Appendix E

Historic Resources Evaluation Report
South Bay Project Historic Resources Evaluation Report
Redondo Beach, Los Angeles County

Historic Resources Evaluation Report

Prepared for the
City of Redondo Beach

April 2016

Prepared by:
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SUMMARY OF FINDINGS

Environmental Science Associates (ESA) Cultural Resources Group has prepared this historic resources evaluation report for the City of Redondo Beach (City) in support of the South Bay Galleria Mixed-Use Residential Project (Project). The Project is located at 1815 Hawthorne Boulevard, on approximately 29.85 acres, in the City of Redondo Beach. The effort to identify historic resources in the Project area consisted of archival research and an architectural survey.

ESA staff conducted a records search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton of the California Historical Resources Information System at Sonoma State University January 5, 2016. Results from the SCCIC records search indicate that there are no previously recorded cultural resources located in the Project Area and three previously recorded historic-period resources located within ½ mile of the Project Area.

ESA architectural historian Amber Grady, M.A. conducted a site visit to record and evaluate the historic-era buildings and structures in the Project area, specifically the Macy’s building, on February 16, 2016. The Macy’s building was recorded and evaluated by ESA’s Secretary of the Interior-qualified architectural historian and recommended as not eligible for listing in the California Register of Historical Resources, and not meeting the definition of a historical resource for CEQA purposes. As no historical resources are in the area, no additional work regarding historical resources is necessary for the proposed Project.
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CHAPTER 1
Introduction

The City of Redondo Beach (City) is preparing an Environmental Impact Report (EIR) for the South Bay Galleria Mixed-Use Residential Project (Project). Environmental Science Associates (ESA) has prepared this historic resources evaluation report for the City in support of the Project EIR. The Project is located at 1815 Hawthorne Boulevard, on approximately 29.85 acres, in the City of Redondo Beach, within an unsectioned portion (Rancho Sausal Redondo) of Township 3 South, Range 14 West (San Bernardino Base Meridian) as shown on the United States Geological Survey (USGS) Torrance, California 7.5-minute topographic quadrangle (Figure 1).

In accordance with the California Environmental Quality Act (CEQA), this historic resources evaluation report was conducted in order to:

- identify historic-era buildings and structures;
- preliminarily evaluate resources according to the criteria set forth by the California Register of Historical Resources (California Register);
- determine whether the Project would have an adverse affect on California Register-listed or eligible historical resources; and
- recommend procedures for avoidance or mitigation of adverse impacts to California Register-listed or eligible historical resources if required.

ESA Architectural Historian Amber Grady, M.A., conducted the field survey and analysis for architectural resources. Ms. Grady meets the Secretary of Interior’s Standards (SOIS) for Architectural History. ESA Archaeologist Robin Hoffman, M.A., RPA, assisted in compiling this report. Mr. Hoffman is a Registered Professional Archaeologist (RPA), meets the SOIS for Archaeology and History. Brad Brewster, ESA architectural historian, provided technical review.

Project Location

The Project is located at 1815 Hawthorne Boulevard, on approximately 29.85 acres, in the City of Redondo Beach. The Project site is roughly square in shape and is bound by Artesia Boulevard to the north, Kingsdale Avenue to the west, Hawthorne Boulevard to the east, and by the 150-foot wide Southern California Edison high voltage easement to the south. The Project site is comprised of five parcels, only four of which will be modified—the 0.56-acre parcel at the westerly edge of the Project site along Kingsdale Avenue is currently used as a bus turnout and will not be modified for this Project.
The Project site encompasses the existing South Bay Galleria enclosed mall, a three-story enclosed shopping mall. The site was originally developed in 1957. Major renovations/expansions occurred in 1985 and in 1997. The Macy’s store is the only part of the building that remains from the original construction. Existing uses on the Project site include three department stores [Macys, Nordstrom (currently vacant), and Kohls exacting 7.74-acres], a bus turnout (0.53 acres), and retail mall stores and restaurants (21.58 acres). At the Project site, there is currently 5,037 parking stalls available via surface and garage parking lots. Portions of the Project site consist of landscaped areas of ornamental trees, plants, shrubs, and grass cover. Existing utilities (water, sewer, gas, electricity, telephone) are in place throughout the Project site.

The topography of the Project site is flat and is situated at an approximate elevation of 90 to 100 feet above mean sea level (msl) with an overall southwest aspect. The City is located within the Coastal Plain of Los Angeles County and overlies the West Coast Groundwater Basin. The Project site is located within a built-up urban environment, with surrounding land uses primarily being commercial and single-family residential.

**Project Description**

The Project would include modifications and additions to the existing 29.85-acre South Bay Galleria enclosed mall property located at 1815 Hawthorne Boulevard (see Figure 2). The proposed Project would demolish the existing Macy’s building and would develop new retail and department store buildings, two residential structures, a hotel, an open air promenade, and four parking structures. A large portion of the existing South Bay Galleria enclosed mall property, approximately 303,890 sf, which is primarily comprised of mall shops, would remain as part of the Project.
Figure 2
Local Vicinity

SOURCE: ESRI Imagery; Los Angeles County GIS, 2014.
CHAPTER 2
Regulatory Framework

California State

The State implements provisions in California Environmental Quality Act (CEQA) through its statewide comprehensive cultural resources surveys and preservation programs. The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, oversees adherence to CEQA regulations. The OHP also maintains the California Historic Resources Inventory. The SHPO is an appointed official who implements historic preservation programs within the State’s jurisdiction. Typically, a resource must be more than 50 years old to be considered as a potential historic resource. The OHP advises recordation of any resource 45 years or older, since “there is commonly a five year lag between resource identification and the date that planning decisions are made” (OHP 1995).

California Environmental Quality Act

The CEQA Guidelines (Guidelines) (codified at Public Resources Code [PRC] Section 21000 et seq.) is the principal statute governing environmental review of projects occurring in the State. The Guidelines require lead agencies to determine if a project would have a significant effect on historical or unique archaeological resources. The Guidelines recognize that a historical resource includes: (1) a resource in the California Register; (2) a resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (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 by the lead agency, provided the lead agency’s determination is supported by substantial evidence in light of the whole record.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1[a]). The criteria for eligibility for the California Register are based upon National Register criteria (PRC Section 5024.1[b]), as defined above. Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.
To be eligible for the California Register, a cultural resource must be significant at the local, State, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. 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
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must be of sufficient age, and retain enough of its historic character or appearance (integrity) to convey the reason for its significance.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historic resources;
- Historic resources contributing to historic districts; and
- Historic resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.
CHAPTER 3

Background

This section presents an overview of the historic background of the Project area and vicinity.

Historic Background

Shopping Malls

The evolution of centers of commerce has been closely linked with the evolution in personal transportation. From the downtown commercial centers to streetcar strips to the modern shopping mall the location and scale of these facilities. The following has been excerpted from The History of the American Shopping Center by David Gwynn (Gwynn, 2008).

Even in ancient times, cities were built around a central area that was more or less planned for commerce. Until the early years of the twentieth century, the keyword was “central”; in a society where transportation was dependent upon horses, transit, or feet, the downtown area acted as a hub for most activity within the city. Developments over the past century, however, have brought dramatic changes in the way people shop and live.

The earliest suburbs had been dependent upon the transit network, and around the beginning of the twentieth century, “streetcar strips”, or low-rise commercial developments adjacent to the streetcar routes became the site of choice for convenience shopping (groceries, sundries, etc.) among housewives in the area. These stores were often haphazardly constructed, with little if any central planning. There was, of course, no parking, because there were no cars. The downtown shopping area still reigned supreme for most purchases; its large department stores say no need to located branches adjacent to grocers and butchers in outlying areas. Confident of the continuing primacy of the center city, they shunned these new commercial areas for decades.

As the automobile grew in popularity, developers like J.C. Nichols of Kansas City, feeling less restricted by the constraints of the transit network, began taking advantage of the increased mobility of the population. Nichols’ concept for the Country Club District was for a planned community with its own small-scale convenience retail centers interspersed throughout, but also for a major shopping district of its own, one that might even come to compete with the downtown area. In 1923, Country Club Plaza opened for business as what is now regarded as
America’s first large centrally planned and managed shopping center. That its patrons would arrive by automobile was assumed; parking was an integral part of the plan. While the residential areas provided one-time profits, the retail center was a source of ongoing income; many developers took note and began building new residential areas primarily to support retail centers.

In the 1930s shopping centers often included a small grocers, a butcher, and a drug store and were very similar to the “streetcar” strips except for the building(s) were set back from the street and included automobile parking in the front. After World War II and through the 1950s the development of planned communities increased dramatically and with that came the larger shopping centers. These larger shopping centers included supermarkets (as opposed to the small grocers) and full-sized department stores. They were surrounded by parking and store had duel facades, one facing the street and the other facing the rear parking area. The first enclosed shopping center opened in 1956,¹ which looks like many of the shopping malls we know today with storefronts facing each other on either side of an enclosed courtyard (Gwynn, 2008).

South Bay Galleria

The South Bay Galleria was originally constructed in mid to late 1950s; building permits for the Macy’s building indicate that a foundation permit was issued in 1957 and the current Macy’s building was originally opened as May Company in 1959. On historic aerials the area is developed by 1963. All that remains of this original construction is the Macy’s building. Building permits indicated various renovations to the Macy’s building with interior alterations in 1961, every year from 1971 to 1977, every year from 1981 to 1985, and every year from 1992 to 1996, 1998, and 1999 as well as sign alterations and replacement in 1969 and 1993, respectively. City records indicated that the “new” mall was approved by the City in 1983. Historic aerials confirm that between 1980 and 1994 the majority of the original mall was demolished; only the Macy’s building remains after this time.

The only building at the South Bay Galleria that is at least 50 years old is the Macy’s building, located on the eastern end of the mall. The Macy’s building is a Modern three-story commercial retail building with a rectangular plan and flat roof. The ground floor is recessed and has expressed structural columns clad in black granite. Some of the landscape planters are also clad in black granite. Entries to the building are located on the north, south, and east facades, and are comprised of steel frame double doors with fixed glazing. Steel frame commercial windows with fixed glazing are also located are on the ground floor level, although some windows have been infilled with solid black wall material. Other wall material on the ground floor consists of rectangular tiles with sheared off aggregate and painted plaster. The upper two floors of the building are entirely windowless, and are clad primarily in brick in a stacked bond, with vertical separations expressed above the ground floor columns. Other wall cladding on the upper floors consist of painted plaster.

¹ The first fully enclosed shopping center in America was the Southdale Center, constructed in 1956 outside of Minneapolis, Minnesota.
CHAPTER 4
Methods and Results

The methods employed in this historic resources evaluation consisted of archival research and an architectural field survey. The field survey for the current study focused only on architectural resources since the Project Area is completely covered with impervious surfaces (e.g., buildings and surface parking). The methods are described in detail below.

Records Search

On January 5, 2016, ESA staff conducted a records search at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System (CHRIS) at California State University, Fullerton. The SCCIC maintains the official CHRIS records of previous cultural resources studies and recorded cultural resources for the Project Area and vicinity. The purpose of the records search was to: (1) determine whether known cultural resources have previously been recorded in a ½-mile radius of the Project Area; (2) assess the likelihood for unrecorded cultural resources to be present based on historical references and the distribution of nearby resources; and (3) develop a context for the identification and preliminary evaluation of cultural resources. The records search consisted of an examination of the following documents:

- **SCCIC base maps:** Torrance, California 7.5-minute topographic map.
- **Resource Inventories:** National Register of Historic Places, California Inventory of Historical Resources. California Historical Landmarks, California Points of Historical Interest, Historic Properties Directory Listing (Los Angeles County, through May 2012), Caltrans Historic Bridge Inventory, Archeological Determinations of Eligibility (Los Angeles County, through April 5, 2012)
- **Historic Maps:** USGS Torrance, California (7.5-minute quad, 1964), USGS Torrance, California (6-minute quad, 1936).

The SCCIC records search results indicate that three previous cultural resources studies have included portions of the Project Area and eight other previous cultural resources studies have included areas within ½ mile of the Project Area. The majority of these studies, including all of those conducted in portions of the Project Area, consisted of only desktop analyses (e.g., records searches). Table 1 provides details on previous studies conducted in or within ½ mile of the Project Area.
TABLE 1
PREVIOUS CULTURAL RESOURCES STUDIES IN OR WITHIN ½ MILE OF PROJECT AREA

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<thead>
<tr>
<th>Study Number</th>
<th>Title</th>
<th>Author</th>
<th>Date</th>
<th>In Project Area</th>
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<tr>
<td>LA-02499</td>
<td>Results of a Standard Prehistoric Archaeological Records Check, City of Redondo Beach, Los Angeles County, California – General Plan EIR</td>
<td>McKenna</td>
<td>1991</td>
<td>Yes</td>
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<tr>
<td>LA-02904</td>
<td>Draft Report a Phase I Cultural Resources Literature Search for the West Basin Water Reclamation Project</td>
<td>Stickel</td>
<td>1993</td>
<td>Yes</td>
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<td>LA-05582</td>
<td>Cultural Resource Assessment: Cingular Wireless Facility No. Sm 075-02 Los Angeles County, California</td>
<td>Duke</td>
<td>2001</td>
<td>No</td>
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<tr>
<td>LA-05983</td>
<td>Cultural Resources Records Search and Literature Review Report for an American Tower Corporation Telecommunications Facility: Number La_464_n1 Hawthorne Boulevard in the City of Redondo Beach, Los Angeles County, California</td>
<td>Mason</td>
<td>2001</td>
<td>No</td>
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<tr>
<td>LA-09182</td>
<td>Cultural Resources Records Search and Site Visit Results for Royal Street Communications, LLC Candidate LA2617A (SCE South Bay SCE), near 1801 Hawthorne Boulevard, Redondo Beach, Los Angeles County, California</td>
<td>Bonner</td>
<td>2007</td>
<td>No</td>
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<td>LA-10132</td>
<td>Fun, Frustration and Fulfillment an Historical Study of the City of Redondo Beach</td>
<td>Johnson</td>
<td>1965</td>
<td>Yes</td>
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<tr>
<td>LA-10333</td>
<td>A Brief Historic Context Statement Prepared for the General Plan Update: The City of Torrance, Los Angeles County, California</td>
<td>McKenna et al.</td>
<td>2009</td>
<td>No</td>
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<tr>
<td>LA-11150</td>
<td>West Basin Municipal Water District Harbor/South Bay Water Recycling Project</td>
<td>Maxwell</td>
<td>2003</td>
<td>No</td>
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<td>LA-11296</td>
<td>Cultural Resources Records Search and Archaeological Survey Results for the proposed Clear Wireless, LLC, Site CA-LOS5458A (SCE El Nido-La Fresa M5-T5) located at 1701 Inglewood Avenue, Redondo Beach, Los Angeles County, California, 90278</td>
<td>Wlodarski</td>
<td>2010</td>
<td>No</td>
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<td>LA-12311</td>
<td>Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02459A (SM075 SCE Tower M5/Ta) Inglewood Avenue &amp; Rockerfeller Lane, Redondo Beach, California</td>
<td>Bonner and Crawford</td>
<td>2012</td>
<td>No</td>
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SOURCE: SCCIC 2016

Results from the SCCIC records search indicate that there are no previously recorded cultural resources located in the Project Area and three previously recorded cultural resources located within ½ mile of the Project Area. These three resources consist of two historic-period electrical transmission towers and one historic-period commercial building. Table 2 provides details on these previously recorded cultural resources.
TABLE 2
PREVIOUSLY RECORDED CULTURAL RESOURCES IN OR WITHIN 1/2 MILE OF PROJECT AREA

<table>
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<tr>
<th>Primary</th>
<th>Trinomial</th>
<th>Description</th>
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SOURCE: SCCIC 2016

Field Methods

Amber Grady, M.A., ESA senior architectural historian, conducted a site visit on February 16, 2016. The site visit included an exterior and interior survey of the Macy’s building as well as the common areas of the larger South Bay Galleria. The South Bay Galleria is surrounded by surface parking and parking structures. No significant architectural resources were identified on the Project site during the course of the survey.

Historic Resources Evaluation

Criterion 1: Criterion 1 asks whether the South Bay Galleria is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage. Originally constructed in 1957, the South Bay Galleria would need to exemplify the style of shopping center that was emerging in the mid to late 1950s to be eligible under Criterion 1. While the Macy’s building itself still appears to retain its original style, it is the only remaining portion of the original shopping center. Without the rest of the original shopping center it cannot represent this era of evolution. In addition, archival research failed to identify any significant events at the South Bay Galleria that have made a significant contribution to the broad patterns of California’s history and cultural heritage. Therefore, South Bay Galleria is not eligible under Criterion 1 for its association with the planning and design evolution of the modern shopping center.

Criterion 2: Criterion 2 applies to properties associated with individuals whose specific contributions to history can be identified and documented. Individuals involved in the design or construction of the building are discussed under Criterion 3, if known. Archival research failed to identify any significant individuals whose association with South Bay Galleria that would meet the criteria for eligibility under Criterion 2. Therefore, the South Bay Galleria does not appear to be eligible under Criterion 2 (association with individuals).

Criterion 3: Criterion 3 asks whether the subject resource embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses
high artistic values. The Macy’s building at the South Bay Galleria does fit into a pattern of shopping centers built at this time, especially in California; however, without the rest of the original shopping center the style cannot be fully expressed. Although the Macy’s building also retains some of the distinctive characteristics of the Modern architectural style, it is considered a more typical example of Modern commercial architecture rather than an embodiment of the style, nor does it represent the work of a master. South Bay Galleria does not appear to qualify for the California Register under Criterion 3.

**Criterion 4:** South Bay Galleria does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. As such, the South Bay Galleria does not appear to be eligible for listing under Criterion 4.
CHAPTER 5
Conclusions and Recommendations

Architectural Resources

Archival review and field survey resulted in the identification of one historic-period built environment resource within the Project Area. The remaining Macy’s building from the original 1950s shopping center is historic-age; therefore it was evaluated for its eligibility for listing in the California Register. Due to the previous demolition of the majority of the original shopping center, it does not appear that the remaining Macy’s building retains sufficient integrity, nor would it be individually considered an important example of the Modern architectural style. For these reasons, ESA recommends all portions of the South Bay Galleria as ineligible for the California Register. ESA recommends that demolition or alteration of the South Bay Galleria as a result of the Project implementation would have no significant impacts on historical resources.
CHAPTER 6

References

California Department of Parks and Recreation (DPR), 1976. *California Inventory of Historic Resources.*

California Department of Parks and Recreation (DPR), 1996. *California Historical Landmarks.*


APPENDIX A
Photos
South and east facades, looking northwest

South facade, looking west
South façade, looking northwest

Primary entry on east façade, looking west
0. Photos

Southeast corner

South façade