

Council Meeting of
May 15, 2007

SUPPLEMENTAL

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

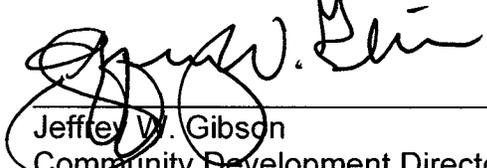
SUBJECT: Supplemental Material to Council Agenda Item 13A

Attached are additional materials received after the original item was prepared.

The City has received a proposal from Save Historic Old Torrance for an historic resource survey. You have before you tonight as part of the proposed City Budget a submittal by the City Manager and Community Development Director which addresses an updating of the City's Historical Building Inventory. This submittal provides for the first step in this process. It would be carried out through a contract with the Torrance Historical Society which would develop the criterion, methodology and identify the funding requirements to carry out this updating.

The proposal of the Save Historic Old Torrance could be one of the considerations through this effort. It would therefore seem premature to address this proposal at this time.

Respectfully submitted,



Jeffrey W. Gibson
Community Development Director

CONCUR:



LeRoy J. Jackson
City Manager

Attachments: A) Correspondence from SHOT dated May 14, 2007
B) Email from Janet Payne dated May 14, 2007

Jackson, LeRoy



SAVE HISTORIC OLD TORRANCE

The Zamperini House, 2028 Gramercy
Ave, Torrance, CA 90501

310 320 0269 310 493-5312 501 C3 Tax
ID # 450527270

Website: www.savehistoricoldtorrance.com

Email: save_historic_old_torrance@msn.com

May 14, 2007

Honorable Mayor Frank Scotto and Council Members:

On behalf of Save Historic Old Torrance we would like to propose a budget item for the 2007-08 Budget Appropriations. Save Historic Old Torrance is a young nonprofit historic preservation organization founded the same year, 2003, in which the Los Angeles Conservancy graded the cities of Los Angeles County on historic preservation. Although our neighboring city of Long Beach received an "A" in historic preservation, the city of Torrance in 2003 received a grade of "D-." We were scored on eight items. Some of those items are easily obtained by the passing of ordinances, no real cost involved. Others, however, require a budget item.

As we are certain that this council values the structures that hold our collective heritage, and would like to be certain to recognize those structures for ourselves and posterity, as well as establish for the commissioners who sit now, and in the future, on the Planning Commission, and establish for the council members of this, and future councils, which structures are those contributing buildings that make up our local culture and history, Save Historic Old Torrance would like to request that the city include in its budget the funds necessary to complete an accurate historic resources survey. We attach a bid for the survey provided by Architectural Historian, Cynthia Ward in the amount of \$55,000 and another bid amount of \$35,000, along with her resume. Save Historic Old Torrance highly recommends Mrs. Ward as do city officials in the city of Anaheim. The bid of \$35,000 will require the assistance of volunteers who Mrs. Ward has agreed to train on behalf of the city's Old Torrance preservation efforts. .

Save Historic Old Torrance would like to partner with the city to accomplish this survey by making the \$25,000 savings possible. Save Historic Old Torrance offers the volunteers to be trained by Mrs. Ward, and a \$5,000. gift to the city for the survey, making Save Historic Old Torrance's contribution \$30,000. This leaves only the balance of \$30,000 to fund the complete the survey of historic structures in Old Torrance. Save Historic Old Torrance respectfully requests that the remaining \$30,000. be included in the budget to complete the much needed survey of historic resources still remaining within the original boundaries of the City of Torrance

Sincerely,

Don Barnard

President

PROPOSAL:
Historic Resources Inventory of Olmsted Districts
City of Torrance

Cynthia Ward will research and document historic resource structures located in the Olmsted Districts of the City of Torrance, as a Historic Resources Inventory. This Resources Inventory will include structures within the Olmsted Districts, determined to be at least 50 years old, and in a condition recognizable as the original structures. Cynthia Ward shall document the physical structures involved in the Olmsted Districts, with photographic records and DPR surveys. Any additional research related to connections to persons or events of historic significance, using various source materials including but not limited to, creation of maps, GIS documentation, primary and secondary source records such as tax records, contemporary newspapers, public records, biographical materials and publications, will be the responsibility of a committee of community volunteers, with training provided by Cynthia Ward, or City Staff. All documentation will be written in accordance with the Secretary of Interior's Standards, and will be in the format acceptable to the State Historic Preservation Office, specifically, Primary Record Survey forms DPR 523, as warranted. The intent of this research and documentation is to enable the City of Torrance and/or interested parties to investigate preservation potential for the resources included, and all documentation will be filed with this purpose in mind.

Cynthia Ward shall conduct a minimum of two (2) workshops in a Power Point presentation format, to elaborate on the findings of the Resources Inventory, and to examine various methods the City might wish to consider in establishing standards, guidelines and policies for preserving the historic resources of Torrance. These workshops shall be conducted for the benefit of City staff, elected officials, City Commissions, and/or interested non-profit organizations, as determined appropriate by the lead agency. Additional meetings will be billed at a rate of \$75 an hour plus materials, including preparation time.

The proposed fee for services shall be \$55,000.00, invoiced monthly for work completed up to 75% of total prior to submittal and acceptance of final report. Cynthia Ward shall submit monthly reports and updates to the appropriate individual, department or Commission acting as lead agency for the Citywide Resources Inventory. Conditions of this proposal shall be valid through June 31, 2007 for purposes of negotiation.

Cynthia Ward
703 N. Lemon Street
Anaheim, CA 92805
(714) 292-0042

PROPOSAL:
Historic Resources Inventory of Olmsted Districts
City of Torrance

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703 N. Lemon Street
Anaheim, CA 92805
(714) 292-0042

RESUME

CYNTHIA WARD
Architectural Historian
703 N. Lemon Street
Anaheim, CA 92805
(714) 292-0042
Cynthia_Ward@sbcglobal.net

SUMMARY

Specializing in research of historic properties, determining date of construction and alterations to the structure, while devising appropriate rehabilitation approaches for buildings that may have been changed over time. Emphasis on the development of historic streetscapes and context of resource, recognizing that individual structures relate to each other and affect the citizens that enjoy and inhabit them.

HISTORIC PRESERVATION EXPERIENCE

- | | |
|------------------------|--|
| 2001-Present | <p>Historic Recorder, Anaheim, CA Using State of California DPR Survey Standards, recorded 90 individual structures as significant to the history of the City of Anaheim. 59 of those structures now listed as significant under State of California Mills Act legislation.</p> |
| 2006-Present | <p>Historic Resources Inventory, City of La Habra Documenting pre WW2 structures under contract to the City of La Habra for creation of a Citywide Historic Resources Inventory, with eventual implementation as Historic Resources Preservation Policy. Phase One completed, Phase Two pending.</p> |
| 2006-Present | <p>Historic Recorder, Santa Ana, CA Recorded 5 private residences in the Floral Park neighborhood of Santa Ana for listing on the Santa Ana Historic Registry, with purposes of implementing Mills Act. 3 structures approved for Mills Act 2006, with 2 applications pending restoration by homeowners.</p> |
| August 2005 to Present | <p>Historic Recorder, Huntington Beach, CA Documented 5 residential structures and 2 commercial structures in Huntington Beach for declarations of historic significance, using State of California DPR Survey. 1 residence and 1 commercial structure found eligible for National Register listing, and restorations are in process. 1 residence found eligible, with disposition pending. 3 residential structures and 1 commercial structure found ineligible, and subject to demolition.</p> |
| November 2005 | <p>Historic Recorder, Doheny-Leyden House, Capistrano Beach, City of Dana Point Recorded 1930s era structure built by Edward Doheny Jr. under contract to the City of Dana Point for evaluation of historic significance and impact related to proposed construction.</p> |

RECENT FIELD EXPERIENCE

- October 2004-
Present** **Project Manager, 1908 Owens House, Anaheim, California**
Full rehabilitation in progress of National Register eligible category 2 listed Foursquare residential project. Mills Act approved November 2005.
- July 2006-Present** **Project Manager, 1930 Rogers-Webster House, Santa Ana, CA**
Supervising the restoration and adaptive use of Art Deco interior, previously featured in the publication Bungalow Bathrooms by Jane Powell.
- October 1999-
June 2003** **Project Manager, 1912 Samuel Mayes House, Anaheim, California**
Full rehabilitation and Mills Act (awarded) of a relocated Craftsman structure.
- November 2001-
February 2002** **Project Manager, 1906 Yungbluth-Sheridan House, Anaheim, California**
Full rehabilitation and Mills Act (awarded) of structure once slated for demolition.
- March 2002-
January 2004** **Project Manager, Heritage Square Commercial Adaptive Reuse Project, Anaheim, California**
Full rehabilitation to Secretary of the Interior's Standards of two relocated structures and one new construction product as adaptive reuse for commercial complex. Mills Act approved on both structures.

VOLUNTEER WORK

- 2004 – Present** **President, Anaheim Historical Society, Anaheim, California**
Duties include development of the Board of Directors, administration duties for compliance with State of California requirements for non-profit organizations, as well as general membership development, program and special events coordination and communication with the Board of Directors and General Membership. Focus on strategic planning for future programs, including identifying and preserving historic structures outside of designated historic district and recording oral history programs. Chair of 2006 Historic Home Tour.
- 2005-Present** **Advisory Board, Save Historic Old Torrance, Torrance, CA**
Volunteer expert opinion and guidance for community service organization with a mission to preserve and restore the Old Olmstead Districts of Torrance, CA
- 2002 – Present** **Historic Preservation Committee Member, Community Development, City of Anaheim, California**
Duties include design review of all projects with the potential to impact historically significant structures or streetscapes within the city of Anaheim. Zoning review and traffic calming projects that impact historically significant structures and streetscapes within the city of

- Anaheim.
- 2007** **Advisory Member, Educational Committee, Historic Resources Board, Huntington Beach, CA**
 Volunteer expert opinion and guidance for City Council appointed community volunteers working with City Staff, with a mission to preserve the history of Huntington Beach, CA.
- 2005 – Present** **Curator, Mother Colony Household Inc., Anaheim, California**
 Duties include expediting communication between the Mother Colony Household Inc. and the Anaheim Historical Society Inc.
- 2005-2006** **Advisory Recorder, Historic Palm District, Anaheim, CA**
 Assisted local residents in research and recording of neighborhood for designation as Anaheim's 3rd historic district, with access to Mills Act program. District approved by Anaheim City Council October 2006
- 2003 – 2005** **Member, Board of Trustees, Anaheim Museum Inc., Anaheim, California**
At large position lending general volunteer support to the Executive Board. Chair of the Heritage Square Holiday Home Tour 2003.
- 2004** **Advisory Recorder, Five Points District, Anaheim, CA**
 Assisted local residents in research and recording of neighborhood for designation as Anaheim's 2nd historic district, with access to Mills Act program. District approved by Anaheim City Council October 2004.
- 2002 – 2004** **Vice-President, Anaheim Historical Society, Anaheim, California**
 Developed and implemented new programs for General Membership meetings and special events.
- 2000 – 2002** **Member, Board of Directors, Anaheim Historical Society, Anaheim, California**
 At large position. Duties included volunteer support to the Executive Board. Chair of the 2002 City of Anaheim Historic Home Tour.
- 2003 – 2004** **Member, Design Guidelines and Standards for the Anaheim General Plan, City of Anaheim, California**
 Worked with a group of volunteers and design and planning professionals with the Planning Center to develop guidelines for zoning, new construction styles and streetscape development within the Anaheim Colony Historic District for inclusion in the updated General Plan, which was approved by Anaheim City Council May 2004.

RELATED CONTINUING EDUCATION**Historic Structures Reports, National Preservation Institute**

Hearst Castle, San Simeon, CA

Instruction in extensive research and documentation techniques required for drafting a Historic Structures Report as required by the National Parks Service Standards.

Building Maintenance, National Preservation Institute

Hearst Castle, San Simeon, CA

Instruction in documenting conditions and drafting full preservation plans for historic structures as required by the National Parks Service Standards.

Land Use Law and Regulation, Lorman Education

Instruction regarding land use, zoning, inverse condemnation, takings laws, and water rights as related to continuing education standards for AIA and California Bar Association.

REFERENCES**Phyllis Mueller**

Neighborhood Preservation Coordinator City of Anaheim

201 S. Anaheim Blvd #501

Anaheim, CA 92805

(714) 765-4351

Jim Wilson

Founding Principal 30th Street Architects

2821 Newport Blvd

Newport Beach, CA

(949) 673-2643 ext. 28

Jackson, LeRoy

From: Janet Payne [janhpayne@sbcglobal.net]
Sent: Monday, May 14, 2007 10:43 PM
To: ljackson@torrnet.com
Cc: debbie.Simpson@acssoftware.com
Subject: Tuesday council meeting Preservation proclamation

Dear Mr. Jackson, I will be in attendance tomorrow night at Council meeting. I will be glad to answer any initial questions Council or staff may have regarding the item we discussed last Thursday regarding the Torrance Historical Society and an updated historical resources survey.

As we already discussed this concept will need several meetings and some research regarding the one done in 1979 and set an outline of the guidelines before we proceed with the actual task.

I briefly talked to our current President, Debbie Hays and she was pleased to hear that this updated survey would be a partnership between the City and THS (partners in the 1979 document).

Thank you .

Sincerely, Janet Payne for the Torrance Historical Society