



## TORRANCE HISTORIC PRESERVATION COMMISSION AGENDA

Thursday, March 19, 2026

REGULAR MEETING  
6:30 P.M.

WEST ANNEX COMMISSION MEETING ROOM  
3031 TORRANCE BLVD.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in the meeting, please contact the City Clerk's Office at (310) 618-2780. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

The Historic Preservation Commission is an advisory body to the City Council that meets on the third Thursday of each month at 6:30 p.m. All meetings are open to the public. Agendas, staff reports, and minutes are available for review on the City webpage at [www.TorranceCA.gov/Historic-Preservation-Commission-Agendas-Minutes](http://www.TorranceCA.gov/Historic-Preservation-Commission-Agendas-Minutes). For further information, contact the Planning Division of the Community Development Department at (310) 618-5990.

**PARTICIPATE BEFORE THE MEETING** by submitting a public comment via email to [HistoricPreservationCommission@TorranceCA.Gov](mailto:HistoricPreservationCommission@TorranceCA.Gov). Comments must include in the subject line "Public Comment" and the record number and project address. Comments received before **5:00p.m.** on **Wednesday, March 18, 2026**, will be published for public review prior to the meeting. Comments received after **5:00 p.m.**, but prior to the adjournment of the meeting will be added to the record.

The agenda was posted on the Public Notice Board at 3031 Torrance Bl. and on the City's Website on **Thursday, March 12, 2026** /s/ Rebecca Poirer

### ORDER OF BUSINESS

The Historic Preservation Commission may take action on any item listed on the agenda.

#### 1. CALL TO ORDER/ROLL CALL

#### 2. FLAG SALUTE

Commissioner Schwartz

#### 3. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

#### 4. ORAL COMMUNICATIONS (Limited up to a 30-minute period)

*This portion of the meeting is reserved for comments not on the agenda or the Consent Calendar. Under the Ralph M. Brown Act, Commissioners cannot act on items raised during public comment, but may respond briefly to statements made or questions posed, request clarification, or refer the item to staff. Speakers under Oral Communications period will have no longer than 2 minutes.*

## 5. CONSENT CALENDAR

*Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed by a Commissioner from the Consent Calendar and considered separately.*

### 5A. Community Development – Approval of Minutes: January 15, 2026 and February 19, 2026

Recommendation of the Community Development Director that the Historic Preservation Commission approve the Historic Preservation Commission Minutes of January 15, 2026, and February 19, 2026.

## 6. HEARINGS

### 6A. Community Development – Conduct a Public Hearing and Adopt a **RESOLUTION** for the approval of a Historic Landmark Designation (HPC25-00008) for an Existing Residence on Property Located in the Single-Family Residential (R-1) Zone, Torrance Tract Overlay at 1511 Acacia Avenue.

Recommendation of the Community Development Director that the Historic Preservation Commission:

1. Conduct a Public Hearing; and
2. Determine this item is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331 – Historic Resource Rehabilitation/Restoration; and
3. Approve a Historic Landmark Designation request (HPC25-00008); and
4. Adopt a **RESOLUTION** for approval of Historic Landmark Designation (HPC25-00008) for an existing single-family residence on property located in the Single-Family Residential (R-1) Zone, Torrance Tract Overlay Zone at 1511 Acacia Avenue (APN 7355-011-010).

## 7. ADMINISTRATIVE MATTERS – None Scheduled.

## 8. COMMISSION ORAL COMMUNICATIONS

## 9. ADJOURNMENT

Adjournment of Historic Preservation Commission Meeting to **Thursday, April 16, 2026**, at 6:30 p.m. in the West Annex Commission Meeting Room City Hall.

**MINUTES OF REGULAR MEETING OF THE  
TORRANCE HISTORIC PRESERVATION  
COMMISSION**

**1. CALL MEETING TO ORDER**

The Torrance Historic Preservation Commission convened in a regular session at 6:30 PM on Thursday, January 15, 2026, in the West Annex Commission Meeting Room 3031 Torrance Boulevard.

**ROLL CALL**

Present: Commissioners Griffiths, G. Higginbotham, Schwartz, Trivelli, Weideman and Chair M. Higginbotham

Absent: None

Also Present: Planning Manager Oscar Martinez, Planning Associate Kevin Joe, Planning Assistant Brice Kennedy and Community Development Director Michelle Ramirez.

**2. FLAG SALUTE**

The Pledge of Allegiance was led by Commissioner Griffiths.

**3. REPORT OF STAFF ON THE POSTING OF THE AGENDA**

Planning Manager Martinez reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, January 8, 2026.

**4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**

None

**5. ORAL COMMUNICATIONS**

None

**6. CONSENT CALENDAR**

**6A.** Approve Commission Minutes: November 20, 2025.

**MOTION:** Commissioner Weideman moved to approve November 20, 2025 minutes. Commissioner G. Higginbotham seconded the motion; a roll call vote reflected 6-0 approval.

**7. ADMINISTRATIVE MATTERS**

**7A. COMMUNITY DEVELOPMENT – REVIEW AND FINALIZE THE 2025 HISTORIC PRESERVATION COMMISSION ANNUAL REPORT FOR ACCEPT AND FILE**

Recommendation of the Community Development Director that the Historic Preservation Commission: Review and finalize the 2025 Historic Preservation Commission Annual Report for accept and file and forward to City Council for accept and file.

Planning Assistant Kennedy introduced and presented the item.

Commission discussed the item and asked questions.

No public comment.

**MOTION:** Commissioner Weideman moved to accept and file the 2025 Historic Preservation Commission Annual Report with the following revisions/additions; requested staff verify the number of Mills Contracts approved for 2025, requested the Commission meet with City Council to discuss improving the Commission, and Commissioner Griffiths requested his name be stated as Mike in the report, not Michael and to forward to City Council for approval. Commissioner Griffiths seconded the motion; a roll call vote reflected 6-0 approval.

## 8. **PUBLIC HEARINGS**

Commissioners G. Higginbotham, Schwartz and Chair M. Higginbotham all live within 500 ft. of the property in item #8A. Therefore, a roll of the dice determined who would remain on the dais during the Public Hearing. The dice roll went as follows; Chair M. Higginbotham rolled 8, Commissioner Schwartz rolled 7 and Commissioner G. Higginbotham rolled 6, therefore, Chair M. Higginbotham remained on the dais and Commissioners G. Higginbotham and Schwartz left the dais.

### **8A. COMMUNITY DEVELOPMENT – CONDUCT PUBLIC HEARING AND ADOPT A RESOLUTION FOR THE APPROVAL OF THE HISTORIC LANDMARK DESIGNATION (HPC25-00005) FOR AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED IN THE R-2 ZONE, TORRANCE TRACT OVERLAY ZONE AND SMALL LOT, LOW MEDIUM OVERLAY ZONE AT 2003 GRAMERCY AVENUE**

Recommendation of the Community Development Director that the Historic Preservation Commission: conduct a Public Hearing, approve a Historic Landmark Designation request (HPC25-00005), adopt a **RESOLUTION** approving a Historic Landmark Designation request (HPC25-00005) for an existing single-family residence located in the R-2 Zone, Torrance Tract Overlay Zone and Small Lot, Low-Medium Overlay Zone at 2003 Gramercy Avenue (APN 7357-003-001, and determine that this item is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331 - Historic Resource Restoration/Rehabilitation.

**Recommendation:** Approval

Planning Associate Joe introduced and presented the item.

Megan Whalen, applicant and homeowner at 2003 Gramercy Avenue, gave a brief report.

Chair M. Higginbotham, Commissioner Trivelli, and Commissioner Weideman stated they have visited, walked by, and/or driven by the property and will make their decisions based on the evidence presented.

Commission discussed the item and asked questions of the applicant.

Commissioner Griffiths asked staff regarding the requirements A through G on page 2 of the staff report, noting that only one requirement is needed to consider the home for Historic Landmark Designation; staff stated that is correct.

Commissioner Weideman asked the applicant if she is considering applying for the Mills Act Program. Applicant replied yes, it is her intention to apply for the Mills Act Program.

Chair M. Higginbotham pointed out she believes this house is a good example of the historic homes in the neighborhood.

Consensus amongst the Commission was favorable for approving the application under discussion.

No public comment

**MOTION:** Commissioner Weideman moved to close the public hearing. Commissioner Griffiths seconded the motion; a roll call vote reflected 4-0 approval. (Recused: Commissioners G. Higginbotham and Schwartz)

**MOTION:** Commissioner Trivelli moved to approve a Historic Landmark Designation request (HPC25-00005). Commissioner Weideman seconded the motion; a roll call vote reflected 4-0 approval. (Recused: Commissioners G. Higginbotham and Schwartz)

Planning Associate Joe read by title only Resolution No. 2026-001: A Resolution of the Historic Preservation Commission of the City of Torrance, California, approving a Historic Landmark Designation request as provided for in Division 9, Chapter 1, Article 50 of the Torrance Municipal Code for property located in the R-2 Zone, Torrance Tract Overlay, and small-lot, low-medium overlay zone at 2003 Gramercy Avenue.

**MOTION:** Commissioner Griffiths moved to adopt Historic Preservation Commission Resolution No. 2026-001. Commissioner Weideman seconded the motion; a roll call vote reflected 4-0 adoption. (Recused: Commissioners G. Higginbotham and Schwartz)

Commissioners G. Higginbotham and Schwartz returned to the dais.

Roll call vote reflected 6-0; all Commissioners present.

## 9. **COMMISSION AND STAFF ORAL COMMUNICATIONS**

Commissioner G. Higginbotham stated he would like to see the commission get more involved in other areas of town and not overlook other potential areas of historic interest. He stated he would like the commission do research on those who founded the city; Frederick Law Olmsted Jr. and Irving Gill and he would like to include a series of homes for preservation overlay zone.

Commissioner Griffiths would like a better process that allows for historic districts to be formed, currently the requirement is 100% participation, and this isn't feasible unless the requirements are adjusted. Agrees with other commissioners on the expansion of the program beyond the downtown area.

Chair M. Higginbotham asked if the City Council had made a decision regarding the commission's status; staff stated no decision has been made. Asked if there are future applicants; staff stated yes, there are two applicants.

Planning Manager Martinez stated they are working with a consultant on the expansion of the historic preservation program into the commercial district at the request of Council Member Kalani.

## 10. **ADJOURNMENT**

**MOTION:** At 7:07 PM Commissioner Schwartz moved to adjourn the meeting to Thursday, February 19, 2026 at 6:30 PM in the West Annex Commission Meeting Room. Commissioner Griffiths seconded the motion; a roll call vote reflected a 6-0 approval.

February 19, 2026

**MINUTES OF REGULAR MEETING OF THE  
TORRANCE HISTORIC PRESERVATION  
COMMISSION**

**1. CALL MEETING TO ORDER**

The Torrance Historic Preservation Commission convened in a regular session at 6:30 PM on Thursday, February 19, 2026, in the West Annex Commission Meeting Room 3031 Torrance Boulevard.

**ROLL CALL**

Present: Commissioners Griffiths, G. Higginbotham, Schwartz, Trivelli, Weideman and Chair M. Higginbotham

Absent: None

Also Present: Planning Manager Oscar Martinez, Planning Associate Kevin Joe, Planning Assistant Brice Kennedy and Community Development Director Michelle Ramirez.

**2. FLAG SALUTE**

The Pledge of Allegiance was led by Commissioner G. Higginbotham.

**3. REPORT OF STAFF ON THE POSTING OF THE AGENDA**

Planning Manager Martinez reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Wednesday, February 11, 2026.

**4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**

None

**5. ORAL COMMUNICATIONS**

None

**6. CONSENT CALENDAR**

**6A.** Approve Commission Minutes: January 15, 2026.

Commission consensus to continue the minutes to the next meeting on March 19, 2026 due to a possible error on item #9. Clerk's office to verify the error against the recording of the meeting.

**7. ADMINISTRATIVE MATTERS**

**7A. COMMUNITY DEVELOPMENT – CONSIDER A MILLS ACT CONTRACT (HPC25-00007 FOR HISTORIC LANDMARK #4: FRANCES MCCUTHON)**

Recommendation of the Community Development Director that the Historic Preservation Commission: Determine that this item is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331 – Historic Resource Restoration/Rehabilitation and recommend that the City Council enter into a Mills Act Contract (HPC25-00007) for an existing single-family residence on property located in the Single-Family Residential (R-1) Zone, Torrance Tract Overlay at 1504 Acacia Avenue (APN 7355-010-018)

Planning Associate Joe introduced and presented the item.

Applicant Francis McCuthon was present and available to answer questions.

Commission discussed the item and asked questions; Planning Associate Joe and applicant answered Commission's questions.

No public comment

Commissioners Griffiths, Trivelli, Schwartz, Weideman, G. Higginbotham and M. Higginbotham all disclosed they have seen the house in person or on walks in the neighborhood and will base their decision on the information and evidence presented tonight.

**MOTION:** Commissioner Schwartz moved that it was determined this item is exempt from the California Environmental Quality Act (CEQA) and recommend that the City Council enter into a Mills Act Contract (HPC25-00007) for the property located at 1504 Acacia Avenue. Commissioner Weideman seconded the motion; a roll call vote reflected 6-0 approval.

**8. PUBLIC HEARINGS**

None

**9. COMMISSION ORAL COMMUNICATIONS**

Commissioners and staff provided final comments.

**10. ADJOURNMENT**

**MOTION:** At 6:57 PM Commissioner Weideman moved to adjourn the meeting to Thursday, March 19, 2026 at 6:30 PM in the West Annex Commission Meeting Room. Commissioner Trivelli seconded the motion; a roll call vote reflected a 6-0 approval.



Date: March 19, 2026  
To: Members of the Historic Preservation Commission  
From: Oscar Martinez, Planning Manager | [OMartinez@TorranceCA.gov](mailto:OMartinez@TorranceCA.gov)  
By: Kevin Joe, Planning Associate | [KJoe@TorranceCA.gov](mailto:KJoe@TorranceCA.gov)  
Subject: Conduct Public Hearing and Consider Adoption of **RESOLUTION** for Approval of Historic Landmark Designation (HPC25-00008) for an Existing Residence on Property Located in the Single-Family Residential (R-1) Zone, Torrance Tract Overlay Zone at 1511 Acacia Avenue.

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## RECOMMENDATION

Recommendation of the Community Development Director that the Historic Preservation Commission:

1. Conduct a public hearing; and
2. Determine this item is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331 - Historic Resource Rehabilitation/Restoration; and
3. Approve a Historic Landmark Designation request (HPC25-00008); and
4. Adopt a **RESOLUTION** for the approval of Historic Landmark Designation (HPC25-00008) for an existing single-family residence on property located in the Single-Family Residential (R-1) Zone, Torrance Tract Overlay Zone at 1511 Acacia Avenue (APN 7355-011-010).

## DISCUSSION

The applicant, Lauren Koch and Mark Cohen, requests approval of a Historic Landmark Designation for their residence on property located in the R-1 Zone, Torrance Tract Overlay Zone at 1511 Acacia Avenue (APN 7355-011-010).

### Background

In 2011-2013, a Historic Resources Survey of the original Torrance Tract was prepared by volunteers from the community under the guidance of a historic preservation architect. The Survey was to serve as the foundation for establishing a Historic Preservation Program for the City and identified contributing structures that have historic significance. In 2017, the City Council adopted an Ordinance establishing the criteria and procedures for designating properties Historic Landmarks and Historic District.

To grant a Landmark Designation, the Historic Preservation Commission shall find that the property maintains integrity in location, design, setting, materials, workmanship, feeling and association for the time period which it is significant and make one or more of the following significance findings:

- A) The property is associated with events that have made a significant contribution to the broad pattern of local, regional, state, or national history, or cultural heritage of the City, California, or the United States;

- B) The property is associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the City, region, state or nation;
- C) The property embodies the distinctive characteristics of a type, period, style or method of construction;
- D) The property is representative of a work of a master;
- E) The property possesses high artistic or aesthetic values;
- F) The property has yielded or has the potential to yield information to the prehistory or history of the City; or
- G) The property is among the last, best remaining examples of an architectural or historical type or specimen.

### Analysis

The subject property was identified as Spanish Colonial Revival contributor in excellent condition in the Historic Resources Survey. The home was originally constructed in 1927. In 1948, a building permit was issued to allow the construction of a 238-square foot bedroom and bathroom addition at the rear of the house.

In staff's judgment, the residence embodies the distinctive characteristics of the Spanish Colonial Revival architectural style (Criterion C) as the original character defining features such as the smooth stucco finish, arched window and porch openings, red clay tile roof and parapet accents, front façade wingwall, and asymmetrical building form have been maintained. The residence possesses high artistic or aesthetic value (Criterion E) as Spanish Colonial Revival character defining features and details are well preserved and period appropriate accents, such window awning and ornamental tile work at the entry porch, were added.

The residence maintains integrity in location, design, setting, materials, workmanship, feeling and association for the time period in which it is significant because the residence has been preserved in a manner respectful of the Spanish Colonial Revival architectural style and design.

### Conclusion

In staff's judgment, the subject residence satisfies the significance findings for criteria C and E. The home embodies Spanish Colonial Revival architecture and retains its original asymmetrical building form and character defining features. The integrity to convey its significance has been maintained.

Staff has prepared findings and conditions of approval for consideration by the Historic Preservation Commission that are listed in the attached Resolution (Attachment 1).

## **ENVIRONMENTAL FINDINGS**

This item is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15331 Historic Resource Restoration/Rehabilitation.

## **ATTACHMENTS**

1. Resolution No. 2026-002
2. Landmark Designation Supplemental Application
3. Historic Resources Survey Sheet
4. Photographs of Property

**ITEM 6A**  
**ATTACHMENT 1**  
RESOLUTION NO. 2026-002

**HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2026-002**

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF CITY OF TORRANCE, CALIFORNIA, APPROVING A HISTORIC LANDMARK DESIGNATION REQUEST AS PROVIDED FOR IN DIVISION 9, CHAPTER 1 ARTICLE 50 OF THE TORRANCE MUNICIPAL CODE FOR PROPERTY LOCATED IN THE R-1 ZONE, TORRANCE TRACT OVERLAY ZONE AT 1511 ACACIA AVENUE.

**HPC25-00008: KC FAMILY TRUST (LAURA KOCH & MARC COHEN)**

**WHEREAS**, the Historic Preservation Commission of the City of Torrance conducted a public hearing on March 19, 2026 to consider a request (HPC25-00008) filed by KC Family Trust (Laura Koch & Marc Cohen) to designate property located in the Single Family Residential (R-1) Zone, Torrance Tract Overlay Zone at 1511 Acacia Avenue a Historic Landmark; and

**WHEREAS**, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 50 of the Torrance Municipal Code; and

**WHEREAS**, the Historic Preservation Commission by the following roll call vote APPROVED HPC25-00008:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

**WHEREAS**, the Historic Preservation Commission of the City of Torrance does hereby find and determine as follows:

- A) That the property for which this Landmark Designation is approved by the City of Torrance Historic Preservation Commission is located at 1511 Acacia Avenue;
- B) That the property is located on Lot 9 of Block 55 of the Torrance Tract (Assessor Parcel No. 7355-011-010);
- C) That the landmark designation of the property located at 1511 Acacia Avenue is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15331 – Historical Resource Restoration/Rehabilitation;
- D) That the subject property embodies the distinctive characteristics of a type, period, style, or method of construction because the residence retains its original building form and Spanish Colonial Revival character defining features;

- E) That the subject property possesses high artistic or aesthetic values because Spanish Colonial Revival character defining features and details are well preserved and period appropriate accents were added; and
- F) That the property, in addition to having significance, maintains integrity in location, design, setting, materials, workmanship, feeling and association for the time period in which it is significant because the residence has been preserved in a manner respectful of the Spanish Colonial Revival architectural style and design.

**NOW, THEREFORE, BE IT RESOLVED** that HPC25-00008, a request filed by KC Family Trust (Lauren Koch & Marc Cohen) to designate property located in the Single-Family Residential (R-1) Zone, Torrance Tract Overlay Zone at 1511 Acacia Avenue a Historic Landmark, on file in the Community Development Department of the City of Torrance, is hereby APPROVED, subject to following condition:

1. That Historic Preservation Commission or Community Development Director review shall be required for proposed alterations, additions, rehabilitation, restoration, reconstruction, partial demolition, full demolition, and/or relocation affecting the exterior of the historic landmark structure and property. Proposed rehabilitation, restoration, and alterations to the historic landmark structure shall comply with the Secretary of the Interior's Standards for Preservation, Rehabilitation, Restoration and Reconstruction.

Introduced, approved and adopted this 19<sup>th</sup> day of March 2026.

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Chair, Torrance Historic Preservation Commission

ATTEST:

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Secretary, Historic Preservation Commission

STATE OF CALIFORNIA       )  
COUNTY OR LOS ANGELES ) ss  
CITY OF TORRANCE        )

I, OSCAR MARTINEZ, Secretary to the Historic Preservation Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Historic Preservation Commission of the City of Torrance at a regular meeting of said Commission held on the 19<sup>th</sup> day of March 2026, by the following roll call vote:

AYES:           COMMISSIONERS:  
NOES:           COMMISSIONERS:  
ABSENT:        COMMISSIONERS:  
RECUSED:       COMMISSIONERS:

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Secretary, Torrance Historic Preservation Commission

**ITEM 6A**  
**ATTACHMENT 2**  
SUPPLEMENTAL APPLICATION



**City of Torrance, Community Development Department** Michelle G. Ramirez, Director  
 3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

**HISTORIC PRESERVATION COMMISSION**  
**APPLICATION HPC 25 - 00008**

**Landmark Designation Supplemental Application**

STREET ADDRESS OF PROPERTY: <b>1511 Acacia Avenue</b>		ASSESSOR PARCEL NUMBER: <b>7355-011-010-25-000</b>	
<b>PROPERTY OWNER</b>		<b>APPLICANT</b>	
PRINT NAME <b>LAUREN KOCH + MARC COHEN</b>		PRINT NAME <b>The K.C Family Trust</b>	
ADDRESS (NUMBER, STREET) [REDACTED]		ADDRESS (NUMBER, STREET)	
ADDRESS (CITY, STATE & ZIP CODE) <b>Torrance, CA 90501</b>		ADDRESS (CITY, STATE & ZIP CODE)	
TELEPHONE NUMBER EMAIL [REDACTED]		TELEPHONE NUMBER EMAIL	
SIGNATURE [REDACTED]		SIGNATURE	

**Significance TMC Section 91.50.050 (a) (check all that apply)**

- Property is associated with events that have made a significant contribution to the broad patterns of local, regional, state or national history, or the cultural heritage of the City, California or the United States.
- Property is associated with an important person or persons who made a significant contribution to the history, development, and/or culture of the City, region, state, or nation.
- Property embodies the distinctive characteristics of a type, period, style, or method of construction.
- Property is representative of the work of a master.
- Property possesses high artistic or aesthetic values.
- Property has yielded or has the potential to yield information important to the prehistory or history of the City, region, state, or nation.
- Property is among the last, best remaining examples of an architectural or historical type or specimen.

Describe how the property meets each of the selected significance criteria (attach additional sheets if necessary):

**See attached schedule "A"**

**Integrity TMC Section 91.50.050 (b)** Integrity is defined by seven aspects: location, design, setting, materials, workmanship, feeling and association. A property or area need not possess all seven aspects, but must retain enough to convey the reason for its significance. How has the property/structure maintained integrity for the time period in which it is significant? (attach additional sheets if necessary)

**See attached schedule "B"**

# Schedule A

Application for Landmark Status  
1511 Acacia Avenue  
Torrance, CA. 90501

## **Significance**

### **Property embodies the distinctive characteristics of a type, period, style, or method of construction.**

Built in 1927, 1511 Acacia Avenue is a single-family Spanish Colonial Revival home. Typical of Spanish Colonial Revival architecture, the house has thick cream-colored stucco walls and a pitched red tile roof. The main features from the street view include the original triple arch window and a front entry porch with double entry arches. The exterior from the street exists exactly as it was built. The house interior features high ceiling coved plaster walls and the original wood floors. The foundation still exists with the original redwood framing.

### **Property possesses high artistic or esthetic values.**

Property features common artistic and esthetic features as described above with arched entries and windows, thick stucco walls, Spanish tiled porch and red clay tiled roof consistent with the Spanish Colonial style of the period.

### **Property is among the last, best remaining examples of an architectural or historical type or specimen.**

1511 Acacia was cited in the Torrance Historic Resource Survey as an **excellent contributor** to the neighborhood, a designation that is a small subset in the survey due to the unchanged elevation since the home was built..

Schedule B  
page 1

Application for Landmark Status  
1511 Acacia Avenue  
Torrance, CA. 90501

**Location – The place where the historic property was constructed**

1511 Acacia Avenue is located in the Olmstead District of Old Town Torrance. This is documented in the City of Torrance Historic Research Summary (see attached) and on the Los Angeles County Assessor site (see below)

portal-assessor.lacounty.gov

Summary

AIN: 7355-011-010

Site Address:  
1511 ACACIA AVE  
TORRANCE CA 90501-2420

Use Type:  
Single Family Residence

Parcel Type:  
Regular Fee Parcel

Tax Rate Area:  
09340

Parcel Status:  
ACTIVE

Create Date:  
Delete Date:

Tax Status:  
CURRENT

Year Defaulted:  
Exemption: Homeowners'

Misfortune &  
Calamity Status: N/A

Building 0101 & Land Overview

	# of Units: 1	Year Built: 1927
Use Code: 0100	Beds/Baths: 3/2	Effective Year: 1930
Design Type: 0110	Building SqFt: 1,237	Land SqFt: 5,600
Quality Class: 055C		

	2020 Roll Preparation	2020 Current Roll	RC	Year	2021 Base Value
Land	\$ 878,000	\$ 811,824	I	2021	\$ 750,000
Improvements	\$ 220,874	\$ 216,485	I	2021	\$ 200,000
Total	\$ 1,098,874	\$ 1,028,309			\$ 950,000

Assessor's Responsible Division: South District Office  
District: South District Office  
Region: 14  
Cluster: 14176 OLD TORRANCE SFR

South District Office  
1401 E. Willow St  
Signal Hill, CA 90755

Phone: (602) 256-1701  
Toll Free: 1 (888) 807-2111  
M-F 8:00 am to 5:00 pm

Parcel Map / Map Index

**Design – the combination of elements that create the form, plans, space and structure and style of the property**

Built in 1927, 1511 Acacia Avenue is a single-family Spanish Colonial Revival home, distinguished by thick beige stucco walls, pitched red tile clay roof and arched doorways and windows. The exterior of the home remains unchanged since it was built, with only a bedroom addition on the back of the home (1948) that is not visible from the property line and a small one car garage added (1937).

**Setting – Addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building.**

Situated on a 5,600 sq. ft. lot and surrounded by native California plants, orange, avocado and magnolia trees, the lot exists as it was originally purchased.

**Material – the Physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.**

Typical of Spanish Colonial Revival architecture, the house has thick cream-colored stucco walls and a pitched red tile roof. The main features from the street view include a triple arch window with the original wood framing and a front entry porch with double entry arches. The interior features plaster walls and arches and the original wooden floors.



**Workmanship – The physical evidence of the crafts of a particular culture or people during any given period of history.**

Built in 1927 the house features high ceiling coved plaster walls and the original wood floors and redwood framing with brace and bolt earthquake added to keep the home safe for future generations. The triple arched windows are original and the front porch has been updated from the original concrete with Spanish tile for safety and aesthetic value.

**Feeling – The property’s expression of the historic or historic sense of a particular period of time.**

The house embodies the Spanish Colonial revival style of architecture, and is marked as an excellent contributor to the aesthetics of Old Torrance per the City of Torrance Historic Research Summary (attached).

**Association – The direct link between an important historic event or person and a historic property.** To date we have not uncovered any specific notable individual/family but instead have this very long list of owners according to resources we could find. It appears the first two families purchased the lot and the Ralston’s were the first to build the home.

**Past Owners**

In 1921 John and Alva Seaquist deeded the home to  
Rutherford Davenport and Harriett H Davenport

In 1923 it was sold to  
EJ Hannam and Louise V. Hannam Hannam

In 1928  
Lon and Gertrude Ralston (Col Steel)

In 1937 it was owned by  
Carl W. Gilbert

In 1948 it was sold to  
William H Speck and Mabel R Speck (foreman American Radiator & Standard & Sanitary)

In 1948  
Rev & Mrs. R. Carroll Cannon

In 1959  
Mr. & Mrs. William Kesselman

In 1961  
Mr. & Mrs. Frank Weston

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Page 7 of 151  
Acacia Avenue 1927

Search Rank Page Order

Block	Street Number	Street Name	Year Built	APN	Property Type	Architectural Style	Significance	Condition	Comments	Surveyor	Survey Date
47	15 8	Acacia Avenue	1935	7355-010-017	Residential	Spanish Colonial Revival	Altered-contributor	Good	Windows are not original	Barbara Houghins	9/24/11
46	15 11	Acacia Avenue	1927	7355-011-010	Residential	Spanish Colonial Revival	Contributor	Excellent		Gordon Dischinger	10/10/13
47	15 9	Acacia Avenue	1927	7355-010-16	Residential	Spanish Colonial Revival	Altered-contributor	Good	Windows are not original	Barbara Houghins	9/24/11
46	15 6	Acacia Avenue	1927	7355-011-011	Residential	Spanish Colonial Revival	Contributor	Excellent		Gordon Dischinger	10/10/13
47	15 5	Acacia Avenue	1929	7355-010-015	Residential	Spanish Colonial Revival	Altered-contributor	Excellent	Major second story addition	Barbara Houghins	9/24/11
46	15 9	Acacia Avenue	1926	7355-011-012	Residential	Spanish Colonial Revival	Contributor	Good		Gordon Dischinger	10/10/13
47	15 0	Acacia Avenue	1937	7355-010-014	Residential	Minimal Builder	Non-contributor	Good		Barbara Houghins	9/24/11
40	15 1	Acacia Avenue	1927	7355-011-013	Residential	Spanish Colonial Revival	Contributor	Good		Gordon Dischinger	10/10/13
47	15 2	Acacia Avenue	1926	7355-010-013	Residential	Spanish Colonial Revival	Contributor	Good		Barbara Houghins	9/24/11
57	16 5	Acacia Avenue	1930	7355-014-001	Residential	Spanish Colonial Revival	Contributor	Good		Ken Gilbert	10/11/11
59	16 9	Acacia Avenue	1926	7355-014-003	Residential	Craftsman	Altered-contributor	Good		Ken Gilbert	10/11/11
52	16 0	Acacia Avenue	1926	7355-014-004	Residential	Craftsman	Altered-contributor	Excellent		Ken Gilbert	10/11/11
53	16 4	Acacia Avenue	1929	7355-015-009	Residential	Ecclectic	Contributor	Excellent		Ken Gilbert	10/11/11
52	16 7	Acacia Avenue	1929	7355-014-005	Residential	Spanish Colonial Revival	Altered-contributor	Good	May have had a tile roof originally	Ken Gilbert	10/11/11
53	16 6	Acacia Avenue	1927	7355-015-008	Residential	Tudor	Contributor	Good		Ken Gilbert	10/11/11
52	16 1	Acacia Avenue	1927	7355-014-006	Residential	Spanish Colonial Revival	Contributor	Good		Ken Gilbert	10/11/11
53	16 2	Acacia Avenue	1929	7355-015-007	Residential	Mission Revival	Contributor	Good		Ken Gilbert	10/11/11
52	16 5	Acacia Avenue	1945	7355-014-007	Residential	Minimal Builder	Non-contributor	Good		Ken Gilbert	10/11/11

31

**ITEM 6A**

**ATTACHMENT 3**

HISTORIC RESOURCES SURVEY SHEET

OLMSTED TRACT Torrance, California  
2011 – 2013 Survey of Historic Resources



BLOCK	46
ADDRESS	1511 Acacia Avenue
YEAR BUILT	1927
APN NUMBER	7355 011 010
PROPERTY TYPE	Residential
ARCHITECTURAL STYLE	Spanish Colonial Revival
SIGNIFICANCE	Contributor
CONDITION	Excellent
COMMENTS	
SURVEYOR	Gordon Olschlager; October 10, 2013

**ITEM 6A**  
**ATTACHMENT 4**  
PHOTOGRAPHS OF PROPERTY









