	
7	15	AM	3	Front of 219 S. Francisca	NW	
7	15	AM	4	Back of 219 S. Francisca	E	
7	15	AM	5	Back stairs of 219 S. Francisca	E	
7	15	AM	6	Utility shed, back of 219 S. Francisca	SE	
7	15	AM	7	Garage of 219 S. Francisca	SW	
7	15	AM	8	Garage of 219 S. Francisca	W	
7	15	AM	9	Garage of 219 S. Francisca	W	
7	15	AM	10	Back door w/BBQ stand of 219 S. Francisca	S	
7	15	AM	11	Overview of S. Francisca	NW	
7	15	AM	12	Overview of S. Francisca	SW	
7	15	AM	13	Overview of S. Francisca (opposite side of street)	SE	
7	15	AM	14	Overview of S. Francisca (opposite side of street)	NE	
7	15	AM	15	Overview of Pacific Coast Highway	SE	
7	15	AM	16	Overview of Pacific Coast Highway	SE	
			17			
			18			
			19			
			20			
			21			
			22			
			23			
			24			
			25			



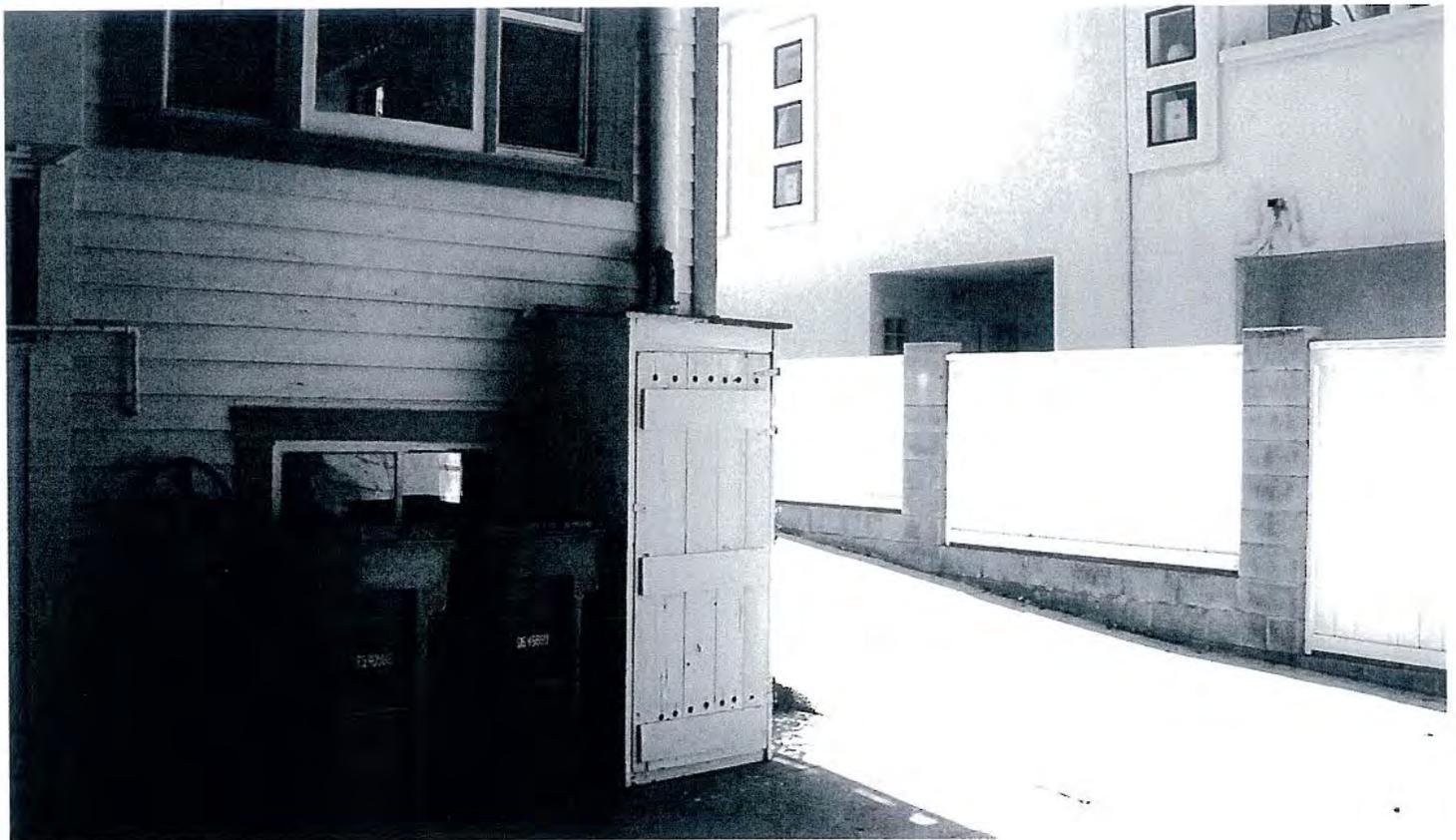
Photograph 1.



Photograph 2.



Photograph 3.



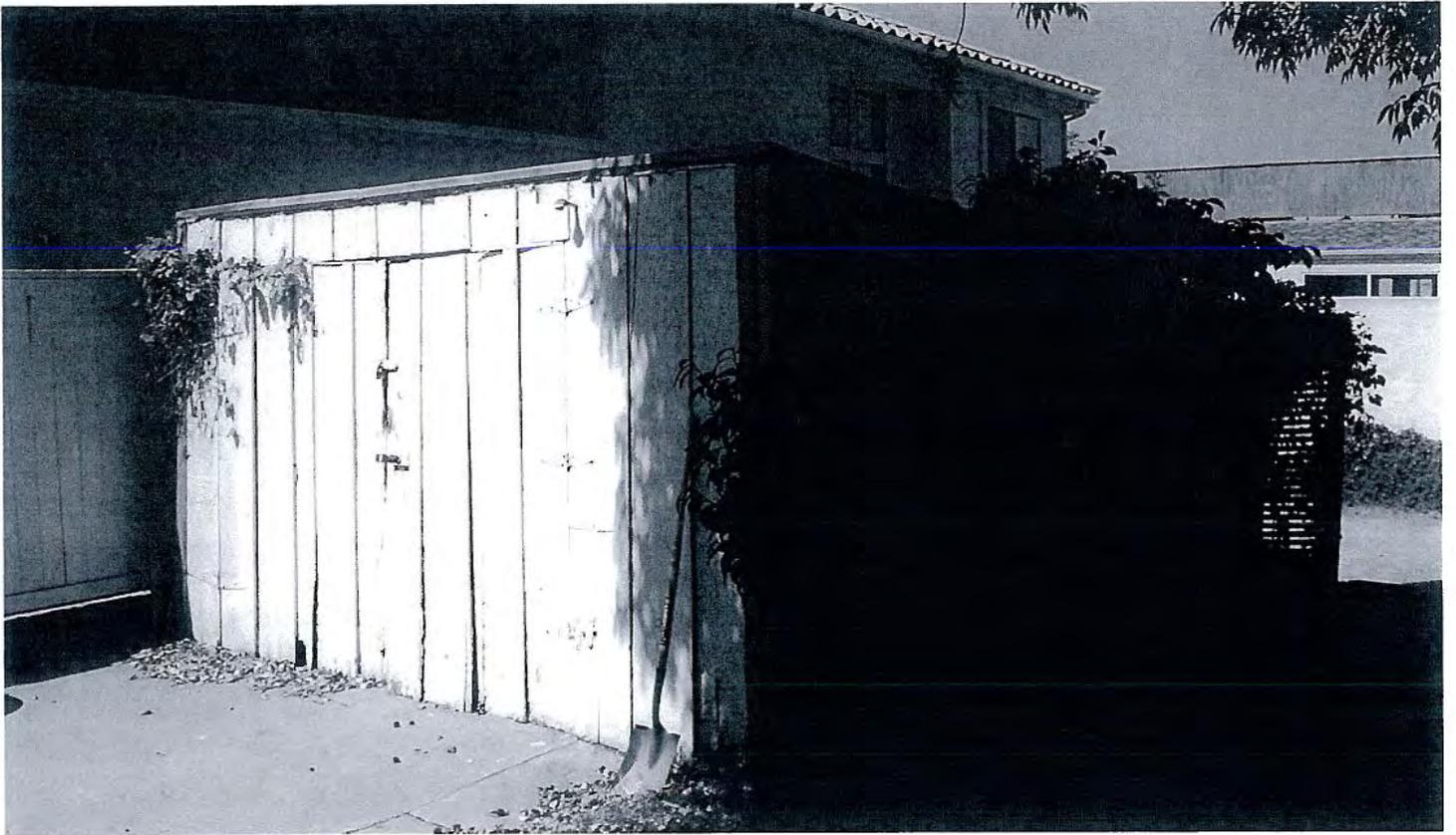
Photograph 4.



Photograph 5.



Photograph 6.



Photograph 7.



Photograph 8.



Photograph 9.



Photograph 10.



Photograph 11.



Photograph 12.



Photograph 13.



Photograph 14.



Photograph 15.



Photograph 16.

# APPENDIX C:

## Historic Research Data

**Record 1**

<b>Assessor's ID Number</b>	7505-020-005
<b>Site Address</b>	219 S FRANCISCA AVE
<b>Site City/Zip</b>	REDONDO BEACH CA 90277
<b>Property Type</b>	Single Residence

[Click Here for Assessor Map](#)

**Assessor Map**

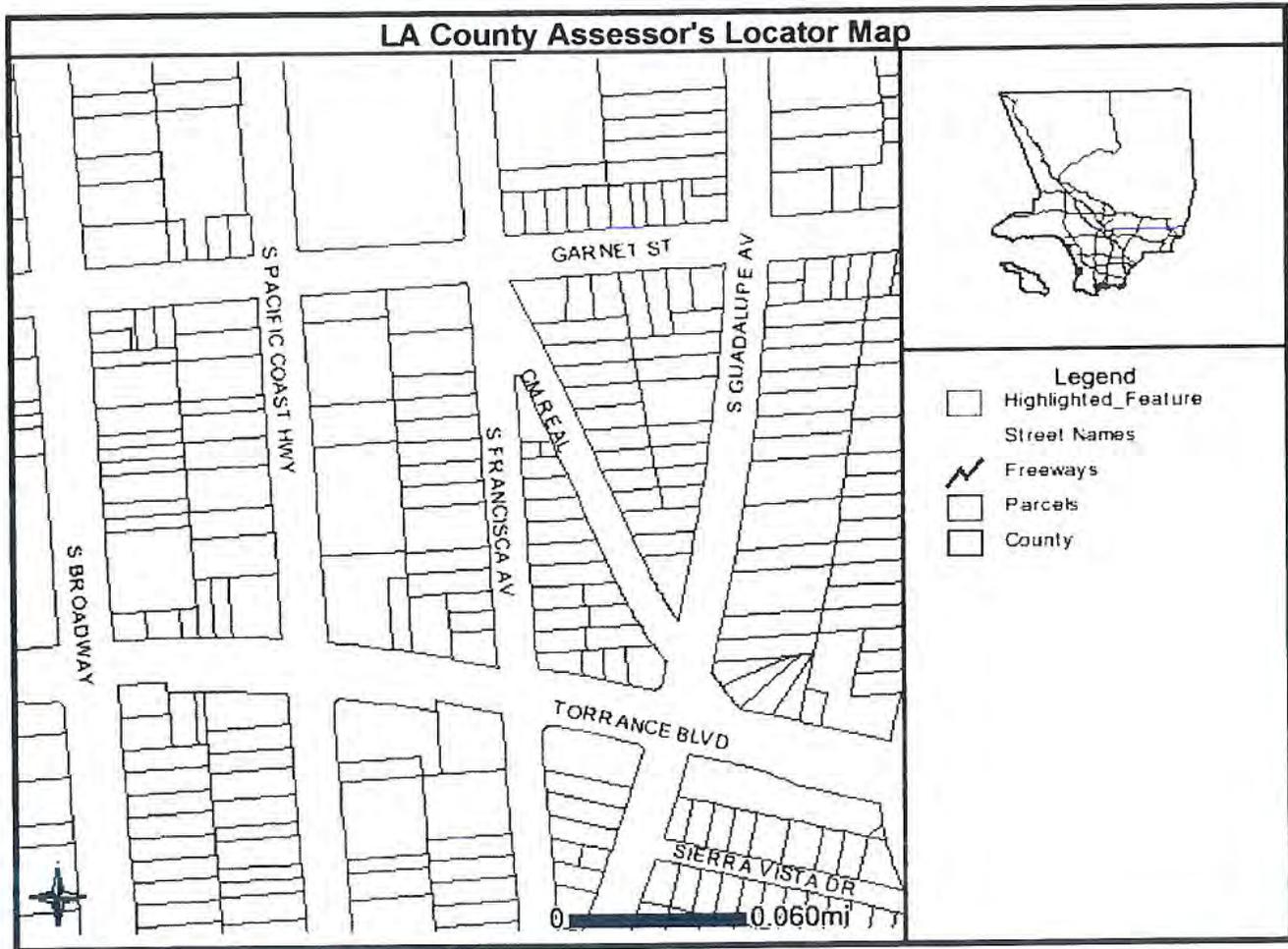
<b>TRA Number</b>	08055
<b>Recording Date</b>	10/03/1997
<b>2001 Land Value</b>	\$211,935
<b>2001 Improvement Value</b>	\$52,982

<b>2001 Exemption Claim</b>	
<b>2001 Personal Property Value</b>	\$0
<b>2001 Fixture Value</b>	\$0
<b>2001 Homeowners' Exemption Value</b>	\$0
<b>2001 Real Estate Exemption Value</b>	\$0
<b>2001 Personal Property Exemption Value</b>	\$0
<b>2001 Fixture Exemption Value</b>	\$0

**Legal Description** REDONDO BEACH LOT 8 BLK 153

<b>--- IMPROVEMENT 1 ---</b>	
<b>Main Improvement Sq. Ft.</b>	1096
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>No. of Units</b>	1

[2001 Annual Taxes Click Here](#)





LOT 8 BLOCK 153 TRACT TS 40x150  
 ST. ADDRESS 219 S. Francisca  
 SIZE BLDG. \_\_\_\_\_ ZONE R-3 FIRE ZONE 3  
 CONTRACTOR Owner  
 USE OF BUILDING Alterations

PERMIT NO.	DATE	NAME	DESCRIPTION
<u>659</u>	<u>10/19/13</u>	<u>S. Johns</u>	<u>Res.</u>
<u>3471</u>	<u>4/27/38</u>	<u>D. E. Byers</u>	<u>Alterations</u>
	<u>House to House insp.</u>	<u>10/15/76 - single family</u>	<u>res., 1-car det. gar.</u>
<u>E972537</u>	<u>10-9-97</u>		<u>Elec Service Upgrade</u>

*See Teresa  
Gianas for  
historic  
preservation*

9-17-97  
4-11-02

40x150

E972537  
FINAL ON BUILDING: 10-13-97

REMARKS:

TENTS — TRAILERS —  
NON CONFORMING BUILDINGS

	<u>7505</u>	<u>20</u>	
MB.	PG.	PCL.	
<u>39</u>	<u>1-17</u>	<u>5</u>	

ARCHITECTURAL/HISTORICAL BUILDING INVENTORY

No. \_\_\_\_\_

LOCATION AND IDENTIFICATION:

- 1. Address: \_\_\_\_\_ Name: \_\_\_\_\_
- 2. City: Whittier Zip: 9060 County: Los Angeles
- 3. Parcel No.: \_\_\_\_\_
- 4. Present Use: Residential  S  M  Comm.  Religious  School  Industrial  Vacant   
Other  Other

DESCRIPTION:

- 5. Architectural Style: Bungalow
  - 6. Plan: Rectangular  Square  "L"  "U"  "T"  Irregular  Other
  - 7. Height: 1 Story  2 Story  3 Story  4 Story  Multiple  Other
  - 8. Roof Shape: Gable  Hip  Flat  Composite  Spanish  Other
  - 9. Fabric: Wood:  Stucco  Brick  Concrete  Metal  Lucite  Other
  - 10. Windows: Flat  Arch  Segmental  Sash  Fixed  Bay  Slider  V  AL  Other  wood fra
  - 11. Condition: Excellent:  Good  Fair  Poor  Deteriorated  Other
  - 12. Alterations: None  Major  Minor  Type of Alteration new door
  - 13. Related Features: None  Type of Feature brick ret. wall  
Type of Feature \_\_\_\_\_
- Garage 1 car (Attached ) (Detached )

SIGNIFICANCE: CATEGORY \_\_\_\_\_ (see notes)

- 14. Main Theme of Resource: Architecture  Settlement  Economic/Industrial   
Religious  Government  Leisure/Arts   
Military  Education  Other  Other
- 15. Date(s) of Construction: Estimated: \_\_\_\_\_ Factual \_\_\_\_\_
- 16. Historic Use(s): Residential  Commercial  Industrial   
Religious/School  Other  Other
- 17. Historic Association: None:  Type \_\_\_\_\_

SURVEY DATA:

- 18. McKenna et al. Date: \_\_\_\_\_  
6008 Friends Avenue Photos: Roll \_\_\_\_\_  
Whittier, California 90601-3724 Frame \_\_\_\_\_  
(562) 696-3852 (562) 693-4059 FAX) View \_\_\_\_\_
- 19. Sources/References \_\_\_\_\_ Frame \_\_\_\_\_  
\_\_\_\_\_ View \_\_\_\_\_  
\_\_\_\_\_

# APPENDIX D:

Archaeological Site Survey  
Records (DPR Forms)

# PRIMARY RECORD

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 1 of 9 \* Resource Name or # (Assigned by recorder) 7505-020-005 (Michael Tumanjan Property)

P1. Identifier: APN: 7505-020-005

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Resondo Beach 7.5' Quad Date 1981 T 4S; R 14W; 1/4 of Sec. 7; S.B. B.M.

c. Address 219 S. Francisca City Redondo Beach Zip 90277

d. UTM: (Give more than one for large and/or linear resources) Zone 11; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

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

On west side of Francisca Avenue; between Garnet Street and Torrance Blvd.; middle of block.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The residence at 219 S. Francisca Avenue is a single family, single story building with a basement. The building rests on a concrete foundation with both vents and windows. A short set of concrete steps lead to the front door and porch - also presumed to be a concrete porch slab. The structure is wood framed and wood sided (clapboard siding) and double hung sash windows (1 over 1 panes) with "ears" indicative of the 1910s and 1920s window designs. There are some fixed windows and some of the sash windows have been replaced by aluminum or vinyl sliding windows (all in the rear of the building and not visible from the street).

SEE CONTINUATION SHEET

\*P3b. Resource Attributes: (List attributes and codes) HP-2 (Single Family Residence)

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Digital Photos, on file,

McKenna et al.c

\*P6. Date of Construction/Age and Source 1913

Historic  Prehistoric  Both

Assessor Data /City Files

\*P7. Owner and Address:

Michael Tumanjan

5533 Bayridge Road

Rancho Palos Verdes, CA 90275

\*P8. Recorded by: (Name, affiliation, and address)

Jeanette A. McKenna (McKenna et al.)

6008 Friends Avenue

Whittier, California 90601-3724

(562) 696-3852 (562) 693-4059 FAX

\*P9. Date Recorded:

\*P10. Survey Type: Historic Resources

Evaluation - 219 S. Francisca Avenue

\*P11. Report Citation: (Cite survey report and other sources, or enter "none".) McKenna, Jeanette A. - An Evaluation of the Residential Structure Located at 219 S. Francisca Avenue, City of Redondo Beach, Los Angeles County, California. On file,

McKenna et al., Whittier, California.

\*Attachments: NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California - The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND  
 OBJECT RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_

Page 2 of 9 \*NRHP Status Code: \_\_\_\_\_  
 \* Resource Name or # (Assigned by recorder) 7505-020-005 (Michael Tumanjan Property)

B1. Historic Name: The S. Johns Residence (ca. 1913)  
 B2. Common Name: The Tumanjan Property  
 B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence  
 \*B5. Architectural Style: California Bungalow  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)

Original construction by Johns in 1913; Alterations by Byers in 1938; General maintenance throughout the years.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:

Board and Batten Garage (with small room to rear) in middle of lot (access by driveway).

B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme Early Development of Redondo Beach Area Original Townsite  
 Period of Significance 1888-1923 Property Type Residential Applicable Criteria None  
 (Discuss importance in terms of historical and architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The structure located at 219 S. Francisca Avenue was built in 1913 (with the possibility that the garage structure was built earlier). Citing the "City of Redondo Beach Historic Context Statement" (1995), the year of construction falls within the period ranging from 1905 to 1923 and associated with the development of the Redondo Beach harbor (Duncan-Abrams and Milkovich 1995). Summarizing their discussion, and as presented by McKenna (1996:22-23), the context is as follows:

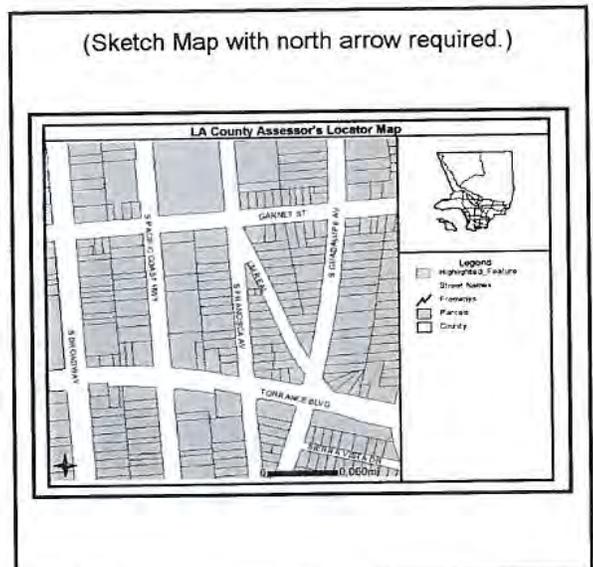
... the years immediately following the electrification of the Los Angeles and Redondo Railway were prosperous ones for the City of Redondo Beach. Since the port of Los Angeles was not yet complete, Redondo was still an important receiving bay for lumber and oil. Tourism continued to flourish, and industry was attracted to the community by an ambitious city promotion program ...

B11. Additional Resource Attributes: (List attributes and codes) None  
 B12. References: McKenna, Jeanette A. (2002) - An Evaluation of the Residence at 219 S. Francisca Avenue, City of Redondo Beach, Los Angeles County, California. On file, McKenna et al., Whittier, CA.

B13. Remarks: Structure is intact and occupied, but determined to be an insignificant resource.

\*B14. Evaluator: Jeanette A. McKenna (McKenna et al.)  
6008 Friends Avenue  
Whittier, California 90601-3724  
(562) 696-3852 (562) 693-4059 FAX  
 \*Date of Evaluation: July, 2002

(This space reserved for official comments.)





State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION FORM**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 9 \* Resource Name or # (Assigned by recorder) APN 7505-020-005 (219 S. Francisca Avenue)  
\*Recorded by: Jeanette A. McKenna, McKenna et al. \*Date: July 2002  Continuation  Update

**P3a. Description (Continued)**

Each of the sash windows are framed with simple, 1" x 4" boards and standard window sills. The corners of the structure are also framed with 1" x 4" boards. Facia boards are flat and simple, as are the majority of the exposed eave beams. The exposed beams on the east elevation (facing S. Francisca Avenue) exhibit slight decorative elements (notched and reinforced beams supporting the roof over the porch). The door on the front porch is modern (recently replaced). A lattice air vent is present on the east elevation, as well.

The roof line is relatively low, exhibiting a gable roof with a pitch of approximately 25 degrees. A single brick chimney is evident on the south side of the structure, towards the rear, and appears to be an interior feature (no exterior structure on the south elevation).

A second entrance is located to the rear of the residence. In this case, the entrance is accessed from a small rear porch and staircase located above the entrance to the basement (see attached Photo-graphic Record). A small enclosure has been added to this porch to support a storage area for picnic/BBQ materials. The water heater is located at the southeast corner of the structure (exterior), adjacent to the driveway area. A large tree shades the backyard and rear of the residence.

Overall, the residence is in good shape, well maintained, and with the exception of the enclosed front porch, exhibits the original 1910 construction design. **In general, this structure could be identified as a California Bungalow with some very slight "Craftsman-like" elements (e.g. slightly wider eaves and attic vents). This structure should not be considered a Craftsman.**

The garage associated with this property reflects a completely different mode of construction. In this case, the garage is identified as a board and batten structure with a shed roof, hinged doors, and in poor condition. This structure appears older than the residence and likely preceded it in construction. This structure is rectangular in shape - extending into the yard areas and exhibiting two roughly framed windows on the north elevation. A small segment of lattice work is located at the northwest corner of the structure, providing some decorative function. The size of this structure (approximately 18 to 20 feet deep by 12 feet wide) is slightly larger than the average 1920s era garage, indicating the rear of this structure may have served as a small living area (hence the additional address on the Sanborn Map). This structure rests on a concrete foundation, but the concrete flooring was apparently added at some later date (when the driveway was paved). It is possible that this structure served as the original residence while the more substantial residence was under construction.

**B 10. Significance (Context Statement)**

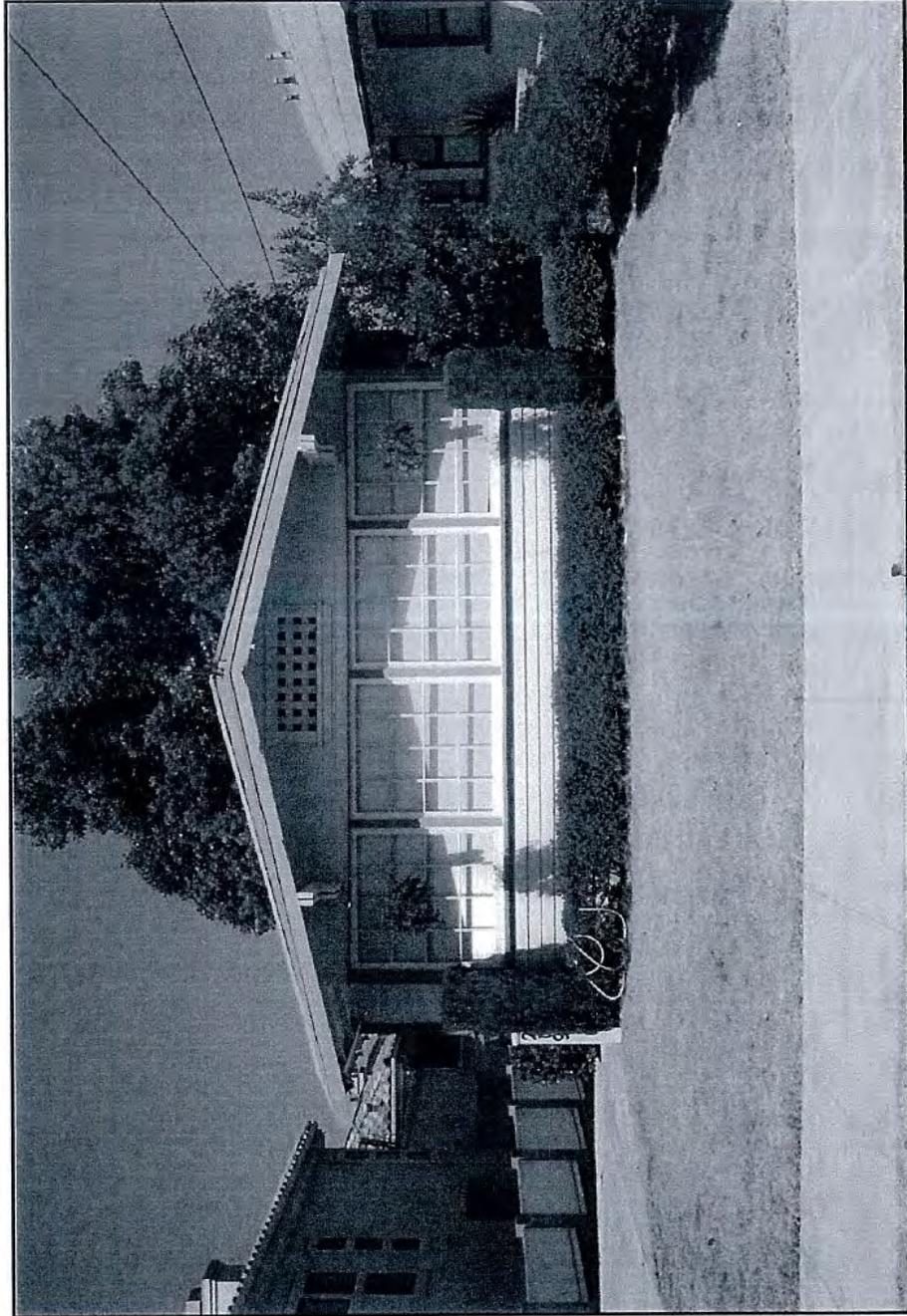
Redondo Beach owes its physical character and development patterns to the contributions of three separate real estate groups of community promoters ... Redondo Beach experienced a revival or reawakening in 1905 when electric rail magnate Henry E Huntington decided to invest in its future ... Huntington ... built upon the goals and dreams of ... earlier promoters and, with his virtually unlimited resources, was able to complete ... dreams of both a seaside resort and industrial port ...

On July 7, 1905, Huntington purchased the interests of the Redondo Beach Improvement Company and, just four days later, he purchased the Los Angeles and Redondo Railway. With these two purchases, he secured a foothold on the bay. Townspeople welcomed his investment reputation. For several days following the announcement of Huntington's investment in city property, the town was overwhelmed by buyers and sellers, each anxious to profit

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

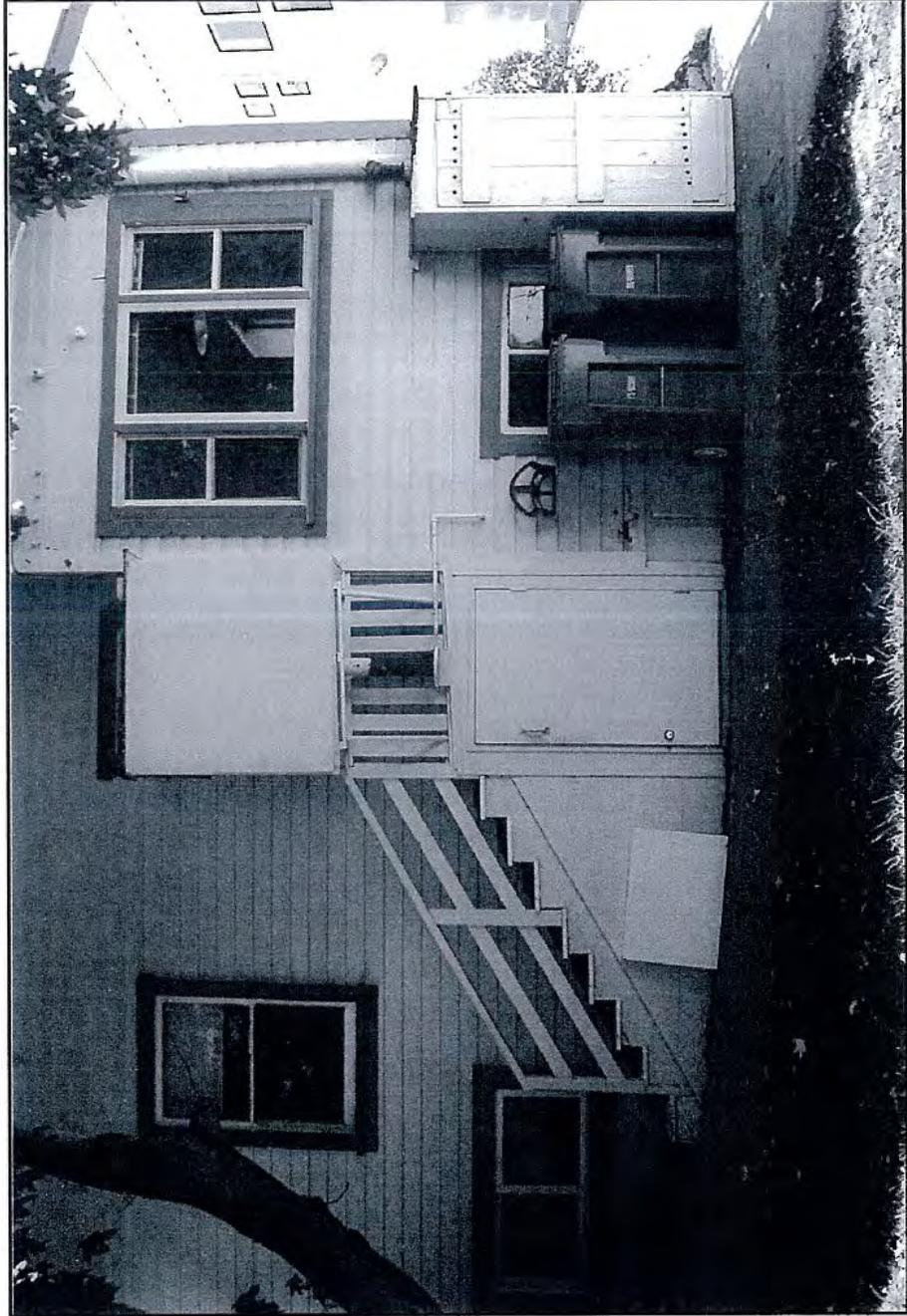
Page 5 of 9  
\* Resource Name or # (Assigned by recorder) APN 7505-020-005 (219 S. Francisco Avenue)  
\* Recorded by: Jeanette A. McKenna, McKenna et al. \*Date: July 2002  Continuation  Update



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

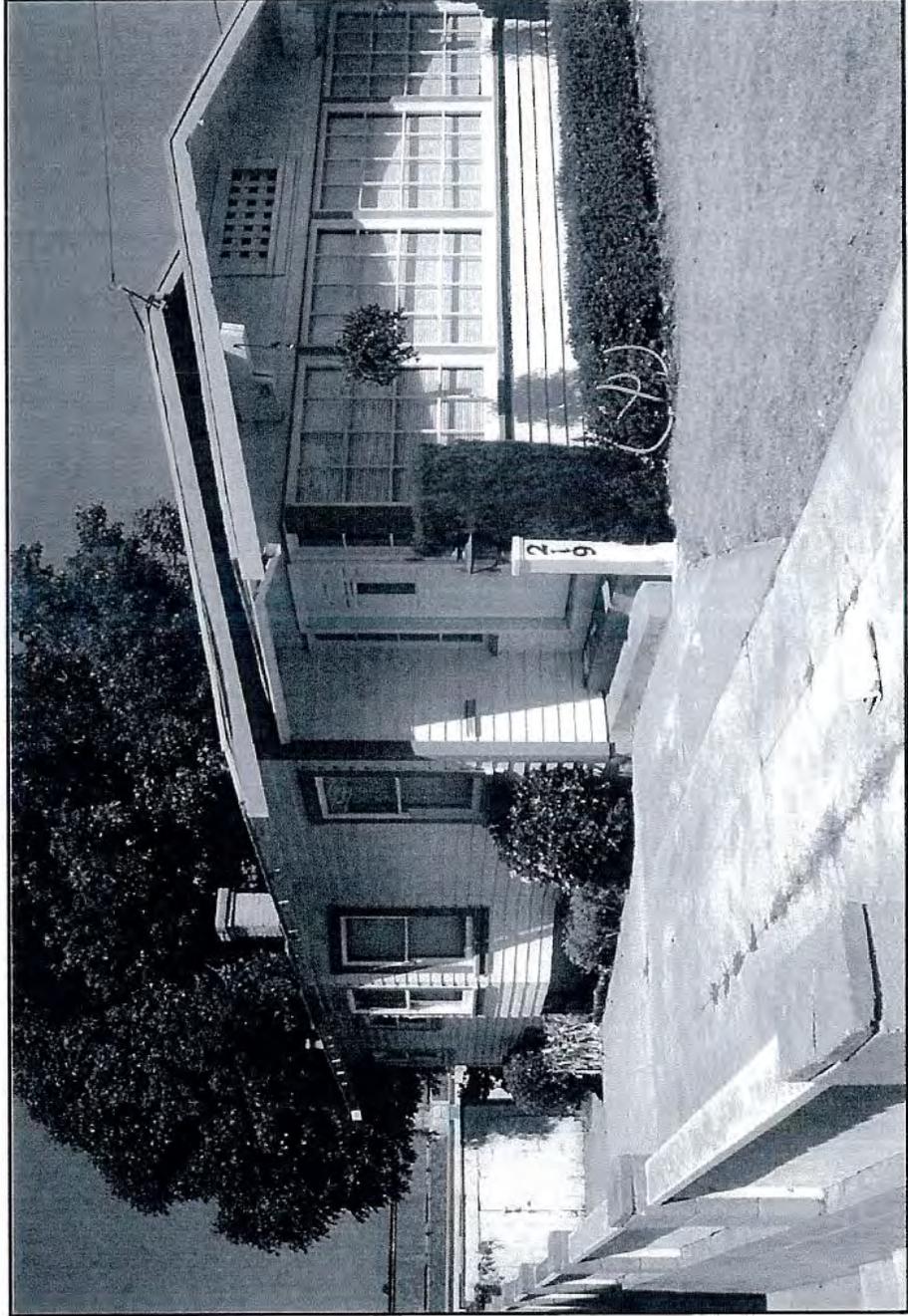
Page 6 of 9      \* Resource Name or # (Assigned by recorder) APN 7505-020-005 (219 S. Francisca Avenue)  
\*Recorded by: Jeanette A. McKenna, McKenna et al.      \*Date: July 2002       Continuation       Update



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 7 of 9      \* Resource Name or # (Assigned by recorder) APN 7505-020-005 (219 S. Francisca Avenue)  
\*Recorded by: Jeanette A. McKenna, McKenna et al.      \*Date: July 2002       Continuation       Update



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 8 of 9 \* Resource Name or # (Assigned by recorder) APN 7505-020-005 (219 S. Francisca Avenue)  
\*Recorded by: Jeanette A. McKenna, McKenna et al. \*Date: July 2002  Continuation  Update



on Redondo Beach land ...

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION FORM</b>	Primary # _____ HRI# _____ Trinomial _____
--	--

Page 9 of 9 \* Resource Name or # (Assigned by recorder) APN 7505-020-005 (219 S. Francisca Avenue)  
 \*Recorded by: Jeanette A. McKenna, McKenna et al. \*Date: July 2002  Continuation  Update

Other investors followed his lead. At least one opened large tracts of previously un-developed land nearby and subdivided it for agricultural uses ... Within the original townsite, development continued as investors subdivided and/or developed, virtually completing the settlement of coastal Redondo Beach ... The final result was development of the region with diverse areas appealing to a variety of incoming residents.

Backtracking to the earlier development of the City of Redondo Beach, the original townsite was established in 1887 (incorporated in 1892) and within the historic Rancho Dominguez. Charles Silent purchased 1000 acres from the Dominguez family for the purpose of establishing a townsite. William Hammond Hall (California State Engineer) prepared the original site map for the townsite (McKenna 1996:13). Hall used historic names in identifying streets, including names associated with the Dominguez family (e.g. Francisca Avenue).

Redondo Beach was connected to the City of Los Angeles via the Santa Fe Railroad (ca. 1888). The light rail system (the Redondo Railway) was established by 1889. The Los Angeles and Redondo Railway also serviced the area in the 1890s and into the Twentieth Century. Edison completed their substation in Redondo Beach in 1910, providing the community with a local source of electric power.

Construction of single family homes continued into the 1910s and well though the 1920s, eventually resulting in the almost complete development within the original townsite. Redondo Beach boasted of a population of 5,000 in 1920 and another 15,000 residents by 1930.

As a result of the 1986 survey, approximately 1400 pre-1946 structures were identified in south Redondo Beach. A total of 28 were identified as "A" structures; 129 were identified as "B" structures; 712 were identified as "C" structures; and 521 structures were identified as "D" structures. California Department of Parks and Recreation 523 Forms were completed for the "A" and "B" structures, only. Using the rating systems developed for the 1986 survey, the property located at 219 S. Francisca Avenue would have been identified as a "C" category structure - a building that retains the majority of its original design, but is "fairly modest" and less likely to be of historical importance. Such a structure could, however, be considered a contributing element of an historic district - assuming a district can be identified. This address is not specifically identified in the 1986 survey, but was subjected to a cursory evaluation during the investigations for an updated survey in 2001 (on file, McKenna et al., Whittier).

# Architectural Survey Report LA-10068

---

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or #: (Assigned by recorder) Hermosa Valley School

**P1. Other Identifier:** Valley Vista School

**\*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 Redondo Beach Date 1963 (PR1981) T 3S; R 15W; unsectioned ; SB B.M.

c. Address 1645 Valley Drive City Hermosa Beach Zip 90254

d. UTM: (Give more than one for large and/or linear resources) Zone 11S; 370834 mE / 3748219 mN

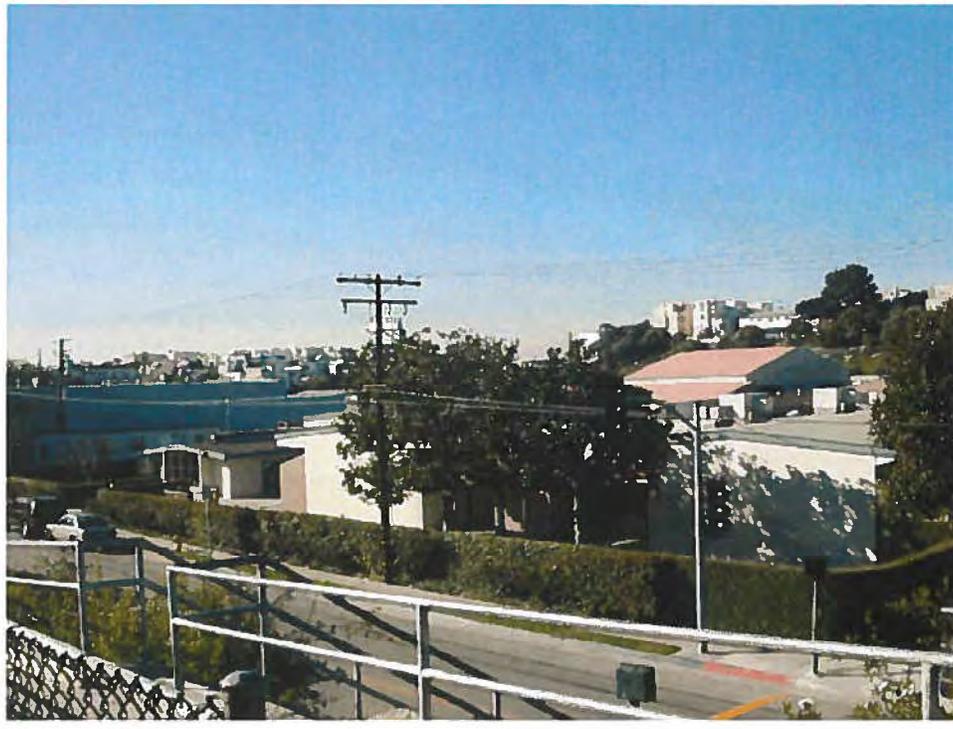
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) Built in the early 1950s, these three rectangular-massed Modern Style buildings comprise the original Valley Vista School, established in 1952. All three are clad in stucco and have low-pitch, side-gabled roofs, clad in rolled composition roofing. Fenestration consists of aluminum and wood-frame windows and modern wood doors. The two northernmost buildings, A and B, were joined by a new addition in 1974. The facades were remodeled, and many of the windows and doors were replaced. Building C is located to the south of A and B. This building retains a few of its original Modern features, including a ribbon of four 6/1 fixed windows located on the eastern facade. A fourth school building was located to the north of building A; it was destroyed in a fire between 1963 and 1973. These three buildings are located on a level lot facing east toward Valley Drive, with trees and shrubs surrounding the buildings. The buildings are in good condition, but they are lacking in integrity.

**\*P3b. Resource Attributes:** (List attributes and codes) HP15 (Educational Building)

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

**P5a. Photograph or Drawing:** (Photo required for buildings, structures, and objects.)



**P5b. Description of Photo:** (View, data, accession #) View to the west of Buildings A, B, and C; 2/12/04

**\*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
1951-1952; State Office of General Services, Division of the State Architect

**\*P7. Owner and Address:**  
Hermosa Beach City School District, 1645 Valley Drive, Hermosa Beach, California 90254

**\*P8. Recorded by:** (Name, affiliation, and address): Judith Marvin  
LSA Associates, Inc.  
20 Executive Park, Suite 200  
Irvine, California 92614

**\*P9. Date recorded:** 02/12/04

**\*P10. Survey Type:** (Describe)  
Historic Architectural Evaluation

**\* P11. Report citation:** (Cite survey report and other sources or enter "none.") Cultural Resource Assessment for the Hermosa Valley School Project, Hermosa Beach, Los Angeles County

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

DPR 523A (1/95)

\*Required Information

19-186927

State of California - Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
LOCATION MAP

Primary # \_\_\_\_\_

BRI # \_\_\_\_\_

Triunfial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) Hermosa Valley School

\*Map Name: USGS 7.5' Quad, REDONDO BEACH, California

\*Scale: 1:24,000

\*Date of Map: 1981



State of California — The Resources Agency  
**DEPARTMENT OF PARKS AND RECREATION**  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_

Page 3 of 3

NRHP Status Code 6Z

\*Resource Name or #: (Assigned by recorder) Hermosa Valley School

B1. Historic Name: Valley Vista School

B2. Common Name: Hermosa Valley School

B3. Original Use: School B4. Present Use: School

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alterations, and date of alterations) The original school consisted of four buildings constructed between 1951 and 1952. Three of the original buildings are extant. All three buildings were severely altered in 1974; windows and doors were replaced on all three buildings. Buildings A and B were joined by a central classroom addition, and the facades were remodeled.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Educational Development Area City of Hermosa Beach

Period of Significance 1950s Property Type School Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Built in 1952, this Modern Style school was constructed shortly after World War II, during the postwar years of construction in Hermosa Beach. The buildings are in good condition, but they do not appear to be eligible for the California Register under any of the applicable criteria. Under Criterion 1, although the school is associated with the post-World War II development of Hermosa Beach, the school is not an important example of that significant event. The school is not associated with any persons important in history (Criterion 2). Under Criterion 3, although the school was built in the Modern style, which was popular during the 1950s, it lacks integrity. The school is not the work of a master, nor does it retain high artistic values. Lastly, the school does not appear able to answer questions important in history (Criterion 4).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

Hatheway, Roger

1983 Cultural Resources Assessment of the General Plan and Zone Changes for the Hermosa Beach School District Properties, Hermosa Beach, California. On file, South Central Coastal Information Center, California State University, Fullerton.

City of Hermosa Beach

1957 History of Hermosa Beach. The Daily Breeze. September 27. City of Hermosa Beach 2004  
[www.hermosabch.org/about/history/brezhist.html](http://www.hermosabch.org/about/history/brezhist.html).

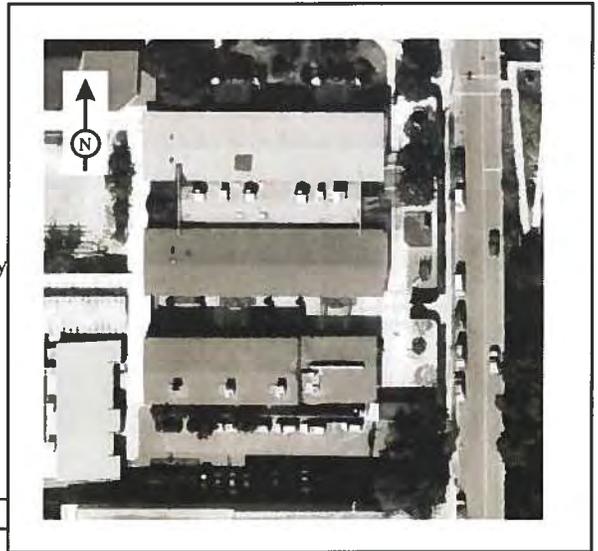
Angela Jones, personal comm. 2/12/2004

B13. Remarks:

\*B14. Evaluator: Judith Marvin, LSA Associates, Inc.

20 Executive Park, Suite 200, Irvine, California 92614

\*Date of Evaluation: 3/17/04



(This space reserved for official comments.)