

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.

Written comments and handout material may be submitted 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 must be pertinent to the agenda item and must not include personal remarks. All personal signatures, personal addresses, personal telephone numbers and personal email addresses must be omitted or will be redacted. Repetitive comments and/or duplicate copies of petitions and flyers are neither necessary nor helpful.

Comments that are submitted no later than 5:00pm on Tuesday one week before the meeting will be attached to the agenda item and posted on the City webpage. Comments that are submitted no later than 5:00pm on Wednesday the day before the meeting will be included as a supplemental agenda item and will be posted on the City webpage on the day of the meeting. Comments that are submitted after 5:00pm on Wednesday the day before the meeting will be filed with the public record.

**TORRANCE HISTORIC PRESERVATION COMMISSION AGENDA  
WEST ANNEX COMMISSION MEETING ROOM CITY HALL  
3031 TORRANCE BOULEVARD  
TORRANCE CA, 90503  
THURSDAY, NOVEMBER 20, 2025  
REGULAR MEETING  
6:30 PM**

**HISTORIC PRESERVATION COMMISSION MAY TAKE ACTION ON ANY ITEM  
LISTED ON THE AGENDA**

**1. CALL MEETING TO ORDER**

**ROLL CALL:** Commission Members: Griffiths, G. Higginbotham, Schwartz, Trivelli, Weideman, and Chair M. Higginbotham

**2. FLAG SALUTE:** Commissioner Weideman

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

The agenda was posted on the Public Notice Board at 3031 Torrance Bl. and on the City's Website on Thursday, November 13, 2025.

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**

**5. ORAL COMMUNICATIONS #1 (Limited to a 15 minute period)**

*This portion of the meeting is reserved for comment on items not on the agenda or on topics of interest to the general public. 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 this Public Comment period will have no longer than 1 minute per speaker.*

**6. 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.*

**6A. Approval of Minutes: May 15, 2025 and September 18, 2025**

**7. ADMINISTRATIVE MATTERS – NONE**

**8. HEARINGS**

*Speakers under this Public Hearing period will have no longer than 2 minutes per speaker. Applicants are allowed up to a 10-minute presentation, followed by comments from members of the public, followed by up to a 5-minute response by the Applicant.*

**8A. Community Development – Conduct Public Hearing to Consider Approval of HPC25-00006: ANHVAN BUI (BUI ANHVAN T TR VAN BUI TRUST) and Consider a Mills Act Contract (HPC25-00004) for Historic Landmark #6: ANHVAN BUI (BUI ANHVAN T TR VAN BUI TRUST)**

Recommendation of the Community Development Director that the Historic Preservation Commission Conduct a Public Hearing, Adopt a **RESOLUTION** for the approval of a Historic Landmark Designation (HPC25-00006), and recommend that the City Council enter into a Mills Act Contract (HPC25-00004) for an existing duplex on property located within the Torrance Tract Overlay and Small Lot, Lot-Medium Overlay in the Two-Family Residential (R-2) Zone at 1753 Andreo Avenue and 1963 218th Street (APN 7357-016-015)

**9. COMMISSION ORAL COMMUNICATIONS**

**10. ADJOURNMENT**

**10A.** Adjournment of Historic Preservation Commission Meeting to Thursday, December 18, 2025, at 6:30 p.m. in the West Annex Commission Meeting Room City Hall.



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

**1. CALL MEETING TO ORDER**

The Torrance Historic Preservation Commission convened in a regular session at 6:31 p.m. on Thursday, May 15, 2025, in the West Annex Meeting Room 3031 Torrance Boulevard Torrance, CA 90503

**ROLL CALL**

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

Absent: None.

Also Present: Planning Manager Oscar Martinez, Senior Planning Associate Carolyn Chun, Planning Associate Kevin Joe, Planning Associate Adrian Perez, and Community Development Director Michelle Ramirez.

**2. FLAG SALUTE**

Commissioner M. Higginbotham led the Pledge of Allegiance.

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

Senior Planning Associate Chun reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Friday, May 9, 2025.

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

None.

**5. ORAL COMMUNICATIONS**

None.

**6. CONSENT CALENDAR**

**6A. APPROVAL OF MINUTES: MARCH 20, 2025**

**MOTION:** Commissioner Weideman moved to approve the March 20, 2025, minutes. Commissioner M. Higginbotham seconded the motion; a roll call vote reflected 5-0 approval.

**7. ADMINISTRATIVE MATTERS**

**7A. MILLS ACT CONTRACT APPLICATION PROCESS AND REVIEW PROCEDURES**

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

1. Review and provide input on the Mills Act contract application process and review procedures; and
2. Forward to City Council to adopt a Resolution specifying the Mills Act application process and review procedures.

Planning Associate Joe presented Item 7A, a review of the Mills Act contract application.

Planning Associate Joe noted that the review process consisted of (4) phases: the application phase, Commission and City Council review, executing the Mills Act Contract, and ongoing monitoring of contract for compliance purposes.

Planning Associate Joe requested the Commission's feedback on the Mills Act Contract application process to forward to the City Council for consideration.

Community Development Director Ramirez addressed the Commission's concerns on fees, stating that if it's the will of the Commission, the Master Fee Schedule can be investigated by the contractor to see if fees can be reduced. Community Development Director Ramirez noted that the Master Fee Scheduled is reviewed either annually or bi-annually.

**MOTION:** Commissioner Weideman moved that the Commission forward the Mills Act contract application process and review procedures to City Council. Commissioner Schwartz seconded the motion; a roll call vote reflected 5-0 approval.

## **8. PUBLIC HEARINGS**

None.

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

Commissioners spoke.

Planning Associate Perez announced that the Mayor's Office recognized the Historic Preservation Commission for their historic conservation efforts and promotion of historical and cultural treasures; a certificate of recognition was presented to each Commissioner.

Senior Planning Associate Chun presented the Commission with historic preservation merch bags that will be provided to new Historic Preservation Commissioners and all Landmark Property Owners.

Planning Associate Perez stated that staff has been coordinating with the City Communications team with a social media strategy for Historic Preservation Month.

Planning Manager Martinez stated that staff kicked off efforts for expansion of historic preservation through commercial properties; staff is tentatively scheduled to interview vendors.

## **10. ADJOURNMENT**

**MOTION:** At 7:39 p.m., Commissioner Weideman moved to adjourn the meeting to Thursday, June 19, 2025, at 6:30 p.m. in the West Annex Meeting Room. Commissioner M. Higginbotham seconded the motion; a roll call vote reflected 5-0 approval

**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, September 18, 2025, in the West Annex Commission Meeting Room 3031 Torrance Boulevard.

**ROLL CALL**

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

Absent: Commissioner Griffiths

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

**MOTION:** Commissioner Weideman moved to excuse the absence of Commissioner Griffiths from the September 18, 2025 meeting. Commissioner Schwartz seconded the motion; a roll call vote reflected a 5-0 approval. (Absent: Commissioner Griffiths)

**2. FLAG SALUTE**

The Pledge of Allegiance was led by Commissioner Trivelli.

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

Lead Planning Associate Carolyn Chun reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, September 12, 2025.

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

Community Development Director Michelle Ramirez introduced Tracy Weaver, new Minutes Secretary for the City of Torrance.

**5. ORAL COMMUNICATIONS**

None.

**6. CONSENT CALENDAR –**

**6A. Approve Commission Minutes: August 21, 2025**

**MOTION:** Commissioner Weideman moved to approve August 21, 2025 minutes. Commissioner Trivelli seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Commissioner Griffiths)

**7. ADMINISTRATIVE MATTERS**

**7A. COMMUNITY DEVELOPMENT – CONSIDER A MILLS ACT CONTRACT FOR HISTORIC LANDMARK #2 HPC24-0004: RANDALL KLINENBERG**

Recommendation of the Community Development Director Michelle Ramirez that the Historic Preservation Commission consider and recommend that City Council enter into a Mills Act Contract with the homeowner of a Historic Landmark designated residence located in the R-2 Zone, Torrance Tract Overlay Zone at 2268 Sonoma Street (APN 7355-017-025) and determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, Section 15331 (Historic Resource Rehabilitation/Restoration).

Planning Associate Kevin Joe introduced and presented the item.

No public comments

Commissioners G. Higginbotham, Schwartz, Trivelli, Weideman and Chair M. Higginbotham all stated they would vote on the item according to evidence presented.

Commission discussed the item; Planning Associate Kevin Joe answered commission's questions.

Applicant Randall Klinenberg answered Commission questions regarding the process to obtain a Mills Act contract.

**MOTION:** Commissioner Weideman moved to recommend that City Council enter into a Mills Act Contract with the homeowner of 2268 Sonoma Street (APN 7355-017-025) and determine a categorical exemption for the project. Commissioner Schwartz seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Commissioner Griffiths)

**7B. COMMUNITY DEVELOPMENT – SUMMARY OF OUTREACH EFFORTS**

Planning Assistant Brice Kennedy introduced and presented the report on outreach efforts.

Commission discussed the item; Planning Assistant Brice Kennedy, Planning Manager Oscar Martinez and Community Development Director Michelle Ramirez answered questions.

**MOTION:** Commissioner Wideman moved to receive and file the report on the City's outreach efforts. Commissioner G. Higginbotham seconded the motion; a roll call vote reflected 5-0 approval. (Absent: Commissioner Griffiths)

**8. PUBLIC HEARINGS**

None

**9. COMMISSION ORAL COMMUNICATIONS**

Commissioners and staff provided final comments.

10. **ADJOURNMENT**

**MOTION:** At 7:15 PM Commissioner Weideman moved to adjourn the meeting to Thursday, October 16, 2025, at 6:30 PM in the West Annex Commission Meeting Room. Commissioner Schwartz seconded the motion; a roll call vote reflected a 5-0 approval. (Absent: Commissioner Griffiths)

DRAFT SUBJECT TO APPROVAL



**DATE:** November 20, 2025

**TO:** Members of the Historic Preservation Commission

**FROM:** Oscar Martinez, Planning Manager | [OMartinez@TorranceCA.gov](mailto:OMartinez@TorranceCA.gov)

**BY:** Brice Kennedy, Planning Assistant | [BKennedy@TorranceCA.gov](mailto:BKennedy@TorranceCA.gov)

**SUBJECT:** Community Development – Conduct a Public Hearing, Adopt a **RESOLUTION** for the approval of a Historic Landmark Designation (HPC25-00006), and Consider a Mills Act Contract for Historic Landmark #6 (HPC25-00004) for an existing duplex on property located within the Torrance Tract Overlay and Small Lot, Lot-Medium Overlay in the Two-Family Residential (R-2) Zone at 1753 Andreo Avenue and 1963 218<sup>th</sup> Street.

**RECOMMENDATION**

Recommendation of the Community Development Director that Historic Preservation Commission:

1. Conduct a **Public Hearing**;
2. Adopt a **RESOLUTION** approving a Historic Landmark Designation (HPC25-00006) for an existing duplex on property located within the Torrance Tract Overlay and Small Lot, Lot-Medium Overlay in the Two-Family Residential (R-2) Zone at 1753 Andreo Avenue and 1963 218th Street (APN 7357- 016-015);
3. Consider and Recommend that City Council enter into a Mills Act Contract with the homeowner of Historic Landmark #6 (HPC25-00004) located in the Two-Family Residential (R-2) Zone at 1753 Andreo Avenue and 1963 218<sup>th</sup> Street (APN 7357- 016-015); and
4. Determine that this item is exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15331 – Historic Resource Restoration/Rehabilitation.

**DISCUSSION**

The applicant Anhvan Bui (BUI ANHVAN T TR VAN BUI TRUST) requests approval of a Historic Landmark Designation in conjunction with a Mills Act Contract for their duplex residence on property located in the Two-Family Residential (R-2) Zone at 1753 Andreo Avenue and 1963 218th Street (APN 7357- 016-015).

**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.

Additionally, under State law and this Ordinance, the City is authorized to enter into a Mills Act contract with the owner of a Historic Landmark for the purpose of preserving, rehabilitating, restoring, and maintaining the home. On May 15, 2025, the Historic Preservation Commission reviewed and recommended that City Council approve the Mills Act contract application process and review procedures and, on August 5, 2025, the City Council adopted a Resolution establishing a Mills Act application process and review procedures.

### **Analysis**

In the Historic Resources Survey, the subject property was identified as an altered-contributing structure in good condition, representative of the Craftsman architectural style. Originally constructed in 1921 as a single-story Double Craftsman Bungalow (duplex) with a detached garage, the residence was likely among the first homes built in the Torrance Tract following the City's incorporation. The property retains numerous handcrafted details, including double-hung hand-blown windows, a front door with an art glass panel, a brick chimney, latticework gables, and ornamental muntin pattern details. The original window framing bears a blue lumber stamp from the Riverside Lumber Company of New Orleans, Louisiana, founded in 1920. In 1923, a rear addition was constructed (Permit No. 269), and in 1926, a second story in the Airplane Bungalow style was added (Permit No. 1167), consistent with the Craftsman design of the original structure. The original garage, damaged by fire, was replaced in 1986 (Permit No. 24293B), and a front porch deck was completed in 1997 (Permit No. BLD97-01037).

In 2023, building permits were issued for seismic upgrades, reroofing, and interior remodeling of the residence. Exterior work was completed that was outside the original scope of work of these permits. A portion of the eastern elevation siding adjacent to the front door was replaced; however, the new material does not match the original wood clapboard siding used throughout the rest of the structure. Restoration of this feature will be necessary to maintain the architectural integrity and character-defining elements of the Craftsman style of the subject property. The applicant has included the restoration of this feature in their submitted Property Maintenance and Rehabilitation Plan (Attachment 6), and staff have incorporated a corresponding condition of approval into the Resolution (Attachment 1) to ensure the restoration is completed.

## **Conclusion**

In staff's judgment, the subject residence satisfies the significance findings for criteria C, E, and F. The residence is likely one of the earliest and oldest in Torrance, meaning the property has yielded or has the potential to yield information to the prehistory or history of the City. The property also retains its original building form and architectural features, including unique and distinctive characteristics, and is an excellent example of Craftsman architecture in the Torrance Tract. The integrity to convey its significance has been maintained and will continue to be preserved through the implementation of the Property Maintenance and Rehabilitation Plan, which includes the replacement of non-original siding with period-appropriate wood clapboard materials consistent with the Craftsman style of the residence.

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

## **Mills Act**

A Mills Act contract was prepared for this property based on the template that was created as part of the application process and review procedures that were established by City Council (Attachment 5). If this request is approved, the executed contract will be recorded with the Los Angeles County Recorder, submitted to Los Angeles County Tax Assessor, and applicable to future owners of the property until the term of the contract expires. The property tax savings will be reflected in the following year's tax bill. The contract has perpetual 10-year term, whereby a year is added on the anniversary date of the contract until the homeowner elects for nonrenewal.

The applicant submitted a proposed Property Rehabilitation and Maintenance Plan (Attachment 6) which specifies the work to be performed over the life of the contract, year of completion, and estimated costs. This plan includes the restoration, repainting, and reglazing of all windows, the restoration of matching siding on the eastern elevation of the residence, and restoration of wood siding and repainting of the entire property to be completed in 2027, and the changing of deck railings on the eastern and southern elevations of the residence to a historically correct style. Exterior alterations and rehabilitation work, such as the restoration of wood siding, will require Historic Preservation Commission or Community Development Director review. Preliminary cost estimates for all work items total \$92,000, which does not take into account inflation. The applicant has also submitted a structural report (Attachment 7) prepared by a registered professional engineer attesting the structural design and integrity of the residence. Staff notes although the structural report is sufficient to grant approval of a Mills Act contract per City requirements, a full property inspection report will be necessary to identify structural deficiencies and remedies necessary should further restoration work be permitted in the future.

A Mills Act Tax Adjustment Worksheet (Attachment 8) was prepared in accordance with State guidelines for assessing the property value of homes that have been designated a historic landmark and provides an estimated property tax annual savings. For this property, the annual property tax would be reduced from \$13,100 to \$4,645 for an estimated savings of \$8,455. The property savings will fluctuate over time. The actual assessed value and property tax savings will be determined by the Los Angeles County Assessor. The Historic Preservation Commission may recommend that the City Council approve the Mills Act contract request as conditioned or as amended, accept the Maintenance and Rehabilitation Plan as proposed or as amended, or deny the request.

Staff recommends that the Historic Preservation Commission recommend approval, as conditioned, of the Mills Act contract request to the City Council.

## **ENVIRONMENTAL FINDINGS**

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

## **CONCLUSION**

Staff concludes that the subject property meets the eligibility criteria for Historic Landmark Designation under criteria C, E, and F. The residence remains an early example of Craftsman architecture within the Torrance Tract, retaining most of its original character-defining features. Implementation of the Property Maintenance and Rehabilitation Plan, which includes the replacement of non-original siding with period-appropriate wood clapboard materials and continued maintenance of existing architectural elements will ensure the long-term preservation of the property's historic integrity and Craftsman design. Accordingly, staff recommends that the Historic Preservation Commission approve, as conditioned, the Historic Landmark Designation request and Recommend that City Council enter a Mills Act Contract with the homeowner.

## **ATTACHMENTS**

1. Resolution No. 25-003
2. Location and Zoning Map
3. Historic Preservation Commission Supplemental Application
4. Historic Resources Survey Sheet
5. Draft Mills Act Contract
6. Property Maintenance and Rehabilitation Plan
7. Structural Report
8. Mills Act Tax Adjustment Worksheet
9. Photographs of Property

**HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 25-003**

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-2, TORRANCE TRACT OVERLAY, AND SMALL-LOT, LOW-MEDIUM OVERLAY ZONE AT 1753 ANDREO AVENUE AND 1963 218<sup>TH</sup> STREET.

**HPC25-00006: ANHVAN BUI (BUI ANHVAN T TR VAN BUI TRUST)**

**WHEREAS**, the Historic Preservation Commission of the City of Torrance conducted a public hearing on November 20, 2025, to consider a request (HPC25-00006) filed by Anhvan Bui to designate property located in the R-2, Torrance Tract Overlay, and Small-Lot, Low-Medium Overlay Zone at 1753 Andreo Avenue and 1963 218<sup>th</sup> Street 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 HPC25-00006:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: 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 1753 Andreo Avenue and 1963 218<sup>th</sup> Street;
- B) That the property is located on the east 95.5 feet of Lot 16 of Block 20 of the Torrance Tract (Assessor Parcel No. 7357-016-015);
- C) That the landmark designation of the property located at 1753 Andreo Avenue and 1963 218<sup>th</sup> Street is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15331 – Historical Resource Restoration/Rehabilitation;

- D) The property embodies the distinctive characteristics of a type, period, style or method of construction, as conditioned, because most of the design features of the Craftsman architectural style have been maintained or will be restored;
- E) That the property possesses high artistic or aesthetic value, as conditioned, because many handcrafted details including original windows, doors, and ornamentation have been maintained or will be restored;
- F) The property has yielded or has the potential to yield information to the prehistory or history of the City because is likely to have been one of the earliest homes to be built within the Torrance Tract; and
- G) 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, as conditioned, because the Historic Landmark Designation in conjunction with a Mills Act contract will tend to preserve the neighborhood characteristics because elements of Craftsman style architecture including restoration of the original wood clapboard siding will be maintained and restored.

**NOW, THEREFORE, BE IT RESOLVED** that HPC25-00006, a request filed by Anhvan Bui to designate property located in the R-2, Torrance Tract Overlay, and Small-Lot, Low-Medium Overlay Zone at 1753 Andreo Avenue and 1963 218<sup>th</sup> Street a Historic Landmark, on file in the Community Development Department of the City of Torrance, is hereby APPROVED, subject to following conditions:

1. That Historic Preservation Commission or Community Development Director review shall be required for proposed alterations, additions, rehabilitation, restoration, reconstruction, or partial demolition affecting the exterior of the historic landmark or the relocation or full demolition of the historic landmark;
2. That all proposed exterior renovations to the historic landmark shall be consistent with the Secretary of the Interior's Standard for Rehabilitation;
3. That all work identified in the approved Mills Act Contract Property Maintenance and Rehabilitation Plan shall be performed by the completion date specified in the Plan;
4. That all windows shall be reglazed and restored;
5. That non-original siding shall be replaced with period-appropriate wood clapboard materials to match and are consistent with the Craftsman style of the residence;
6. That exterior paint of the home shall be repainted and restored in its entirety;
7. That the existing deck railings on the eastern and southern elevations shall be replaced with period-appropriate style railings; and
8. That all exterior architectural elements, features, materials, windows, doors, and finishes shall be consistent with the Craftsman architectural style (<https://www.torranceca.gov/home/showpublisheddocument/2788/636302204975400000>). Owner shall submit exterior color and/or material samples of siding, trim, stucco, roof tiles, and stair railings to the Community Development Department Planning Division for review prior to application/installation.

Introduced, approved and adopted this 20<sup>th</sup> day of November, 2025.

\_\_\_\_\_  
Chair, Torrance Historic Preservation Commission

ATTEST:

\_\_\_\_\_  
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 20<sup>th</sup> day of November, 2025, by the following roll call vote:

AYES: COMMISSIONERS:

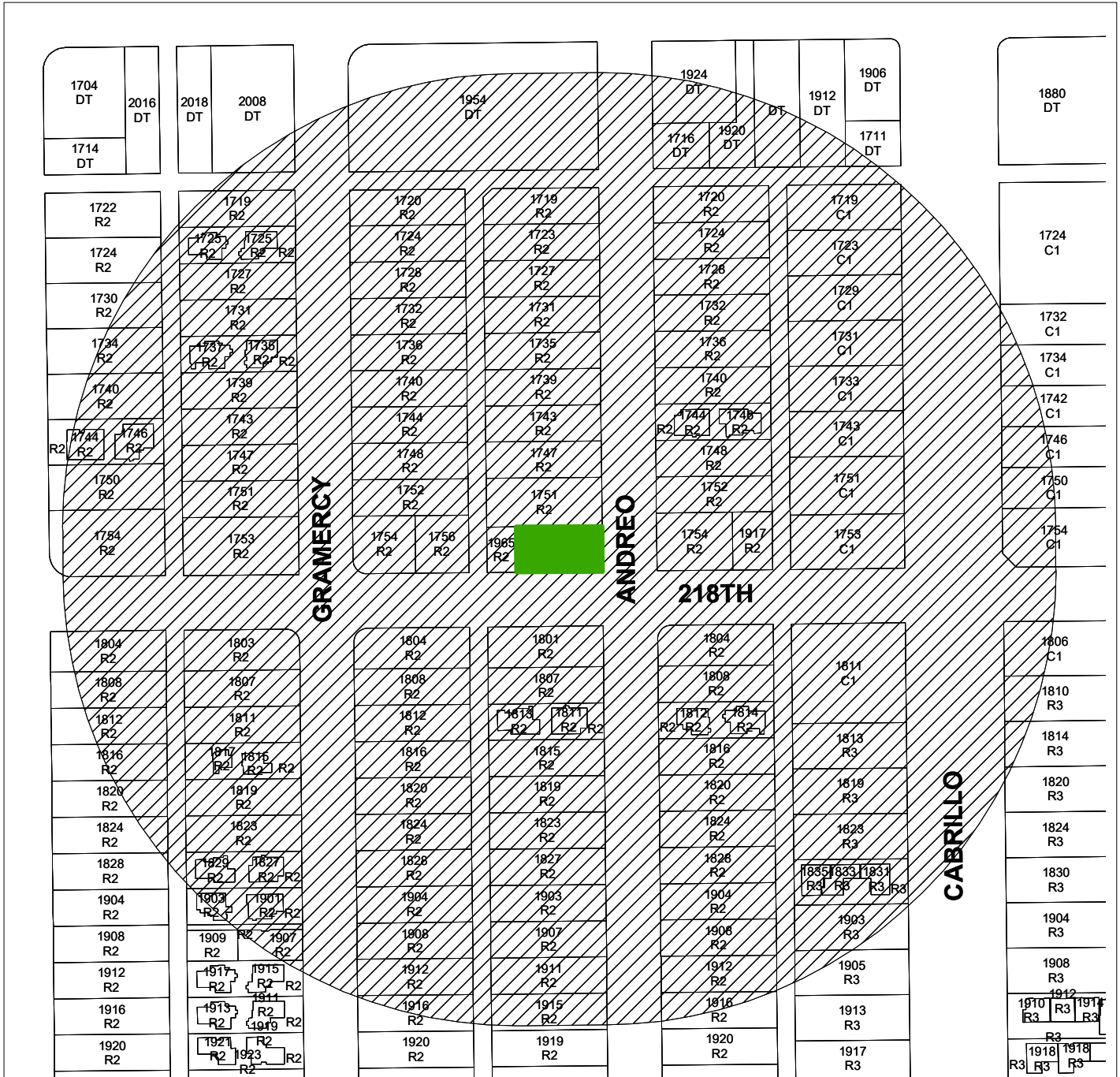
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

---

Secretary, Torrance Historic Preservation Commission


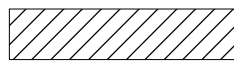


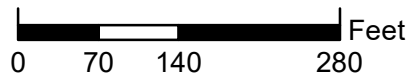
# LOCATION AND ZONING MAP

HPC25-00006  
 1753 ANDREO AVENUE  
 1963 218TH STREET



# LEGEND

-  1753 Andreo/1963 218th
-  500-Foot Notification Area





**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 25-4**

**Landmark Designation Supplemental Application**

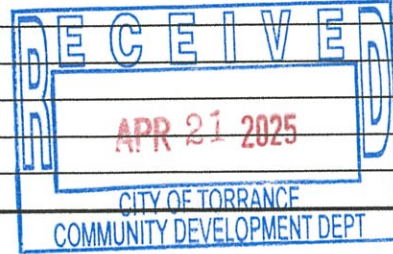
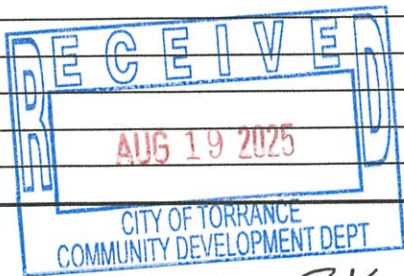
STREET ADDRESS OF PROPERTY: 1753 Andreo Ave, Torrance, CA 90501 ASSESSOR PARCEL NUMBER: 7357-016-015

PROPERTY OWNER		APPLICANT	
PRINT NAME	<u>The Van Bui</u> <u>Anhvan Bui, Living Trust</u>	PRINT NAME	<u>Anhvan Bui</u>
ADDRESS (NUMBER, STREET)	<u>1753 Andreo Ave</u>	ADDRESS (NUMBER, STREET)	<u>same</u>
ADDRESS (CITY, STATE & ZIP CODE)	<u>Torrance, CA 90501</u>	ADDRESS (CITY, STATE & ZIP CODE)	
TELEPHONE NUMBER	<u>(949)246-6735</u>	TELEPHONE NUMBER	
EMAIL	<u>vbui.vbui@gmail.com</u>	EMAIL	
SIGNATURE		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

**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



*Resubmittal, BK*

## Landmark Designation Supplemental Application Attachment

Assessor Parcel Number: 7357-016-015

### **Significance TMC Section 91.50.050 (a)**

Type: Altered Contributor; Period: 1920s Arts and Crafts; Style: California Craftsman Bungalow; Method of Construction: Many handcrafted details, including hand-blown windows and a front door with an art glass panel. There is a great potential for discovery of important historic information, as it was one of the first homes built in Torrance in 1921. One of the original windows has a blue lumber stamp that reads "RIVERSIDE." The Riverside Lumber Company was founded in 1920 in New Orleans. It specialized in Cypress wood, which was unique to that area, and a popular choice for windows in the 1920s. Their website displays a blue "RIVERSIDE LUMBER" logo. There is a possibility that the window was imported from there. The actual origin should be further investigated.

### **Integrity TMC Section 91.50.050 (b)**

The property is located in the Torrance Tract. It is an altered contributor, and maintains most of the design aspects characteristic of a 1920s Craftsman home, influenced by the Arts and Crafts Movement of that time. In fact, many of the alterations were completed in the 1920s. It was originally built in 1921, as a single-story, Double Craftsman Bungalow (duplex). A second story was added in 1926, in a style resembling the 1 ½ story Airplane Bungalow, a popular variant of the California Bungalow. The original garage was replaced in 1986, due to a fire, and a deck was added sometime after. There was also an addition at the rear that was added at an unknown time. The materials and windows all match throughout the upper floor addition. There is only a small portion (approx. 14'2"x9') of siding around the front door that does not match the style of the house, that had been changed in 2023 by the previous owner. Overall, the building is consistent with architectural guidelines for a Craftsman Bungalow, and contains many of the original materials, including original wood clapboard siding and double hung, hand-blown windows, some with an ornamental muntin pattern in the upper portion. There is a band of 3 windows on the south side. The front door has Craftsman detailing and an art glass panel. There are multiple gables with latticework on the gable faces, and a brick chimney. The home is well integrated with nature, set in a flagstone paved garden, lush with trees and plants, that flower and bloom at different times, contributing to an everchanging colorscape. The overall feel of the property takes you back to a simpler time, when things were carefully handcrafted, designed for function and integrated with nature. **My goal is to rehabilitate the property, while restoring it to a historically accurate condition, in compliance with the Mills Act, upon acceptance into the Mills Act Program (see attached Mills Act Property Maintenance and Rehabilitation Plan).**

### **Attached Documents:**

Sanborn Maps, Torrance Nov. 1922, Sheet 9

Sanborn Maps, Torrance Dec. 1929, Sheet 24

L.A. Co. Assessor Documents 1921-1926

Torrance Building and Safety Permit Records

Chain of Title Documents 1921 to present

4 Photos of property indicating historical Craftsman features

Photo of lumber stamp

Mills Act Property Tax Program Supplemental Application and Submittal Requirements

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



BLOCK	86
ADDRESS	1753 Andreo Avenue
YEAR BUILT	1921
APN NUMBER	7357 016 015
PROPERTY TYPE	Residential
ARCHITECTURAL STYLE	Craftsman
SIGNIFICANCE	Altered-contributor
CONDITION	Good
COMMENTS	Large addition at the rear.
SURVEYOR	Mary and Jim Garrity; September 26, 2011

**Recording Requested by:**  
Rebecca Poirier, City Clerk

**When Recorded, Mail to:**  
City of Torrance  
3031 Torrance Boulevard  
Torrance, CA 90503-2970  
ATTN: City Clerk's Office

## HISTORIC PROPERTY AGREEMENT

This Historic Property Agreement (“Agreement”) is made and entered into as of **February 10, 2025**, by and between the CITY OF TORRANCE, a municipal corporation (“City”) and **Anhvan Bui** (“Owner”).

### RECITALS:

**WHEREAS**, California Government Code Section 50280, et seq. (the Mills Act), authorizes cities to enter into contracts with the owners of qualified historic buildings to provide for the use, maintenance and restoration of such historic property so as to retain its characteristics of historic significance; and

**WHEREAS**, Owner possesses fee title in and to that certain real property, together with associated structures and improvements thereon, located at **1753 Andreo Avenue and 1963 218<sup>th</sup> Street**, Assessor Parcel Number **7357-016-015**, Torrance, California (“Historic Property”). A legal description of the Historic Property is attached hereto, marked as Exhibit A and is incorporated herein by this reference; and

**WHEREAS**, on December 12, 2017, City of Torrance City Council adopted Ordinance No. 3822 creating a Historic Preservation Program that enables the City to enter into a Mills Act contract with the owner of a Historic Landmark designated property; and

**WHEREAS**, City and Owner, for their mutual benefit, now desire to enter in this Agreement both to protect and preserve the historically significant characteristics of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to the Provisions of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

### AGREEMENT:

#### 1. EFFECTIVE DATE AND TERM

This Agreement shall be effective and commence on **February 10, 2025**, and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the effective date, such initial term will automatically be extended as provided in Paragraph 2 below.

#### 2. AUTOMATIC RENEWAL

Each year on the anniversary of the effective date of this Agreement (“renewal date”), a year shall automatically be added to the initial term of this Agreement unless notice of nonrenewal is as provided herein.

3. NOTICE OF NONRENEWAL

If either Owner or City desires in any year not to renew the Agreement, Owner or City that party shall serve written notice of nonrenewal of the Agreement on the other party in advance of the annual renewal date, or served by City to Owner at least ninety (90) days prior to the annual renewal date. If such notice is not timely served, one (1) year shall be automatically added to the term of the Agreement as provided herein. Upon receipt by Owner of a notice of nonrenewal from City, Owner may make a written protest of the notice. City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to Owner of nonrenewal. If either City or Owner serves notice to the other of nonrenewal in any year, the agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the agreement, whichever may apply.

4. PRESERVATION OF HISTORIC PROPERTY

During the term of this Agreement the Historic Property shall be subject to the following conditions, requirements and restrictions:

- A) Owner shall rehabilitate, preserve and maintain the historically significant characteristics of the Historic Property. Attached hereto, marked as Exhibit B: Property Maintenance and Rehabilitation Plan and incorporated herein by this reference is a list of those minimum standards and conditions for rehabilitation, maintenance, use and preservation of the Historic Property, which shall apply to such property throughout the term of this Agreement.
- B) Owner shall, additionally and where necessary, restore and rehabilitate the property according to the rules and regulations of the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, attached hereto, marked as Exhibit C.
- C) Owner shall allow reasonable periodic examination, by prior appointment, of the interior and exterior of the Historic Property by representative of the County Assessor, State Office of Historic Preservation, State Board of Equalization and City, as may be necessary to determine Owner’s compliance with the terms and provisions of this Agreement.
- D) Owner shall submit an annual progress report to City documenting all maintenance, rehabilitation, and preservation activities performed during the preceding year, including supporting photographs and, where applicable, contractor invoices.

5. PROVISION OF INFORMATION OF COMPLIANCE

Owner hereby agrees to furnish City with any and all information requested by the City which may be reasonable and necessary to determine compliance with the terms and provisions of this Agreement.

6. CANCELLATION

Prior to cancellation, City shall provide Owner with written notice of the alleged breach or deficiency and a reasonable opportunity (not less than sixty (60) days) to cure such breach

or deficiency. If the Owner fails to cure within specified period, City may proceed with cancellation. City, following a duly noticed public hearing as set forth in California Government Code Section 50280, et seq., may cancel this Agreement if City determines:

- A) Owner has breached any of the conditions or covenants of the Agreement;
- B) Owner has allowed the Historic Property to deteriorate to the point that it no longer meets the standards for a qualified historical property; or
- C) Owner has failed to restore or rehabilitate the Historic Property in the manner specified in paragraph 4 of this Agreement.

City's right to cancel this Agreement pursuant to this paragraph shall in no way limit or restrict its rights or legal remedies arising from City's Historic Preservation Ordinance or Municipal Code.

7. CANCELLATION FEE

In the event of cancellation, Owner shall be subject to payment of those cancellation fees set forth in California Government Code Sections 50280, et seq, described herein. Upon cancellation, Owner shall pay cancellation fee equal to twelve and one-half percent (12.5%) of the current fair market value of the property as determined by the County Assessor as though the Historic Property were free of contractual restriction pursuant to this Agreement. The Owner shall pay the cancellation fee to the county auditor in the time and manner prescribed by the County Auditor. As an alternative to cancellation of the contract for breach of any conditions, City or landowners that are party to the contract, may bring any action in court necessary to enforce the contract, including, but not limited to, an action to enforce the contract by specific performance or injunction.

8. ENFORCEMENT OF AGREEMENT

In lieu of and/or in addition to any provisions to cancel this Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement.

9. WAIVER

City does not waive any claim or default by Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to City to pursue in the event there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

10. BINDING EFFECT OF AGREEMENT

Owner hereby subjects the Historic Property to the covenants, reservations and restrictions set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, reservations, and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Owner's successors and assigns in title or interest to the Historic Property.

Each and every contract, deed or other instrument hereinafter executed, governing or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that it restricts development of the Historic Property. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the cultural and historic characteristics and significance of the Historic Property for the benefit of the public and Owner.

11. NOTICE

Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below, by personal delivery or United States mail, postage prepaid, addressed as follows:

CITY: City of Torrance  
City Clerk  
3031 Torrance Boulevard  
Torrance, CA 90503

OWNER: Anhvan Bui  
1753 Andreo Avenue  
Torrance, CA 90501

12. EFFECT OF AGREEMENT

None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

13. INDEMNITY OF CITY

Owner will indemnify, defend, and hold harmless City, the City Council, each member of thereof, present and future, members of boards and commissions, its officers, agents, employees and volunteers from and against any and all liability, expenses, including, but not limited to, those arising from breach of contract, bodily injury, death, personal injury, property damage, loss of use, or property loss however the same may be caused and regardless of the responsibility for negligence. The obligation to indemnify, defend and hold harmless includes, but is not limited to, any liability or expense, including defense cost and legal fees, arising from the negligent acts or omissions, or willful misconduct of Owner, its officers, employees, agents, subcontractors or vendors. It is further agreed, Owner's obligations to indemnify, defend and hold harmless will apply even in the event of concurrent negligence on the part of City, the City Council, each member thereof, present and future, or its officers, agents and employees, except for liability resulting solely from the negligence or willful misconduct of City, its officers, employees or agents. Payment by City is not a condition precedent to enforcement of this indemnity. In the event of any dispute between Owner and City, as to whether liability arises from the sole negligence of the City or its officers, employees, agents, subcontractors or vendors, Owner will be obligated to pay for City's defense until such time as a final judgment has been entered adjudicating the City as solely negligent. Owner will not be entitled in the event

of such determination to any reimbursement of defense costs including, but not limited to attorney's fees, expert fees and costs of litigation.

Owner agrees to protect, defend, indemnify, and shall hold City and its elected officials, officers, agents, and employees harmless from liability for claims, loss, proceedings, damages, causes of action, liability, costs of expense, including reasonable attorney's fees in connection with damage for personal injuries, including death, and claims of property damage which may arise from the direct or indirect use of operations of such Owner or those of owner's contractor, subcontractor, agent, employee or other person acting on owners behalf which relate to the use, operation and maintenance of the Historic Property. Owner hereby agrees to and shall defend the City and its elected officials, officers, agents and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of Owner's activities in connection with the Historic Property. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not City prepared, supplied or approved the plans, specifications or other documents for the Historic Property.

14. BINDING UPON SUCCESSORS

All of the agreements, rights, covenants, reservations, and restrictions contained in this Agreement shall be binding upon and shall inure to benefit of the parties herein, their heirs, successors, legal representatives, assigns and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever. Owner shall provide written notice to the City at least thirty (30) days prior to any transfer of ownership of the Historic Property.

15. LEGAL COSTS

In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevail party in such proceeding my recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

16. SEVERABILITY

If any part of this Agreement is found to be in conflict with applicable laws, the part will be inoperative, null and void insofar as it is in conflict with any applicable laws, but the remainder of the License will remain in full force and effect.

17. GOVERNING LAW

This Agreement shall be construed and governed in accordance with the laws of the State of California. Jurisdiction of any litigation arising from the Agreement will be in Los Angeles County, California.

18. NOTIFICATION TO OFFICE OF HISTORIC PRESERVATION

City shall provide written notice of the Agreement to the State Office of Historic Preservation within six (6) months of the effective date of the Agreement.

19. RECORDATION

Owner or agents of Owner shall record this agreement with the Los Angeles County Recorder within sixty (60) days after the parties execute this Agreement. Owner shall

provide copies of the recorded agreement to the City Clerk and Community Development Department.

20. AMENDMENTS

This Agreement may be amended, in whole or in part, only by written recorded instrument executed by the parties hereto.

21. COMPLIANCE WITH ALL LAWS

Owner and City agree that this Agreement shall be subject to and comply with any future amendments to relevant local, state and federal preservation laws and guidelines, including but not limited to the Mills Act and the Secretary of the Interior's Standards for Rehabilitation.

City of Torrance,  
a municipal corporation

\_\_\_\_\_  
Mayor George Chen

By: \_\_\_\_\_  
Anhvan Bui, Owner

ATTEST:

\_\_\_\_\_  
Rebecca Poirer, City Clerk

APPROVED AS TO FORM:  
PATRICK Q. SULLIVAN, City Attorney

By: \_\_\_\_\_  
Tatia Y. Strader, Assistant City Attorney

- Exhibit A Property Legal Description
- Exhibit B Property Maintenance and Rehabilitation Plan
- Exhibit C Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings
- Exhibit D Conditions of Approval

## **Exhibit A**

### **Property Legal Description**

The land referred to herein below is situated in the County of Los Angeles, State of California and is described as follows:

The east 90.5 feet of Lot 16 in Block 20 of Torrance Tract, in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 22, Pages(s) 94 and 95 of Maps, in the Office of the County Recorder of said county.

Except therefrom all oil, gas, hydrocarbons and kindred substances lying below a depth of 500 feet from the surface of said property, but with no right of surface entry, where they have been previously reserved in instruments of record.

APN: 7357-016-015

**Exhibit B**

**Property Maintenance and Rehabilitation Plan**

## **Exhibit C**

### **Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**

#### **Standards for Rehabilitation**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### **Guidelines for Rehabilitating Historic Buildings**

<https://www.nps.gov/crps/tps/rehab-guidelines/rehabilitation-guidelines-1997.pdf>

## Exhibit D

### Conditions of Approval

1. That the Property Owner (“Owner”) of 1753 Andreo Avenue and 1963 218<sup>th</sup> Street, Torrance CA 90501 (“Property”) shall enter into a Historic Property Agreement (“Agreement”) with the City of Torrance (“City”) to qualify for Mills Act benefits.
2. That the Owner shall record Agreement with the Los Angeles County Registrar-Recorder and copy of the recorded Agreement shall be submitted to the Community Development Department.
3. That the Owner shall comply with all terms and conditions of the Agreement. Failure to comply with terms and conditions of the Agreement could result in cancellation of Agreement and payment of cancellation fees set forth in California Government Code Section 50280, et seq., equal to 12.5% of the current fair market value of the property.
4. That the Agreement shall remain in effect for a term of 10 years and shall be automatically renewed and a year automatically added to the initial term on the anniversary date unless notice of nonrenewal is provided from the Owner or City. The Owner shall provide written notice of nonrenewal of Agreement 90 days prior to annual renewal date.
5. That Owner shall be responsible for rehabilitating, preserving and maintaining the historically significant characteristics of the Historic Property in accordance with Property Maintenance and Rehabilitation Plan (Exhibit B) and the Secretary of the Interior Standard for Rehabilitation.
6. That all work to be performed on Property Maintenance and Rehabilitation Plan shall be completed by the year stated in Plan and prior to the expiration of Agreement.
7. That any proposed revisions or time extensions to the Property Maintenance and Rehabilitation Plan shall require a determination from the Community Development Director with appeal rights to the Historic Preservation Commission.
8. That proposed alterations, modifications, rehabilitation work, door and window replacement, and repairs to the exterior of the subject Property may be subject to the approval of a Certificate of Appropriateness from the City of Torrance Historic Preservation Commission or Community Development Director.
9. That applicable building permits from the City Building and Safety Division shall be obtained prior to any alterations, modifications, rehabilitation work, door and window replacement, or repairs to the subject Property.
10. That all exterior architectural elements, features, materials, windows, doors, and finishes shall be consistent with the Craftsman architectural style (<https://www.torranceca.gov/home/showpublisheddocument/2788/636302204975400000>). Owner shall submit exterior color and/or material samples of siding, trim, stucco, roof tiles, and stair railings to the Community Development Department Planning Division for review prior to application/installation That Owner shall submit an annual progress report on the anniversary date of the contract execution to the Community Development Department

documenting all maintenance, rehabilitation, and preservation activities performed during the preceding year, including supporting photographs and, where applicable, contractors invoices.

11. That Owner shall allow reasonable periodic examination, by prior appointment, of the interior and exterior of Property by representatives of the County Assessor, State Office of Historic Preservation, State Board of Equalization and City, as may be necessary to determine Owner's compliance with the terms and provisions of this Agreement.



**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 \_\_\_ - \_\_\_\_\_**

Mills Act Property Tax Program Supplemental Application		
PROPERTY MAINTENANCE AND REHABILITATION PLAN		
STREET ADDRESS OF PROPERTY:		ASSESSOR PARCEL NUMBER:
1753 Andreo Ave, Torrance, CA 90501		7357-016-015
Describe the maintenance and rehabilitation work that will be completed in the next ten years on the property. Be specific as possible in describing work to be performed. Work may include exterior rehabilitation, plumbing, electrical and foundation repairs, but not interior remodeling work. (attach additional sheets if necessary)		
WORK ITEM:	COMPLETION YEAR:	COST ESTIMATE:
Restore and reglaze all windows	2027	\$20,000
DESCRIPTION OF WORK: Restore function of poorly operable and inoperable windows, sand old paint, reglaze windows, paint.		
WORK ITEM:	COMPLETION YEAR:	COST ESTIMATE:
Restore mismatch siding on the East	2027	\$7,000
DESCRIPTION OF WORK: Change mismatch portion of siding around the front door (approx. 14'2" x 9'). Match to the original siding style on the rest of the house.		
WORK ITEM:	COMPLETION YEAR:	COST ESTIMATE:
Entire home restoration paint job	2027	\$50,000
DESCRIPTION OF WORK: Sand, safely remove old paint, restore wood, repaint.		
WORK ITEM:	COMPLETION YEAR:	COST ESTIMATE:
Change deck railing on East and South	2035	\$15,000
DESCRIPTION OF WORK: Change deck railing on front and side decks to a historically correct style (approx. 54').		

**NAMVAR ASSOCIATES**  
CONSULTING ENGINEERS – STRUCTURAL DESIGN

---

August 18, 2025

**PROJECT:** Bui Residence  
1753 Andreo Avenue  
Torrance, CA

To Whom it May Concern:

This is to confirm that I inspected the above referenced Single-Family home on July 22, 2025 in order to verify the structural integrity of the residence.

This is a two-story Single-Family residence of type V construction with single roof and raised floor foundation. This was a visual inspection only and included a walk-through, visual observation of the attic space and raised floor foundation. No visual structural defect in framing or foundation was detected. The general structure appears to be in satisfactory condition with no defects or structural failure.

Should you have any questions or require further clarification regarding my findings, please do not hesitate to contact our office.

Sincerely,

Mohammad A. Namvar, PE



Mills Act Tax Adjustment Worksheet

1	<b>County Assessed Valuation</b>	1,310,000
2	<b>Property Tax Rate</b> from property tax bill	1.00%
3	<b>Annual Property tax</b> [(1) x (2)]	13,100

**Mills Act Assessed/Income Approach Valuation and Property Tax Calculation**

4	<b>Estimated Monthly Rent</b> - based on comparable rents for similar property in the area	7,250
5	<b>Annual Rent</b> [(4) x 12]	87,000
6	<b>Annual Expenses</b> (insurance, repairs, utilities)	15,098
7	<b>Annual Net Income</b> [(5)-(6)]	71,902

**Capitalization Rate**

8	<b>Interest Rate Component</b> - Federal Home Loan Interest Rate*	7.25%
9	<b>Historic Property Risk Component</b> - 4% for owner-occupied single-family dwelling, 2% for all other properties	2.00%
10	<b>Amortization Component</b> - remaining life of improvement (20 years (0.05) for wood frame building or 50 years (0.02) for masonry building) multiplied by improvement value divided by land value (from property tax bill)	5.00%
11	<b>Property Tax Rate</b> from property tax bill	1.00%
12	<b>Capitalization Rate</b> [(8) + (9) + (10) + (11)]	15.25%

13	<b>Mills Act Assessed Value</b> [(7)/(12) Annual Net Income divided by Capitalization Rate]	471,489
14	<b>Home Owner's Exemption</b>	7,000
15	<b>New Value for Tax Purposes</b> [(13) - (14)]	464,489
16	<b>New Annual Property Tax</b> [(15) x (2)]	4,645
17	<b>Estimated Property Tax Annual Savings</b> [(3) - (16)]	8,455

\*as determined by the State Board of Equalization by September of the year preceding the assessment year and is based on the effective rate on conventional mortgages as determined by the Federal Home Loan Bank Board













08.14.2025 2:51 PM

NORTH

ELEVATION



Change  
Railings

08.14.2025 2:55:1

SOUTH

ELEVATION



Change Railing

Change Siding

Change Siding

Change Siding

Change Railing

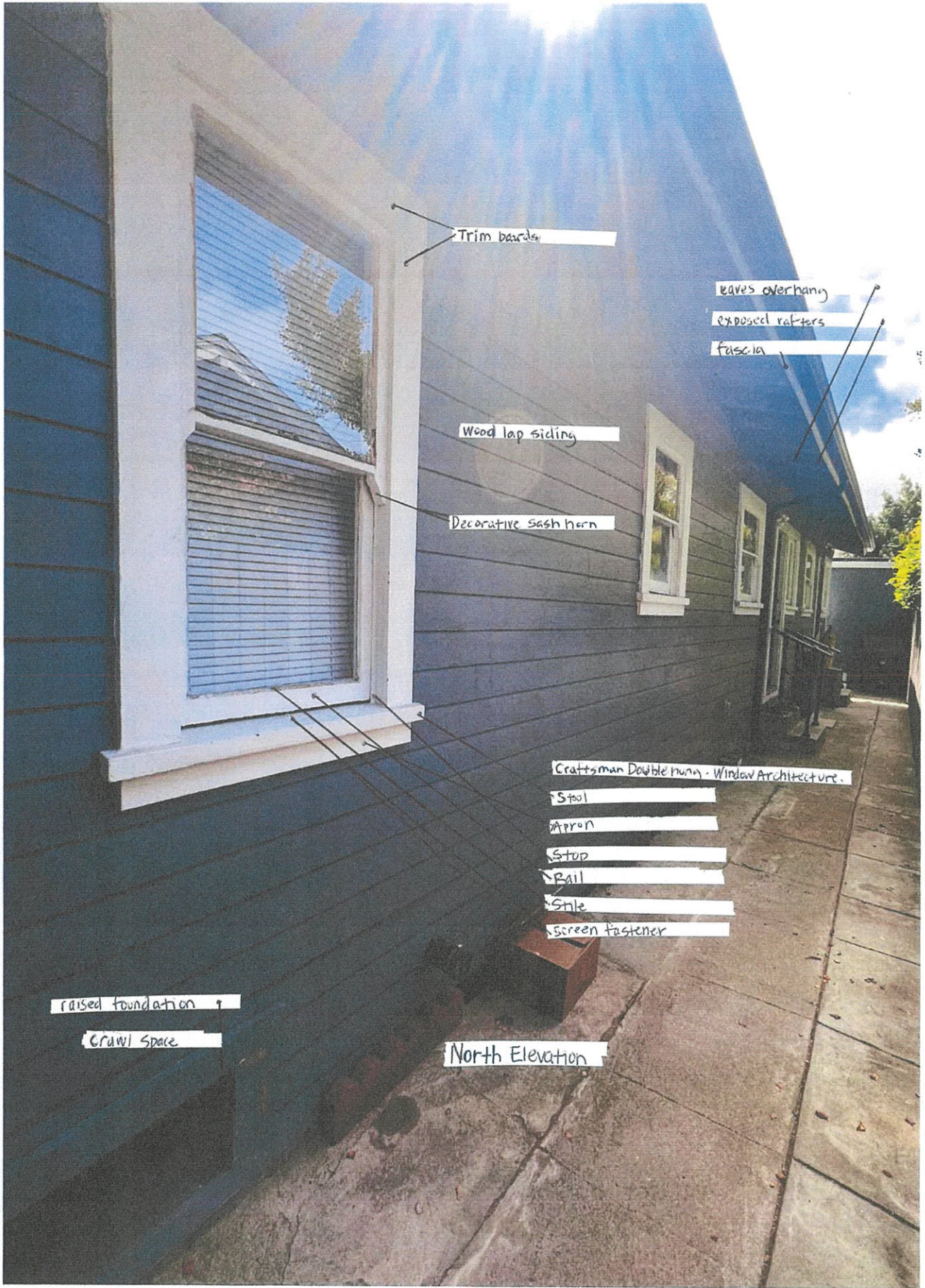
08.14.2025 2:48 PM

EAST ELEVATION



WEST ELEVATION

08.14.2025 2:55 PM



Trim boards

eaves overhang

exposed rafters

fascia

Wood lap siding

Decorative sash horn

Craftsman Double hung - Window Architecture.

Stool

Apron

Stop

Rail

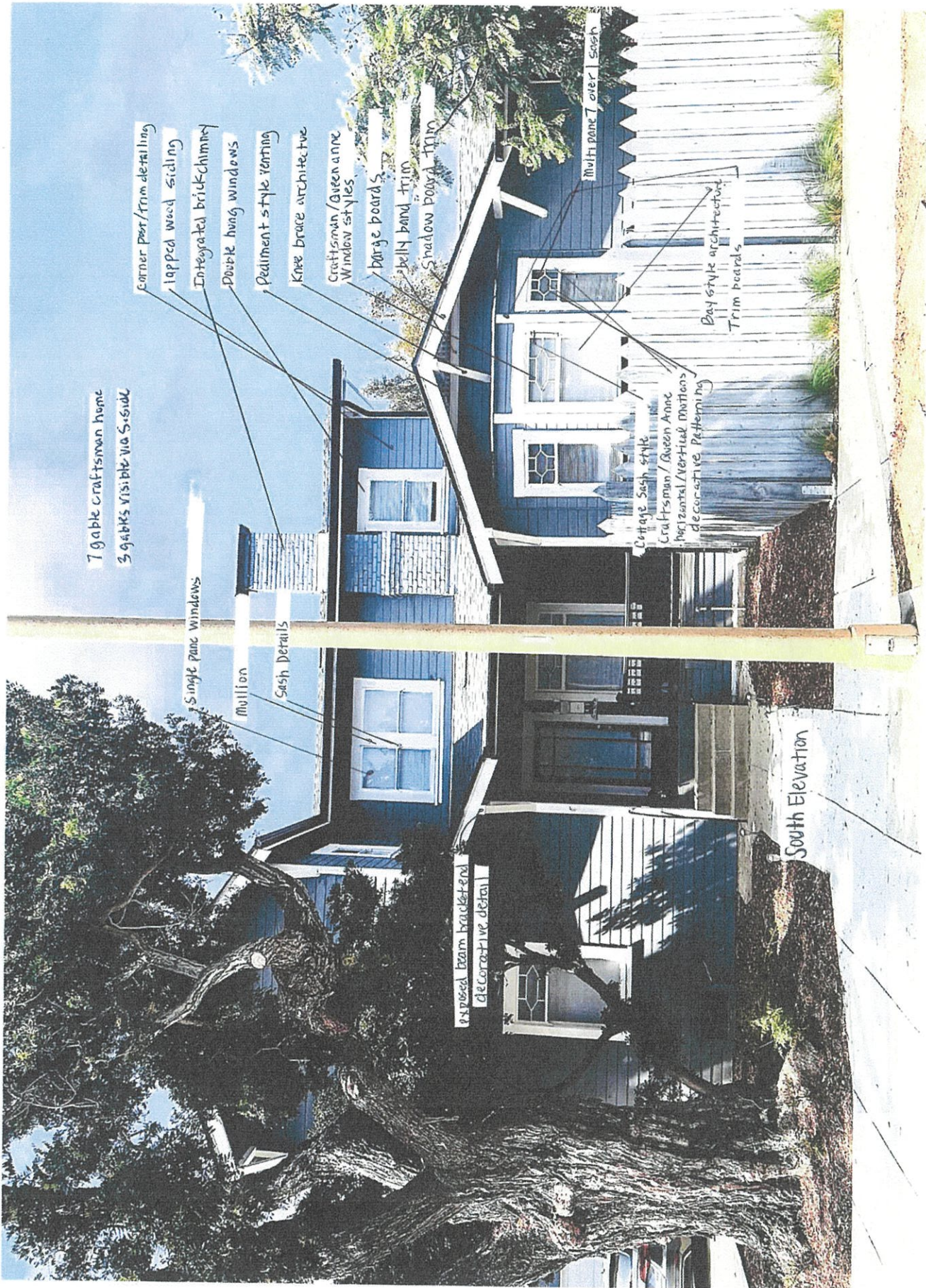
Sill

screen fastener

raised foundation

Crawl space

North Elevation



7 gable craftsman home  
3 gables visible via S-side

Single pane windows

Mullion

Sash details

Corner post/trim detailing

Lapped wood siding

Integrated brick chimney

Double hung windows

Peelment style venting

Knee brace architecture

Craftsman/Queen Anne window styles

Barge board S

Belly band trim

Shadow board trim

Asymmetrical beam bracket detail  
decorative detail

Multi pane 7 over sash

Cottage sash style  
Craftsman/Queen Anne  
horizontal/vertical motions  
decorative patterns

Bay style architecture  
Trim boards

South Elevation



7 Gables Craftsman Home

H gables visible via E. elevation

lapped siding (wood)

Cornice mold/frize

Muntins

Sash

Oblique

Ridge

Extended overhang, Eaves style

Gable dormer

Shadow board

Belly band trim

Full width Lattice Vent covers (flimsy)

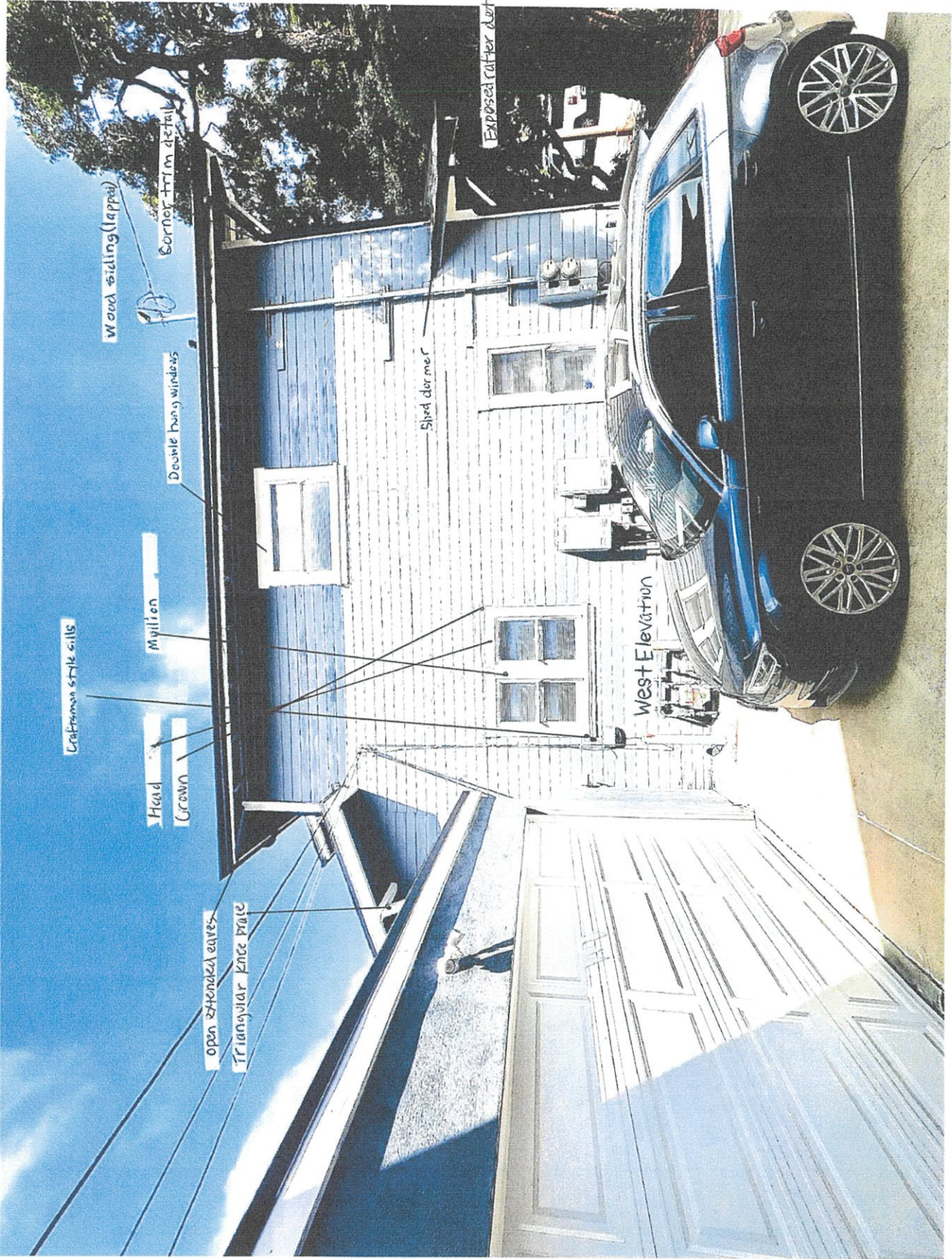
Sash (panes, muntins)

Craftsman @ 1900 Window styling

Triangular Knee brace

Corner post detail

East Elevation



Craftsman style eills

Mullion

Head Crown

open extended eaves

Triangular Knee Brate

Wood siding (lapped)

Double hung windows

Shed dormer

West Elevation

Corner trim detail

Exposed rafter details

