

FINDINGS AND DETERMINATION  
OF THE LANDMARKS COMMISSION  
OF THE CITY OF SANTA MONICA IN THE MATTER OF  
THE DESIGNATION OF A STRUCTURE OF MERIT

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APPROVAL OF RESIDENTIAL BUILDING  
LOCATED AT 124 AVENUE  
AS A STRUCTURE OF MERIT

20ENT-0015

SECTION I. In January 2020, David Kaplan, Architect, KCK Architects submitted Structure of Merit Designation application 20ENT-0015 on behalf of the property owners. The Landmarks Commission, having held a Public Hearing on August 24, 2020 hereby finds that the subject residential building located at 124 Hart Avenue meets one of more of the criteria for designation as a Structure of Merit as enumerated in SMMC 9.56.080 based on the following findings:

*9.56.080(a). The structure has been identified in the City's Historic Resources Inventory.* The subject property at 124 Hart Avenue is currently listed with a status code of 6Z in the City's Historic Resources Inventory, so it does not qualify as a Structure of Merit under this criterion.

*9.56.080(b). The structure is a minimum of 50 years of age and meets the following criteria:*

The residence at 124 Hart Avenue was built in approximately 1908 and is 102 years of age. Therefore, the subject property satisfies this criterion and is eligible for further consideration under the following criteria:

*9.56.080(b)(1). Structure is a unique or rare example of an architectural design, detail or historical type.*

The subject property at 124 Hart Avenue is an example of a vernacular, craftsman-influenced Turn-of-the-Century cottage designed to meet unique building standards required by deed in the Central Beach Tract when parcels were first sold in 1900. As part of a grouping of similar cottages built within a short span of time under the same standards reflects a unique interpretation of a typical cottage of the period. The cottages in the South Beach Historic District have unique characteristics that do not exist anywhere else in the City, some of which could not be recreated today under existing zoning. Specifically, the houses were built with two-and-a-half-foot side yard setbacks, placing them eave to eave in a manner that together with the similarity in materials and design gives the street frontages in South Beach the appearance of a single, unified façade. At the time of construction, the houses were required to have 18-

foot setbacks from the front, and a porch extending forward that was open on the front and sides, creating a second common element that further unifies the street wall. There are no examples in the City outside of South Beach that have these traits, and there is no other example of residences in the City where the character of one is so dependent of the character of its neighbors. Therefore, the subject property qualifies as a Structure of Merit under this criterion.

*9.56.080(b)(2). It is representative of a style in the City that is no longer prevalent.*

The subject property at 124 Hart Avenue is one of many similar cottages in the South Beach neighborhood in Ocean Park. The cottages in South Beach have certain unique characteristics that make them significant both individually and as a group, from a Citywide perspective. While the Craftsman-style of 124 Hart Avenue is an architectural style that was common at the turn of the century, and of which there are still numerous examples of it in the City the application of the style on a narrow lot and in compliance with building standards unique to its setting make this a rare example. Therefore, the subject property qualifies as a Structure of Merit under this criterion.

*9.56.080(b)(3). The structure contributes to a potential Historic District.*

The subject property at 124 Hart Avenue is one of many similar cottages in the South Beach neighborhood within Ocean Park, which has been recognized as a potential historic district in the City of Santa Monica for decades. The district's significance is grounded in the sense of time and place conveyed through a high percentage of contributors. While integrity remains for the potential district as a whole, many of the potential contributors and the subject property have been altered to varying degrees. In an effort to retain the historic cottages, many of the alterations, such as the addition of garages, were done in a similar manner. This has preserved the uniformity of development in the potential district, and the cohesive feeling and association of the period of its original construction while adapting to the needs and lifestyle of residents. Therefore, the subject property qualifies as a Structure of Merit under this criterion.

SECTION II. I hereby certify that the above Findings and Determination accurately reflect the final determination of the Landmarks Commission of the City of Santa Monica August 24, 2020 as determined by the following vote:

AYES: Brand, Breisch, Genser, Green, Shari, Chair Pro Tem Rosenbaum  
NAYS: None  
ABSTAIN: None  
ABSENT: Sloan

Each and all of the findings and determinations are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information contained herein or in the findings are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

Respectfully Submitted  
October 12, 2020

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Roger Genser, Chairperson

Attest:

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Stephanie Reich, AIA, LEED AP  
Landmarks Commission Secretary